

COMMENT FORM

Land Use Recovery Plan Review: Draft Recommendations

Comments can be emailed to:

lurp@ecan.govt.nz or posted to:

Comments on Land Use Recovery
Plan Review Environment

Canterbury

P O Box 345

Christchurch 8140

SUBMITTER ID:
FILE NO: LAND/LURP/PLAN/1

All comments to be received by 5pm, Friday 28 August 2015

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Organisation*: *Carter Group Limited*

*The organisation that this submission is made on behalf of

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Date: *28 August 2015*

(Signature of person making submission or person authorised to sign on behalf of person making the comment)

Comments

These comments relate to draft recommendations 1 and 2.

Draft Recommendation 1: The LURP Review should principally identify any areas for further consideration through more traditional statutory mechanisms rather than attempt to resolve them directly by recommending changes to the LURP.

Draft Recommendation 2: Any consideration of significant change is best undertaken through a more comprehensive future spatial planning process or in the review of the Regional Policy Statement including:

- any consideration of additional greenfield land
- any consideration of further intensification initiatives
- any consideration of further significant investment in strategic infrastructure

The Canterbury Earthquake Recovery Act (CER Act) provides the foundation for expedited recovery of greater Christchurch. The CER Act provides a mechanism via the use of the Recovery Plans (among other things) to expedite amendments to planning documents such as the Regional Policy Statement (RPS). It is clear in reading the CER Act that traditional Statutory mechanisms were considered inadequate in the face of the challenges facing Greater Christchurch post quake.

It is clear that such recovery is taking longer than initially expected. This is evidenced by the expectation expressed in the draft Transitional Recovery Plan that certain powers under the CER Act, including the ability to promulgate Recovery Plans and amend planning documents via such plans, should be retained in subsequent/transitional legislation. This suggests that there is still a need to consider mechanisms outside the traditional statutory parameters. CGL agrees with this.

With specific reference to the RPS it is noted that some provisions, particularly those relating to Outline Development Plans (Policy 6.3.3) are proving difficult to give effect to with respect to the development of new greenfield area provisions in the District Plan (New Neighbourhood Zones).

Ensuring an operative District Plan is in place as a matter of urgency was considered to be critical to the recovery of greater Christchurch, hence the development of an Order in Council under the CER Act¹ to fast-track the completion of this process.

Against this background and in the face of an ongoing need for additional housing in greater Christchurch it seems inappropriate and inadequate to prefer transitional statutory mechanisms.

To revert to such mechanisms risks finalising a District Plan which must, as a matter of law, give effect to an RPS which is signalled for further amendment via a traditional RMA process. The District Plan will then likely also require further amendment. This seems a costly and inefficient approach given the significant challenges facing greater Christchurch and the significant resources being expedited in pursuit of an operative District Plan.

The material provided by the Regional Council provides no comprehensive explanation as to why traditional mechanisms are to be preferred and fails to adequately address the consequences of doing so. CGL disagrees with the approach recommended and urges the Regional Council and the Minister to adopt a more strategic approach to these issues.

¹Canterbury Earthquake (Christchurch Replacement District Plan) Order 2014