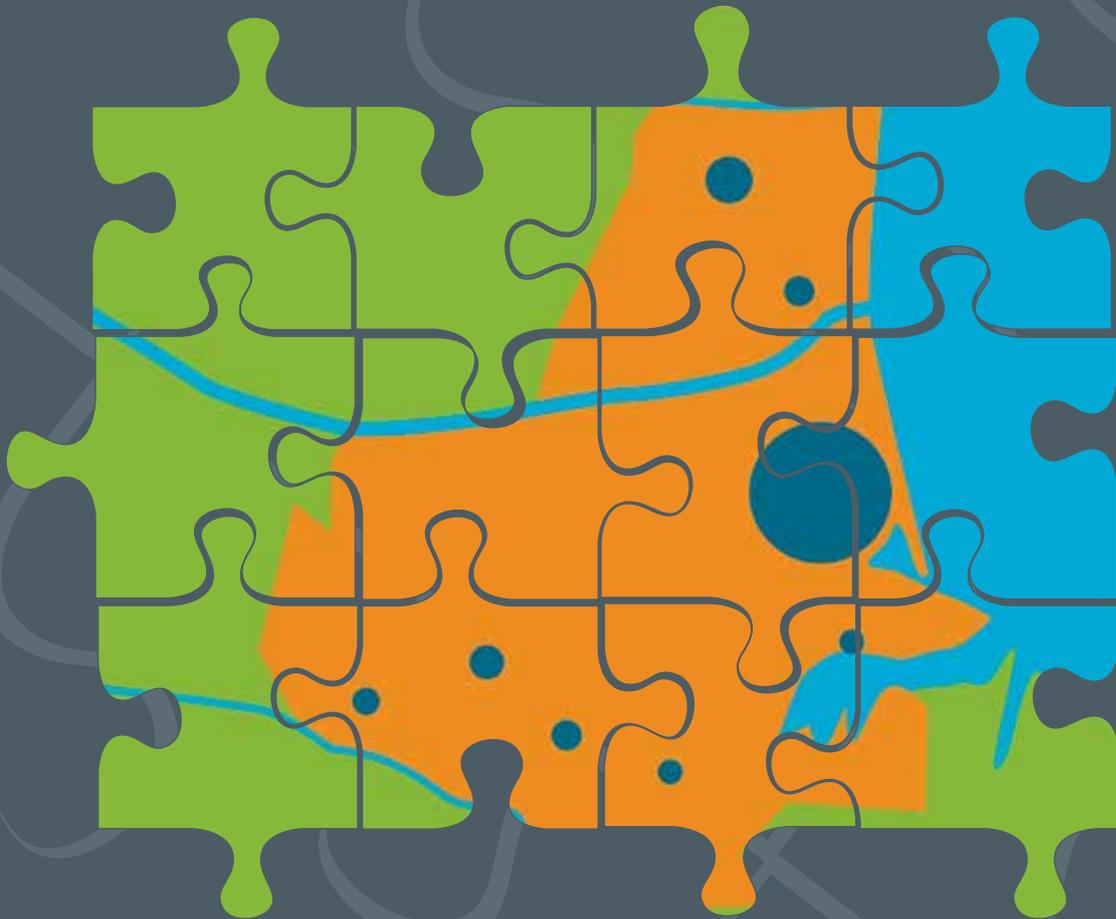


Land Use Recovery Plan

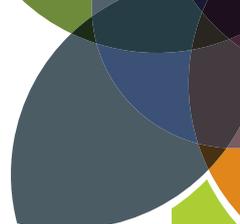
Te Mahere Whakahaumanu Tāone

Summary





WHAT IS THE LAND USE RECOVERY PLAN?



The Land Use Recovery Plan is a major milestone in the rebuild process following the Canterbury earthquakes. It puts land use policies and rules in place to assist rebuilding and recovery of communities (including housing and businesses) disrupted by the earthquakes. It will help to achieve the vision of the *Recovery Strategy for Greater Christchurch: Mahere Haumanutanga o Waitaha*.

Area covered

The Recovery Plan covers the urban area of Christchurch (except the central city area covered by the Christchurch Central Recovery Plan) and towns stretching from Lincoln, Prebbleton and Rolleston in the south to Kaiapoi, Rangiora and Woodend/Pegasus in the north. It does not cover the future use of land in the areas known as the residential red zone.

How the Land Use Recovery Plan was developed

Environment Canterbury, Christchurch City Council, Selwyn District Council, Waimakariri District Council and Te Runanga o Ngāi Tahu worked together with the New Zealand Transport Agency and the Canterbury Earthquake Recovery Authority (CERA) to develop the draft Land Use Recovery Plan. Workshops and public forums were held in April and May 2013 to consult on its development. After receiving the draft Land Use Recovery Plan, the Minister for Canterbury Earthquake Recovery invited written comments on it in July 2013 and considered these comments in deciding on the final content.



WHY IS IT NEEDED?

The Canterbury earthquakes have caused significant disruption to business and residential areas in Christchurch and nearby towns. Between 10,000 and 20,000 dwellings have been lost in these areas. A relatively high proportion of these dwellings are more affordable housing, including social housing units and rental accommodation. Relocation of residents and an influx of recovery workers are contributing to a high demand for housing of all kinds.

Communities have also suffered from damage to local centres and community facilities. Businesses have had to relocate either temporarily or permanently and many are still to make final decisions about their future operations. Travel patterns for people and freight have also changed.

The planning framework controlling land use and development in greater Christchurch, including the Canterbury Regional Policy Statement and district plans, was not well suited to deal with the changes that have taken place due to the earthquakes. The Land Use Recovery Plan directs changes to the Regional Policy Statement, Christchurch City Plan, and Selwyn and Waimakariri district plans to address this. Christchurch City Council is also reviewing its district plan to ensure it aligns with the Land Use Recovery Plan.

The measures in the Land Use Recovery Plan open up more opportunities for rebuilding in greater Christchurch. Land Use Recovery Plan actions provide for an anticipated 40,000 new households in both greenfield and intensification areas. They support and complement the measures for the central city in the Christchurch Central Recovery Plan. The Land Use Recovery Plan also prioritises related transport and infrastructure spending to reflect the land use planning changes.

Opening up new land for housing and business

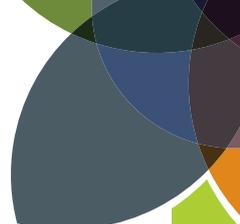
The Land Use Recovery Plan identifies a number of greenfield¹ priority areas around the edges of Christchurch, other towns and settlements for new residential or business development.

The locations of greenfield areas for both housing and business have been chosen with consideration of natural hazard risks and other environmental constraints.

Some of the greenfield land is already zoned to allow development; other land will be zoned when detailed plans for the areas have been completed. Rebuilding and development of road networks and service infrastructure must be coordinated with release of land for both business and housing.

As well as the general greenfield residential areas, the Land Use Recovery Plan directs Christchurch City Council and Waimakariri District Council to provide options for Ngāi

¹ Land that has not been previously developed for urban use.



Tahu and Ngāi Tūāhuriri wishing to live on their ancestral land, including at Rāpaki and Tuahiwi. This ability has been limited by planning rules in the past.

Revitalising town and suburban centres

Vibrant and well-functioning centres support communities by providing places to meet and facilities for shopping, entertainment, recreation, health, education and business. Some town and suburban centres that have been affected by earthquake damage, or by relocation of households and businesses, are struggling to cater for these needs.

The Land Use Recovery Plan identifies key activity centres that will provide a focus for business and service activities. Key activity centres include town centres in Rolleston, Lincoln, Rangiora, Kaiapoi and Woodend and suburban centres at New Brighton, Linwood, Shirley, Belfast, Papanui, Riccarton, Spreydon, Halswell and Hornby.

Brownfield sites

The Land Use Recovery Plan promotes opportunities to re-use vacant 'brownfield'² sites, such as former business sites, for residential, mixed-use or business development.

Brownfield site redevelopment will be subject to district plan controls to avoid conflict between residential and business activities and to address potential site problems such as contamination of land by previous activities on the site.

Opportunities for more housing within existing communities

Greenfield development can meet much of the need for land. However, it can also lead to undesirable urban sprawl and inefficiencies in transport and other infrastructure.

The Land Use Recovery Plan therefore also aims to deliver an additional 8,000 – 10,000 dwellings through intensification in existing urban areas. More intensive development will be needed in some areas to achieve this target. The Land Use Recovery Plan includes measures to enable this development and to provide for a mix of housing types, including social and affordable housing.

Intensification measures change rules in the Christchurch City Plan to create opportunities to make more residential accommodation available quickly without changing the overall character of residential areas. Property owners can use the new planning framework to provide accommodation, particularly rental units, to help meet immediate demand.

Restrictions on use of family flats and elderly persons housing units have been removed so anyone can live in these units. To enable use of sites made vacant as a result of the earthquakes, in some residential zones two

residential units can be built where only one was previously allowed, as long as standards to protect the amenity of neighbours are met. An existing dwelling can also be reconfigured to create two units.

An enhanced development mechanism in the Christchurch City Plan provides for medium density housing, such as town houses or terrace houses, on large sites. This will allow efficient use of available space through innovative design to suit the site and neighbourhood. To qualify, sites need to be close to local businesses, open space and public transport. Developments must also be well designed and any adverse effects must be internalised to the site.

The community housing redevelopment mechanism enables community and social housing that is already in place to be redeveloped to ensure better use of land and better alignment with the needs of the communities such housing seeks to serve. This mechanism allows for higher density residential development to occur within 10 geographically defined areas that contain a high proportion of social or community housing. Developments using this mechanism will need to comply with urban design and amenity requirements to ensure high-quality outcomes.

'Exemplar' projects will be developed by Christchurch City Council, Housing New Zealand, Ngāi Tahu and other housing providers, demonstrating attractive and cost-effective medium density and affordable housing.

These measures are specific to the Christchurch City Plan and will remain in place for five years, after which they will be reviewed. Under the Land Use Recovery Plan, Waimakariri and Selwyn District Councils must also look at including measures in their district plans to allow intensification in suitable areas.

² Abandoned or underused business or industrial land, or land no longer needed by a requiring authority for a designated purpose

IMPLEMENTING THE LAND USE RECOVERY PLAN

The measures in the Land Use Recovery Plan are implemented through a set of 50 actions that will be carried out by councils and government agencies. Some actions use Canterbury Earthquake Recovery Act 2011 powers to direct changes to the Regional Policy Statement, district plans and other council planning documents. Other actions are initiatives that agencies have agreed to undertake to support these changes and help achieve the desired outcomes.

Some changes to the Regional Policy Statement and district plans take effect immediately. The specific wording of these changes is set out in appendices to the Land Use Recovery Plan. For other changes, more work needs to be done by councils to develop the specific policies and rules.

The Christchurch City Council is undertaking a full review of its district plan (which will bring together both the Christchurch City Plan and the Banks Peninsula District Plan). Some of the Land Use Recovery Plan actions will be implemented through this district plan review. Under the normal Resource Management Act 1991 processes, district plan reviews can take several years to complete. Because of the urgency of the recovery needs, a streamlined process is being considered to speed up the review for the matters identified in the Land Use Recovery Plan.

Monitoring and review of the Land Use Recovery Plan

Implementation of Land Use Recovery Plan actions, and how well these actions are working, will be monitored. Annual reports of monitoring results will be publicly available.

A full review of the Land Use Recovery Plan will be carried out in April 2015, or sooner if the Minister for Canterbury Earthquake Recovery decides this is necessary. The review will assess whether the Land Use Recovery Plan is achieving its desired outcomes or whether problems are arising that mean amendments are needed.

FURTHER INFORMATION

Fact sheets with more detailed information about some of the key measures are available from CERA and council offices.

Information about the Land Use Recovery Plan is also available on the CERA website: www.cera.govt.nz/lurp

Copies of the full Land Use Recovery Plan will be available to read at library and service centres in Christchurch city and Selwyn and Waimakariri districts, as well as on CERA's website.





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