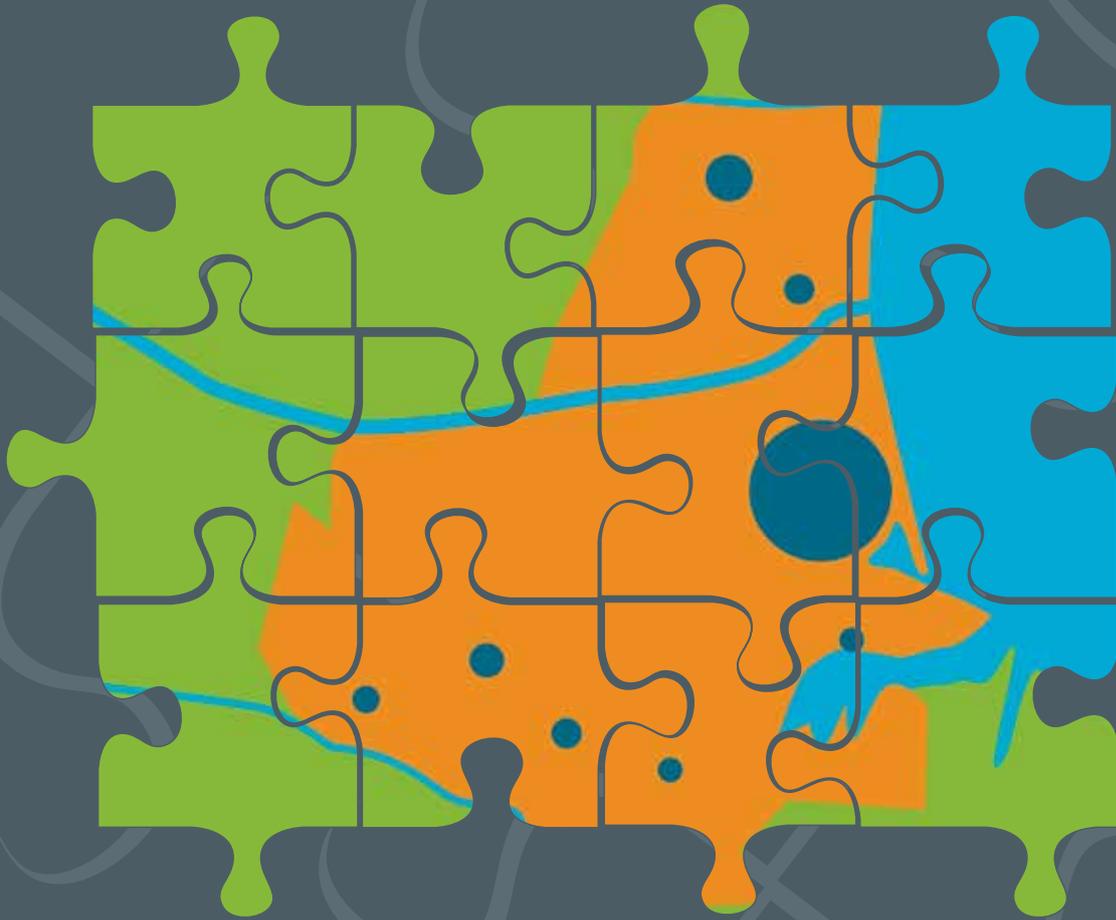


# Land Use Recovery Plan

Te Mahere Whakahaumanu Tāone

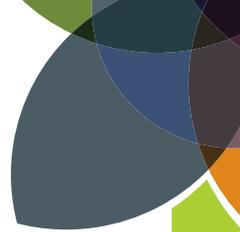




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### VOLUME TWO

*(separate document)*

	APPENDIX 1: Amendments to the Canterbury Regional Policy Statement (RPS)
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	APPENDIX 4: Amendments to the Selwyn District Plan

## FOREWORD

### HE KŌRERO WHAKATAKI

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For greater Christchurch to recover from the Canterbury earthquakes the city and surrounding towns need clear, coordinated, and efficient planning documents and processes to be in place. Decisions are being made every day about where people want to live and where businesses are to be located. This has implications for how greater Christchurch will function and develop in the future. This is why I directed Environment Canterbury to develop the Land Use Recovery Plan.

The Land Use Recovery Plan is an important part of the overall *Recovery Strategy for Greater Christchurch: Mahere Haumanutanga o Waitaha*, and aligns with the Christchurch Central Recovery Plan, to provide clear direction for residents, businesses and councils of greater Christchurch about where development should occur and what form it should take to support recovery.

Consultation during the development of the draft Land Use Recovery Plan showed that people of greater Christchurch wanted a clear vision and certainty about development in the recovery period and into the future. There was a call for well designed, people-focussed and sustainable developments, affordable housing, reduced urban sprawl, a greater diversity of housing types, and greater integration with infrastructure provision. The finalised Land Use Recovery Plan also takes into account the desires of those who made written comments on the draft Land Use Recovery Plan during July 2013. These views have contributed to the 15 Outcomes of the Land Use Recovery Plan.

Achieving all of these outcomes is a major undertaking, and much of the work will be done by private developers, with councils providing the required policy, regulatory framework and infrastructure. That means that there needs to be a very clear understanding about what the Recovery Plan does and who is responsible.

The finalised Land Use Recovery Plan therefore sets out 50 clear actions to be undertaken by central government, local councils and other groups. This is a collaborative approach to the recovery of metropolitan greater Christchurch and involves working together. Some of these actions put planning provisions in place now to achieve outcomes like greater land supply, intensification near services and facilities, and redevelopment of areas of social housing. Other actions direct agencies to undertake additional work to make changes to planning documents in the near future to support recovery, like the review of the Christchurch City District Plan. Some actions are not directions, but are agreements with and between the strategic partners (Christchurch City Council, Environment Canterbury, Selwyn District Council, Te Rūnanga o Ngāi Tahu, Selwyn District Council and Waimakariri District Council) and New Zealand Transport Agency to work together to achieve results like more coordinated provision of information.

These actions have been developed to ensure that the Land Use Recovery Plan will achieve the desired outcomes, and to support the overall vision of recovery: Greater Christchurch recovers and progresses as a place to be proud of – an attractive and vibrant place to live, work, visit and invest, *mō tātou, ā, mō kā uri ā muri ake nei* – for us and our children after us.

I believe that the Land Use Recovery Plan will be pivotal in creating the certainty and direction required for the recovery of greater Christchurch. I look forward to seeing the implementation of the plan and working with the strategic partners to achieve the outcomes. Recovery is a long process, but by working together the government, local councils, and the people of Christchurch can make it happen.



A handwritten signature in black ink that reads "Gerry Brownlee". The signature is written in a cursive, flowing style.

**Hon. Gerry Brownlee**  
Minister for Canterbury Earthquake Recovery

## HE MIHI GREETING

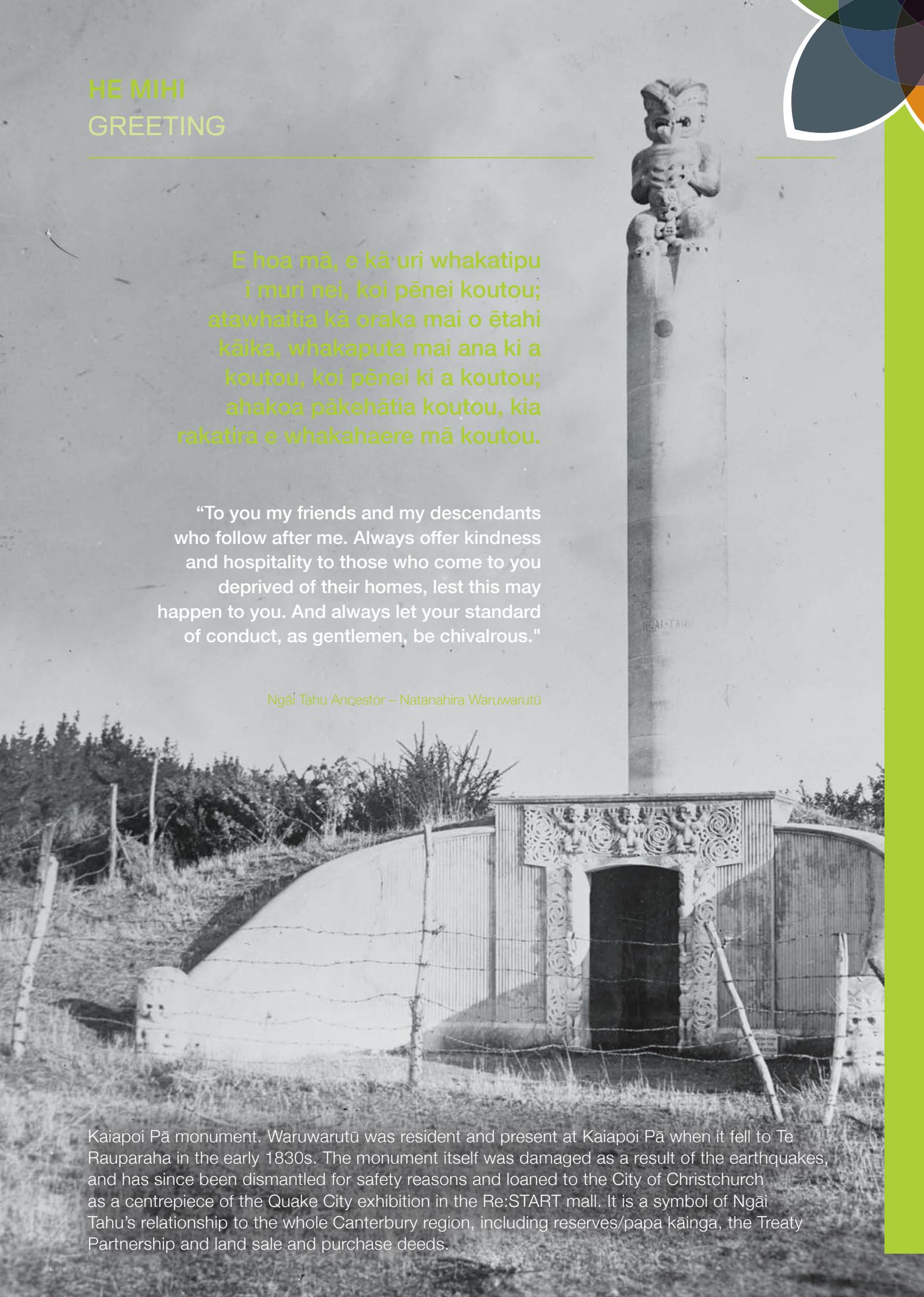
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E hoa mā, e kā uri whakatipu  
i muri nei, koi pēnei koutou;  
atawhaitia kā oraka mai o ētahi  
kāika, whakaputa mai ana ki a  
koutou, koi pēnei ki a koutou;  
ahakoa pākehātia koutou, kia  
rakatira e whakahaere mā koutou.

“To you my friends and my descendants  
who follow after me. Always offer kindness  
and hospitality to those who come to you  
deprived of their homes, lest this may  
happen to you. And always let your standard  
of conduct, as gentlemen, be chivalrous.”

Ngāi Tahu Ançestor – Natanahira Waruwarutū

Kaiapoi Pā monument. Waruwarutū was resident and present at Kaiapoi Pā when it fell to Te Rauparaha in the early 1830s. The monument itself was damaged as a result of the earthquakes, and has since been dismantled for safety reasons and loaned to the City of Christchurch as a centrepiece of the Quake City exhibition in the Re:START mall. It is a symbol of Ngāi Tahu's relationship to the whole Canterbury region, including reserves/papa kāinga, the Treaty Partnership and land sale and purchase deeds.



# EXECUTIVE SUMMARY

## WHAKARĀPOPOTOTANGA

The Land Use Recovery Plan helps to achieve the vision of the Recovery Strategy for Greater Christchurch: Mahere Haumanutanga o Waitaha by providing direction for residential and business land use development to support recovery and rebuilding across metropolitan greater Christchurch in the next 10–15 years. It 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.

The Canterbury earthquakes have caused significant disruption to business and residential areas in Christchurch and nearby towns. There has been a short term loss of between 10,000 and 20,000 dwellings in metropolitan greater Christchurch, including a relatively high proportion of the more affordable housing, including social housing units and rental accommodation. Relocation of residents and an influx of recovery workers contribute 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 both people and freight have changed.

**The Land Use Recovery Plan** provides delivery mechanisms necessary to:

- provide for a range of housing opportunities, including social and affordable housing
- meet the land use needs of residential and business activities in existing communities and in greenfield areas to accommodate rebuilding and growth
- support recovery and rebuilding of central city, suburban and town centres
- ensure that repair and development of transport networks and service infrastructure support these activities
- take account of natural hazards and environmental constraints that may affect rebuilding and recovery.

The delivery mechanisms are broken down into 50 actions that local and central government agencies will undertake to ensure the recovery needs relating to residential and business land use are met. Some actions are statutory directions, which use Canterbury Earthquake Recovery Act 2011 powers to direct changes to Resource Management Act documents and other statutory instruments. Other actions are initiatives that agencies have agreed to undertake to support these changes and help achieve the desired outcomes. The actions support and complement the Christchurch Central Recovery Plan.

Land Use Recovery Plan actions provide for an anticipated 40,000 new households in both greenfield and intensification areas. Opportunities for intensification and infill within existing urban areas are enhanced to provide for 20,000 new households by 2028. The Recovery Plan also provides for catalyst 'exemplar' projects for medium density affordable housing development and options for Māori wishing to live on their ancestral land.

The Land Use Recovery Plan identifies key activity centres and supports these and neighbourhood centres to meet the needs of businesses and communities. It provides for 900 hectares of greenfield land to meet the needs of industrial businesses. Infrastructure delivery must be coordinated with release of land for both business and housing.

The location of greenfield areas for both housing and business has been chosen to avoid natural hazard risks and other environmental constraints. Development of new residential and other noise sensitive activities must also be avoided within identified airport noise contours to avoid adverse effects on the amenity and health of residents and the ability of Christchurch International Airport to function efficiently.

## 1.0 WHAT IS THE LAND USE RECOVERY PLAN?

### HE AHA TE MAHERE WHAKAHAUMANU TĀONE

#### 1.1 What is the purpose of the Land Use Recovery Plan?

##### He aha ia te aronga matua o tēnei Mahere Whakahaumanu Tāone?

The Canterbury earthquakes have caused significant disruption to business and residential areas in Christchurch and nearby towns. The Land Use Recovery Plan provides direction for residential and business land use development to support recovery and rebuilding across metropolitan greater Christchurch in the next 10–15 years.

In particular, the Land Use Recovery Plan addresses:

- the location and mix of residential and business activities
- priority areas for residential and business land development
- ways to provide for a range of housing types, including social and affordable housing
- ways to support recovery and rebuilding of central city, suburban and town centres
- ways to support delivery of infrastructure and transport networks to serve the priority areas.

The Recovery Plan identifies critical actions required in the short and medium term to coordinate and advance decision making about land use, as well as who is responsible for these actions and when they must be completed. These actions provide certainty for the community, land owners, infrastructure providers and others about where new housing and business development will be located, and how commercial centres and damaged areas should be redeveloped.

Successful residential and business recovery will foster a vibrant urban environment for people to enjoy. This will make metropolitan greater Christchurch a place to be proud of – for us and our children after us.



## What is 'recovery'?

### He aha te 'whakahaumanu'?

The Canterbury Earthquake Recovery Act 2011 (CER Act) defines recovery in this way:

#### **"Recovery includes restoration and enhancement"**

Recovery is concerned with all aspects of the wellbeing of communities – including the social, cultural, economic and environmental aspects that contribute to the quality of life for residents and visitors. This is not limited to earthquake-damaged areas but is also concerned with restoring and enhancing greater Christchurch to achieve recovery from the earthquakes in all respects.

Similarly, 'rebuilding' is not only about restoring physical structures, but also includes rebuilding communities.

## 1.2 What does the Land Use Recovery Plan cover?

### He aha rā te rohe pōtae o tēnei Mahere Whakahaumanu Tāone?

The Land Use Recovery Plan focuses on the metropolitan urban area of Christchurch and towns stretching from Lincoln, Prebbleton and Rolleston in the south to Kaiapoi, Rangiora and Woodend/Pegasus in the north (figure 1). It does not extend to the coastal waters adjoining this area.

The Land Use Recovery Plan is consistent with the Christchurch Central Recovery Plan, and the connections between what happens within the central city and what happens in metropolitan greater Christchurch have been considered. The Land Use Recovery Plan does not make any changes to the Christchurch Central Recovery Plan.

Some other matters have been considered, but are not specifically addressed because they will be dealt with through other programmes. In particular:

- recovery of resources such as water, air, soil, minerals and energy, plants and animals will be addressed through the Natural Environment Recovery Programme
- future use of land in the areas known as the residential red zone will be addressed through the Residential Red Zone Programme.

Although the Recovery Plan will assist decision making about infrastructure and community services such as public transport, health services, educational facilities and recreational facilities, it does not direct or implement changes in these areas.

## 1.3 Status and effect of the Recovery Plan

### Ngā āhuatanga o te Mahere Whakahaumanu Tāone

The Land Use Recovery Plan has been prepared under the CER Act. It is a statutory document. Any decisions on resource consents or notices of requirement, or changes to planning documents under the Resource Management Act 1991 (RMA), must not be inconsistent with the Recovery Plan. The requirement not to be inconsistent with the Recovery Plan also applies to other instruments under the Local Government Act 2002, including annual plans, long-term plans and triennial agreements, to regional land transport strategies and programmes under the Land Transport Management Act 2003 and to various conservation policies and strategies.

The Recovery Plan directs the Christchurch City Council, Waimakariri and Selwyn District Councils and Canterbury Regional Council (Environment Canterbury) to make changes to RMA documents and other instruments to give effect to the Recovery Plan. It needs to be read in conjunction with those changes, which are set out in appendices 1 to 4.

## 1.4 How was the Recovery Plan developed?

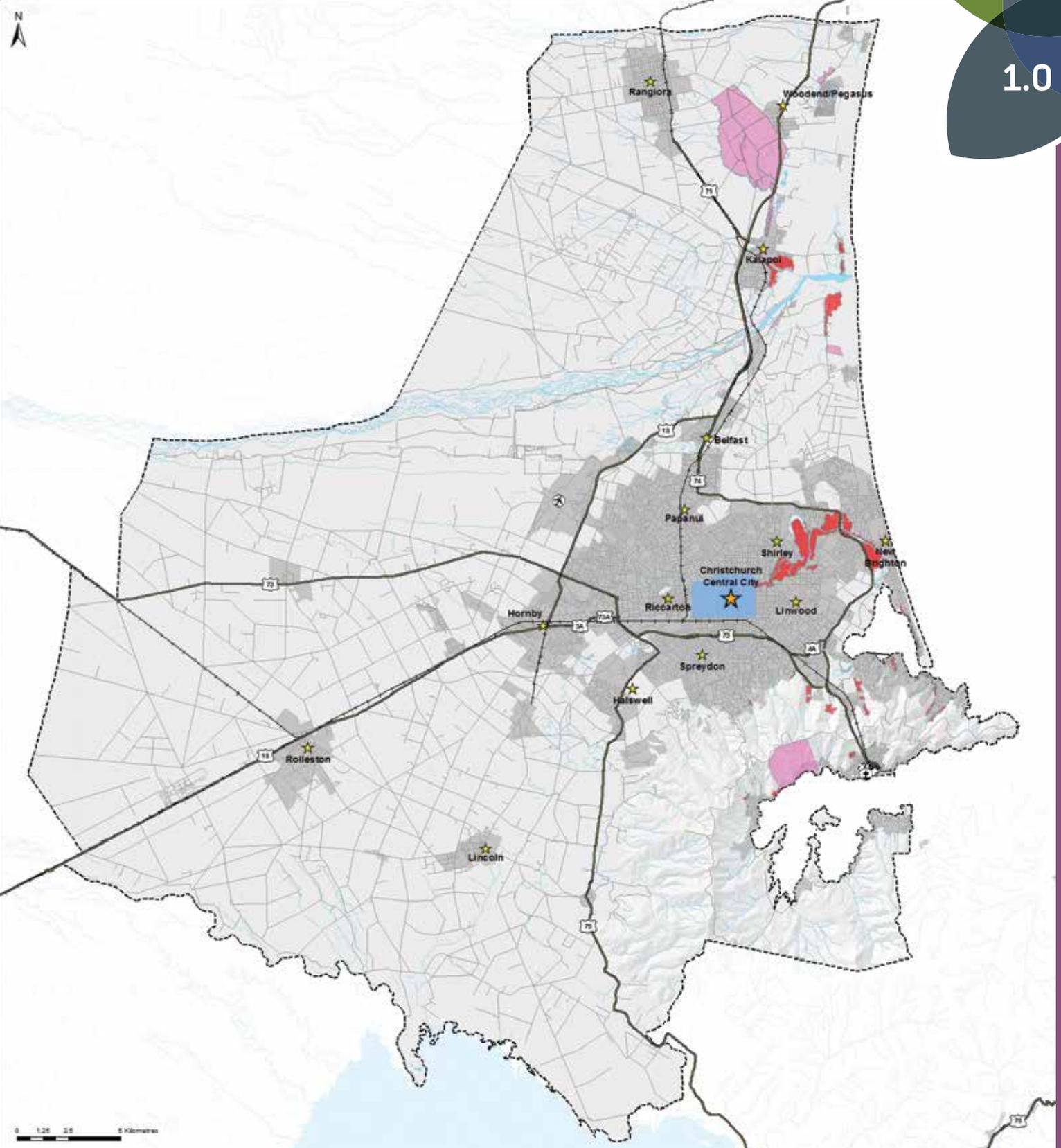
### Pēhea rā tēnei Mahere Whakahaumanu Tāone i whakarite ai?

In November 2012, the Minister for Canterbury Earthquake Recovery, Hon. Gerry Brownlee, directed Environment Canterbury to prepare a Draft Land Use Recovery Plan through a collaborative multi-agency approach involving all of the earthquake recovery strategic partners, with input from key stakeholders and the wider community. Environment Canterbury developed the Draft Recovery Plan in collaboration with:

- Te Rūnanga o Ngāi Tahu (TRoNT)
- Christchurch City Council (CCC)
- Selwyn District Council (SDC)
- Waimakariri District Council (WDC)
- New Zealand Transport Agency (NZTA)
- Canterbury Earthquake Recovery Authority (CERA).

A Preliminary Draft Land Use Recovery Plan was consulted on through workshops and open forum meetings during March and April 2013. This consultation informed the development of the Draft Land Use Recovery Plan which was provided to the Minister and then publicly notified for written comment in July 2013.

The Minister considered the written comments and the requirements of the CER Act before approving the final Land Use Recovery Plan, which was gazetted on 6 December 2013.



**Legend**

- ★ Key Activity Centre
- ★ Christchurch Central City
- 🚢 Lyttelton Port
- ✈️ Christchurch Airport
- Railways
- State Highways
- 🟡 Original Native Reserves\*
- 🔴 Residential Red Zone 31/10/2012
- 🟦 Christchurch Central Recovery Plan Area
- 🟤 Existing Urban Area - Pre 2011
- 🔲 Area Covered by Land Use Recovery Plan

\* the extent of the reserves shown in the draft LURP are historic and do not reflect ownership today

**Locality**

© 2013 Nokia © 2012 MapData  
 Spence Pty Ltd, PMA © 2011  
 MapQuest Corporation

Figure 1: Area covered by the Land Use Recovery Plan

## 1.5 Integration with wider recovery planning

### Ngā hononga whānui

The Land Use Recovery Plan has been developed as part of the Land and Land Use Programme under the Recovery Strategy's Built Environment Recovery component and sits alongside the Christchurch Central Recovery Plan (figure 2).

The implementation of the Land Use Recovery Plan must be aligned with implementation of the Christchurch Central Recovery Plan.

The following documents are also relevant to implementation of the Land Use Recovery Plan:

- Greater Christchurch Urban Development Strategy (UDS)
- Greater Christchurch Transport Statement (GCTS)
- Christchurch Economic Development Strategy (CEDS).

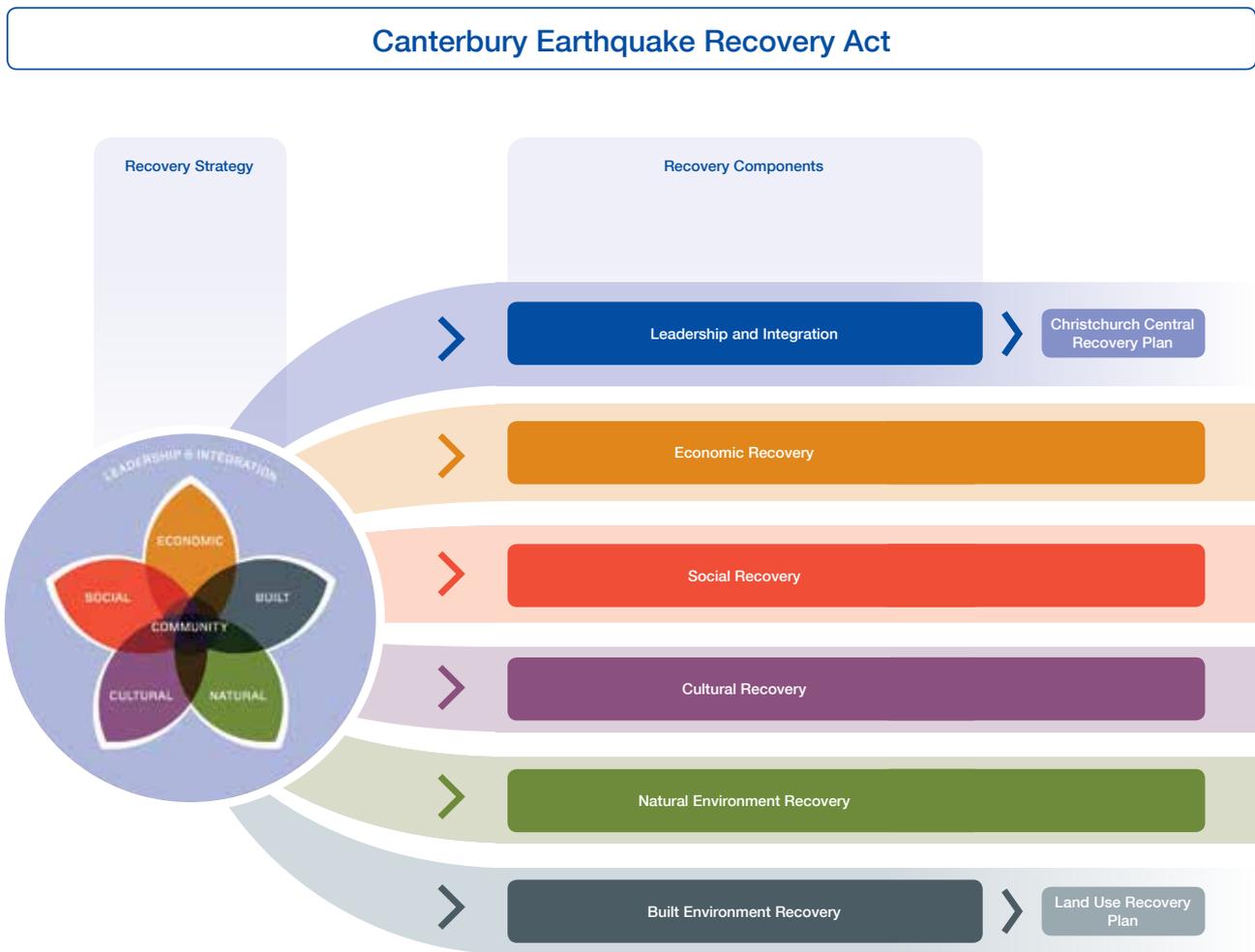


Figure 2: Legislative framework, illustrating the statutory relationship between the Land Use Recovery Plan and the Recovery Strategy

## 2.0 VISION AND GOALS

### KO TE MOEMOEĀ ME ŌNA WAWATA

The Recovery Strategy for Greater Christchurch: Mahere Haumanutanga o Waitaha (Recovery Strategy) sets the vision for this Land Use Recovery Plan:

**Greater Christchurch recovers and progresses as a place to be proud of – an attractive and vibrant place to live, work, visit and invest, mō tātou, ā, mō kā uri ā muri ake nei – for us and our children after us.**

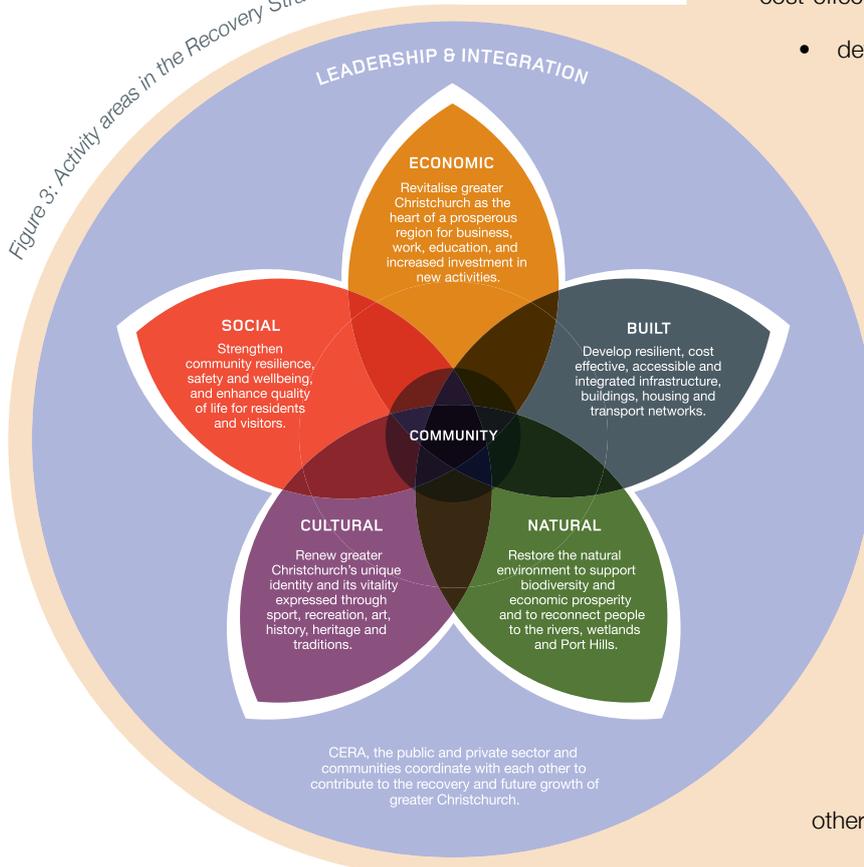
The Recovery Strategy includes six areas of activity: leadership and integration, economic recovery, social recovery, cultural recovery, natural environment recovery and built environment recovery (figure 3). The Land Use Recovery Plan focuses primarily on the goals for the recovery of the built environment and is also consistent with the goals set out in the Recovery Strategy for other areas of activity.

The goals of built environment recovery, as set out in the Recovery Strategy, are:

Develop resilient, cost-effective, accessible and integrated infrastructure, buildings, housing and transport networks, by:

- coordinating and prioritising infrastructure investment that effectively contributes to the economy and community during recovery and into the future
- supporting innovative urban design, buildings, technology and infrastructure to redefine greater Christchurch as a safe place built for the future
- rebuilding infrastructure and buildings in a resilient, cost-effective and energy-efficient manner
- developing a transport system that meets the changed needs of people and businesses and enables accessible, sustainable, affordable and safe travel choices
- zoning sufficient land for recovery needs within settlement patterns consistent with an urban form that provides for the future development of greater Christchurch
- having a range of affordable housing options connected to community and strategic infrastructure that provides for residents' participation in social, cultural and economic activities
- drawing on sound information about ongoing seismic activity and environmental constraints, including other natural hazards and climate change.

Figure 3: Activity areas in the Recovery Strategy for Greater Christchurch





## 3.0 RECOVERY NEEDS

### KO NGĀ MATEA O TE HAPORI WHĀNUI

#### 3.1 Change in metropolitan greater Christchurch

##### Te hanga rerekē o ngā hapori whai muri i ngā rū

The distribution of the population of metropolitan greater Christchurch has changed substantially since before the earthquakes. Selwyn and Waimakariri districts have both experienced growth, while Christchurch city has yet to fully recover to pre-earthquake population levels.

Christchurch city has seen significant population movement, particularly away from the eastern suburbs and the city centre. This shift has implications for the economy, the transport network and how close people are to employment opportunities, social facilities, entertainment and recreation.

The make-up of the population will continue to change in future. There will be an increase in the proportion of older people (in line with the national trend) and in the number of workers coming to assist with the rebuild or choosing to live in the new Christchurch. Such changes will result in changing demands for housing types and recreational opportunities.

By 2028, the total population of metropolitan greater Christchurch is expected to grow from 454,700 (in June 2012) to around 526,000. However, the amount of growth will be influenced by the policy decisions made over the next few years. The Land Use Recovery Plan, in conjunction with other recovery plans, programmes and strategies, will establish a framework that promotes metropolitan greater Christchurch as a place where the residents enjoy a high quality of life and as the best place to do business in Australasia. Achieving this goal could lead to population growth beyond current expectations.

#### 3.2 Land use needs

##### He aha ngā take matua e hua ana i te whakawhanaketanga o te whenua?

The earthquakes have changed the communities and built environment of metropolitan greater Christchurch, affecting the way that land is or should be used:

- land in some locations is so badly damaged and/or the level of life risk from rock roll or cliff collapse is such that it is unlikely it can be rebuilt on for a prolonged period
- many households have relocated, either temporarily or permanently
- businesses have relocated throughout metropolitan greater Christchurch

- infrastructure and community facilities have been damaged
- transport movements have changed and some areas of the road network are now more congested
- repair and rebuild activity is generating its own demands, but there are now opportunities to enhance the way land is used, which may have been harder to achieve before the earthquakes.

### 3.2.1 What are the land use needs for housing?

The earthquakes have resulted in a loss, in the short term, of between 10,000 and 20,000 dwellings in metropolitan greater Christchurch. Within the housing stock that has been lost was a relatively high proportion of more affordable housing, including social housing units and rental accommodation.

Many people are therefore seeking housing, including residents relocating from the areas worst affected by land damage as a result of the earthquakes, households that need to vacate their homes during repairs and rebuilds, a growing rebuild workforce and other migrants coming to the region. This range of needs generates a large demand for existing houses to own or rent (including social housing), and for new sections on which to build. As a result, house prices and rents have increased significantly in many areas since the earthquakes.

Rebuilding and development in areas that are prone to damage from liquefaction are now more complex. Innovative house designs and foundation solutions are being used to deal with this situation.

Communities have also suffered from damage to local centres and community facilities. While some of these

local facilities have been rebuilt and reopened, the future of others depends on reinvestment decisions that are still to be made or on more substantial redevelopments that are not yet completed. Uncertainty about insurance, surrounding developments, consent requirements and obtaining finance, among many other issues, has delayed redevelopment.

The strong demand for housing will continue into the future because:

- more households will require temporary accommodation while their homes are repaired or rebuilt
- rebuild workers coming to metropolitan greater Christchurch will continue to need rental housing, particularly through to 2016/17, although the precise demand and timeframes are difficult to predict
- the number of households will grow as new households are formed from within the existing population and as other households migrate to metropolitan greater Christchurch.

Statistics New Zealand projections suggest there will be an increase of more than 35,000 households by 2028, with two-thirds accommodated in Christchurch city and the remaining third split evenly between Waimakariri and Selwyn districts. This estimate does not include additional housing demand from households relocating within a territorial area or from the rebuild workers migrating to metropolitan greater Christchurch. A more complete picture of anticipated housing demand can be obtained by including information from housing intention surveys and from modelling of workforce requirements, as shown in table 1 below.

Table 1: Projections for household growth in metropolitan greater Christchurch 2012–2028, including additional earthquake relocation and temporary housing demand

Greater Christchurch area	2012 post-earthquake households	Additional gross housing demand			
		2012–2016	2016–2021	2021–2028	Overall (2012–2028)
<b>Household growth</b>					
Christchurch city	143,150	1,500	9,200	13,000	23,700
Waimakariri district	15,250	7,750	2,200	2,200	6,150
Selwyn district	10,050	2,550	2,250	2,500	6,300
<b>Total</b>	<b>168,450</b>	<b>11,800</b>	<b>13,650</b>	<b>16,700</b>	<b>36,150</b>
<b>Earthquake relocation and temporary housing demand</b>					
Christchurch city		6,000	–1,000	–1,000	4,000
Waimakariri district		1,000	–300	0	700
Selwyn district		300	–300	0	0

Source: Based on Statistics NZ medium growth projections and other sources

### **3.2.2 Ngāi Tahu whānui settlement in Canterbury**

#### ***Ko te ahi-kā-roa o Ngāi Tahu whānui ki Ngā Pākihi Whakatekateka o Waitaha***

Some areas in which Ngāi Tahu traditionally had settlements (Ōtākaro, Te Oranga, Ruataniwha) now lie in or near land so badly damaged by the earthquakes and/or subject to an unacceptable level of life risk from rock roll or cliff collapse such that it is unlikely to be rebuilt on for a prolonged period. The loss of housing and land has had a particularly adverse effect on Māori, many of whom are experiencing less affordable and/or overcrowded accommodation. This can impact on the health and wellbeing of communities. These issues have highlighted an urgent need to implement both interim and permanent land management options that reinforce and re-establish Ngāi Tahu's historic and contemporary connections with the rivers, land and other taonga.

Before European settlement, Ngāi Tahu, and before them Ngāti Māmoē and Waitaha, maintained numerous permanent and temporary settlements (kāinga, pā and nohoanga) within the greater Christchurch area. From these settlements, Ngāi Tahu gathered and used natural resources from the network of springs, waterways, wetlands, grasslands and lowland podocarp forests along the Ōpāwaho (Heathcote), Ōtākaro (Avon), Pūharakekenui (Styx), Whakahume (Cam River at Tuahiwi) and Ruataniwha (Cam River at Kaiapoi) rivers, as well as around Te Ihutai (Avon-Heathcote Estuary), Te Oranga (Horseshoe Lake) and Te Riu o Te Aika Kawa (Brooklands Lagoon). Ngāi Tahu refer to Banks Peninsula as Te Pātaka o Rākaihautū or the Food Store House of Rākaihautū.

Following the signing of the Treaty of Waitangi, the Crown purchased the South Island through a series of deeds. One of the conditions of sale was that Ngāi Tahu communities would continue to have adequate areas of land to occupy on a permanent and seasonal basis to provide for their present and ongoing needs, including access to the natural resources that they had hunted and gathered for generations.

While certain areas were gazetted as Māori reserves, many of the Crown's guarantees were not upheld. As a result, Ngāi Tahu whānui have become alienated from the land that had been set aside for them to live on. One reason why they continue to be alienated is the nature of the planning rules that have applied to the land.

In addressing the housing needs of Ngāi Tahu whānui arising from the earthquakes, the Land Use Recovery Plan provides an opportunity to realise the original intent of those reserves in meaningful and sustainable ways.

### **3.2.3 What are the land use needs for business?**

Outside the central city business area, the earthquakes also damaged other business premises and land, especially in

the east of Christchurch. Businesses have been interrupted and relocated (either temporarily or permanently) and some businesses have closed. The movement of goods and of people travelling to and from work has also changed.

Some businesses with damaged premises have already decided to invest in rebuilding at their existing location or to relocate elsewhere. Most businesses with damaged office and retail premises have found alternative temporary or permanent accommodation. Some relocated close to the central city or to suburban and satellite centres. Others moved into industrial zones, exacerbating a trend that began before the earthquakes and heightening concerns related to conflicting expectations of industrial and commercial businesses about the amenity of these areas.

Relocations were made easier due to commercial and industrial land vacancies that had existed before the earthquakes as well as changes to legislation after the earthquakes that have allowed commercial activities in residential premises until 2016. Many businesses, however, are still to make final decisions about their operations.

Some industrial businesses that have suffered damage, including those relying heavily on water and wastewater infrastructure, are constrained in their ability to relocate due to the nature of their activities. In addition, infrastructure capacity for high wastewater requirements is not currently available elsewhere and may not be for some time. Workforces living close to these businesses may not be able to easily travel to work at a relocated site.

Business needs over the lifetime of the Land Use Recovery Plan are difficult to predict. The earthquakes have added to the uncertainty about how different segments of the regional economy will change. It is important that this Recovery Plan provides for a range of business types to support the long-term economic and wider recovery of metropolitan greater Christchurch.

Projection of recent uptake rates for industrial land in metropolitan greater Christchurch would suggest a demand of around 540 hectares of industrial land for the period to 2028. The rebuild activity will lead to additional growth, especially in the construction and manufacturing sectors which generally require larger sites for their activities.

Office and retail needs in metropolitan greater Christchurch over the next 10–15 years will be significantly influenced by the vision and successful implementation of the Christchurch Central Recovery Plan. Indications are that many businesses within Christchurch city will move back into the more concentrated central core when it offers a rejuvenated environment and new commercial floorspace. The clustering of businesses offers advantages that typically attract professional service companies to a central business district.

As businesses return to the city centre, some will free up existing commercial space close to the central city and in suburban centres. This could help meet commercial demand from businesses that do not wish to operate in the core or cannot afford the commercial rents likely to

be charged for new, higher-grade premises. It will also provide opportunities for those businesses operating in residential premises which will need to find space in business zones by April 2016.

Beyond Christchurch city, Selwyn and Waimakariri District Councils have looked at the needs of key activity centres such as Rolleston, Rangiora and Kaiapoi and have developed town centre strategies to support and provide for the recovery of commercial and industrial businesses. Implementation of these strategies will require the councils to put supporting measures in place.

### **3.2.4 What are the land use issues for transport?**

The earthquakes and the changes they have made to business activities and population movement have had a significant impact on travel patterns. Congestion in the west of the city has increased markedly and delays for freight traffic are reducing productivity and increasing business costs. The capacity of the road network is now also reduced due to earthquake repairs and other road works associated with upgrades to key strategic routes. The key alternative route between Lyttelton Port and Christchurch (Evans Pass–Sumner Road) remains closed due to rockfall risk.

Operations at the port and airport have grown significantly and are expected to continue to do so in coming years. Passenger numbers through the airport are expected to increase by 50% by 2028 and freight tonnage will double, from a relatively low base. By 2028, it is expected that Lyttelton Port will need to accommodate a significant increase in container and other traffic. Increased activity at both the airport and port will need to be supported by effective freight networks and by land use management that integrates the needs of airport and port operations with the expectations that surrounding communities have for the amenity of the areas.

The public transport system has experienced a significant drop in the number of people using buses. The replacement Central Station bus exchange has helped increase patronage to some extent but it is still down by 25% on pre-earthquake levels.

The pattern of land development to meet residential and business recovery needs has the potential to affect the functioning of transport networks. Poor integration between land use and transport networks reduces the efficiency of the networks, increasing costs for businesses and commuters, and also limits opportunities to walk, cycle or use public transport.

## **Transport infrastructure programmes**

The Stronger Christchurch Infrastructure Rebuild Team (SCIRT) has established a comprehensive plan to repair and replace the transport network within Christchurch city. This programme is being integrated with the Government's Roads of National Significance projects in the Canterbury region, which the New Zealand Transport Agency is implementing, and with the Christchurch City Council's 30-year Christchurch Strategic Transport Plan.

These initiatives have been brought together within an overarching recovery framework for transport, the Greater Christchurch Transport Statement (GCTS). The GCTS was produced following the earthquakes through the collaboration of central and local government and key strategic transport organisations such as Christchurch International Airport, Lyttelton Port of Christchurch and KiwiRail.

The GCTS focuses on the strategic links between key places within metropolitan greater Christchurch. It takes a 'one-network' approach to delivering objectives of:

- connectedness
- resilience, reliability and efficiency
- travel choice
- safe journeys
- liveable communities
- low environmental impacts.

The GCTS aligns and coordinates agency programmes so that they get the best value for money and best transport outcomes.

### **3.2.5 How do natural hazards need to be managed?**

Metropolitan greater Christchurch is vulnerable to a wide range of natural events that create natural hazards for people and property. The Royal Commission of Inquiry into Building Failures Caused by the Canterbury Earthquakes and other reviews since the earthquakes have highlighted the need for more robust decision making on land use in relation to natural hazard management.

Ongoing research and investigations are needed to improve understanding of seismic risk; risks and consequences of tsunami; susceptibilities to rockfall, cliff collapse, landslide and land damage; new flood risks to low-lying land arising from the effects of sea level rise, altered riverbed levels and intense rainfall events; extended droughts; and liquefaction risks. In the recovery and development of metropolitan greater Christchurch, it is essential to take account of areas at high risk from natural hazards and, where necessary, avoid development in those areas.

## Guidance for managing hazards

The Canterbury Regional Policy Statement 2013 contains policy direction on natural hazards. It focuses on the availability of information and guidance, and on defining and delineating areas susceptible to natural hazards. In December 2012 Environment Canterbury released an updated liquefaction susceptibility map of metropolitan greater Christchurch, in conjunction with GNS Science and other partners.

The Ministry of Business, Innovation and Employment (MBIE) has developed guidelines for the geotechnical investigation and assessment of subdivisions in the Canterbury region (December 2012) to direct geotechnical investigations for new subdivisions and suggest solutions based on likely land performance. Through the Canterbury Geotechnical Database (currently administered by CERA), geotechnical engineers, consent officers and other suitably qualified professionals can share geotechnical and related technical building data to make the rebuild process more efficient.

The Canterbury Regional Coastal Environment Plan prioritises action on coastal erosion and sea-water inundation events, and identifies the need for investigations where the state of the shoreline and hazards in a district have changed significantly.

As part of the Natural Environment Recovery Programme, Environment Canterbury is reassessing the risks and susceptibilities of natural hazards, and investigating and monitoring how earthquakes have changed coastal and estuary processes and physical parameters (building in sea level rise and climate variability). Environment Canterbury will report and map the results to inform land use planning and development.

4. RMA plans and regulatory processes enable rebuilding and development to go ahead without unnecessary impediments.
5. A supportive and certain regulatory environment provides investor confidence to obtain the best outcomes from resources used in the recovery.

### Communities and housing

6. The range, quality and price of new housing meets the diverse and changing needs of those seeking to buy or rent, including the needs of a growing temporary rebuild workforce.
7. Opportunities are available for the market to deliver comprehensive redevelopment in suitable existing neighbourhoods.
8. Investment in community facilities and services supports vibrant key activity centres and neighbourhood centres.

### Business

9. Businesses in damaged areas are able to rebuild cost-effectively and to improve their use of land, buildings, plant and machinery.
10. Key activity centres and neighbourhood centres provide for commercial activity needs and support rejuvenation of damaged areas.
11. Sufficient industrial business land is available to accommodate relocations and industrial sector growth.

### Transport

12. Congestion arising from road works and from changes in travel due to development, including business and household relocations, is minimised.
13. An attractive and financially viable public transport network supports significantly increased use.
14. More people walk and cycle in and between centres of activity and for local trips.
15. An efficient freight network provides for the needs of freight transport, particularly in relation to access to the port and the airport.

These outcomes form the basis against which the Land Use Recovery Plan will be monitored (see section 5).

## 3.3 Land Use Recovery Plan outcomes

### Ngā hua o te Mahere Whakahaumanu Tāone

In response to the issues described in this section, this Recovery Plan establishes actions to meet the following outcomes.

#### Direction and coordination

1. A clear planning framework directs where and how new development should occur so that it integrates efficiently and effectively with infrastructure programmes and avoids key hazards and constraints.
2. Servicing of land for housing and business and its release to the market keep pace with anticipated demand.
3. Land use recovery integrates with and supports wider recovery activity, particularly within the central city.

## 4.0 A PLAN TO LEAD RECOVERY

### MĀ TĒNEI MAHERE TE MAHI WHAKAHAUMANU E ĀRAHI AI

The Land Use Recovery Plan provides a framework to:

- rebuild existing communities
- develop new communities
- meet the land use needs of commercial and industrial businesses
- rebuild and develop the infrastructure needed to support these activities
- take account of natural hazards and environmental constraints that may affect rebuilding and recovery.

The framework comprises 50 interconnected actions that will be undertaken to achieve the Recovery Plan outcomes. Some actions are statutory directions, which use CER Act powers to direct changes to RMA documents and other statutory instruments. Other actions are initiatives that strategic partners have agreed to undertake to support these changes and help achieve the desired outcomes.

### 4.1 Rebuilding communities

*Ko te mahi whakatika rānei,  
whakahou rānei i ngā hapori*

Communities in the eastern and hill suburbs of Christchurch city, in Kaiapoi and near waterways were particularly affected by the earthquakes. Repair and rebuild programmes for damaged housing and infrastructure are well underway, but will take a number of years to complete. To achieve recovery of neighbourhoods and the centres that support them, action is needed to provide housing choice and to revitalise centres.

#### 4.1.1 Provide housing choice

##### Infill and intensification

Since the earthquakes, a significant proportion of new housing has been new stand-alone homes, especially in greenfield subdivisions. Much of this is larger family housing.

A better supply of smaller, more affordable homes is needed to offer greater housing choice and meet changing housing needs. The Land Use Recovery Plan encourages more intensive housing types, such as terrace and town house developments, within existing urban areas. As well as providing smaller and more affordable housing options, this will:

- allow people to live close to existing communities and facilities

- support the recovery of suburban centres and Christchurch central city
- make best use of existing infrastructure networks.

The Land Use Recovery Plan puts in place a package of measures to promote infill and intensification as a way of achieving these results and complementing residential development in the central city.

Medium density development is already encouraged in Christchurch's inner suburbs through the district plan. A review Christchurch City Council's district plans will identify other appropriate areas and enable intensification in these areas.

Territorial authorities will review development contributions and other financial tools and regulatory incentives to ensure they actively encourage medium density development in existing urban areas, particularly to support redevelopment of the central city. Collaboration by councils with developers, finance providers and insurers will help create attractive market packages for investment in medium density development.

The proportion of new households meeting their needs through infill and intensified developments in urban areas has dropped from 37% before the earthquakes to a projected 13% in 2013. Attracting people to live within and around the central city in high quality housing will be critical to supporting the recovery of the central city. The Land Use Recovery Plan sets targets (in table 2) for the number of new households to be provided through infill and intensification across metropolitan greater Christchurch between now and 2028. Increased targets over time recognise that, as the package of measures to support intensification takes effect and changing demographics increase the demand for such housing, developer confidence will increase. Most new housing in existing urban areas will be built in Christchurch city (including some in the central city), but intensification in other appropriate urban areas across metropolitan greater Christchurch is also supported.

Currently, within the main existing residential zones of Christchurch city (Living 1, Living 2, Living 3), about 161 hectares of bare land could potentially provide for over 3,000 new houses if all opportunities within the existing zoning rules were taken up.

Equally, the current residential areas zoned Living 1, Living 2 and Living 3 have approximately 30,000 fewer houses

than the theoretical maximum allowed. However, feasible opportunities are largely restricted to earthquake-damaged areas where demolition has been necessary. The Land Use Recovery Plan makes immediate changes to the City Plan to open up more opportunities.

A new mechanism in the Christchurch City Plan provides for enhanced development of sites over 1,500m<sup>2</sup>, making efficient use of available space through innovative design to suit the site and neighbourhood. To qualify, sites need to be close to business centres, open space and public transport. Developments must also be well designed and ensure that any effects are confined to the site. This mechanism is available in the Living 2 and Living 3 zones, and in Cultural 3 (school) zones where the educational use of the site has ceased and the underlying zone is Living 2 or Living 3.

To make use of opportunities provided by existing vacant sites and sites made vacant as a result of the earthquakes that are below the minimum size for an enhanced development, the City Plan has been amended to permit two residential units to be built on any vacant site in the Living 1 or Living 2 zones, provided that they meet the underlying bulk, location and amenity standards of the zone.

These amendments do not affect the central city area (land within the five avenues – Bealey, Fitzgerald, Moorhouse, Deans and Harper Avenues), where residential rebuilding will be addressed through the Christchurch Central Recovery Plan.

## Affordable housing

The quality, attractiveness and affordability of medium density developments directly influence the market demand for these housing types. Councils will work collaboratively with interested developers and other agencies to undertake exemplar developments demonstrating that good quality medium density housing can be built cost-effectively and that, at the right price, there is a significant demand for it. These will be models for future housing developments, providing affordable, attractive and energy-efficient medium density housing suited to the location. Associated measures to promote intensification, such as improving public spaces and amenities, are also encouraged.

Opportunities for exemplar developments, including in earthquake-damaged neighbourhoods, have been identified

Table 2: Targets for intensification – households to be provided within existing urban areas as a percentage of total household growth across metropolitan greater Christchurch, averaged over each period

Time period	Projected housing demand for each time period	% target of new households provided in existing urban areas for each time period	Total households provided in existing urban areas for each time period
2013–2016	19,100	35%	6,685 households
2016–2021	12,050	45%	5,422 households
2021–2028	15,700	55%	8,635 households
<b>Total new households in existing urban areas by 2028 = 20,742 households</b>			

Source: Statistics NZ projections for gross housing demand in metropolitan greater Christchurch and other data

by Housing New Zealand Corporation and Christchurch City Council as part of their social housing rebuild programmes. Other opportunities identified at Riccarton Racecourse and Halswell will also be developed, tested and, if warranted, showcased as exemplar developments. These initiatives will include a mix of social housing and other tenures and provide models for comprehensive renewal across the whole social housing stock.

### Community and social housing

Christchurch city contains areas of residential development where a significant proportion of the housing is owned by social and community housing providers. These organisations provide a vital service by supplying housing for some of the most vulnerable communities in greater Christchurch.

Many of these houses were damaged in the earthquakes and require rebuilding. As well as this, the pre-earthquake housing stock was increasingly unsuited to the needs of the relevant communities. There is now a significant opportunity to improve the overall amenity of these areas by repairing and rebuilding social and community housing, and to provide more effectively for the needs of vulnerable people in greater Christchurch by delivering modern, well-designed, efficient and comfortable homes.

A community housing redevelopment mechanism establishes planning provisions for these areas to enable redevelopment and regeneration of existing community and social housing. This mechanism applies to specific areas of Christchurch that contain clusters of social or community housing. Redevelopment will be required to comply with site size and urban design criteria to maintain amenity and ensure integration with the surrounding neighbourhood.

The community housing redevelopment mechanism will assist housing recovery by redevelopment of social and affordable housing in the short to medium term; the mechanism will expire in December 2018.

Further opportunities for affordable housing and expansion of the rental housing supply are provided by the wider infill and intensification package.

Other initiatives to increase the supply of affordable housing are being considered in the Housing Recovery Programme. The Ministry of Business, Innovation and Employment's Social Housing Unit, working with CERA, Te Rūnanga o Ngāi Tahu, social housing providers and other agencies, will also help direct some \$31 million signalled for metropolitan greater Christchurch over the next three years to deliver new social housing to support recovery. Government, councils and the private sector will investigate ways of managing housing costs, such as use of government procurement and influence to achieve economies of scale, home ownership models and housing assistance schemes for affordable housing.

## Affordable housing

There is currently no nationally agreed definition of affordable housing but central government is developing a definition that will be finalised in 2014. A common definition is that housing is affordable when a household spends no more than 30% of its gross income on housing costs, whether for rent or mortgage. Other approaches include restricting the definition to those on the lowest incomes, adjusting the income for household composition, or including consideration of housing-related energy and transport costs. Affordable housing can be used to mean lower-priced market housing or subsidised housing.

## Social housing

Social housing is low-cost rental housing that is targeted to households that face multiple barriers to accessing housing. Social housing is provided by central government, local government or community housing providers. Not-for-profit housing programmes help low- and modest-income households and other disadvantaged groups to access appropriate, secure and affordable housing.

## Immediate accommodation needs

Temporary accommodation is needed for rebuild workers and for householders whose homes are being repaired or rebuilt. This demand competes with demand for permanent rental housing. The likely scale of the temporary accommodation demand is difficult to forecast, but it is expected to increase sharply from early 2014, with peak demand occurring by 2016.

Although some demand is being met through construction of new homes, a significant portion is being met by households sharing homes or taking in boarders, housing made available by residents who have left Christchurch permanently, and purpose-built worker accommodation and other commercial accommodation. District plans have already been amended, by directions made under CER Act powers, to enable further development of temporary accommodation.

A shortfall of accommodation while rebuilding proceeds will place increasing pressure on the existing rental stock. To alleviate this, the Land Use Recovery Plan makes further immediate amendments to the City Plan to complement the measures already taken. These will enable owners of existing dwellings to provide rental accommodation by converting individual dwellings into two units (in the Living 1, Living 2 and Living H zones) or by using an existing family flat as an independent residential unit. Restrictions on the use and ownership of existing elderly persons' housing developments have also been eased.

## Brownfield redevelopment

As well as supporting intensification within existing residential areas, councils will review opportunities for promoting mixed-use development and redevelopment of brownfield sites, such as former business sites, in established neighbourhood, suburban or key activity centres and other suitable locations.

Redevelopment of appropriate brownfield sites for residential, mixed-use or business development will provide the opportunity to foster an integrated community and provide for development of underused or undeveloped land. Brownfield site redevelopment will be subject to

district plan controls to avoid amenity conflicts with surrounding land uses and to address site problems such as contaminated land. Some brownfield sites in residential zones are likely to qualify for the new enhanced development mechanism included in the City Plan.

## Actions to enable recovery

Actions that are statutory directions under the CER Act are shaded in blue; other agreed actions are shaded in yellow.

### Provide for housing needs in existing urban areas

#### **Action 1: Immediate amendments to Christchurch City Plan**

Christchurch City Council is directed, pursuant to section 24(1)(a) and (b) of the CER Act, to include and remove objectives, policies and methods in the Christchurch City Plan in accordance with appendix 2 (Amendment 1).

To be completed within a fortnight of Gazettal of this Recovery Plan

**Outcomes:** 1, 2, 3, 4, 5, 6, 7, 11

#### **Action 2: Christchurch City Council district plan review**

Christchurch City Council to enable in the next review of its district plans to provide for the following measures:

To be completed by April 2016

##### **Housing choice**

- i. a range of housing types and locations recognising the changing population and loss of housing options as a result of the Canterbury earthquakes

##### **Intensification**

- ii. a choice of housing through a range of residential density and development provisions to facilitate intensified development
- iii. comprehensive residential and mixed use developments, including on brownfield sites

##### **Supporting rebuilding activities**

- iv. reduced consenting and notification requirements
- v. address the efficiency and effectiveness of urban design provisions.

**Outcomes:** 1, 2, 3, 4, 5, 6, 7, 8, 11, 14

#### **Action 3: Immediate amendments to Waimakariri District Plan**

Waimakariri District Council is directed, pursuant to section 24(1)(a) and (b) of the CER Act, to amend its district plan as set out in appendix 3 (Amendments 3, 4 and 5).

To be completed within a fortnight of Gazettal of this Recovery Plan

**Outcomes:** 1, 2, 3, 4, 5, 6, 7, 11, 14

**Action 4: Waimakariri District Plan**

Waimakariri District Council is directed, pursuant to section 24(1)(c) of the CER Act, to change or vary the objectives, policies and methods of its district plan to the extent necessary to identify appropriate sites, including brownfield sites, within the existing urban area for intensified residential and mixed-use development and enable comprehensive development of these sites.

Details of any changes and variations to be provided to the Minister for Canterbury Earthquake Recovery within 6 months of Gazettal of this Recovery Plan for the Minister to determine any public process required to give effect to those amendments

**Outcomes:** 1, 2, 3, 4, 5, 6, 7, 11, 14

**Action 5: Selwyn District Plan**

Selwyn District Council is directed, pursuant to section 24(1)(a) and (b) of the CER Act, to amend its district plan as set out in appendix 4 (Amendment 2).

To be completed within a fortnight of Gazettal of this Recovery Plan

**Outcomes:** 1, 2, 3, 4, 5, 6, 7, 11, 14

**Action 6: Selwyn District Plan**

Selwyn District Council is directed, pursuant to section 24(1)(c) of the CER Act, to change or vary the objectives, policies and methods of its district plan to the extent necessary to identify appropriate sites, including brownfield sites, within the existing urban area for intensified residential and mixed-use development and enable comprehensive development of these sites.

Details of any changes and variations to be provided to the Minister for Canterbury Earthquake Recovery within 6 months of Gazettal of this Recovery Plan for the Minister to determine any public process required to give effect to those amendments

**Outcomes:** 1, 2, 3, 4, 5, 6, 7, 11, 14

**Action 7: Promoting intensification and city living**

To support Actions 1 and 2, Christchurch City Council is to develop a package of instruments to promote intensification and city living, including affordable and temporary housing. This may include financial tools, regulatory incentives, development contribution policies and other initiatives.

To be completed within 6 months of Gazettal of this Recovery Plan

**Agencies (lead agency in bold):**  
**CCC**, CERA, MBIE

**Outcomes:** 1, 2, 3, 5, 6, 7, 11

## Promote affordable housing

### Action 8: Exemplar projects

Christchurch City Council to enable a range of exemplar medium density housing projects, including design and testing of projects at:

- Bryndwr and Shirley by Housing New Zealand Corporation
- two locations (to be confirmed) by Christchurch City Council
- Riccarton Racecourse by Christchurch Racecourse Reserve Trustees
- Halswell, being a first stage of greenfield priority area by Spreydon Lodge Ltd.

A process is to be established for each project that reflects the current stage of the proposal's development. This is to involve, as appropriate, initial invitation, development of the design brief, development and assessment of proposals, independent review, RMA authorisation and showcasing of the exemplar to the wider market.

Each project must meet requirements for affordable housing, mixed tenure, innovative and high-quality design incorporating universal design principles, and energy efficiency appropriate to each site.

If necessary, the Council shall request the Minister for Canterbury Earthquake Recovery to use interventions under the CER Act to authorise approved exemplars as permitted activities.

Bryndwr and Shirley: Decision on whether the proposal is approved as an 'exemplar' within 3 months of Gazettal of this Recovery Plan

CCC locations: Decision on whether the proposal is approved as an 'exemplar' within 6 months of Gazettal of this Recovery Plan

Riccarton Racecourse and Halswell: Decision on whether the proposal is approved as an 'exemplar' within 9 months of Gazettal of this Recovery Plan

**Agencies (lead agency in bold):**  
**CCC**, HNZC, Ngāi Tahu, CERA, MBIE, NZTA, private and third sectors

**Outcomes:** 1, 2, 3, 4, 5, 6, 7, 11

### Action 9: Community Housing Redevelopment Areas

Christchurch City Council to work with lead developers on non-statutory master plans for the Community Housing Redevelopment Areas where appropriate.

To be completed within 12 months of Gazettal of this Recovery Plan

**Agencies (lead agency in bold):**  
**CCC**, HNZC, private and third sectors

**Outcomes:** 3, 4, 5, 6, 7

### Action 10: Investigation of housing models

Central government and district councils to investigate mechanisms to encourage the provision and retention of affordable housing in proposed new residential developments.

To be ongoing

**Agencies (lead agency in bold):**  
**MBIE**, territorial authorities, CERA, Christchurch Housing Development Forum

**Outcomes:** 3, 4, 5, 6, 7

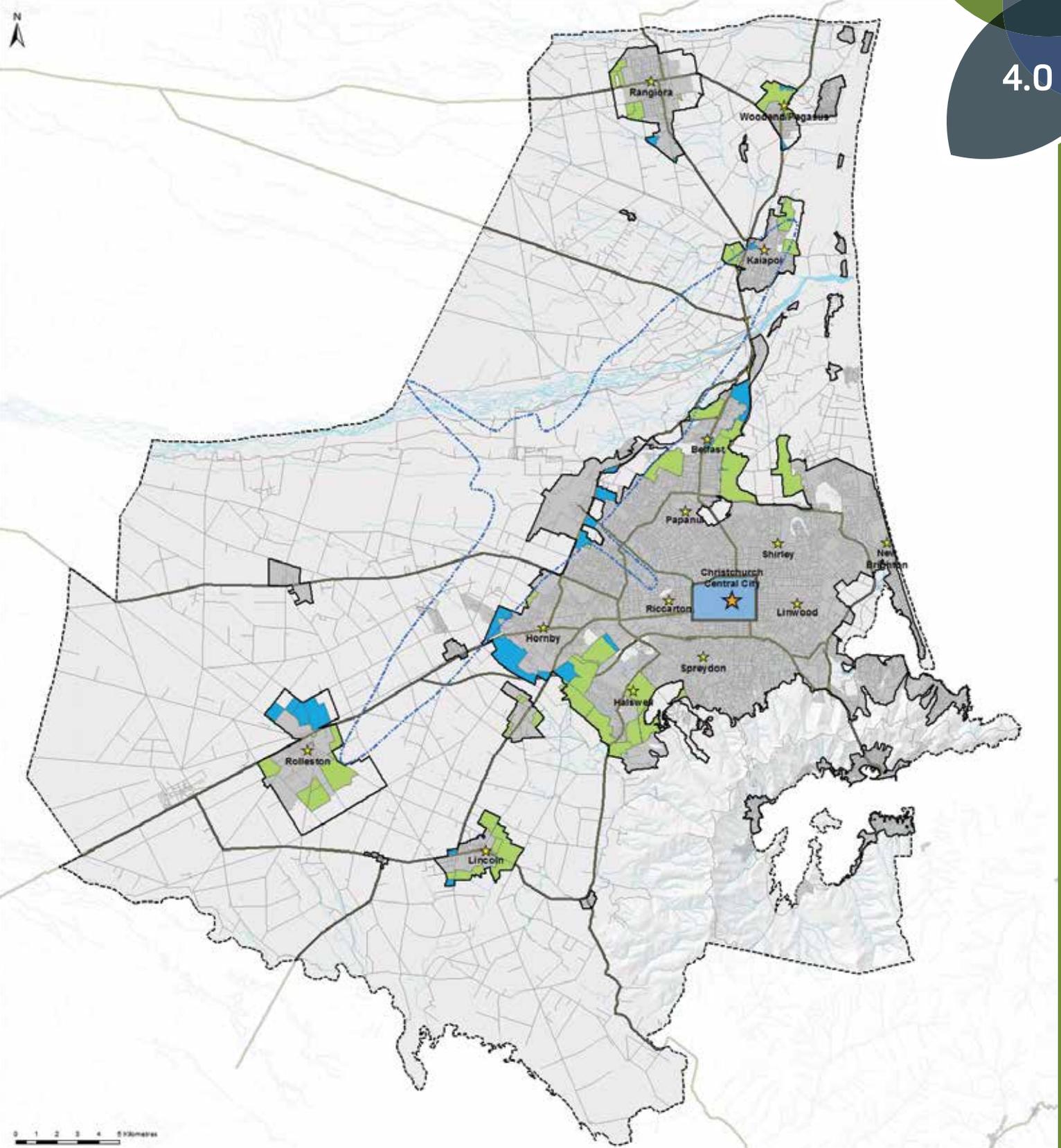


Figure 4: Map A Greenfield Priority Areas

### 4.1.2 Revitalise centres

Vibrant and well-functioning town, suburban and neighbourhood centres support communities by providing services and amenities such as:

- public places and spaces to meet and for organised events
- local shopping
- cafes, bars and restaurants
- health, education, recreation and cultural facilities
- council service centres
- professional offices
- public transport interchanges.

Earthquake damage and resulting shifts in commercial and service activities have affected the way some existing centres function. The Land Use Recovery Plan provides a framework for recovery of key activity centres and neighbourhood centres to assist in decisions about the location of commercial activity, public transport hubs and community facilities and to promote reinvestment in priority areas.

The Recovery Plan identifies key activity centres in the inner and outer suburbs of Christchurch and in the main satellite towns of metropolitan greater Christchurch (figure 4). These centres act as a focus for commercial and service activities supporting communities and are served by strategic transport networks. Their location and the facilities

they provide influence decisions about where housing intensification should occur. The key activity centres identified differ from one another in overall size and form and also in the scale and balance of the activities they offer, as they reflect the needs of particular communities. They are to be developed in a way that complements recovery of the central city and recognises that the Christchurch central city remains the prime urban centre in the region.

The Recovery Plan recognises that neighbourhood centres are also important to the local communities they serve. They may provide local shops, or be built around employment and learning bases such as the hospital and the university campuses. Maintaining local centres can support a 'neighbourhood village' concept, offering local identity and a sense of belonging, supporting the Ngāi Tahu values of whakawhanaungatanga (the active nurturing of relationships) and manaakitanga, and providing for basic shopping, business and recreational needs. Intensification and good-quality development will add vitality to neighbourhood centres.

The Recovery Plan requires territorial authorities (Christchurch City Council and Waimakariri and Selwyn District Councils) to identify and implement programmes to enhance public facilities and amenities in both key activity centres and neighbourhood centres. Further actions, in section 4.3, also provide for business needs in these centres.

## Actions to enable recovery

Actions that are statutory directions under the CER Act are shaded in blue; other agreed actions are shaded in yellow.

### Enhance centres and provide for community facilities

#### Action 11: Christchurch City Council district plan review

<p>Christchurch City Council to enable in the next review of its district plans to enable the following measures:</p> <ol style="list-style-type: none"> <li>community facilities within key activity centres and neighbourhood centres</li> <li>improved access to buildings, structures and public places and spaces through opportunities during rebuilding</li> <li>clarity and certainty about urban design requirements.</li> </ol>	<p>To be completed by April 2016</p>
<p><b>Outcomes:</b> 1, 3, 4, 5, 8, 11, 14</p>	

#### Action 12: Waimakariri District Plan

<p>Waimakariri District Council is directed, pursuant to section 24(1)(c) of the CER Act, to change or vary the objectives, policies and methods of its district plan to the extent necessary to enable a range of community facilities within key activity centres.</p>	<p>Details of any changes and variations to be provided to the Minister for Canterbury Earthquake Recovery within 9 months of Gazettal of this Recovery Plan for the Minister to determine any public process required to give effect to those amendments</p>
<p><b>Outcomes:</b> 1, 3, 4, 5, 8, 11, 14</p>	

### Action 13: Selwyn District Plan

Selwyn District Council is directed, pursuant to section 24(1)(c) of the CER Act, to change or vary the objectives, policies and methods of its district plan to the extent necessary to enable a range of community facilities within key activity centres.

Details of any changes and variations to be provided to the Minister for Canterbury Earthquake Recovery within 9 months of Gazettal of this Recovery Plan for the Minister to determine any public process required to give effect to those amendments

**Outcomes:** 1, 3, 4, 5, 8, 11, 14

### Action 14: Enhancement programmes

Territorial authorities to identify and implement programmes through the relevant LGA instruments for public facilities, services and amenity improvements at Key Activity Centres and neighbourhood centres.

To be completed within 12 months of Gazettal of this Recovery Plan

**Agencies:**  
**Territorial authorities**

**Outcomes:** 1, 3, 8, 10, 11, 14

## 4.2 Building new communities

### Ko te hanganga o ngā hapori hou

Intensification will not provide for all housing demand. Many households choose to live on the edges of urban areas, in greenfield developments. The Land Use Recovery Plan provides measures to enable this within a framework of regional planning policy that ensures development is sustainable.

Greenfield housing requires appropriate planning, design and financial investment to deliver and maintain the necessary infrastructure, particularly wastewater and roading, and other services such as public transport and community facilities. Certainty about the location and timing of future greenfield development and coordination of infrastructure and land use will ensure:

- investors can commit their funds confidently
- central and local government can use public resources efficiently
- costs for the wider community are minimised.

#### 4.2.1 Identify priority areas for greenfield housing development

The Land Use Recovery Plan identifies greenfield priority areas for new residential subdivisions (figure 4) to meet anticipated demand through to 2028. These areas link to existing communities and support efficient expansion of infrastructure networks and services. The need to avoid natural hazards and environmental constraints has also been considered in selecting the areas. Limits on the location and area of land made available for greenfield

housing development will ensure that recovery resources are managed effectively and efficiently and the vitality of the central city and existing suburban areas and centres is supported.

Some areas at Kaiapoi, Prestons and Halswell have already been zoned for new housing through CER Act powers. Councils will amend district plans to rezone further greenfield priority areas for housing as necessary to meet demand and in alignment with the provision of essential infrastructure (See figure 4, Map A Greenfield Priority Areas). The Recovery Plan provides immediately (in appendices 2–4) for:

- amendments to district plan provisions and maps to show where rebuilding and development are provided for up to 2028, including the identification of greenfield priority areas
- rezoning of land in Prebbleton, Rangiora, Highfield and the upper Styx area of north-west Christchurch. Infrastructure, geotechnical and planning assessments have been undertaken and the layout of these areas is confirmed in outline development plans
- amendments to the Selwyn District Plan to better align provisions with chapter 6 of the Regional Policy Statement and resolve issues for development of greenfield priority areas at Rolleston and Lincoln.

The Recovery Plan provides a regional policy framework supporting some rural residential development during the recovery period to allow a range of choices of housing types for those needing to relocate. However, provision is limited to avoid inefficient use of land and infrastructure, protect future urban expansion options and manage

potential conflict with rural character and rural activities. The supply and uptake of rural residential activity will be monitored.

#### 4.2.2 Ensure quality of greenfield housing subdivisions

Clear planning and design requirements for greenfield development will ensure high-quality outcomes for the new communities and for metropolitan greater Christchurch.

Development of greenfield priority areas must:

- provide for a range of housing types and section sizes to offer diversity and cater to a wide range of household sizes, incomes and life stages
- link effectively to wider transport and other infrastructure networks
- provide good connectivity for a range of transport modes
- provide local retail and community spaces suited to the scale of the subdivision
- integrate environmental considerations and cultural values, including kaitiakitanga
- establish subdivision layouts that take into account any residual risks from natural hazards
- be staged to align with infrastructure provision and housing demand.

Outline development plans are required for greenfield priority areas to ensure developments are integrated with infrastructure and with existing urban areas, and to ensure that all constraints associated with the development of an area are addressed.

#### 4.2.3 New housing on Māori reserves *He whare tū ngā kāinga, he tūrangawaewae ka mau tonu*

Enabling Ngāi Tahu whānau impacted by the earthquakes to build new homes on Māori reserves in metropolitan greater Christchurch addresses a specific recovery need. It also helps realise the original intent of the Māori reserves to protect and provide for enduring tūrangawaewae.

Chapter 5 of the Canterbury Regional Policy Statement already provides for tangata whenua with mana whenua to undertake papakāinga, marae and ancillary activities on ancestral land. In addition, it requires city and district councils to set out objectives and policies in their district plans to implement this policy.

The Land Use Recovery Plan requires Christchurch city and Waimakariri District Councils to give effect to this policy within the metropolitan greater Christchurch area to enable appropriate subdivision and use of whānau land and provide affordable housing options for Ngāi Tahu whānau. These actions will assist social, cultural and economic recovery and will enable the expression of mana whenua and tino rangatiratanga.

## Actions to enable recovery

Actions that are statutory directions under the CER Act are shaded in blue; other agreed actions are shaded in yellow.

### Zone greenfield priority areas

#### Action 15: Immediate amendments to Christchurch City Plan

Christchurch City Council is directed, pursuant to section 24(1)(a) and (b) of the CER Act, to amend its city plan to include the zoning and outline development plan provisions set out in appendix 2 (Amendment 5) for the following greenfield priority areas:

- Future Urban Development Area and ODP – Upper Styx (Amendment 2 and 3)
- Living G - Highfield (Amendment 2, 3, 4)

To be completed within a fortnight of Gazettal of this Recovery Plan

**Outcomes:** 1, 3, 4, 5, 6

#### Action 16: Immediate amendments to the Waimakariri District Plan

Waimakariri District Council is directed, pursuant to section 24(1)(a) and (b) of the CER Act, to amend its district plan to include the zoning provisions set out in appendix 3 for the greenfield priority areas in Rangiora.

- Residential 2 - West Rangiora (Amendment 1)
- Residential 2 - Oxford Road, Rangiora (Amendment 1)

To be completed within a fortnight of Gazettal of this Recovery Plan

**Outcomes:** 1, 3, 4, 5, 6

**Action 17: Immediate amendments to the Selwyn District Plan**

Selwyn District Council is directed, pursuant to section 24(1)(a) and (b) of the CER Act, to amend its district plan to include the zoning and outline development plan provisions set out in appendix 4 (Amendment 1 and 4) for the following greenfield priority areas:

- i. Living Z and Living 1A – Prebbleton
- ii. Living Z – Rolleston
- iii. Living Z – Lincoln.

To be completed within a fortnight of Gazettal of this Recovery Plan

**Outcomes:** 1, 3, 4, 5, 6

**Action 18: Selwyn District Plan**

Selwyn District Council is directed, pursuant to section 24(1)(c) of the CER Act, to amend its district plan to the extent necessary to include zoning and outline development plans in accordance with chapter 6 of the Regional Policy Statement for the following greenfield priority areas shown on map A, appendix 1:

- i. ODP Area 4 – Rolleston
- ii. ODP Area 9 – Helpet Park
- iii. ODP Area 10 – East Maddisons/Goulds Road
- iv. ODP Area 11 – Branthwaite Drive
- v. ODP Area 12 – Dunns Crossing Road (existing Living zone)
- vi. ODP Area 13 – Springston Rolleston/Dynes Road (existing Living zone)
- vii. ODP Area 3 – Prebbleton
- viii. Implementation of SDC rural residential development strategy.

Details of any changes and variations to be provided to the Minister for Canterbury Earthquake Recovery within 6 months of Gazettal of this Recovery Plan for the Minister to determine any public process required to give effect to those amendments

**Outcomes:** 1, 3, 4, 5, 6

**Action 19: Christchurch City Council district plan review**

Christchurch City Council to enable in the next review of its district plans, to provide for development of the greenfield priority areas shown on map A, appendix 2 that are not already zoned for development in accordance with Chapter 6 of the Regional Policy Statement.

To be completed by April 2016

**Outcomes:** 1, 3, 4, 5, 6

**Provide for development of Māori reserves****Action 20: Immediate amendments to Waimakariri District Plan**

Waimakariri District Council is directed, pursuant to section 24(1)(a) of the CER Act, to amend its district plan to include objectives and policies for Māori Reserve 873 (Tuahiwi) as set out in appendix 3 (Amendment 2).

To be completed within a fortnight of Gazettal of this Recovery Plan

**Outcomes:** 1, 3, 4, 6

**Action 21: Waimakariri District Plan**

Waimakariri District Council is directed, pursuant to section 24(1)(c) of the CER Act, to amend its district plan to the extent necessary to:

- i. provide methods to give effect to objectives and policies for Māori Reserve 873 (Tuahiwi) as set out in appendix 2
- ii. change or vary objectives, policies and methods to recognise and provide for the relationship of Ngāi Tahu whānui with other Māori reserves in the area covered by this Recovery Plan, to enable that land to be used for housing where appropriate and in accordance with its intended purpose.

Details of any changes and variations to be provided to the Minister for Canterbury Earthquake Recovery within 12 months of Gazettal of this Recovery Plan for the Minister to determine any public process required to give effect to those amendments

**Outcomes:** 1, 3, 4, 6

## Action 22: Christchurch City Council district plan review

Christchurch City Council to enable in the next review of its district plans, to provide for the relationship of Ngāi Tahu whānui with Māori reserves by enabling that land to be used for its intended purpose, including housing on Māori Reserve 875 (Rāpaki).\*

\* Subject to final decisions to address life risk from rock roll.

To be completed by April 2016

**Outcomes:** 1, 3, 4, 6

## Action 23: Provision of infrastructure to support development

Councils to coordinate the funding, sequencing and provision of infrastructure to support Actions 19, 20, 21 and 22.

To be ongoing

**Agencies (lead agency in bold):**  
**Territorial authorities,**  
Ngāi Tahu, ECan

**Outcomes:** 1, 2, 3, 6

## 4.3 Providing for business

### Kia whai wāhi ai ngā umanga

The Land Use Recovery Plan works together with the Christchurch Central Recovery Plan to revitalise metropolitan greater Christchurch as the heart of a prosperous region. Together they will make metropolitan greater Christchurch an attractive place for business by providing a business-friendly regulatory environment within a supportive regional policy framework.

#### 4.3.1 Provide for commercial needs

Commercial floorspace (both office and retail) outside Christchurch central city must be made available in a way that complements the new compact city core. The Land Use Recovery Plan provides for commercial development in existing key activity centres and neighbourhood centres to:

- support an efficient transport network
- meet community needs for revitalised centres
- protect industrial areas and the infrastructure invested in them from being undermined by higher-value land uses
- avoid conflicts over noise, odour or other environmental issues.

Some businesses are still uncertain about rebuild plans, making it difficult to forecast demand for commercial floorspace across metropolitan greater Christchurch. Councils will need to work collaboratively with the business sector to respond to market needs and provide adequate commercial floorspace within existing centres.

Councils, with their communities, have developed town centre strategies and masterplans for suburban centres and areas that experienced the most damage. The Land Use Recovery Plan requires councils to implement town centre strategies and masterplans to rejuvenate centres and to integrate public investment into these areas as part of their annual plans and other local government funding processes.

The Recovery Plan requires councils to define the extent of each key activity centre and ensure district plans enable recovery of commercial businesses within key activity centres and neighbourhood centres, including redevelopment of damaged centres. This work will build on the planning frameworks already established in suburban centre masterplans and town centre strategies. Councils will also use a case management approach to support implementation of these plans and strategies. If barriers to implementation persist, use of intervention powers under the CER Act may be considered.

District plans currently allow for suitable earthquake-affected business activities to locate temporarily in residential zones. This planning flexibility expires in April 2016. As part of district plan reviews, councils will consider whether these provisions need to be extended for a further period.

Wider economic development programmes support clustering opportunities and provision of affordable space for smaller and start-up enterprises, especially those that could benefit from clustering. District plan reviews can consider the need to amend planning provisions to further enable such activities to take place in appropriate areas.

#### 4.3.2 Provide for industrial needs

The Recovery Plan identifies greenfield priority areas for business (figure 4). To ensure there is sufficient and suitable industrial land for the recovery through to 2028, this land has been identified primarily for industrial use.

The greenfield priority areas for business encompass over 900 hectares of land, including 343 hectares already zoned for this purpose. The areas are distributed across metropolitan greater Christchurch. Combined with other vacant industrial land in existing zones, the greenfield priority areas will be sufficient to meet future demand, as well as allowing for choice of location and market competition. The land will provide for:

- ongoing industrial business relocations

- anticipated industrial growth, including the growth of sectors involved in recovery
- a range of industrial activities in a variety of geographic areas.

The Recovery Plan recognises that some types of commercial businesses – for example, yard based retailing – may also be appropriate in these areas.

The Recovery Plan makes specific provision for the Lincoln Innovation Hub, an agricultural research and education facility to be sited at Lincoln, by identifying a greenfield priority area for business at this site. The Lincoln Innovation Hub is a collaboration between tertiary and Crown research institutes in the region on innovation opportunities that have emerged from and respond to the impacts of the earthquakes on the agricultural sector.

Earthquake-affected industries that do not want to or cannot easily relocate, such as high infrastructure users in Woolston and Bromley, need to be supported to

remain and, where necessary, rebuild in existing industrial areas. This will help to maintain existing employment centres and avoid additional pressure on infrastructure capacity at new sites. The Land Use Recovery Plan promotes collaboration between businesses and with central and local government to pursue rebuild solutions. Councils and the Canterbury Development Corporation will assign dedicated case managers to support rebuilding.

Technical engineering advice and guidelines for industrial buildings being developed (led by the Ministry of Business, Innovation and Employment) will assist businesses in producing cost-effective and resilient rebuild designs appropriate to their operations. Comprehensive redevelopment involving multiple businesses has potential to provide flexibility and efficiencies for industries faced with the task of remediating damaged land while continuing business operations. Such development will require strong commitment from multiple owners and tenants.

## Actions to enable recovery

Actions that are statutory directions under the CER Act are shaded in blue; other agreed actions are shaded in yellow.

### District plan reviews to provide for business

#### **Action 24: Christchurch City Council district plan review**

<p>Christchurch City Council to enable in the next review of its district plans the following measures:</p> <p><b>Rebuilding of existing business areas</b></p> <ol style="list-style-type: none"> <li>existing industrial activities in business zones</li> <li>comprehensive developments in existing urban business areas, including brownfield sites</li> <li>clarity and certainty about urban design requirements in key activity centres and other business zones</li> </ol> <p><b>Revitalising centres</b></p> <ol style="list-style-type: none"> <li>zoning that defines the extent of each key activity centre</li> <li>planning provisions for key activity centres and neighbourhood centres that have undergone a suburban centre masterplan process</li> <li>mixed-use development within key activity centres</li> </ol> <p><b>Greenfield priority areas for business</b></p> <ol style="list-style-type: none"> <li>outline development plans to establish the broad land use pattern within the Hornby and Belfast greenfield priority areas for business shown on map A, appendix 1, including consideration of wider connectivity to surrounding areas and networks</li> <li>an integrated approach to greenfield priority areas for business that are located near Christchurch Airport</li> <li>zoning provisions for other greenfield priority areas for business shown on map A, appendix 1</li> <li>thresholds for commercial activities in greenfield priority areas for business where these are considered necessary to avoid reverse sensitivity effects or effects on the viability of key activity centres.</li> </ol>	<p>To be completed by April 2016</p>
<p><b>Outcomes:</b> 1, 3, 4, 5, 7, 8, 11, 12, 13, 14, 15</p>	

### **Action 25: Waimakariri District Plan**

Waimakariri District Council is directed, pursuant to section 24(1)(c) of the CER Act, to change or vary the objectives, policies and methods of its district plan to the extent necessary to provide for:

#### **Rebuilding of existing business areas**

- i. comprehensive developments in existing urban business areas, including brownfield sites
- ii. management of the effects of rebuilding activities

#### **Greenfield priority areas for business**

- iii. zoning provisions for greenfield priority areas for business at Southbrook shown on map A, appendix 1
- iv. thresholds for commercial activities in greenfield priority areas where these are considered necessary to avoid reverse sensitivity effects or effects on viability of key activity centres.

Details of any changes and variations to be provided to the Minister for Canterbury Earthquake Recovery within 3 months of Gazettal of this Recovery Plan for the Minister to determine any public process required to give effect to those amendments

**Outcomes:** 1, 3, 4, 5, 7, 8, 11, 12, 13, 14, 15

### **Action 26: Waimakariri District Plan**

Waimakariri District Council is directed, pursuant to section 24(1)(c) of the CER Act, to change or vary the objectives, policies and methods of its district plan to the extent necessary to provide for:

#### **Rebuilding of centres**

- i. zoning that defines the extent of each key activity centre
- ii. implementation of comprehensive redevelopment plans for Rangiora and Kaiapoi town centres.

Details of any changes and variations to be provided to the Minister for Canterbury Earthquake Recovery within 12 months of Gazettal of this Recovery Plan for the Minister to determine any public process required to give effect to those amendments

**Outcomes:** 1, 3, 4, 5, 7, 8, 11, 12, 13, 14, 15

### **Action 27: Selwyn District Plan**

Selwyn District Council is directed, pursuant to section 24(1)(c) of the CER Act, to change or vary the objectives, policies and methods of its district plan to the extent necessary to provide for:

#### **Rebuilding of existing business areas**

- i. comprehensive developments in existing urban business areas, including brownfield sites

#### **Rebuilding of centres**

- ii. zoning that defines the extent of each key activity centre
- iii. implementation of the Rolleston Town Centre Masterplan

#### **Greenfield priority areas for business**

- iv. greenfield priority areas for business at Lincoln and Rolleston shown on map A, appendix 1
- v. rezoning of other greenfield priority areas for business shown on map A, appendix 1
- vi. thresholds for commercial activities in greenfield priority areas where these are considered necessary to avoid reverse sensitivity effects or effects on the viability of key activity centres.

Details of any changes and variations to be provided to the Minister for Canterbury Earthquake Recovery within 12 months of Gazettal of this Recovery Plan for the Minister to determine any public process required to give effect to those amendments

**Outcomes:** 1, 3, 4, 5, 7, 8, 11, 12, 13, 14, 15

## Support the recovery of commercial businesses

### Action 28: Waimakariri District Council redevelopment plans

Waimakariri District Council to prepare comprehensive precinct-based redevelopment plans, based on the adopted Town Centre Strategies for Kaiapoi and Rangiora and, following engagement with affected property owners, businesses and the community, to enable the recovery and rebuilding of the centres.

A request by Waimakariri District Council may be made to the Minister for Canterbury Earthquake Recovery to use interventions under the CER Act to overcome barriers to addressing recovery and rebuilding issues that cannot be resolved through usual processes.

To be completed with 12 months of Gazettal of this Recovery Plan

**Agencies (lead agency in bold):**  
WDC, CERA

**Outcomes:** 1, 3, 4, 5, 8, 11, 14

### Action 29: Selwyn District Council town centre development

Selwyn District Council to find ways to overcome barriers to implementing the Rolleston Town Centre Masterplan, including the need to modify or cancel existing resource consents relating to land within the Rolleston Town Centre study area.

A request by Selwyn District Council may be made to the Minister for Canterbury Earthquake Recovery to use interventions under the CER Act to overcome barriers to addressing recovery and rebuilding issues that cannot be resolved through usual processes.

To be completed within 12 months of Gazettal of this Recovery Plan

**Agencies (lead agency in bold):**  
SDC, CERA

**Outcomes:** 1, 3, 4, 5, 8, 11, 14

### Action 30: Case management approach

Territorial authorities to use a case management approach, through relevant instruments, to support rebuilding of commercial businesses, particularly in key activity centres and neighbourhood centres.

To be ongoing

**Agencies: Territorial authorities**

**Outcomes:** 1, 3, 4, 5, 6, 7, 8, 11, 14

## Support the recovery of industrial businesses

### Action 31: Case management approach

Territorial authorities, in collaboration with the Canterbury Development Corporation, to use a case management approach, through relevant instruments, to support rebuilding of damaged business areas (including Business 4 and Business 5 zoned land in Woolston and Bromley, and key brownfield sites in business zones).

A request by the relevant Territorial Authority may be made to the Minister for Canterbury Earthquake Recovery to use interventions under the CER Act to overcome barriers to addressing recovery and rebuilding issues that cannot be resolved through usual processes.

To be ongoing

**Agencies (lead agencies in bold):**  
CDC, Territorial authorities, CERA

**Outcomes:** 3, 5, 7, 13, 15

## 4.4 Delivering infrastructure and services

### Ngā tikanga whakahaere me ngā ratonga

Well-functioning infrastructure is essential to recovery. The Land Use Recovery Plan requires that:

- repair and upgrading of roads and other infrastructure services are integrated with land use development

- transport networks and services are managed to support community and business needs while repairs and upgrading are underway
- strategic freight transport networks are supported to function effectively.

#### 4.4.1 Integrate land use and infrastructure

Large investments in core infrastructure (transport, power, water, sewerage, communications) are being made

by central government, local government, and other infrastructure providers and developers to support recovery in metropolitan greater Christchurch. Location and timing of infrastructure works must take into account the needs of housing and business development in both existing urban areas and greenfield priority areas.

Service infrastructure and road access must be in place before greenfield land can be used for housing or business. The provisions in this Recovery Plan for intensification and greenfield development have been designed to be achievable within current and planned infrastructure capacity. However, wastewater and transport infrastructure capacity could constrain activities in the short to medium term in some of the identified greenfield priority areas. To minimise this risk, councils and NZTA are required to prioritise infrastructure programmes to support development of priority areas. Sequencing of this work must be coordinated with the repair needs of existing networks to achieve an efficient and effective programme for recovery and rebuilding.

Practical constraints mean that it will not be possible to maintain full services across the roading network of greater Christchurch throughout the recovery period. In particular, funding availability and sequencing of road repair and upgrading will constrain traffic in some areas for some time to come. The impacts of this limitation will be reduced by measures to manage and make best use of the available transport networks.

Infrastructure design that is ecologically sensitive and uses natural processes – such as wetlands for the storage and treatment of stormwater, indigenous planting and integration with recreation and open space – provides greater benefits for the community than hard infrastructure design alternatives. Such ‘green infrastructure’ reflects the objectives of the Natural Environment Recovery Programme and is encouraged.

#### **4.4.2 Transform public and active transport**

Changing travel patterns since the earthquakes have placed significant stress on Christchurch’s transport infrastructure. While roading infrastructure is upgraded, use of other forms of transport lessens the impacts on traffic. Making it easy for people to cycle, walk and use public transport also supports a compact urban form. Creating safe, walkable communities also has positive health and social outcomes.

A new model for public transport, comprised of core services supplemented by connector/link routes, has been initiated to support the transition to recovery by:

- maintaining accessibility to business and residential areas for members of the community
- supporting economic recovery of the central city, suburban and satellite centres.

This model makes key activity centres an integral part of its network. The main public transport routes will also support residential intensification.

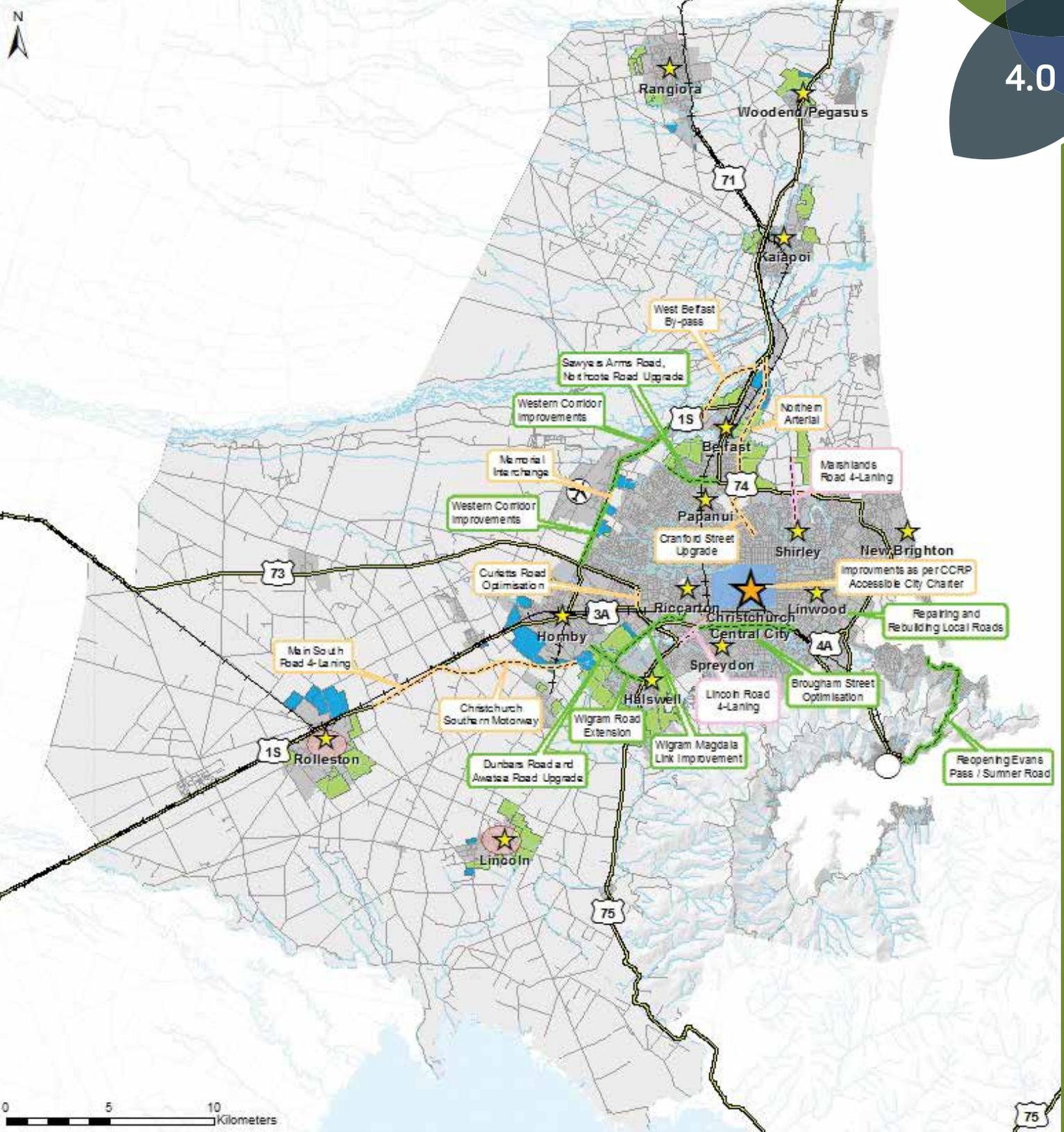
Providing a network of safe walking and cycling routes in and between centres is also important. The Land Use Recovery Plan encourages councils and NZTA to provide opportunities for these routes as part of rebuilding and upgrading the road transport network. Christchurch City Council has already committed to significantly improving the cycle network in implementing its Christchurch Strategic Transport Plan, providing for priority cycleway projects and new cycleway design guidelines.

#### **4.4.3 Support strategic transport networks and freight**

The Greater Christchurch Transport Statement (see section 3.2.4) provides an overarching recovery framework for transport, including an efficient and reliable road and rail freight network. The Roads of National Significance projects in the Canterbury region are also critical to this. Councils and NZTA will ensure measures to improve freight movements are integrated with the development of urban areas and community and business needs. Figure 5 shows the key regional transport infrastructure requirements through to 2028.

Christchurch International Airport and Lyttelton Port represent strategic infrastructure of national significance, enabling international and domestic freight to move to and from the South Island. The airport and port also provide gateways for tourism, which contributes substantially to the Canterbury economy. Their ability to operate efficiently 24 hours a day and to expand over time is essential for the full social, economic, cultural and environmental recovery of metropolitan greater Christchurch. It is essential that the transport and handling of freight to, from and within the airport and port are efficient and reliable so that unnecessary transport costs and delays are avoided. Investigating how current and future freight demands can be met will support recovery of the region’s economy.

Noise from airport operations can have negative health and amenity effects on those that live near the airport even when mitigation measures are used. Further development of housing and noise-sensitive community facilities in the affected area could lead to pressure from residents to curtail airport operations. The Land Use Recovery Plan requires councils to amend RMA instruments to prevent any new noise-sensitive activities establishing within the 50dBA Ldn airport noise contour, avoiding adverse health and amenity effects on residents and enabling the airport to safely and efficiently operate and to continue to develop and expand.



**Legend**

- Lyttelton Port
- Christchurch Airport
- Christchurch Central City Key Activity Centre
- Other Key Activity Centres
- Railways
- State Highways

**Arterial Road Improvement Timelines**

- Delivered by 2016
- Delivered by 2021
- Delivered by 2028

**Local Connectivity Improvement Areas**

- Local Connectivity Improvement Areas
- Christchurch Central Recovery Plan Area
- Greenfield Priority Area - Residential
- Greenfield Priority Area - Business
- Existing Urban Area

**Map Purpose:**  
LURP Map 15 showing key regional transport infrastructure and associated timelines.

**Locality**

© 2013 Nokia © 2012 Microsoft Corporation  
Map data © 2013 Microsoft Corporation

Figure 5: Key regional infrastructure requirements through to 2028

## Actions to enable recovery

Actions that are statutory directions under the CER Act are shaded in blue; other agreed actions are shaded in yellow.

### Integrate land use and infrastructure

#### **Action 32: Regional Land Transport Programme**

Environment Canterbury, pursuant to section 26(4) of the CER Act, must amend the Canterbury Regional Land Transport Programme to the extent necessary to ensure it supports the development of greenfield priority residential and business areas, key activity centres, neighbourhood centres, and intensification and brownfield areas.

Details of changes and variations to be provided to the Minister for Canterbury Earthquake Recovery for consideration within 6 months of Gazettal of this Recovery Plan for the Minister to determine if any amendments will be made to the Regional Land Transport Programme and, if so, how they are to be given effect to, including any public process required

**Outcomes:** 2, 3, 5, 8, 9, 10, 11

#### **Action 33: Christchurch City Council's prioritised infrastructure programmes**

Christchurch City Council, pursuant to section 26(4) of the CER Act, must amend Local Government Act instruments to the extent necessary to provide for prioritised infrastructure programmes that identify capacity requirements and optimise available resources and funding to support the development of greenfield priority residential and business areas, key activity centres, neighbourhood centres, and intensification and brownfield areas.

Details of changes and variations to be provided to the Minister for Canterbury Earthquake Recovery for consideration within 6 months of Gazettal of this Recovery Plan for the Minister to determine if any amendments will be made to the relevant instruments and, if so, how they are to be given effect to, including any public process required

**Outcomes:** 2, 3, 5, 8, 9, 10, 11

**Action 34: Waimakariri District Council's prioritised infrastructure programmes**

Waimakariri District Council, pursuant to section 26(4) of the CER Act, must amend Local Government Act instruments to the extent necessary to provide for prioritised infrastructure programmes that identify capacity requirements and optimise available resources and funding to support the development of greenfield priority residential and business areas, key activity centres, neighbourhood centres, and intensification and brownfield areas.

Details of changes and variations to be provided to the Minister for Canterbury Earthquake Recovery for consideration within 6 months of Gazettal of this Recovery Plan for the Minister to determine if any amendments will be made to the relevant instruments and, if so, how they are to be given effect to, including any public process required

**Outcomes:** 2, 3, 5, 8, 9, 10, 11

**Action 35: Selwyn District Council's prioritised infrastructure programmes**

Selwyn District Council, pursuant to section 26(4) of the CER Act, must amend Local Government Act instruments to the extent necessary to provide for prioritised infrastructure programmes that identify capacity requirements and optimise available resources and funding to support the development of greenfield priority residential and business areas, key activity centres, neighbourhood centres, and intensification and brownfield areas.

Details of changes and variations to be provided to the Minister for Canterbury Earthquake Recovery for consideration within 6 months of Gazettal of this Recovery Plan for the Minister to determine if any amendments will be made to the relevant instruments and, if so, how they are to be given effect to, including any public process required

**Outcomes:** 2, 3, 5, 8, 9, 10, 11

**Action 36: Christchurch City Council district plan review**

Christchurch City Council to enable in the next review of its district plans, to provide for land use and transport network integration, including:

- i. measures to support the implementation of the Greater Christchurch Transport Statement, Christchurch Transport Strategic Plan and the Christchurch Central Recovery Plan
- ii. support for transport choice, including walking, cycling and public transport
- iii. management of conflicts between property access, streetscape and transport efficiency.

To be completed by April 2016

**Outcomes:** 2, 3, 4, 5, 8, 9, 10, 11, 12

## Support strategic transport networks and freight

### Action 37: Christchurch City Plan provisions for airport noise contours

Christchurch City Council is directed, pursuant to section 24(1)(a) and (b) of the CER Act, to amend its City Plan as set out in appendix 2 (Amendment 5) and to amend relevant City Plan maps to show the 50dBA Ldn Airport Noise Contour as shown on Map A, Chapter 6 the RPS.

To be completed within a fortnight of Gazettal of this Recovery Plan

**Outcomes:** 1, 3, 4, 5, 12

### Action 38: Waimakariri District Plan provisions for airport noise contours

Waimakariri District Council is directed, pursuant to section 24(1)(a) and (b) of the CER Act, to amend its district plan as set out in appendix 3 (Amendment 6).

To be completed within a fortnight of Gazettal of this Recovery Plan

**Outcomes:** 1, 3, 4, 5, 12

### Action 39: Selwyn District Plan provisions for airport noise contours

Selwyn District Council is directed, pursuant to section 24(1)(a) and (b) of the CER Act, to amend its district plan as set out in appendix 4 (Amendment 3).

To be completed within a fortnight of Gazettal of this Recovery Plan

**Outcomes:** 1, 3, 4, 5, 12

## Support an integrated transport network

### Action 40: Protect future opportunities in network rebuild

Councils and NZTA to ensure that rebuilding of the transport network protects future opportunities for supporting:

- i. intensification of residential and commercial development within existing urban areas
- ii. a range of transport modes (including walking, cycling, public transport and rail) in and between centres and existing and new business and residential areas
- iii. a strategic freight network that provides for distribution and servicing needs of businesses to, from and within metropolitan greater Christchurch, while managing the effects on local communities.

To be ongoing

**Agencies (lead agencies in bold):**  
**ECan, territorial authorities, NZTA,**  
 KiwiRail Group,  
 Christchurch International Airport,  
 Lyttelton Port of Christchurch

**Outcomes:** 2, 3, 4, 5, 8, 9, 10, 11, 12, 14

### Action 41: Transform public transport

Environment Canterbury and Christchurch City Council to implement their agreed public transport recovery package of services and infrastructure (including the central city Bus Interchange, suburban hubs at Northlands and Riccarton and two super stops in the Central City, and priority traffic management) across Christchurch city, enabling the public transport operations envisaged for the central city under the Christchurch Central Recovery Plan.

To be ongoing

**Agencies (lead agency in bold):**  
**CCDU, ECan, CCC,**  
 NZTA

**Outcomes:** 2, 3, 8, 9, 10, 11, 12, 14

## 4.5 Natural hazards and environmental constraints

### Kei wareware ngā pūmate taiao me ngā tepe taiao

The Canterbury Regional Policy Statement and district plans provide direction on how hazards and many other environmental constraints should influence the development of land. The Land Use Recovery Plan inserts provisions in the Regional Policy Statement requiring territorial authorities to ensure natural hazards are properly considered in land development decisions.

#### 4.5.1 Avoid natural hazards

The potential for significant liquefaction, flooding or other hazards has been considered in identifying greenfield priority areas. In these areas, councils will have to ensure that land to be built on and land to be vested in councils for network infrastructure is treated appropriately to protect buildings and infrastructure from future hazard events. In existing urban areas, the significant liquefaction hazard has been addressed through identification of hazard categories.

The Christchurch City Council review of its district plans will provide an opportunity to implement hazard planning initiatives by CERA, the Ministry of Business, Innovation and Employment, Christchurch City Council and others into

revised provisions to manage future development in areas subject to slope instability, rock roll and cliff collapse such as on the Port Hills. It will also take account of multiple hazards in some areas, such as sea level rise, river flooding, and the possibility of further liquefaction and the risk of lateral spread near rivers and streams in the event of future earthquakes.

The Canterbury Geotechnical Database, established in 2012, supports an efficient and cost-effective rebuild by providing a single repository for geotechnical data, above ground mapping data, interpretive information and building consent information on geotechnical and foundation matters. The database is currently administered by CERA.

#### 4.5.2 Avoid or address environmental constraints

The Natural Environment Recovery Programme has been developed. That Programme outlines key projects to identify and address impacts related to earthquake recovery and enhancement opportunities in the following areas: natural hazards, coastal and estuary investigations and monitoring, surface water and groundwater management, biodiversity, outdoor recreation, waste, contaminated land and air quality. Together the Recovery Plan and the Natural Environment Recovery Programme help support the Ngā Tahu value of kaitiakitanga.

## Actions to enable recovery

Actions that are non-statutory under the CER Act are shaded in yellow.

### Avoid hazards

#### Action 42: Christchurch City Council district plan review

Christchurch City Council to enable in the next review of its district plans, to provide for protection of people from risks in 'High Hazard Areas' (as defined in the Regional Policy Statement) and other risks from natural hazards, including, but not limited to, natural hazards such as rock roll and cliff collapse on the Port Hills and natural hazards such as flooding, liquefaction and sea level rise elsewhere in the city.

To be completed by April 2016

**Outcomes:** 1, 3, 4, 5

#### Action 43: Hazard information

Councils to encourage and support the provision of geotechnical data and groundwater data, assessments and building information to the Canterbury Geotechnical Database (currently administered by CERA).

To be ongoing  
**Agencies (lead agency in bold):**  
**ECan, territorial authorities,** CERA, MBIE

**Outcomes:** 1, 3, 4, 5



## 4.6 Implementing delivery mechanisms for recovery

### He waka kawe i ngā mahi whakatutuki i te kaupapa whakahaumanu nei

Recovery actions require a framework of:

- clear statutory planning documents to inform decision making
- a supportive regulatory environment
- clarity and certainty about design requirements
- easily accessible information and advice
- collaboration and facilitation.

#### **4.6.1 Establish a clear strategic planning framework**

Changes to district plans must be underpinned by a regional policy framework that supports them. The Land Use Recovery Plan directs amendments to the Canterbury Regional Policy Statement by inserting objectives, policies and methods in a new chapter (chapter 6) to provide a coordinated land use framework for land use planning processes through to 2028. A complementary direction, using section 27 CER Act powers, includes supporting narrative to make the structure of the chapter consistent with the rest of the Regional Policy Statement.

Chapter 6 of the Canterbury Regional Policy Statement (included in Appendix 1) supersedes Proposed Change 1 to the Regional Policy Statement (PC1) and emphasises provisions to enable rebuilding and redevelopment, including:

- the location, type and mix of residential and business activities to be provided for in metropolitan greater Christchurch, including priority areas for development through to 2028
- the network of key activity centres needed to provide a focus for commercial activity, medium density housing, community facilities, public greenspace, and public and active transport networks
- the methods to integrate land use with natural, cultural, social and economic outcomes, transport and other infrastructure, including stormwater management planning
- areas where rebuilding and development may not occur within the period of the Recovery Plan, including those areas constrained by natural hazards and environmental constraints
- minimum residential densities in greenfield and brownfield housing locations
- requirements for urban design to be addressed at various scales for business, housing and mixed-use development
- development of housing options on Māori reserves.

#### **4.6.2 Enable a supportive regulatory environment**

Businesses have greater confidence to invest when they have a clear, reliable and supportive regulatory framework. As identified in Action 2 and other actions, the district plan for Christchurch city will be reviewed and amended. Among the matters to be addressed, measures to provide a clear and supportive framework must be given priority. These include reducing consent and notification requirements, removing unnecessary impediments associated with urban design requirements and providing certainty for businesses.

#### **4.6.3 Ensure quality design requirements**

To attract and retain a highly skilled workforce, and keep long-term residents, the recovery must facilitate and enable a high-quality living environment. Metropolitan greater Christchurch needs to remain a desirable place to live, work, learn in and visit. Good-quality urban design for new and rebuilt areas is critical to promote a successful and enduring recovery, but can be inhibited by re-establishment of activities using existing use rights and by demands for quick and cost-effective rebuilding. Complex district plans and differing views on what makes good urban design can also frustrate progress. As part of its district plan review, Christchurch City Council will work with developers to improve the certainty and clarity of urban design requirements to streamline consenting processes.

#### **4.6.4 Provide accessible, integrated information and advice**

Significant effort by several agencies has been devoted to updating key data sources since the earthquakes, including sources for geotechnical and flooding data. CERA and Christchurch City Council's Rebuild Central has sought to centralise such information and advice for the central city area.

The Land Use Recovery Plan promotes a similar collaborative approach to make integrated information and advice available across the whole of metropolitan greater Christchurch to assist decision making and leave a legacy with benefits beyond the recovery period. Easily accessible information will empower people to take advantage of the opportunities for enhancement that exist because of recovery and rebuilding activities.

#### **4.6.5 Assist recovery through collaboration and facilitation**

Organisations and agencies delivering the recovery actions will need to collaborate and coordinate with each other to implement the Land Use Recovery Plan successfully. Existing structures will be used for such engagement wherever possible.

Some locations in metropolitan greater Christchurch now face particular challenges that may slow recovery and rebuilding; for example, damaged land and complex land ownership patterns in existing urban areas and commercial centres. For these areas, it may be necessary to use powers under the CER Act to supplement powers available to local authorities so that recovery can proceed in a timely manner.

Urban design is important to provide safe, accessible, well-designed, good-quality housing, neighbourhoods, businesses and industrial areas across metropolitan greater Christchurch. New development, and the restoration and enhancement of existing urban areas, will need to be sympathetic to the existing environment and create desirable places for people and communities. New and repaired buildings, and the spaces around them, should:

- promote a distinctive sense of character and identity informed by local history
- take opportunities to support innovative urban design
- restore and enhance damaged areas
- recognise Ngāi Tahu culture and heritage and support Ngāi Tahu tangata
- integrate ecological benefits with aesthetic appeal
- provide quality cycling and walking facilities, and incorporate accessibility requirements and other design features for health and wellbeing
- incorporate Crime Prevention Through Environmental Design (CPTED) principles.

The scale of rebuilding and new development provides an opportunity to create more accessible and sustainable public facilities and private homes. Examples include development layouts that promote active transport and solar orientation, and incorporating indigenous biodiversity into landscaping, stormwater treatment and open space. The Canterbury Sustainable Homes Working Party is investigating cost-effective, accessible and innovative design, construction and development solutions that could be incorporated into RMA and Local Government Act instruments. This will have positive outcomes for building owners, building occupants and the wider community and economy.

## Actions to enable recovery

Actions that are statutory directions under the CER Act are shaded in blue; other agreed actions are shaded in yellow.

### Establish planning framework

#### **Action 44: Immediate amendment to Regional Policy Statement**

Environment Canterbury is directed, pursuant to section 24(1)(a) of the CER Act, to include objectives, policies and methods in a new chapter 6 in the Canterbury Regional Policy Statement as set out in appendix 1.\*

\* In parallel with this, supplementary narrative in chapter 6 will be inserted using powers under section 27 of the CER Act.

To be completed within a fortnight of Gazettal of this Recovery Plan

**Outcomes:** 1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 12, 14, 15

#### **Action 45: Christchurch City Council District Plan Review**

Christchurch City Council to enable in the next review of its district plans the following measures, as a matter of urgency:

- reduce consenting and notification requirements
- address standards relating to urban design that could negatively impact upon recovery
- provide for existing industrial activities in business zones
- define the extent of key activity centres.

In the prioritisation of these measures it is recognised that the policies, objectives and methods may be interim in nature and be superseded by subsequent amendments to the Christchurch City Council's District Plan.

To be completed by April 2016

**Outcomes:** 1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 12, 14, 15

#### **Action 46: Amendment of Regional Policy Statement and regional plans to enable supportive regulatory environment**

Environment Canterbury is directed, pursuant to section 24(1)(c) of the CER Act, to make any changes or variations to objectives, policies and methods in the Regional Policy Statement and regional plans (in addition to those directed in other actions in this Recovery Plan) that it considers are appropriate to enable and support recovery and rebuilding in accordance with this Recovery Plan.

If issues impeding recovery are identified, a request may be made to the Minister for Canterbury Earthquake Recovery to use interventions under the CER Act to make changes to the Regional Policy Statement and regional plans.

Details of any changes and variations to be provided to the Minister for Canterbury Earthquake Recovery within 6 months of Gazettal of this Recovery Plan for the Minister to determine any public process required to give effect to those amendments

**Outcomes:** 3, 4, 5

### **Action 47: Amendment of Waimakariri District Council district plan to enable supportive regulatory environment**

Waimakariri District Council is directed, pursuant to section 24(1)(c) of the CER Act, to make any changes or variations to objectives, policies and methods in its district plan (in addition to those directed in other actions in this Recovery Plan) that it considers are appropriate to enable and support recovery and rebuilding in accordance with this Recovery Plan.

If issues impeding recovery are identified, a request may be made to the Minister for Canterbury Earthquake Recovery to use interventions under the CER Act to make changes to the district plan.

Details of any changes and variations to be provided to the Minister for Canterbury Earthquake Recovery within 6 months of Gazettal of this Recovery Plan for the Minister to determine any public process required to give effect to those amendments

**Outcomes:** 3, 4, 5

### **Action 48: Amendment of Selwyn District Plan to enable supportive regulatory environment**

Selwyn District Council is directed, pursuant to section 24(1)(c) of the CER Act, to make any changes or variations to objectives, policies and methods in its district plan (in addition to those directed in other actions in this Recovery Plan) that it considers are appropriate to enable and support recovery and rebuilding in accordance with this Recovery Plan.

If issues impeding recovery are identified, a request may be made to the Minister for Canterbury Earthquake Recovery to use interventions under the CER Act to make changes to the district plan.

Details of any changes and variations to be provided to the Minister for Canterbury Earthquake Recovery within 6 months of Gazettal of this Recovery Plan for the Minister to determine any public process required to give effect to those amendments

**Outcomes:** 3, 4, 5

## **Promote quality urban environment**

### **Action 49: Canterbury Sustainable Homes Working Party recommendations**

The Canterbury Sustainable Homes Working Party (CSHWP) to provide ongoing support to councils to identify:

- i. opportunities to improve district plans and consenting processes, to facilitate and enable energy-efficient, sustainable, cost-effective design of subdivisions and comprehensive developments: and energy-efficient, sustainable, accessible and cost-effective design
- ii. innovative, accessible and sustainable solutions for new and rebuilt houses.

To be ongoing

**Agencies (lead agencies in bold):  
CSHWP, territorial authorities**

**Outcomes:** 1, 3, 4, 5, 6, 7

## **Provide information and advice**

### **Action 50: Improve access to information and advice**

Councils to coordinate and integrate existing advice and information services for rebuild activities, including:

- i. land status
- ii. geotechnical information
- iii. pre-application advice
- iv. links to neighbouring land owners and developers.

To be ongoing

**Agencies (lead agencies in bold):  
ECan, territorial authorities**

**Outcomes:** 3, 4, 5



## 5.0 IMPLEMENTATION AND MONITORING

### TE WHAKATINANATANGA ME TE AROTURUKI

#### 5.1 Implementation actions

##### Te whakatinanatanga

The Land Use Recovery Plan identifies 50 actions that are important for land use recovery. Some actions direct immediate changes to RMA documents. In other instances, identified agencies are to review statutory instruments such as district plans, annual plans, long-term plans and the regional land transport plan and provide recommended changes or amendments to the Minister for Canterbury Earthquake Recovery. As well as these actions that are to be implemented using CER Act powers, the Recovery Plan also identifies initiatives that strategic partners have agreed to take to help achieve the desired outcomes.

If the respective legislative processes (for example, under the RMA or Local Government Act) are not deemed suitable for the purposes of recovery, the Minister has a range of mechanisms under the CER Act to make the changes recommended should he consider them appropriate, including:

- amending this Land Use Recovery Plan
- implementing an Order in Council
- preparing additional recovery plans
- using the powers under section 27 of the CER Act.

Before making any changes the Minister for Canterbury Earthquake Recovery will determine, in accordance with the CER Act, the level of community consultation required, and consider whether the exercise of any power is in accordance with the purposes of the CER Act and if the Minister reasonably considers it necessary to exercise the power.

#### 5.2 Oversight of the Land Use Recovery Plan

##### Te whakahaere i te Mahere Whakahaumanu Tāone

Implementation and monitoring of the Land Use Recovery Plan requires an integrated effort by strategic partners and other government departments.

Established earthquake recovery committees and groups will monitor, report on and provide general oversight of the Land Use Recovery Plan's implementation. These committees and groups are represented at the governance level (for example, by elected Council members and commissioners) and at executive and staff level of strategic partner and other government agencies.

The strategic partners are working to establish a Christchurch Housing Development Forum and a Christchurch Business Land Forum. These will facilitate regular engagement and collaboration with stakeholders to implement the Land Use Recovery Plan. Other fora may be established if considered necessary.

These structures and arrangements will be reviewed by Environment Canterbury in collaboration with the other strategic partners (see section 5.4 below for more information on the review process).

## 5.3 Monitoring and reporting programme

### Te aroturuki me te arotake

CERA will develop a monitoring plan, within three months of Gazettal of the Land Use Recovery Plan, in consultation with the strategic partners and government agencies. This plan will be integrated with the wider Recovery Strategy Monitoring and Reporting Plan. Components will include:

- monitoring implementation of Recovery Plan actions
- monitoring progress toward achievement of Recovery Plan outcomes.

Quarterly monitoring updates on implementation of actions will be reported through the Recovery Strategy governance framework. An annual Land Use Recovery Plan Monitoring Report will summarise progress on implementation and achievement of the Recovery Plan outcomes. Annual monitoring reports will be publicly available.

Monitoring of the Land Use Recovery Plan will be complemented by the monitoring provisions of chapter 6 of the Canterbury Regional Policy Statement (see appendix 1 of this Recovery Plan) and by research, monitoring and modelling initiatives for household growth, business needs and trends affecting urban development.

## 5.4 Review of the Land Use Recovery Plan

### Ko te arotakenga o te Mahere nei

Environment Canterbury will formally review the Land Use Recovery Plan in collaboration with the strategic partners by April 2015, or sooner if directed to do so by the Minister for Canterbury Earthquake Recovery. All aspects of the Land Use Recovery Plan will be reviewed, and in particular the package of measures that promote infill and intensification.

In undertaking the review Environment Canterbury must obtain the views of greater Christchurch communities generally. Environment Canterbury can determine the exact nature and timing of how it consults with the communities.

The review will identify whether it is necessary to amend or add to the Recovery Plan to enable recovery. The Minister will consider any recommended changes and how they are to be given effect to, including any process required.

## 5.5 Funding

### Te pūtea

Funding for the implementation of the Land Use Recovery Plan will come from existing and future baselines within central and local government and the private sector. The Recovery Plan will not result in significant new spending unless the implementation of actions identifies the need for specific additional funding. Planned spending on infrastructure and rebuilding will be accelerated in the short to medium term. Decision making on infrastructure funding programmes will need to ensure these are not inconsistent with the Land Use Recovery Plan.

The enabling planning framework will result in reduced compliance costs for local government, developers and business.

### 5.5.1 Government funding

The core earthquake recovery cost is estimated at \$40 billion, of which Government will contribute \$15 billion.

Housing New Zealand Corporation has already initiated investment above baseline to reconfigure and redevelop its assets so that it can offer a range of housing options to meet demand and improve choice. Part of its investment is going towards an additional 700 residential new houses to replace built housing stock lost to earthquakes. HNZC's investment plan for Canterbury is budgeted at \$1 billion (less insurance payouts and recoveries).

If initiatives such as housing-related incentives or initiatives to facilitate redevelopment require investment above baseline funding, they will need to go through the Better Business Case process before any decision on funding is made.

### 5.5.2 Local government funding

The Land Use Recovery Plan does not commit local authorities to new spending, but seeks to better coordinate the approach to sequencing, providing and funding infrastructure to fulfil the purposes of recovery. In some instances this might mean bringing forward planned expenditure so that certain actions, such as the review of the Christchurch City Council's district plans, can occur sooner. With greater coordination and alignment of land use and infrastructure planning, it is likely that overall costs to the community will be minimised.

The Land Use Recovery Plan requires councils to integrate public investment as part of their annual plans and other local government funding processes. This will be built into future council budgets and Local Government Act plans.

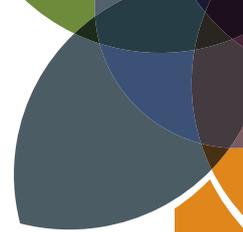
### 5.5.3 Private sector investment

Private sector investment is vital to recovery, but it requires some complementary public sector funding in the form of infrastructure provision, community facilities and anchor projects to generate the private sector confidence needed for investment. This funding is already in place. A successful recovery can expect the private sector to contribute about 60% of the total capital required to rebuild metropolitan greater Christchurch.

# GLOSSARY

## HE RĀRANGI KUPU

<b>Airport noise contour</b>	Area affected by noise from current and planned airport operations, primarily take-offs and landings, within which noise-sensitive activities are prohibited (based on 2007 modelling of a 50dBA Ldn contour)
<b>Brownfield</b>	Abandoned or underused business or industrial land, or land no longer needed by a requiring authority for a designated purpose
<b>Business land or business activities</b>	Land or activities that include industrial, retail, office, and other commercial and any ancillary activity
<b>Canterbury Geotechnical Database</b>	A database, currently administered by CERA, containing raw subsoil investigation data, above ground mapping data, interpretive information and building consent information relating to geotechnical and foundation matters
<b>Canterbury Regional Policy Statement</b>	The document prepared under the RMA that sets the regional planning and development framework (prepared by Environment Canterbury)
<b>CCC</b>	Christchurch City Council
<b>CDC</b>	Canterbury Development Corporation, an economic and business development organisation set up by the CCC
<b>CEDS</b>	Christchurch Economic Development Strategy
<b>CER Act</b>	Canterbury Earthquake Recovery Act 2011
<b>CERA</b>	Canterbury Earthquake Recovery Authority, the government agency leading and coordinating the earthquake recovery effort
<b>Christchurch central city</b>	Area within the five avenues – Bealey, Fitzgerald, Moorhouse, Deans and Harper Avenues (including Hagley Park). Central city has the same definition
<b>Christchurch Central Recovery Plan</b>	A statutory document under the CER Act that provides the framework and priorities for the rebuild and recovery of Christchurch central city (see definition below), including anchor projects
<b>CSHWP</b>	Canterbury Sustainable Homes Working Party (convened by MBIE and Beacon Pathway)
<b>Development contributions</b>	Fees that developers pay to territorial authorities for the provision of infrastructure and upgrades required as a consequence of development, which may include water supply, sewerage connections, roads and community infrastructure
<b>District plans</b>	Plans prepared under the RMA to provide a framework for the management of land use and subdivision within a territorial authority area. For example, they define areas (zones) for residential or industrial activities, each with their own set of rules. The Christchurch City Plan is included in this definition
<b>ECan</b>	Environment Canterbury, Canterbury Regional Council
<b>Economic Recovery Programme</b>	Programme prepared under the Recovery Strategy for Greater Christchurch by CERA in conjunction with key stakeholders
<b>GCTS</b>	Greater Christchurch Transport Statement, a high-level document setting the direction and priorities for transport across greater Christchurch
<b>Greater Christchurch</b>	Greater Christchurch is defined in the CER Act as “the districts of Christchurch city, Selwyn District and Waimakariri District Councils, and the coastal marine area adjacent to these districts”. Metropolitan greater Christchurch, as referenced in the LURP, is a smaller area comprising the city and the towns and rural areas between Rangiora and Rolleston and Lincoln
<b>Greenfield</b>	Land at the urban edge, currently used for rural activities, that has been identified for future urban residential or business development
<b>HNZC</b>	Housing New Zealand Corporation
<b>Key activity centres (KACs)</b>	Major suburban and town centres identified to consolidate and integrate the growth of business, retail, recreation and community activities, as a focal point for the transport network, and suitable for more intensive mixed-use development. KACs in Christchurch are: Riccarton, Papanui, Shirley, Linwood, Spreydon, Hornby, Belfast, Halswell and New Brighton; KACs in Selwyn are: Rolleston and Lincoln; KACs in Waimakariri are Rangiora, Kaiapoi and Woodend/Pegasus
<b>MBIE</b>	Ministry of Business, Innovation and Employment
<b>Medium density housing</b>	Primarily town house, terrace and apartment-style housing of 2–4 storeys that increases the residential density of areas compared with low-density suburban housing
<b>Mixed-use development</b>	Development that includes a range of activities, including retail, commercial and residential, and that fosters a more integrated community



<b>Ngāi Tahu</b>	The iwi of Ngāi Tahu consisting of the collective of the individuals who descend from the primary hapū of Waitaha, Ngāti Māmoē and Ngāi Tahu, Kāti Kurī, Kāti Irakehu, Kāti Huirapa, Ngāi Tūahuriri and Kāti Te Ruahikihiki
<b>NZTA</b>	New Zealand Transport Agency, the Crown agency with responsibility for land transport activities, including local road and state highway improvement, maintenance and renewal, and passenger transport
<b>Order in Council</b>	Amendments to legislation made by the Governor General
<b>Outline development plan (ODP)</b>	Plan that provides the framework for future development, including main roads, stormwater and retention areas, recreation and other reserves and the various densities of housing; it may include the possible locations for neighbourhood shops, pedestrian links and cycleways
<b>PC1</b>	Proposed Change 1 to the Canterbury Regional Policy Statement sets out a framework for managing future urban growth; it was prepared pre-quake and is currently subject to appeals in the Environment Court
<b>Recovery Strategy</b>	Recovery Strategy for Greater Christchurch: Mahere Haumanutanga o Waitaha; prepared under the CER Act by CERA, which sets out the principles, priorities, vision and goals for the recovery
<b>Regional Land Transport Programme</b>	The Regional Land Transport Programme provides a three-year (2012/13 to 2014/15) breakdown of the transport activities planned in the region by the various organisations with responsibility for transport and provides an indicative 10-year financial expenditure forecast of anticipated expenditure and funding sources within the region
<b>Residential Rebuild and Housing Recovery Programme</b>	The Residential Rebuild and Housing Recovery Programme is coordinating a systems approach to the housing issues arising from the recovery, including: the range of central and local government housing activities; the pace of the residential rebuild; and action needed to assist the functioning of the housing market and enable an effective rebuild
<b>Residential red zone</b>	Residential areas where land is so badly damaged and/or there is an unacceptable level of life risk from rock-roll or cliff collapse such that it is unlikely it can be rebuilt on for a prolonged period.
<b>RMA</b>	Resource Management Act 1991
<b>Roads of National Significance (RoNS)</b>	The Roads of National Significance is a government state highways programme, which in Christchurch includes construction of or upgrades to the Southern Motorway SH73a, Western Corridor SH1 and Northern Arterial SH74
<b>Royal Commission of Inquiry into Building Failures Caused by the Canterbury Earthquakes</b>	The Royal Commission inquired into the performance of buildings within the Christchurch central business district, and the adequacy of the current legal and best practice requirements for the design, construction and maintenance of buildings in central business districts in New Zealand to address known risks of earthquakes
<b>SCIRT</b>	Stronger Christchurch Infrastructure Rebuild Team comprises owner participant partners CERA, NZ Transport Agency and Christchurch City Council, and non-owner participant partners Fulton Hogan, Downer Construction, Fletcher Construction, MacDow New Zealand and City Care
<b>SDC</b>	Selwyn District Council
<b>Strategic infrastructure</b>	Facilities, services and installations that are of importance beyond a local area and that sustain the community; includes horizontal infrastructure, transport networks, seaport, airport, railway, defence facilities, telecommunication facilities and electricity transmission network
<b>Strategic partners</b>	CERA, Te Rūnanga o Ngāi Tahu, NZ Transport Agency, Environment Canterbury, Christchurch City Council, Selwyn District Council and Waimakariri District Council
<b>Suburban centre masterplans</b>	CCC regeneration plans developed through community engagement to redevelop the suburban centres worst affected by the earthquakes
<b>Territorial authority</b>	In greater Christchurch, the territorial authorities are Christchurch city, Selwyn District and Waimakariri District Councils
<b>Third sector</b>	A range of voluntary, not-for-profit and other non-governmental organisations supporting service delivery in the community
<b>TRoNT</b>	The body corporate known as Te Rūnanga o Ngāi Tahu established by section 6 of Te Runanga o Ngai Tahu Act 1996
<b>UDS</b>	Greater Christchurch Urban Development Strategy, adopted in 2007 by the same organisations as the recovery strategic partners (excluding CERA)
<b>WDC</b>	Waimakariri District Council
<b>Whānui</b>	Dispersed or far-flung extended family; diaspora



# LIST OF APPENDICES

## HE ĀPITI HANGA

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### **VOLUME TWO**

*(separate document)*

*For further information on the Land Use Recovery Plan visit [www.cera.govt.nz](http://www.cera.govt.nz)*

*Electronic copies are available on request.*

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#### **APPENDIX 1:**

Amendments to the Canterbury Regional Policy Statement (RPS)

#### **APPENDIX 2:**

Amendments to the Christchurch City District Plan

#### **APPENDIX 3:**

Amendments to the Waimakariri District Plan

#### **APPENDIX 4:**

Amendments to the Selwyn District Plan



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