

Review of the Land Use Recovery Plan

Canterbury Regional Council Decision Report with Recommendations

Version for Canterbury Regional Council
(Environment Canterbury) approval

24 September 2015

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1 Introduction

1. The Land Use Recovery Plan (LURP) was gazetted in December 2013. It sets a policy and planning framework necessary to rebuild existing communities; develop new communities; meet the land use needs of businesses; rebuild and develop the infrastructure needed to support these activities; and take account of natural hazards and environmental constraints that may affect rebuilding and recovery.
2. Included in the LURP is a requirement that it be monitored by the Canterbury Earthquake Recovery Authority (CERA) (section 5.3) and reviewed by Environment Canterbury (section 5.4).
3. Environment Canterbury, with strategic partners, has undertaken this review. This included two rounds of consultation to firstly seek feedback on the effectiveness of the LURP in achieving its 15 outcomes, and also on a set of draft recommendations for the LURP Review.
4. From the LURP Monitoring Report, and the comments received during the consultation, very few issues have been raised that require amendments to the LURP, RMA documents or other instruments to enable recovery. There is therefore no compelling argument for any fundamental amendments to the LURP for the purposes of recovery. Some minor amendments are justified.
5. Recommendations have been finalised based on this consultation and through discussions and input from strategic partners.
6. Although not explicitly required for a review of a Recovery Plan, Environment Canterbury is providing this report to the Minister for Canterbury Earthquake Recovery (the Minister) to describe how it informed its decision-making and the reasons for reaching its recommendations.
7. This report sets out:
 - how the review has been undertaken;
 - the consultation processes that provided for community participation;
 - how and why the recommendations were developed;
 - an assessment of the recommendations against the relevant provisions of the Canterbury Earthquake Recovery Act 2011 (CER Act), the *Recovery Strategy for Greater Christchurch: Mahere Haumanutanga o Waitaha* and the initial direction; and
 - alternative processes for considering some of the issues raised that are not necessary for earthquake recovery.
8. On 24 September 2015, Environment Canterbury resolved to provide this Decision Report with Recommendations to the Minister for Canterbury Earthquake Recovery.

2 Recommendations

9. A summary of the recommendations from the review is set out in the table below. The commentary and rationale for these recommendations is included in Section 11 of this report.

Recommendation	Recommendation wording or intention
Recommendation 1 Enabling greater flexibility in decision making	The Minister for Canterbury Earthquake Recovery amend the Land Use Recovery Plan to show Figure 4 on page 23 of the Land Use Recovery Plan as being 'indicative' only, and remove Appendix 1 relating to Chapter 6 of the Canterbury Regional Policy Statement.
Recommendation 2 Coastal Marine Area boundary in Avon River/Ōtākaro	<p>The Minister for Canterbury Earthquake Recovery amend the Land Use Recovery Plan to include a new Action that directs Environment Canterbury, following agreement with the Minister of Conservation and the Christchurch City Council, pursuant to section 24(1)(a) and 24(1)(b) of the CER Act, to amend the location of the Avon River Mouth and the Coastal Marine Area Boundary shown on the following maps in the Regional Coastal Environment Plan for the Canterbury Region and the Canterbury Regional Policy Statement as set out in Appendix 7:</p> <p><i>Regional Coastal Environment Plan for the Canterbury Region</i></p> <ul style="list-style-type: none"> • Volume 3 - Coastal Hazard Zones: Map 4 Coastal Hazard Zones Map: Christchurch 4; • Volume 2 – Coastal Water Quality Maps: Map 1.4 Water Quality Areas – Estuary of the Heathcote and Avon Rivers/Ihutai, Heathcote and Avon River Mouths; • Volume 2 – Areas of Significant Natural Value: Map 7.14 Areas of Significant Natural Value S5.5.15 – Estuary of the Heathcote and Avon Rivers/Ihutai; • Volume 2 – Prohibited Areas for Vehicles and Prohibited Area for Vessels and Vehicles: Map 4.4 Prohibited Area for Vehicles: Brighton Beach to Spencer Park, Estuary of the Heathcote and Avon Rivers/Ihutai, Sumner Beach and Taylors Mistake Beach. <p><i>Canterbury Regional Policy Statement</i></p> <ul style="list-style-type: none"> • Appendix 5: Coastal Hazard Zones Map 4 Christchurch Map Series <p>To be completed within 1 month of the Gazettal of this amendment to the Land Use Recovery Plan.</p>
Recommendation 3 Burwood Landfill	<p>The Minister amend the Land Use Recovery Plan to include a new Action that directs Environment Canterbury, pursuant to section 24(1)(a) of the CER Act, to amend Map 9.2 of the Canterbury Land and Water Regional Plan, Burwood Landfill Specific Purpose Site, to include 'Site B', an additional area to the north of the site, currently used for resource recovery activities.</p> <p>To be completed within a fortnight of Gazettal of this amendment to the Land Use Recovery Plan.</p>
Recommendation 4 Development Outside of Existing Urban areas and Priority Areas	<p>The Minister amend the Land Use Recovery Plan to include a new Action that directs Waimakariri District Council, in accordance with section 24(1)(a) and (b) of the CER Act, to remove Policy 14.5.1.1 as set out in the Waimakariri District Plan and replace it with the following:</p> <p>To avoid new residential and rural residential activities and</p>

Recommendation	Recommendation wording or intention														
	<p>development outside of existing urban areas and priority areas within the area identified in Map A in Chapter 6 of the Canterbury Regional Policy Statement; rural residential development areas identified in the Rural Residential Development Plan and MR 873.</p> <p>To be completed within a fortnight of Gazettal of this amendment to the Land Use Recovery Plan.</p>														
<p>Recommendation 5 Development Outside of Existing Urban areas and Priority Areas</p>	<p>The Minister amend the Land Use Recovery Plan to include a new Action that directs Selwyn District Council, in accordance with section 24(1)(a) and (b) of the CER Act, to remove Policy B4.1.1 and Policy B4.1.4(B) as set out in the Selwyn District Plan Rural Volume and replace them with the following:</p> <p>Policy B4.1.1: Discourage residential density greater than those shown below where these are outside the areas identified in Policies B4.1.3 to B4.1.6.</p> <table border="1" data-bbox="531 745 1394 1061"> <thead> <tr> <th>Area shown on Planning Map</th><th>Dwellings per Hectare</th></tr> </thead> <tbody> <tr> <td>Port Hills – Lower Slopes</td><td>1:40</td></tr> <tr> <td>Port Hills – Upper Slopes</td><td>1:100</td></tr> <tr> <td>Inner Plains</td><td>1:4</td></tr> <tr> <td>Outer Plains</td><td>1:20</td></tr> <tr> <td>Malvern Hills</td><td>1:20</td></tr> <tr> <td>High Country</td><td>1:120</td></tr> </tbody> </table> <p>Policy B4.1.4(b): Within the Greater Christchurch area covered by Chapter 6 to the Canterbury Regional Policy Statement, avoid any new residential development at densities higher than those provided for in Policy B4.1.1, except in Living 3 zones in locations identified in the adopted Selwyn District Council Rural Residential Strategy 2014.</p> <p>To be completed within a fortnight of Gazettal of this amendment to the Land Use Recovery Plan.</p>	Area shown on Planning Map	Dwellings per Hectare	Port Hills – Lower Slopes	1:40	Port Hills – Upper Slopes	1:100	Inner Plains	1:4	Outer Plains	1:20	Malvern Hills	1:20	High Country	1:120
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<p>Recommendation 6 Completion dates for the 50 Actions</p>	<p>The Minister amend the comment or completion date for each of the 50 Actions in the Land Use Recovery Plan. This recommendation includes a table of the 50 Actions with an amended comment or completion date as set out in Appendix 4.</p>														
<p>Recommendation 7 Lincoln Innovation Hub</p>	<p>The Minister adds an additional sub-action to Action 27 of the Land Use Recovery Plan as follows:</p> <p>‘Lincoln Innovation Hub (new heading)</p> <p>vii. Zoning and rule provisions that provide for the Lincoln Innovation Hub in the following Lincoln locations:</p> <ul style="list-style-type: none"> the existing greenfield business priority area; and existing Business and Living zoned land owned and occupied by Lincoln University and Crown Research Institutes. <p>Details of any changes and variations in relation to the Lincoln Innovation Hub to be provided for the Minister for Canterbury Earthquake Recovery within 12 months of Gazettal of this amendment to the Land Use Recovery Plan for the Minister to determine any public process required to give effect to those amendments.</p>														

3 The Land Use Recovery Plan

10. On 6 November 2012, the Minister directed Environment Canterbury to develop a Land Use Recovery Plan for greater Christchurch pursuant to section 16(4) of the CER Act. The Land Use Recovery Plan (LURP) was gazetted in December 2013.
11. The LURP focuses on the metropolitan greater Christchurch area, including the towns and rural land from Lincoln, Prebbleton and Rolleston in the south to Kaiapoi, Rangiora and Woodend/Pegasus in the north, but does not address matters relating to the residential red zone land or covered by the Christchurch Central Recovery Plan.
12. The LURP was developed through a collaborative approach involving the earthquake recovery strategic partners, with input from key stakeholders and the wider community.
13. The purpose of the LURP is to help to achieve the vision of the *Recovery Strategy for Greater Christchurch: Mahere Haumanutanga o Waitaha* by providing for residential and business land use to support recovery and rebuilding across metropolitan greater Christchurch over the next 10 to 15 years. The LURP must be consistent with the Recovery Strategy.
14. The focus of the LURP directs changes to policies, plans, and programmes that were essential for earthquake recovery reasons. Fifteen Outcomes and 50 Actions are identified in the LURP. Most of the Actions in the LURP directed changes to planning documents that took immediate effect and were directly incorporated into relevant policies and plans. Some of the Actions are ongoing and will require more time to embed into policies and plans and to see results.

4 Requirement for LURP Review

15. A review of a Recovery Plan is described in Section 22 of the CER Act:

Section 22: Changes to Recovery Plan

(1) The Minister may from time to time review a Recovery Plan and amend or replace the Recovery Plan.

(2) Action may be taken under subsection (1) using the processes the Minister considers appropriate, including, if appropriate, consultation with persons or organisations who were identified by the Minister under section 19(1) and consulted in the development of the draft Recovery Plan.

(3) The Minister may amend a Recovery Plan to correct any minor errors, and need not use any formal process when doing so.

16. Section 5.4 of the LURP gives guidance on the process Environment Canterbury should undertake:

Environment Canterbury will formally review the Land Use Recovery Plan in collaboration with the strategic partners All aspects of the Land Use Recovery Plan will be reviewed, and in particular the package of measures that promote infill and intensification.

17. Originally anticipated to be delivered by April 2015, the timeframe for the LURP review was extended to 30 September 2015 by the Minister for Canterbury Earthquake Recovery, on 14 May 2015. This allowed a more informed review at a time when there was further clarity on transitional provisions in relation to the CER Act.

5 LURP Monitoring Report

18. CERA, with the strategic partners, completed a LURP Monitoring Report in March 2015. This document includes a summary of progress on the 50 Actions, and indicators to measure the extent to which the 15 Outcomes identified in the LURP are being achieved. This LURP Monitoring Report is therefore a useful document to inform the review of the LURP. The Monitoring Report is attached, and is available on the Environment Canterbury website at <http://ecan.govt.nz/publications/Plans/lurp-monitoring-report.pdf>.
19. The Monitoring Report demonstrates that the LURP has established much needed planning certainty through a comprehensive land use planning framework and has significantly increased the supply of greenfield land for urban development and opportunities for intensification in existing urban areas.

6 LURP Review and consultation process

20. Section 5.4 of the LURP states that *"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 communities."*
21. The key dates for the review and consultation are attached as Appendix 1.
22. Environment Canterbury has advertised the review and consultation processes to the community through public notices and media, and has notified stakeholders directly. It has also provided information on the Environment Canterbury website throughout the review process.
23. Those who submitted on the development of the LURP were advised directly of the LURP Review and consultation period. The information was also provided to a number of professional bodies to distribute to their members including the NZ Planning Institute, Resource Management Law Association, NZ Institute of Architects, NZ Institute of Landscape Architects, Architectural Designers New Zealand, Environment Institute of Australia and New Zealand and Institution of Professional Engineers New Zealand (Transport Group).
24. Environment Canterbury and strategic partners determined that two rounds of consultation should be undertaken. Firstly to obtain the views of the public on the effectiveness of the LURP and then to obtain the views of the public on any draft recommendations. It was considered that this two-step process would enable the public to participate more effectively in the LURP Review.
25. Initial consultation was undertaken from 30 April 2015 to 29 May 2015. The focus of that consultation was on the effectiveness of the LURP, the implementation of the 50 Actions contained within it, and to seek feedback on the information in the LURP Monitoring Report. This approach was taken as a starting point for the LURP Review to gauge the public views on how the LURP was enabling recovery. The LURP Monitoring Report included data provided by the strategic partners, and the consultation based on the Monitoring Report was a way of assessing the accuracy and relevance of this data.
26. A *Review Consultation Pamphlet* (attached) was produced and published on the Environment Canterbury website. It summarised the Monitoring Report for each outcome, and asked for comment in each of the four areas:
 - Direction and Coordination;

- Communities and Housing;
 - Business; and
 - Transport.
27. On 29 April 2015, a public notice in The Press advised of the LURP Review and the first consultation period from 30 April 2015 to 29 May 2015. An article was also printed in the May *Future Christchurch* newsletter distributed to households in Greater Christchurch, providing further information on the process.
28. During May 2015, presentations were made to:
- Christchurch City Council (CCC) Community Board Chairperson Forum;
 - Selwyn Central Community Board;
 - Waimakariri District Council (WDC) Joint Community and Ward Advisory Boards;
 - CCC councillors;
 - CCC Strategy and Planning Group staff meeting;
 - Members of professional bodies;
 - CCC Development Forum; and
 - Canterbury Sustainable Homes Working Party (CSHWP).
29. A total of 56 comments were received.
- A summary of the comments received is in Appendix 2.
 - The full comments are available at <http://ecan.govt.nz/our-responsibilities/regional-leadership/Pages/lurp-subs.aspx>.
30. The key matters raised in these comments included:
- The need for additional transport investment; concern over traffic congestion; lack of walking and cycling infrastructure.
 - Limited occurrence of intensification; limited supply of affordable housing.
 - Infrastructure constraints on some potential areas for intensification in Christchurch City.
 - Concern for reverse sensitivity of new developments.
 - Requests for land to be added to or removed from Greenfield Priority Areas for both residential and business, or changes between these.
 - LURP imposing restrictions on development outside the LURP area.
 - Request for greater provision of non-rural activities in the rural fringe.
 - Request for airport noise contour review.
 - Provision for the Lincoln Innovation Hub.
31. Updates on initial findings from the LURP Review consultation were provided to
- the Community Forum on 2 July 2015;
 - the Urban Development Strategy Implementation Committee (UDSIC) on 10 July 2015; and
 - the CCC on 23 July 2015.
32. Following this initial consultation and consideration of comments received, a set of draft recommendations was developed. These included both strategic recommendations, and specific recommendations to respond to some of the issues raised.

33. A second round of consultation was undertaken from 10 August to 28 August 2015. Comments were sought on the draft recommendations and other issues. A consultation pamphlet *LURP Review: Draft Recommendations Consultation Pamphlet* (attached) was produced and published for the second round of consultation.
34. A public notice was published in The Press on 10 August 2015 advising of the second round of consultation. Those who had submitted during the first round of consultation and on the development of the LURP were notified directly by email, and sent links to the consultation pamphlet and comment form.
35. During August presentations were made to:
- CCC Community Board Chairperson Forum;
 - Selwyn District Council (SDC); and
 - WDC.
36. A total of 46 comments were received.
- A summary of the comments received is in Appendix 3.
 - The full comments are available at <http://ecan.govt.nz/our-responsibilities/regional-leadership/Pages/lurp-subs-august.aspx>
37. These comments were considered when preparing the final recommendations.
38. Key issues raised in these comments included:
- Requests for land to be added to or removed from Greenfield Priority Areas for both residential and business, or changes between these.
 - LURP imposing restrictions on development outside the LURP area.
 - Request for greater provision of non-rural activities in the rural fringe.
 - Request for airport noise contour review.
 - Provision for the Lincoln Innovation Hub.
 - Landfill operations at Burwood Resource Recovery Park.
 - Request to change the CMA boundary in the Avon River/Ōtākaro
 - Requests for both retention and deletion of agreed/non-regulatory actions.
 - Reduced emphasis on residential development in the Halswell area.
 - Review of Policy 6.3.3 in the Canterbury Regional Policy Statement (CRPS) regarding detailed requirements in preparing Outline Development Plans (ODPs).
 - Need for analysis of greenfield priority areas, and when these will have infrastructure provision and be available for development.
39. Following the second round of consultation from 10 to 28 August 2015, final recommendations were developed.
40. The draft final recommendations were presented to the UDSIC on 11 September 2015 prior to the Environment Canterbury Council meeting on 24 September 2015.
41. General responses to the comments received through both rounds of consultation are detailed below in Section 11, based on the issues raised.

7 Legal assessment

42. Throughout the LURP review and during the development of the recommendations, Environment Canterbury has been cognisant of the provisions of the CER Act and the tests in the CER Act that must be met by the Minister in making any decisions on the recommendations to amend the LURP and make changes to Resource Management Act 1999 (RMA) documents.
43. In particular, when exercising powers under section 22, or in making other statutory directions, the Minister must act in accordance with section 10 of the CER Act.

7.1 Section 10 CER Act

44. Section 10 of the CER Act requires that the Minister must ensure that any powers, rights and privileges under the Act are exercised in accordance with the purposes of the CER Act. It also specifies that any power, right or privilege may be exercised where the Minister reasonably considers it necessary. Sections 10 (1) and (2) provide:

Section 10: Powers to be exercised for purposes of this Act

(1) The Minister and the chief executive must ensure that when they each exercise or claim their powers, rights, and privileges under this Act they do so in accordance with the purposes of the Act.

(2) The Minister and the chief executive may each exercise or claim a power, right, or privilege under this Act where he or she reasonably considers it necessary.

45. Therefore under section 10(1) any decisions of the Minister on the LURP review must be made in accordance with the purposes of the CER Act set out below. The Minister must reasonably consider the exercise of his powers to be necessary.
46. Throughout the LURP Review, Environment Canterbury has considered the requirements of section 10, with the knowledge that the tests that must be applied by the Minister in making any decisions on the LURP Review.

7.2 Purposes of the CER Act

47. The purposes of the CER Act referred to in section 10(1) are contained in section 3, and are stated as:
 - (a) to provide appropriate measures to ensure that greater Christchurch and the councils and their communities respond to, and recover from, the impacts of the Canterbury earthquakes:*
 - (b) to enable community participation in the planning of the recovery of affected communities without impeding a focused, timely, and expedited recovery:*
 - (c) to provide for the Minister and CERA to ensure that recovery:*
 - (d) to enable a focused, timely, and expedited recovery:*
 - (e) to enable information to be gathered about any land, structure, or infrastructure affected by the Canterbury earthquakes:*
 - (f) to facilitate, co-ordinate, and direct the planning, rebuilding, and recovery of affected communities, including the repair and rebuilding of land, infrastructure, and other property:*

(g) to restore the social, economic, cultural, and environmental well-being of greater Christchurch communities:

(h) to provide adequate statutory power for the purposes stated in paragraphs (a) to (g):

(i) to repeal and replace the Canterbury Earthquake Response and Recovery Act 2010.

48. A number of expressions in section 3 of the CER Act are separately defined in section 4(1) of the Act.

49. 'Recovery' is defined in the CER Act as including restoration and enhancement. Also important is the definition of rebuilding which is:

"rebuilding includes—

(a) extending, repairing, improving, subdividing, or converting any land, infrastructure, or other property; and

(b) rebuilding communities"

50. These definitions and the concept of recovery were discussed by White J in the Court of Appeal decision on *Canterbury Regional Council v Independent Fisheries Limited* ('Independent Fisheries').¹ The Court stated that:

[27] The expression "recovery", which features in the title to the Act and in several of the Act's prescribed purposes, therefore means here "the fact of returning to an improved economic condition", including restoration and enhancement, the latter clearly incorporating the concept of improvement. The scope of the Act is therefore not limited merely to restoring greater Christchurch to its previous state but extends to enhancing or improving it.

[28] At the same time we accept Mr Cooke's submission that the concept of "recovery" is not, as Mr Goddard submitted, so open ended that almost anything is covered. As the references to "recovery", "restoration", "rebuilding" and "repairing" make clear, the starting point must be to focus on the damage that was done by the earthquakes and then to determine what is needed to "respond" to that damage. But, as the purposes and definitions also make clear, the response is not limited to the earthquake damaged areas. Recovery encompasses the restoration and enhancement of greater Christchurch in all respects. Within the confines of the Act, all action designed, directly or indirectly, to achieve that objective is contemplated.

[29] The expression "rebuilding" is to be given a broad meaning extending well beyond merely restoring physical structures, to cover not only "improving" land, infrastructure and other property, but also rebuilding "communities". The reference to "improving" both links to and reinforces the reference to "enhancement" in the definition of "recovery", and the reference to rebuilding "communities" confirms that the scope of the Act is intended to reach beyond physical restoration and to encompass the people in the communities of greater Christchurch.

51. Therefore, in considering the definitions of 'recovery' and 'rebuilding' in the CER Act, and the decision of the Court of Appeal in *Independent Fisheries*, it is clear that recovery encompasses much more than just repairing damage but also includes enhancements and improvements. However, there are limitations, with the focus being first on the damage caused and the required response.

¹ *Canterbury Regional Council v Independent Fisheries Limited* CA438/2012, 20 December 2012.

52. Throughout the LURP Review, Environment Canterbury has considered the meaning of 'recovery' and the existing case law on this topic.

7.3 Reasonably considers it necessary

53. The second part of the legal test under section 10 requires that the Minister must reasonably consider the exercise of his powers in relation to the LURP Review and any changes to the LURP or RMA documents necessary.
54. The Court of Appeal in Independent Fisheries considered the application of section 10(2) to decisions of the Minister, and stated that:

In our view, the meaning of the provision is clear when the focus is on its text and purpose in the context of this Act. In short, two elements are involved:

(a) The Minister must consider the exercise of the power "necessary", that is, it is needed or required in the circumstances, rather than merely desirable or expedient, for the purposes of the Act.

(b) The Minister must consider that to be so "reasonably", when viewed objectively, if necessary by the Court in judicial review proceedings such as these. The Minister must therefore ask and answer the question of necessity for the specific power that he intends to use. This means that where he could achieve the same result in another way, including under another power in the Act, he must take that alternative into account.

55. Environment Canterbury has given careful consideration to these requirements to ensure that the recommendations made as part of the LURP Review enable the Minister to be satisfied (on an objective basis and reasonably) that the exercise of the Minister's powers under the CER Act are necessary. Particular consideration has also been given to whether or not the same result could be achieved in another way. The reasons supporting the necessity of the recommendations are set out throughout this report.

7.4 Recovery Strategy for greater Christchurch: Mahere Haumanutanga o Waitaha

56. Section 18(1) of the CER Act provides that a Recovery Plan must be consistent with the Recovery Strategy. The vision for the LURP² comes from the Recovery Strategy. The LURP fits within the Built Environment Recovery area of activity and assists to direct a co-ordinated and timely repair and recovery of the built environment. The objectives and outcomes sought in the LURP through the implementation of identified Actions are consistent with the Built Environment Recovery goal of the Recovery Strategy to develop resilient, cost effective, accessible and integrated infrastructure, buildings, housing and transport networks.
57. Environment Canterbury has been cognisant of the Recovery Strategy when making recommendations to make changes to the LURP, to ensure that the LURP remains consistent with the Recovery Strategy.

² Land Use Recovery Plan, Part 2 – Vision and Goals, p 11.

7.5 Purpose of the LURP and Scope of Minister's Direction

58. Environment Canterbury has also been mindful of the scope of the Minister's original Direction to Environment Canterbury to develop the LURP and the purpose of the LURP that was gazetted.
59. The LURP provides direction for residential and business land use development to support recovery and rebuilding across metropolitan greater Christchurch in the next 10 to 15 years. In particular, the LURP 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; and
 - ways to support delivery of infrastructure and transport networks to serve the priority areas.
60. The LURP 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, landowners, infrastructure providers and others about where new housing and business development will be located, and how commercial centres and damaged areas should be redeveloped.
61. It is considered that the amendments recommended to the LURP are within the scope of the Minister's direction and are consistent with LURP's purpose.

7.6 Other Recovery Plans in force

62. Environment Canterbury has also considered the *Christchurch Central Recovery Plan* to ensure that any recommendations made throughout the LURP Review are consistent with its provisions.
63. As set out below, the *Draft Transition Recovery Plan* has also been taken into account, together with the *Draft Lyttelton Port Recovery Plan*, to ensure that there is consistency and no unnecessary duplication between any LURP Review recommendations and the draft Recovery Plans.

8 Assessment methodology and considerations

64. As well as the criteria addressed in Section 7 above, other matters considered were:
- is the matter already included in a plan or strategy;
 - does it need resolving urgently;
 - how does it contribute to the LURP outcomes;
 - is a change needed to more effectively deliver the intent of a LURP action;
 - is it a matter not necessary for recovery which can be actioned through a resource consent process; or
 - could the matter be progressed efficiently using the RMA.

9 Transition Recovery Plan and proposed legislation

65. The *Draft Transition Recovery Plan* was released on 2 July 2015. The draft Plan sets out proposals and decisions for the transition of central government's role in the recovery to long-term arrangements including new recovery legislation; a set of new recovery arrangements for the central city; governance and leadership through the Urban Development Strategy Implementation Committee (UDSIC) with a refreshed *Greater Christchurch Urban Development Strategy* (UDS); the transfer of recovery responsibilities of CERA to other central government agencies; a business unit within the Department of Prime Minister and Cabinet; and an approach for reporting on priority recovery issues.
66. New legislation is proposed to replace the CER Act. This Bill as presently drafted would provide for:
- continued powers for the Minister for Canterbury Earthquake Recovery to make changes to the regulatory framework and address regulatory issues through expedited, multi-agency and multi-framework planning processes; and
 - powers to allow new Recovery Plans (to be re-titled as 'Regeneration Plans') to be developed, for existing Recovery Plans to continue to have statutory force, and for the revocation of these Recovery Plans.
67. There is agreement with strategic partners that the statutory weight afforded to the LURP should continue after April 2016 until the Christchurch Replacement District Plan (CRDP) process is completed. When the CRDP is complete, the strategic partners' current intention is to consider whether it is appropriate for the LURP to be revoked.

10 Effectiveness of the LURP in achieving the LURP outcomes

10.1 Direction and coordination

68. The LURP as gazetted established much needed planning certainty and a comprehensive land use planning framework, particularly through the insertion of Chapter 6 into the Canterbury Regional Policy Statement (CRPS).
69. During public consultation, a number of written comments sought changes to the land use planning framework established by the LURP, including the addition or removal of greenfield priority areas from Chapter 6 of the CRPS and the provision for more flexibility in the implementation of its policies.
70. The LURP Actions that required changes to statutory documents have been substantially completed. However, it is too early to be definitive on the impact of the LURP in achieving all the LURP outcomes. A summary of the status of the 50 LURP Actions is set out in Appendix 4

10.2 Communities and housing

10.2.1 Intensification

71. Actions in the LURP supporting intensification have been difficult to implement and monitor (see Monitoring Report Indicator 3: Residential Intensification). The ramp-up of the rebuild has generally taken longer than envisaged. As a result, the realisation of opportunities for redevelopment has also been delayed.

72. Actions in the LURP made amendments to further enable and streamline opportunities for comprehensive development. The inclusion of the Enhanced Development Mechanism and Community Redevelopment Mechanisms provisions in the operative Christchurch City Plan have created a more enabling planning regime for 126 and 379 hectares of land respectively (see LURP Monitoring Report Progress towards achieving Actions: Action 1). However, the rate of intensification is lower than was anticipated in the LURP.
73. CCC, SDC and WDC have also made, or are in the process of making, amendments to their planning documents to better enable and encourage redevelopment or intensification within existing urban areas. These amendments will create an additional opportunity for the market to boost the supply of housing and mixed-use developments. The rate of infill housing in Christchurch is lower than pre-earthquake levels but is steadily increasing.
74. The CRDP process, together with workstreams underway through complementary initiatives³, will provide further planning certainty and address the role public agencies can play in facilitating and enabling residential intensification and assisting housing affordability.
75. Given these processes and workstreams are still underway, it is considered too soon after the LURP gazettal to know if the current low trends of intensification will continue, or whether the rates will increase.

10.2.2 Residential land

76. Implementation of LURP Actions has significantly increased the supply of greenfield land for urban development in greater Christchurch.
77. A summary of the LURP Monitoring Report data is included in Appendix 5. The projection for household growth in metropolitan greater Christchurch 2012 to 2028, which accounts for additional demand for earthquake relocation and temporary housing demand, is 40,850 households. The supply from greenfield priority areas for residential, and from intensification, but estimated at a lower rate of intensification than in the LURP, is 50,172 households.
78. The data indicates that the supply of land does exceed demand and there is likely to be sufficient greenfield land that is or will become available for residential development to meet demand in greater Christchurch for the next 10 to 15 years.

10.3 Business

79. The LURP seeks to ensure there is sufficient and suitable industrial land for the recovery through to 2028. The Monitoring Report indicates that there is enough land to provide for:
 - ongoing industrial business relocations;
 - anticipated industrial growth (including the growth of sectors involved in recovery); and
 - a range of industrial activities spread over a wider geographical area.
80. Of the almost 1,000 hectares that were identified as greenfield priority land for business in the LURP, around 60 per cent has been zoned to allow for business activity. The majority of this

³ This includes work as part of the Christchurch Housing Accord, the residential chapter of the Christchurch Central Recovery Plan, LURP exemplars, HNZA investment plans, as well as possible national initiatives flowing from the Productivity Commission 'Using land for housing' inquiry and proposed RMA reforms.

greenfield priority land is in Christchurch, while 200 hectares is located in Selwyn (primarily in Rolleston and a small amount in Lincoln). There are small areas in Waimakariri, totalling around 60 hectares.

81. In Christchurch at the end of June 2014, there was 740 hectares of vacant industrial land as well as another 380 hectares that is still to be zoned. The pre-earthquake rate of industrial land take-up was around 25 hectares per annum. At this rate there is currently around 30 years of zoned industrial land in Christchurch City with an additional 15 years to be zoned.

10.4 Transport and infrastructure

82. Land use is still changing as damaged houses are repaired, new houses are built and businesses continue to relocate. Major projects have accommodated some of this demand, but transport issues remain, particularly in the northern corridor. The situation remains dynamic and further changes are expected as housing, business areas and infrastructure are repaired or rebuilt.
83. A priority for transport in greater Christchurch is to improve the network to increase efficiency on key freight routes. This includes completing the Roads of National Significance, improving the Brougham Street corridor to the Port of Lyttelton, strengthening structures for High Productivity Motor Vehicles and addressing access to freight hubs.
84. The transport and infrastructure repair and improvements planned to be implemented over the next 10 years as outlined in the councils' Long Term Plans will significantly improve the performance of these networks. Transport projects are documented in the Regional Land Transport Plan.
85. CCC, SDC and WDC have aligned infrastructure planning and funding in their Long Term Plans and the Regional Land Transport Plan to address the anticipated release of land by private developers through subdivision.

11 Recommendations and their rationale

86. From the LURP Monitoring Report, and the comments received during the consultation, very few issues have been raised that require amendments to the LURP, RMA documents or other instruments to enable recovery. There is therefore no compelling argument for any fundamental amendments to the LURP for the purposes of recovery. Some minor amendments are justified.
87. Any consideration of significant change is best undertaken through a more comprehensive future strategic planning process, or in the review of the CRPS, including any consideration of additional greenfield land, any consideration of further intensification initiatives, and any consideration of further significant investment in strategic infrastructure.
88. As indicated in the *Draft Transition Recovery Plan*, and in the Advisory Board on Transition Report, the UDS Partners are undertaking a refresh of the UDS. This refresh will consider the strategic planning needs across Greater Christchurch and reaffirm a high-level framework which integrates recovery priorities and longer term objectives. This approach is intended to enable a more holistic and collaborative approach to address economic, social, cultural and environmental issues. It is anticipated the initial phase of the refresh of the UDS will be substantially completed by April 2016 as a platform for wider community engagement through to July 2016.

89. It is considered that the UDS refresh is the appropriate mechanism to consider a number of issues raised in written comments on the LURP Review, including whether policies in the CRPS such as Policy 6.3.3 are too prescriptive, as some submitters have suggested.

11.1 Changes to greenfield priority area land

90. Many of the written comments received in both rounds of consultation requested or supported changes to greenfield priority areas, for residential or business purposes.
91. Requests for additional land totalled approximately 350ha, about half of which is in Rolleston.
92. As there is likely to be sufficient greenfield land that is or will become available for development to meet demand in greater Christchurch for the next 10 to 15 years it is not necessary for recovery to identify any further land as greenfield priority areas.
93. Comments have been received in relation to greenfield priority areas for business in north-west Christchurch. CCC and some submitters have sought removal of some of these identified areas. Others sought that these areas are retained or extended. Resolving this matter is not needed for earthquake recovery and further consideration for these areas would be best dealt with under an RMA process in which all affected parties have the opportunity to be involved.

11.2 Enabling greater flexibility in decision making

94. Any changes to RMA documents should be addressed through RMA processes rather than attempting to resolve matters directly by recommending changes to the LURP, unless such changes are necessary for recovery purposes.
95. Under section 60(2) of the RMA “a *regional policy statement may be changed in the manner set out in Schedule 1, at the instigation of a Minister of the Crown, the regional council, or any territorial authority within or partly within the region.*” Therefore, any changes to the CRPS would need to be endorsed and then instigated by the relevant territorial authority, by Environment Canterbury or by a Minister of the Crown. A change to the CRPS would need to be progressed under Schedule 1 of the RMA.
96. Decision-making under the RMA must not be inconsistent with the LURP (or any other recovery plan).⁴ So while the LURP continues to have statutory effect, changes to the CRPS can only be made if they are not inconsistent with the LURP. At this stage, it is considered that introducing some ability to return to normal RMA processes is necessary to continue to assist earthquake recovery. Initially, when the LURP was gazetted, it was essential that all parties had certainty as to the existing planning framework. That certainty will still exist as the LURP continues in force, but some ability to seek changes through normal RMA processes is considered necessary for recovery. This aligns with a and in particular community and environmental well-being as greater Christchurch begins to transition to a more normal regulatory environment.

⁴ Section 23 of the CER Act provides that any person exercising the functions or powers under the RMA must not make a decision or recommendation that is inconsistent with the Recovery Plan on the matters under the RMA specified in section 23. This includes an application for resource consent, a notice of requirement, an application to transfer, change or cancel conditions of, or review a resource consent and the preparation, change, variation, or review of an RMA document under Schedule 1.

97. To allow changes to be made to the CRPS through RMA processes, aspects of the LURP require amendment. Recommendation 1 proposes:
- that Figure 4 in the LURP becomes 'indicative' only, meaning Map A in Chapter 6 of the CRPS would be the map that RMA decision-makers would have reference to when determining rezoning or consenting matters; and
 - removing Appendix 1 from the LURP. LURP Action 44 directed Environment Canterbury 'to include objectives, policies and methods in a new Chapter 6 in the Canterbury Regional Policy Statement as set out in Appendix 1'. This has been completed. While Appendix 1 remains in the LURP, RMA decision-making must not be inconsistent with Appendix 1, and must 'give effect' to Chapter 6 of the CRPS, causing unnecessary duplication.
98. Recommendation 1 is necessary to avoid the LURP being too restrictive and preventing changes being made to the CRPS. Chapter 6 of the CRPS was inserted as an essential recovery tool and its provisions will still be required to be given effect to by the district plans. However, changes to the CRPS may now be appropriate where they better enable the regeneration of Greater Christchurch communities.
99. **Recommendation 1: The Minister for Canterbury Earthquake Recovery amend the Land Use Recovery Plan to show Figure 4 on page 23 of the Land Use Recovery Plan as being 'indicative' only, and remove Appendix 1 relating to Chapter 6 of the Canterbury Regional Policy Statement.**

11.3 Airport noise contours

100. Further clarification has been sought and comments made in relation to the airport noise contours for Christchurch International Airport, including restrictions on intensification under the contour within the existing urban area. Some submitters have also requested new modelling of the airport noise contours.
101. It is considered that any review of the airport noise contours should be done as part of a review of the CRPS. Any remodelling of the airport noise contour is specifically provided for in Policy 6.3.11 of the CRPS. Policy 6.3.11(3) provides that prior to initiating a review of Chapter 6, for the purposes of information Environment Canterbury may request the organisation or agency responsible for the operation of Christchurch International Airport to undertake a remodelling of the air noise contours relating to the airport. Method (4) of Policy 6.3.11 then sets out what the remodelling must involve and what reports are required to be provided to Environment Canterbury.
102. As this is directly provided for in Chapter 6, changes to the LURP to provide for any such review are not necessary. As such, no changes are being recommended through the LURP Review.

11.4 Changes to regional plans

11.4.1 Coastal Marine Area boundary for the Avon River/Ōtākaro

103. CCC has requested that a change to the Coastal Marine Area (CMA) boundary be inserted into the Regional Coastal Environment Plan through the LURP Review. This is to reflect the change in estuary dynamics as a result of land subsidence following the Canterbury Earthquake Sequence.

104. Considerable land subsidence has occurred around the northern margins of the Avon-Heathcote Estuary/Ihutai. The lowering of land elevation has fundamentally altered the estuary dynamics. The river/estuarine interface has shifted upstream, with parts of the river channel now subject to estuarine tidal processes. It is considered that the current landward boundary of the CMA no longer accurately reflects the natural process environment of the river/estuary interface and therefore a review of the river mouth location and the extent of the CMA is required as areas of the coast subject to estuarine coastal processes are better managed as CMA under the Regional Coastal Environment Plan, not the district plan.
105. Officers from the Department of Conservation, Environment Canterbury and CCC agree that a review of the river mouth location and extent of the CMA is required. A survey plan of the Avon River mouth and the consequential extent of the CMA has been undertaken by CCC and provided as part of its written comments on the LURP Review.
106. The CCC have identified that the location of the "mouth" for the purpose of defining the landward boundary of the CMA cannot be amended in a regional coastal plan until the next review of the regional coastal plan which is not programmed to be undertaken in the foreseeable future. However, if the Minister of Conservation, Environment Canterbury and CCC agree, the mouth and CMA can be changed outside of the regional coastal plan review. All three parties agree that the mouth and CMA should be changed. However, CCC have identified that the RMA process would take too long to enable the amendment to be incorporated as part of the Christchurch Replacement District Plan.
107. The landward boundary of the CMA is the line of MHWS, except that where that line crosses a river, the landward boundary is determined by the location of the mouth of the river.⁵ The location of the mouth of the Avon River was determined by the Planning Tribunal in *Re an Application by Christchurch City Council and the Canterbury Regional Council*.⁶ Section 2 of the Resource Management Act 1991 provides that in order for the location of the mouth of the Avon River to be changed, it must be done as part of the review of the Regional Coastal Environment Plan. If it is to be prior to the review, it must be done with the agreement of the Minister of Conservation, the regional council and the appropriate territorial authority, or through a declaration of the Environment Court.
108. The CMA boundary is the jurisdictional boundary between the district and regional council. Confirmation of the appropriate jurisdictional boundary between the district and regional council is required so that the relevant council functions can be applied to the correct locations in order to enable recovery and rebuilding. This confirmation is required now so that it can be incorporated as part of the CRDP. Making this change through an RMA process or Environment Court declaration would take too long and could not be achieved in time for hearings on the relevant CRDP Proposals.
109. Therefore it is recommended that the confirmation of the new location of the Avon River Mouth and the amendment to the CMA boundary be made through the LURP Review to

⁵ **Coastal marine area** means the foreshore, seabed, and coastal water, and the air space above the water—
(b) of which the landward boundary is the line of mean high water springs, except that where that line crosses a river, the landward boundary at that point shall be whichever is the lesser of—

(i) 1 kilometre upstream from the mouth of the river; or
(ii) the point upstream that is calculated by multiplying the width of the river mouth by 5.

⁶ *Re an Application by Christchurch City Council and Canterbury Regional Council*, PT C71/94.

respond to the change in estuary dynamics as a result of land subsidence and appropriately manage activities in the CMA.

110. An assessment has been undertaken using a landform characteristic and river/marine process approach to determine the location of the mouth of the Avon River. The report concluded that the mouth of the river is just upstream of where the channels bifurcate around Naughty Boy's island somewhere at or about the dogleg of Evans Avenue. Officers from the Department of Conservation, Environment Canterbury and CCC agree with the report conclusions. A survey plan of the Avon River mouth and the consequential extent of the CMA has been undertaken by the CCC and provided as part of its written comments on the LURP Review. A copy of the survey plan is attached as Appendix 6. Environment Canterbury will now seek the formal agreement of the Minister of Conservation and the CCC as to the location of the Avon River mouth.
111. CCC has sought that the delineation of the CMA Boundary shown on the Coastal Hazard Zone Map: Christchurch 4 in Volume 3 of the Canterbury Regional Coastal Environment Plan be amended in accordance with the survey plan of the Avon River mouth and coastal marine area that has been provided. There are also a number of other maps in the RCEP that contain the CMA Boundary that will also require amendment to ensure consistency and to avoid any confusion for users of the plan. The Coastal Hazard Zone Map showing the Coastal Marine Area Boundary is also contained in Appendix 5 of the CRPS. Therefore a change to the CRPS map is also required, as the Regional Coastal Environment Plan is required to give effect to the CRPS.
112. The maps with the necessary amendments to the Avon River mouth and the CMA boundary are included as Appendix 7 of this report. The landward boundary of the CMA that extends between the area shown on the survey plan in Appendix 6 of this report and the landward boundary in the existing planning maps, is the line of mean high water springs.
113. **Recommendation 2: The Minister for Canterbury Earthquake Recovery amend the Land Use Recovery Plan to include a new Action that directs Environment Canterbury, following agreement with the Minister of Conservation and the Christchurch City Council, pursuant to section 24(1)(a) and 24(1)(b) of the CER Act, to amend the location of the Avon River mouth and the Coastal Marine Area Boundary shown on the following maps in the Regional Coastal Environment Plan for the Canterbury Region and the Canterbury Regional Policy Statement as set out in Appendix 7:**

Regional Coastal Environment Plan for the Canterbury Region

- Volume 3 – Coastal Hazard Zones: Map 4 Coastal Hazard Zones Map: Christchurch 4;
- Volume 2 – Coastal Water Quality Maps: Map 1.4 Water Quality Areas – Estuary of the Heathcote and Avon Rivers/Ihutai, Heathcote and Avon River Mouths
- Volume 2 – Areas of Significant Natural Value: Map 7.14 Areas of Significant Natural Value S5.5.15 – Estuary of the Heathcote and Avon Rivers/Ihutai
- Volume 2 – Prohibited Areas for Vehicles and Prohibited Area for Vessels and Vehicles: Map 4.4 Prohibited Area for Vehicles: Brighton Beach to Spencer Park, Estuary of the Heathcote and Avon Rivers/Ihutai, Sumner Beach and Taylors Mistake Beach

Canterbury Regional Policy Statement

- Appendix 5: Coastal Hazard Zones Map 4 Christchurch Map Series

To be completed within 1 month of the Gazettal of this amendment to the Land Use Recovery Plan.

11.4.2 Burwood Resource Recovery Park

114. Based on Burwood Resource Recovery Park's (BRRP) current projections the recovery park and landfill operations will need to continue until at least September 2021. This is four years beyond the expiry of existing resource consents held by the operator under the RMA. Further resource consents will need to be obtained to continue existing activities beyond September 2017. With higher-than-expected waste volumes and the reduced capacity of the current cell, additional waste cell(s) will be required for the disposal of the residual earthquake waste stream.
115. In recognition of the ongoing critical importance of the recovery park and landfill operations to the earthquake recovery, BRRP sought through their comment on the LURP Review:
- to ensure that any resource consent applications for the continuation of existing activities will be subject to a streamlined process; and
 - have the option of applying for resource consent to use the existing recovery park and earthquake waste stockpile site (known as 'Site B') for the permanent disposal of processed earthquake waste, still subject to a resource consent.
116. Under Action 46 of the LURP, Environment Canterbury progressed changes to the Land and Water Regional Plan (LWRP) to ensure the continued disposal of residual earthquake waste at Burwood Landfill. The changes provided for permanent disposal within the Burwood Landfill Specific Purpose Site as a controlled activity. Permanent disposal outside of this area is a prohibited activity, and therefore resource consent cannot be obtained.
117. It has since been identified however, that the area specified in the LWRP for permanent disposal of earthquake waste is not sufficient for the disposal of the higher than expected waste volumes. Therefore, an additional area for permanent disposal is considered necessary. This change is required to the LWRP now so that the additional area can be considered as part of the Specific Purpose (Burwood Landfill and Resource Recovery Park) Zone in the CRDP. An amendment is therefore proposed to the area in the LWRP identified for landfill by adding 'Site B'. The amendment would constitute a change in land use in this additional area and be consistent with any maps included in the relevant resource consents for the Burwood Resource Recovery Park and the notified Stage 3 Proposals of the CRDP.
118. A further streamlined process is not considered necessary at this time as this has already been provided for through the LWRP and can be considered further through the CRDP.
119. **Recommendation 3: The Minister amend the Land Use Recovery Plan to include a new Action that directs Environment Canterbury, pursuant to section 24(1)(a) of the CER Act, to amend Map 9.2 of the Canterbury Land and Water Regional Plan, Burwood Landfill Specific Purpose Site, to include 'Site B', an additional area to the north of the site, currently used for resource recovery activities.**

To be completed within a fortnight of Gazettal of this amendment to the Land Use Recovery Plan.



Aerial photo of Burwood Landfill Specific Purpose Site, and 'Site B', currently used for resource recovery

11.5 Changes to district plans

11.5.1 Development outside the existing urban area and outside greenfield priority areas

120. Some comments received have suggested that development has been unnecessarily and/or inadvertently inhibited or enabled through the insertion of Chapter 6 to the CRPS. Examples included in the comments relate to new camping grounds in rural areas, very minor developments such as subdivision for a single new household, and development of recreational facilities.
121. There will be greater flexibility to address these matters on a case-by-case basis through resource consent applications if Recommendation 1 is accepted. Decision makers on applications will be required to 'have regard' to the CRPS, rather than 'not be inconsistent with' it. This will provide decision makers with some flexibility to grant a resource consent application in appropriate circumstances where an activity may have been inconsistent with Figure 4 of the LURP but otherwise meets the relevant tests of the RMA.

122. One matter which does require clarification is the application of the LURP outside the Map A area of the CRPS (i.e. the balance of the territorial area) in relation to the Waimakariri and Selwyn District Plans. It was intended that Policy 14.5.1.1 of the Waimakariri District Plan and Policy B4.1.1 of the Selwyn District Plan, apply only to the area within the boundaries of Map A in Chapter 6 of the CRPS. However, the wording introduced through the LURP has inadvertently restricted new residential and rural residential activities outside of the Map A area. This was not the intention of the LURP. The following recommended changes are necessary in order to correct this error.

123. **Recommendation 4: The Minister amend the Land Use Recovery Plan to include a new Action that directs Waimakariri District Council, in accordance with section 24(1)(a) and (b) of the CER Act to, remove Policy 14.5.1.1 as set out in the Waimakariri District Plan and replace it with the following:**

To avoid new residential and rural residential activities and development outside of existing urban areas and priority areas within the area identified in Map A in Chapter 6 of the Canterbury Regional Policy Statement; rural residential development areas identified in the Rural Residential Development Plan and MR 873.

To be completed within a fortnight of Gazettal of this amendment to the Land Use Recovery Plan.

124. **Recommendation 5: The Minister amend the Land Use Recovery Plan to include a new Action that directs Selwyn District Council, in accordance with section 24(1)(a) and (b) of the CER Act, to remove Policy B4.1.1 and Policy B4.1.4(b) as set out in the Selwyn District Plan Rural Volume and replace them with the following:**

Policy B4.1.1: Discourage residential density greater than those shown below where these are outside the areas identified in Policies B4.1.3 to B4.1.6.

Area shown on Planning Map	Dwellings per Hectare
Port Hills – Lower Slopes	1:40
Port Hills – Upper Slopes	1:100
Inner Plains	1:4
Outer Plains	1:20
Malvern Hills	1:20
High Country	1:120

Policy B4.1.4(b): Within the Greater Christchurch area covered by Chapter 6 to the Canterbury Regional Policy Statement, avoid any new residential development at densities higher than those provided for in Policy B4.1.1, shall only be provided for except in Living 3 zones in locations identified in the adopted Selwyn District Council Rural Residential Strategy 2014.

To be completed within a fortnight of Gazettal of this amendment to the Land Use Recovery Plan.

11.6 Amendments to existing LURP actions

11.6.1 Date of completion of actions

125. As the LURP will continue to have statutory effect after April 2016, the completion date for many of the actions requires amendment. It is suggested that actions that have been completed be identified, and for those listed as ongoing to remain as 'ongoing'. Where actions are identified as being necessary to remain in place until after the CRDP is completed, these actions would be noted as such.
126. **Recommendation 6: The Minister amend the comment or completion date for each of the 50 Actions in the Land Use Recovery Plan as follows:**

Action numbers	Recommended changes
1, 2, 3, 4, 5, 6, 12, 13, 14, 15, 16, 17, 18, 20, 21, 25, 26, 28, 29, 32, 33, 34, 35,, 37, 38, 39, 44, 46, 47, 48	Strike-through the existing wording regarding completion of the action and add: Action Complete
7, 8, 9, 11, 19, 22, 24, 36, 42, 45	Strike-through the existing wording regarding completion of the action and add: Required until the CRDP process is completed
27	Strike-through the existing wording regarding completion of the action and add: Complete, but LURP Review Recommendation is to insert into this Action an additional clause for the Lincoln Innovation Hub: Details of any changes and variations in relation to the Lincoln Innovation Hub to be provided for the Minister for Canterbury Earthquake Recovery within 12 months of Gazettal of this amendment to the Recovery Plan for the Minister to determine any public process required to give effect to those amendments.
10, 23, 30, 31, 40, 41, 43, 49, 50	Retain the wording To be ongoing

127. The list of the Actions including these changes is in Appendix 4.

11.6.2 Lincoln Innovation Hub

128. The LURP 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.
129. Lincoln University and SDC have commented that, further to more detailed consideration regarding the delivery of the Lincoln Innovation Hub, an additional sub-action to Action 27 is necessary to enable timely implementation of this initiative to be consistent with the LURP.
130. Lincoln University and SDC recognise that the development of an overall master plan for the Lincoln Innovation Hub development involved the potential for change; not only on the land

identified as a greenfield business priority area in the LURP and the CRPS, but also within the boundaries of land currently owned and occupied by the University and Crown Research Institutes. This land is variously zoned Business 3 and Living in the Selwyn District Plan, and elements of the master plan could not proceed under the current planning provisions. The outcomes enabled by the additional action for SDC in the following recommendation would facilitate the implementation of the master plan and the development of the Lincoln Innovation Hub.

131. Recommendation 7: The Minister adds an additional sub-action to Action 27 of the Land Use Recovery Plan as follows:

'Lincoln Innovation Hub (new heading)

vii. Zoning and rule provisions that provide for the Lincoln Innovation Hub in the following Lincoln locations:

- the existing greenfield business priority area; and
- existing Business and Living zoned land owned and occupied by Lincoln University and Crown Research Institutes.

Details of any changes and variations in relation to the Lincoln Innovation Hub to be provided for the Minister for Canterbury Earthquake Recovery within 12 months of Gazettal of this amendment to the Land Use Recovery Plan for the Minister to determine any public process required to give effect to those amendments.

12 Decisions to be made by the Minister for Canterbury Earthquake Recovery

132. Under Section 22 of the CER Act the Minister may review a Recovery Plan and amend or replace the Recovery Plan, *"using the processes the Minister considers appropriate, including, if appropriate, consultation with persons or organisations who were identified by the Minister under section 19(1) and consulted in the development of the draft Recovery Plan."*
133. As discussed in Section 7 above it is considered that the process undertaken to review the LURP and the LURP Review Recommendations are in accordance with the purposes of the CER Act, are necessary for the recovery under section 10(2) of the CER Act, and are consistent with the *Recovery Strategy for Greater Christchurch*. It is also considered that the LURP Review Recommendations are within the scope of the Minister's original Direction for the development of the LURP.
134. Environment Canterbury therefore submits the LURP Review Recommendations to the Minister for the Minister to approve the recommendations and amend the Land Use Recovery Plan in accordance with section 22 of the CER Act.

Appendices

Appendix 1: Key dates for the LURP Review

Date	LURP Review and Consultation Summary
13 April 2015	Briefing to CCC Strategy and Planning Group bi-monthly staff meeting
17 April 2015	Item presented to RSAC meeting
23 April 2015	Briefing to CCC Development Forum
29 April 2015	Public Notice in The Press notifying of LURP Review and first consultation period
29 April 2015	LURP Review consultation brochure distributed to libraries and service centres.
30 April 2015	First Consultation period begins
30 April 2015	LURP Review website live: www.ecan.govt.nz/LURP
8 May 2015	Article in 'Future Christchurch' newsletter (May edition) distributed to all households in Greater Christchurch.
1 May 2015	Briefing to CCC Community Board Chairperson Forum
4 May 2015	Seminar briefing for members of professional bodies - NZPI, RMLA, NZIA, NZILA, ADNZ, EIANZ and IPENZ (Transport Group)
4 May 2015	Communication to Chair of CERA Community Forum
20 May 2015	Briefing to SDC Selwyn Central Community Board
20 May 2015	Briefing to CCC councillors
22 May 2015	Briefing to Canterbury Sustainable Homes Working Party
25 May 2015	Briefing to WDC Joint Community Boards and Ward Advisory Boards
29 May 2015	First Consultation period ends
2 July 2015	Presentation to Community Forum - update on initial findings from LURP review consultation
10 July 2015	Update on initial findings from LURP review consultation to Urban Development Strategy Implementation Committee (UDSIC)
23 July 2015	Presentation to Christchurch City Council
7 August	Presentation to CCC Community Board Chairperson Forum
10 August 2015	Public notification of second consultation period
10 August 2015	ECan begins consultation on the LURP Review draft recommendations
11 August	Presentation to Waimakariri District Council
26 August	Presentation to Selwyn District Council
28 August 2015	Second consultation period ends
11 September 2015	Content of draft decision report presented to UDSIC
24 September 2015	Environment Canterbury resolves to deliver the Decision Report with Recommendations to the Minister for Canterbury Earthquake Recovery
25 September 2015	LURP Review Decision Report with Recommendations delivered to the Minister
Ongoing	Engagement with council staff through Urban Development and Recovery Managers Group and planning manager meetings; engagement with council CEOs through the Chief Executives Advisory Group meetings.

Appendix 2: Summary of comments received in April - May consultation

The full comments are available at

<http://ecan.govt.nz/our-responsibilities/regional-leadership/Pages/lurp-sub.aspx>

No	Submitter	Brief Summary
1	Gary Foot	Concern over pressure on roading infrastructure, particularly due to residential development North of the Waimakariri River.
2	Landowners of Selwyn District Council ODP 12B	A request for Greenfields Outline Development Plan Area 12B to be included in LURP Figure 4 for Rolleston within the LURP.
3	New Zealand Manufacturers and Exporters Association	Support for timely consenting, and a request that reverse sensitivities are considered during the consenting process. A number of industry specific issues were raised.
4	Dirk De Lu	Limit greenfield developments. Support for intensification, affordable housing, mixed-use business and residential land, and promotion of cycle and walking infrastructure and sea and rail freight over roads.
5	Sharon Lawrence	A request for land at a site at 79 Shalamar Drive to be rezoned as a greenfield residential area.
6	Paul Whiting	Concern that the LURP prevents subdivision of Rural land and that the LURP is being interpreted incorrectly by local authorities. Request to subdivide a site within Selwyn District.
7	Kenya Calder	Support for intensification, low impact urban design, small businesses within the city and public transport.
8	Grassmere Street Residents Group and Grants Road Holdings	A request for the rezoning of a block of land bordering Grassmere St and Cranford Street as a greenfield priority area.
9	Hughes Developments Limited	A request for a section of land adjacent to Faringdon to be identified as a greenfield priority area.
10	Tegel Foods Limited	A request that identification of greenfield sites ensures that land uses are compatible, amenity values are maintained, and reverse sensitivity issues are avoided.
11	Christchurch City Council	Concern over the need to review the LURP at this time. A request to rezone periphery land within Cranford Basin as greenfield residential. Request that a number of actions are removed, as they are now complete or no longer necessary. Request that areas 1 and 3 in the North West Review Area are removed.
12	Progressive Enterprises and the West Prestons Group	Request to rezone land at Prestons as Priority Greenfield Areas.
13	Dryden Trust	A request that a site at Rolleston is rezoned and identified as an exemplar housing project within the LURP.
14	Dean and Lorraine Loveridge	To allow for low-density residential development at a site in Halswell.
15	Dean Geddes	A request that a site at Rolleston is rezoned and identified as an exemplar housing project within the LURP.
16	Equus Trust	Retention of the Greenfield Priority Area - Business between Hawthornden Road and Russley Road. If there is any reduction in the area, that the land at 76 Hawthornden Road is retained within the priority area.
17	Mark Larson, T & J Smith, S J Wedlock, J & A Marshall, G & E Dodd, J & D Phillipson, R Iodine, M & J Hamlyn	A request for a site at Prebbleton to be included as a priority greenfield residential area.
18	Memorial Avenue Investments Limited	A request for land owned by Memorial Avenue Investments Limited to be used for non-industrial activities.
19	Castle Rock	A request for the inclusion of a site on Port Hills Road within Figure 4 as a greenfield priority residential area and greenfield priority business area.
20	Cathedral City Developments Limited	A request for the inclusion of a site on Harry Ell Drive within LURP Figure 4 as a greenfield residential Port Hills priority residential area.
21	Silver Fern Farms, Darryn Jemmet	Request that existing land uses are considered when identifying residential greenfield land, and that reverse sensitivities are considered in the consenting process. Request that long-term goals of the roading network are met.

No	Submitter	Brief Summary
22	Davie Lovell Smith, Patricia Harte	Concern that the LURP does not provide for enough greenfield residential development. Request that land not subject to physical limitations, particularly west of Prebbleton and adjoining Templeton, is rezoned greenfield residential.
23	Housing New Zealand Corporation, Paul Commons	A request for mechanisms to assist in facilitating land use change of the Acheson Avenue local commercial centre in the Shirley Comprehensive Housing Redevelopment Mechanism. A request to amend the provisions in Appendix 2 of the LURP to either remove the condition on community housing perpetuity requirements, or limit to ten years. A request that the CCC infrastructure programme is aligned with housing intensification needs, revisit the CHRM areas for intensification.
24	Doncaster Developments	A request for inclusion of an appropriate provision within the LURP to enable land owned by the submitter currently zoned for rural-residential development to be developed as an Exemplar Housing subdivision.
25	Eric Woods	Request that the development of a new camping ground on rurally zoned land to be permitted.
26	David Lawry	Request that the airport noise contour is remodelled, and that the process is overseen by an independent body.
27	The Canterbury Aggregate Producers Group	A request for an additional goal and additions to actions to provide for aggregate supply and extraction within the LURP.
28	Selwyn District Council	A request for the inclusion of a new Action within the LURP which will facilitate the development of the Lincoln Innovation Hub. A request to include ODP Area 12B within the Greenfield Residential Area.
29	Melanda Slemint	General concern about the challenges around resilience, sustainability, urban health and economic success. Support for intensification and active transport.
30	Chilton Farms Limited	Request for greater provision within the LURP for non-rural activities within the rural fringe areas.
31	Transpower New Zealand Limited	Concern over potential issues around strategic infrastructure due to intensification and infill, particularly reverse sensitivity. Request for recognition of National Grid assets within the LURP.
32	Christchurch International Airport Limited	Support for LURP and specific provision for the Airport and the reverse sensitivity policies inserted into the relevant planning documents through the LURP. A request that the Canterbury Regional Policy Statement is amended to reflect that the exception to the Policy was not intended to encourage significant new intensification within the contour but to maintain pre-existing permissions.
33	New Zealand Fire Service Commission	That the provision of adequate infrastructure continue to be a priority, firefighting capacity be considered as a vital aspect of water supply infrastructure, and adequate access for fire appliances to water supply and structures be considered.
34	Waimakariri District Council	A request to rezone a section of land from Greenfield Residential to Greenfield Priority Area - Business at Ravenswood. A request for a direction from the LURP to amend Policy 14.5.1.1 of the Waimakariri District Plan.
35	New Zealand Council for Infrastructure Development	Provision for additional transport investment needed, or land use provisions revised to reduce pressure on the transport services. Request that infill be aligned with public transport to reduce pressure on transport network.
36	L Pickering	Request for a site in Marshlands West to be rezoned as Rural 3 - Marshlands West.
37	Independent Fisheries Limited	A request for the airport noise contour to be remodelled, and the location of the contour to be reviewed.
38	Avoca Valley Limited	A request for a property to be included within the Urban Limit Boundary.
39	Mark Purdon	A request for a site at Rolleston to be identified as a future priority area for residential development.
40	Bromac Lodge Limited	A request for specific properties to be included within LURP Figure 4 as Greenfield Priority Areas.
41	Mercantile Trust Limited	A request for properties to be included within LURP Figure 4 as Greenfield Priority Areas.
42	Anthony Pan and San Tsun Yu	A request for specific properties to be included within LURP Figure 4 as Greenfield Priority Areas.
43	RJ & CB Sissons	A request for properties to be included within LURP Figure 4 as Greenfield Priority Areas.

No	Submitter	Brief Summary
44	Martin Harcourt	A request for properties to be included within LURP Figure 4 as Greenfield Priority Areas.
45	Lincoln University	The addition of action points directing Selwyn District Council to provide for agri-tech business as a permitted activity within the Business 3 zone; Aligned with this include a definition of agri-tech business.
46	Avonhead Community Group	Concern over the zoning of two sites on Russley Road, and one at Hawthorndon Road. A request for the zoning of the three sites to be changed.
47	The Blue Lady Trust	Include properties in Wooldridge Road in the urban growth boundary, and is identified as a Greenfield Priority Area – Business.
48	Sue Peircey	A request for the rezoning of a property at Bridle Path Road to allow for subdivision.
49	Rock Hill Limited	Request for a site on Redmund Spur to be included as a Port Hills Greenfield Residential Area.
50	Scentre New Zealand Limited	Support for the current wording of the LURP. Concern over implementation of outcomes relating to issues around consenting and notification requirements and urban design requirements.
51	Slava Meyn	A request for clarification on the suitability of a site at Yaldhurst for a proposed recreational facility.
52	Lawrence John Manion	A request for a block of land between the Izone and Weedons Ross Road interchange to be identified within LURP Figure 4 as a Priority Area - residential.
53	Human Rights Commission	A request that the LURP facilitates incentives for provision of affordable housing. A recommendation that the two proposed exemplar housing developments identified within the LURP are accessible.
54	John Cook	Request to include a property at Huntsbury Ave within the Port Hills Residential Area.
55	Ravenswood Developments Limited	Request variations to the boundary between business and residential zoning at Ravenswood; extension to the boundary for infrastructure provision; retention of Woodend/Pegasus as a KAC.
56	JDH Holdings NO 1 Ltd	Inclusion of four titles in northwest Belfast within the urban boundary.

Appendix 3: Summary of comments received in August consultation

The full comments are available at

<http://ecan.govt.nz/our-responsibilities/regional-leadership/Pages/lurp-subs-august.aspx>

No	Submitter	Summary
1	Cashmere Fields	Seeks flexibility in land zoning.
2	Grassmere St Residents Group and Grants Road Holdings	Seek land fronting Grassmere and Cranford Streets to be included in greenfield priority area, with timeframes to align with CRDP.
3	Awatea residents Assn	Seek changes to policies in LURP/CRPS for South Awatea to be zoned commercial/light industrial to be compatible with Kart Club.
4	R J Crozier	Seeks minor changes to the urban boundary to be allowed. Relates to 2.56ha land adjacent to Cranford Basin.
5	Equus Trust	Retention of greenfield priority area for business at 76 Hawthornden Road.
6	Doncaster Developments Ltd	Flexibility to LURP /CRPS to enable Doncaster Holdings to develop 7.8ha residential land on NW edge of Rangiora.
7	Burwood Resource Recovery Park Ltd (BRRP)	Requests changes to plans for streamlined consenting to be able to continue landfill operations until at least September 2021.
8	Graeme Charles Walsh & Graeme Charles Walsh Ltd	Seek rezoning of 468 and 470 Cranford St to industrial.
9	Dryden Trust and Dean Geddes	Seek land in SW Rolleston to be added to greenfield priority residential. Seeks a streamlined process to address site-specific amendments to Map A.
10	Canterbury Sustainable Homes Working Party	Consider non-regulatory aspects of the e LURP should be retained and reinforced, especially Action 49.
11	Malcolm Smith	Seeks review of the airport noise contours and flexibility for development around boundaries in Map A.
12	Devon Downs (West Melton) Ltd	Re 751 Harewood Rd. Seeks review of CRPS, with changes to boundaries for industrial/business land in NW Christchurch.
13	Mundy Family Trust and T A Mundy	Re 471 and 503 Cranford St - states CCC intend to rezone from rural to residential. Seeks review of CRPS, with changes to boundaries for industrial/business land in NW Christchurch.
14	Lincoln University	Proposed alternative wording for Draft Recommendation 5.
15	Sharon Lawrence	Opposes rigid application of the urban infrastructure boundary. Seeks changes to Policies 6.3.1, 6.3.7, 6.3.9 and to Map A in the CRPS.
16	The Isaac Conservation and Wildlife Trust	Seeks flexibility to LURP /CRPS to enable the Trust's 'rural industrial' activities to be maintained - affected by definitions of rural activities and urban activities.
17	The Blue Lady Trust	Seeks 295 Wooldridge Rd to be included in urban limits. Consider rigid application of Policy 6.3.1 and Map A in CRPS is prohibiting development outside of urban limits. Requests clear directions on a joint process to be followed by local authorities to consider amendments to CRPS and district plan zoning.
18	The Blue Lady Trust	Seeks 84 Park Terrace, Lyttelton to be included in urban limits - property has split zoning residential/rural. Rural portion outside urban limit in Map A of CRPS. Alternatively, amend Policy 6.3.1 of CRPS to enable development outside urban limits where certain requirements are met.
19	Avonhead Community Group	Recommends that NWRA3 and the MAIL site are no longer identified as Greenfield Priority areas for business. Refers to submission to CRDP.
20	KI Commercial Ltd	Seeks 51 Heberdeen Ave, Sumner to be included in urban limits - property has split zoning residential/rural. Rural portion outside urban limit in Map A of CRPS. Or amend Policy 6.3.1 of CRPS to enable development outside urban limits where certain requirements are met.
21	Gavin Frederick Case, Margaret Mary Case and Michael Gavin Maurice Case	Seeks amendment to the LURP to allow for residential development at 340 Cranford St and flexibility to amend Chapter 6 on the CRPS and makes changes to the Christchurch District Plan.

No	Submitter	Summary
22	Foddercube Products Ltd	Seeks zoning for 374 Springs Rd, and the adjoining property to the north, to be changed from Rural Urban Fringe to Industrial park in the CRDP. To enable this seeks that these two sites be included as greenfield priority land for business in the LURP/CRDP.
23	Castle Rock Ltd	In CRDP seeks mix of residential and industrial zoning for 195 Port Hills Rd and residential and/or business zoning for 125 Scruttons Rd. Neither is included as greenfield priority areas in the LURP. Seeks more flexibility with Policy 6.3.1 and Map A in the CRDP.
24	Cathedral City Developments	CCDL consider that amendments are required to the LURP to enable their Cashmere Land to be developed for housing on the Port Hills as part of earthquake recovery. Advocate for a streamlined process to address site-specific amendments to Map A and amendments to Chapter 6 of the CRPS to provide for small changes not of regional significance.
25	Ravenswood Developments Ltd	Seeks variation in delineation of the boundaries of residential and business greenfield priority areas - not an area of significant change. Addition to greenfield priority area of land adjacent to Ravenswood for stormwater management - not an urban activity.
26	Clearwater Land Holdings Ltd	Lack of alignment between Policy 6.3A.7 of the City Plan and Policy 6.3.5 (4) of the CRPS and ask for amendment of Policy 6.3.5 in the CRPS.
27	Riccarron Wigram Community Board	Seek reduced emphasis on greenfield priority areas residential in S Halswell, SE Halswell, SW Halswell, Murphy's Road East, Quaifes and Sabys Roads. Support residential development for Luneys/Buchanan Rd greenfield development area - instead of quarrying proposed by Fulton Hogan. Considers LURP statutory effect should end at April 2016. Considers airport noise contours need reviewing.
28	A Pan and S Tsun Tu	Seek that relevant properties in John Patterson Road be included as a Greenfield Priority area in Map A. Seek an additional action point that ECan changes Chapter 6 of CRPS to allow district council to make minor amendments to zoning and development boundaries indicated by the urban limit boundary and priority areas in map A
29	Martin Harcourt	Seeks that relevant properties in John Patterson Road be included as a Greenfield Priority area in Map A. Seeks an additional action point that ECan changes Chapter 6 of CRPS to allow district council to make minor amendments to zoning and development boundaries indicated by the urban limit boundary and priority areas in map A
30	Mercantile Trust	Seeks that relevant properties in John Patterson Road be included as a Greenfield Priority area in Map A. Seeks an additional action point that ECan changes Chapter 6 of CRPS to allow district council to make minor amendments to zoning and development boundaries indicated by the urban limit boundary and priority areas in Map A.
31	RJ and CB Sissons	Seek that relevant properties in John Patterson Road be included as a Greenfield Priority area in Map A. Seek an additional action point that ECan changes Chapter 6 of CRPS to allow district council to make minor amendments to zoning and development boundaries indicated by the urban limit boundary and priority areas in map A
32	Bromac Lodge Ltd	Seeks that relevant properties in John Patterson Road be included as a Greenfield Priority area in Map A. Seeks an additional action point that ECan changes Chapter 6 of CRPS to allow district council to make minor amendments to zoning and development boundaries indicated by the urban limit boundary and priority areas in Map A.
33	Avoca Valley Ltd	Seeks an additional action point that ECan changes Chapter 6 of CRPS to allow district council to make minor amendments to urban limit boundary and priority areas in map A. Add an action point to include the AVL site within the urban limit boundary.
34	JDH Holdings No 1 Ltd	Requests that site in Belfast be included as greenfield priority area in map A in the LURP and CRPS.

No	Submitter	Summary
35	Christchurch City Council	Considers land around Cranford Basin should be rezoned for residential. Consider Canterbury Sports Ltd development on Yaldhurst Road is required for earthquake recovery, and should be enabled. Seeks deletion of Area 1 for business in NW Christchurch, and possibly parts of Area 3. Seeks that many of the agreed/non statutory actions not required for CRDP be removed. Seeks clarity of revocation of LURP on completing of CRDP. Seeks amendment of CMA boundary in RCEP.
36	Canterbury Aggregate Producers Group	Seek a planning framework that permits aggregate processing to occur at a quarry site once the associated quarry has been exhausted of its aggregate resource. Seek changes to the LURP/CRPS to remove aspects of the CRPS that constrain this - definition of urban activities, Objective 6.2.1, Policy 6.3.1, Map A.
37	Davie Lovell-Smith Ltd	Anticipate that because of constraints the yield expected from greenfield priority may not eventuate - so consider other land should be included in greenfield priority areas. Seek amendment to definition of rural activities; changes to Policy 6.3.3 in CRPS to define desired outcomes rather than specifics on ODPs, ie replace Policy 6.3.3; amend Policy 6.3.7 re density; change SDC Policy B4.1.1 to apply to LURP area only.
38	Carter Group	Considers that expedited processes for earthquake recovery are still required and that traditional statutory processes will delay the CRDP. Concern with Policy 6.3.3 in the CRPS re the requirements in preparing an ODP.
39	Hughes Developments Ltd	Seek inclusion of land at Rolleston adjacent to Faringdon to be included as a greenfield priority area. Consider that RMA mechanisms are cumbersome and time consuming.
40	SDC ODP 12b Landowners	Seeks that land south of ODP12 (which they call ODP 12B) be identified greenfield priority area in LURP/CRPS, with consequential changes to Selwyn District Plan.
41	Gregory Corston	Seek that 580 Russley Rd be included in greenfield priority area.
42	Canterbury Sports Ltd	Seek to have processes in place to update/make changes to the CRPS to allow for recreation activities outside urban limits and enable CSL to continue development at 466-482 Yaldhurst Road.
43	K Bush Road Ltd with Church Lane Ltd; Brian Gillman Ltd; Freyberg Development Ltd; Suburban Estates Ltd; Davie Lovell-Smith Ltd.	The requirements in relation to ODPs in the CRPS are unnecessary impediments. Seek that Policy 6.3.3 in the CRPS is amended or replaced and Policy 6.3.7(3) is amended.
44	Kennedys Bush Road Neighbourhood Assoc	Seeks differentiation of the greenfield priority areas so it is clear which ones have infrastructure provision now, and those that do not - so it is clear to the community what the time frames are.
45	Graeme Alan McVicar and Joy Yvonne McVicar	Need a thorough analysis of greenfield priority area on Map A, and provide for additional small greenfield areas outside Map A. Submitter has an interest in land in Worsleys Road outside greenfield priority area but seeks rezoning through the CRDP as residential large lot.
46	Brent Falvey	Seeks that his previously subdivided lot at 9021 Rothesay Road be included inside the infrastructure boundary as there are no infrastructure constraints on the land.

Appendix 4: LURP Actions and recommended changes to completion statements

Action no.	Action Green: Action complete; Orange: Required until the CRDP is completed; Purple: Ongoing	Recommended changes
1	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 Action complete
2	Christchurch City Council to enable in the next review of its district plans to provide for the following measures: 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.	To be completed by April 2016 Action complete
3	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 Action complete
4	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 Action complete
5	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 Action complete

6	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 Action complete
7	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. Required until the CRDP process is completed
8	Christchurch City Council to enable a range of exemplar medium density housing projects, including design and testing of projects at: <ul style="list-style-type: none"> 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 the Recovery Plan CCC locations: Decision on whether the proposal is approved as an 'exemplar' within 6 months of Gazettal of the Recovery Plan Riccarton Racecourse and Halswell: Decision on whether the proposal is approved as an 'exemplar' within 9 months of Gazettal of the Recovery Plan Required until the CRDP process is completed
9	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 Required until the CRDP process is completed
10	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
11	Christchurch City Council to enable in the next review of its district plans to enable the following measures: <ul style="list-style-type: none"> i. community facilities within key activity centres and neighbourhood centres ii. improved access to buildings, structures and public places and spaces through opportunities during rebuilding iii. clarity and certainty about urban design requirements. 	To be completed by April 2016 Required until the CRDP process is completed
12	Waimakariri District Council is directed, pursuant to section 24(1)(c) of the CER Act, to change or vary the objectives,	Details of any changes and variations to be

	policies and methods of its district plan to the extent necessary to enable a range of community facilities within key activity centres.	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 Action complete
13	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 Action complete
14	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 Action complete
15	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: i. Future Urban Development Area and ODP – Upper Styx (Amendment 2 and 3) ii. Living G - Highfield (Amendment 2, 3, 4).	To be completed within a fortnight of Gazettal of this Recovery Plan Action complete
16	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. i. Residential 2 - West Rangiora (Amendment 1) ii. Residential 2 - Oxford Road, Rangiora (Amendment 1).	To be completed within a fortnight of Gazettal of this Recovery Plan Action complete
17	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 Living Z – Lincoln.	To be completed within a fortnight of Gazettal of this Recovery Plan Action complete
18	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:	Details of any changes and variations to be provided to the Minister for Canterbury Earthquake Recovery within 6 months of Gazettal of this

	<ul style="list-style-type: none"> 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. 	<p>Recovery Plan for the Minister to determine any public process required to give effect to those amendments</p> <p>Action complete</p>
19	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.	<p>To be completed by April 2016</p> <p>Required until the CRDP process is completed</p>
20	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).	<p>To be completed within a fortnight of Gazettal of this Recovery Plan</p> <p>Action complete</p>
21	<p>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:</p> <ul style="list-style-type: none"> 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. 	<p>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</p> <p>Action complete</p>
22	<p>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).*</p> <p>* Subject to final decisions to address life risk from rock roll.</p>	<p>To be completed by April 2016</p> <p>Required until the CRDP process is completed</p>
23	Councils to coordinate the funding, sequencing and provision of infrastructure to support Actions 19, 20, 21 and 22.	To be ongoing
24	<p>Christchurch City Council to enable in the next review of its district plans the following measures:</p> <p>Rebuilding of existing business areas</p> <ul style="list-style-type: none"> i. existing industrial activities in business zones ii. comprehensive developments in existing urban business areas, including brownfield sites iii. clarity and certainty about urban design requirements in key activity centres and other business zones <p>Revitalising centres</p> <ul style="list-style-type: none"> iv. zoning that defines the extent of each key activity centre v. planning provisions for key activity centres and neighbourhood centres that have undergone a suburban centre masterplan process 	<p>To be completed by April 2016</p> <p>Required until the CRDP process is completed</p>

	<ul style="list-style-type: none"> vi. mixed-use development within key activity centres. <p>Greenfield priority areas for business</p> <ul style="list-style-type: none"> vii. 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 viii. an integrated approach to greenfield priority areas for business that are located near Christchurch Airport ix. zoning provisions for other greenfield priority areas for business shown on Map A, Appendix 1 x. 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. 	
25	<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 provide for:</p> <p>Rebuilding of existing business areas</p> <ul style="list-style-type: none"> i. comprehensive developments in existing urban business areas, including brownfield sites ii. management of the effects of rebuilding activities. <p>Greenfield priority areas for business</p> <ul style="list-style-type: none"> 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. 	<p>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</p> <p>Action complete</p>
26	<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 provide for:</p> <p>Rebuilding of centres</p> <ul style="list-style-type: none"> i. zoning that defines the extent of each key activity centre ii. implementation of comprehensive redevelopment plans for Rangiora and Kaiapoi town centres. 	<p>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</p> <p>Action complete</p>
27	<p>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:</p> <p>Rebuilding of existing business areas</p> <ul style="list-style-type: none"> i. comprehensive developments in existing urban business areas, including brownfield sites. <p>Rebuilding of centres</p> <ul style="list-style-type: none"> ii. zoning that defines the extent of each key activity centre iii. implementation of the Rolleston Town Centre Masterplan <p>Greenfield priority areas for business</p> <ul style="list-style-type: none"> 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 	<p>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</p> <p>Action complete, but LURP Review Recommendation is to insert into this Action an additional clause for the Lincoln Innovation Hub</p>

	v. 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 in relation to the Lincoln Innovation Hub to be provided for the Minister for Canterbury Earthquake Recovery within 12 months of Gazettal of this amendment to the Recovery Plan for the Minister to determine any public process required to give effect to those amendments.
28	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.	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 Action complete
29	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 Action complete
30	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
31	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
32	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 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

		Action complete
33	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.	<p>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</p> <p>Action complete</p>
34	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.	<p>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</p> <p>Action complete</p>
35	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.	<p>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</p> <p>Action complete</p>
36	Christchurch City Council to enable in the next review of its district plans, to provide for land use and transport network integration, including: <ul style="list-style-type: none"> 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. 	<p>To be completed by April 2016</p> <p>Required until the CRDP process is completed</p>
37	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.	<p>To be completed within a fortnight of Gazettal of this Recovery Plan</p> <p>Action complete</p>
38	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

		Action complete
39	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 Action complete
40	Councils and NZTA to ensure that rebuilding of the transport network protects future opportunities for supporting: <ul style="list-style-type: none"> 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
41	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
42	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 Required until the CRDP process is completed
43	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
44	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 Action complete
45	Christchurch City Council to enable in the next review of its district plans the following measures, as a matter of urgency: <ul style="list-style-type: none"> • 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 Required until the CRDP process is completed
46	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	Details of any changes and variations to be provided to the Minister for Canterbury Earthquake Recovery within 6 months of Gazettal of this

	<p>accordance with this Recovery Plan.</p> <p>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.</p>	<p>Recovery Plan for the Minister to determine any public process required to give effect to those amendments</p> <p>Action complete</p>
47	<p>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.</p> <p>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.</p>	<p>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</p> <p>Action complete</p>
48	<p>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.</p> <p>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.</p>	<p>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</p> <p>Action complete</p>
49	<p>The Canterbury Sustainable Homes Working Party (CSHWP) to provide ongoing support to councils to identify:</p> <ul style="list-style-type: none"> 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
50	<p>Councils to coordinate and integrate existing advice and information services for rebuild activities, including:</p> <ul style="list-style-type: none"> i. land status ii. geotechnical information iii. pre-application advice iv. links to neighbouring land owners and developers. 	To be ongoing

Appendix 5: Data on land supply

Demand

1. The LURP used the medium Statistics NZ household projections from 2012 for Greater Christchurch with some adjustment. The figures for Greater Christchurch remained constant, but growth was weighted more to Selwyn and Waimakariri Districts, and less to Christchurch City (the "2012 Adjusted Projections"). Added to these projections (future demand) were some additional demand figures to address earthquake relocation together with permanent demand housing 'brought forward' because of temporary housing pressures. The result was Table 1 in the LURP (page 13).
2. Table 1 in the LURP was amended in May 2015 to correct the data.

Household demand to 2028						
Table 1: As published in the LURP December 2013						
Table 1: Projections for household growth in metropolitan greater Christchurch 2012-2028, including additional earthquake relocation and temporary housing demand						
Source: Based on Statistics NZ 2012 medium growth projections and other sources						
Greater Christchurch Area	2012 post-earthquake households	Additional gross housing demand				Total households in 2028
		2012-2016	2016 - 2021	2021-2028	2012-2028	
Household growth						
Christchurch City	143,150	1,500	9,200	13,000	23,700	166,850
Waimakariri District	15,250	7,750	2,200	2,200	6,150	21,400
Selwyn District	10,050	2,550	2,250	2,500	6,300	16,350
Total	168,450	11,800	13,650	16,700	36,150	204,600
Earthquake relocation and temporary housing demand						
Christchurch City		6,000	-1,000	-1000	4000	
Waimakariri District		1,000	-300	0	700	
Selwyn District		300	-300	0	0	
Total – with household growth and Earthquake relocation and temporary housing demand					40,850	
Table 1: As corrected in May 2015 amendments						
Table 1: Projections for household growth in metropolitan greater Christchurch 2012-2028, including additional earthquake relocation and temporary housing demand						
Source: Based on Statistics NZ 2012 medium growth projections and other sources						
Greater Christchurch Area	2012 post-earthquake households	Additional gross housing demand				Total households in 2028
		2012-2016	2016 - 2021	2021-2028	2012-2028	
Household growth						
Christchurch City	143,150	1,500	9,200	13,000	23,700	166,850
Waimakariri District	15,250	1,750	2,200	2,200	6,150	21,400
Selwyn District	10,050	1,550	2,250	2,500	6,300	16,350
Total	168,450	4,800	13,650	17,700	36,150	204,600
Earthquake relocation and temporary housing demand						
Christchurch City		6,000	-1,000	-1000	4,000	
Waimakariri District		1,000	-300	0	700	
Selwyn District		300	-300	0	0	
Total – with household growth and Earthquake relocation and temporary housing demand					40,850	

Household supply

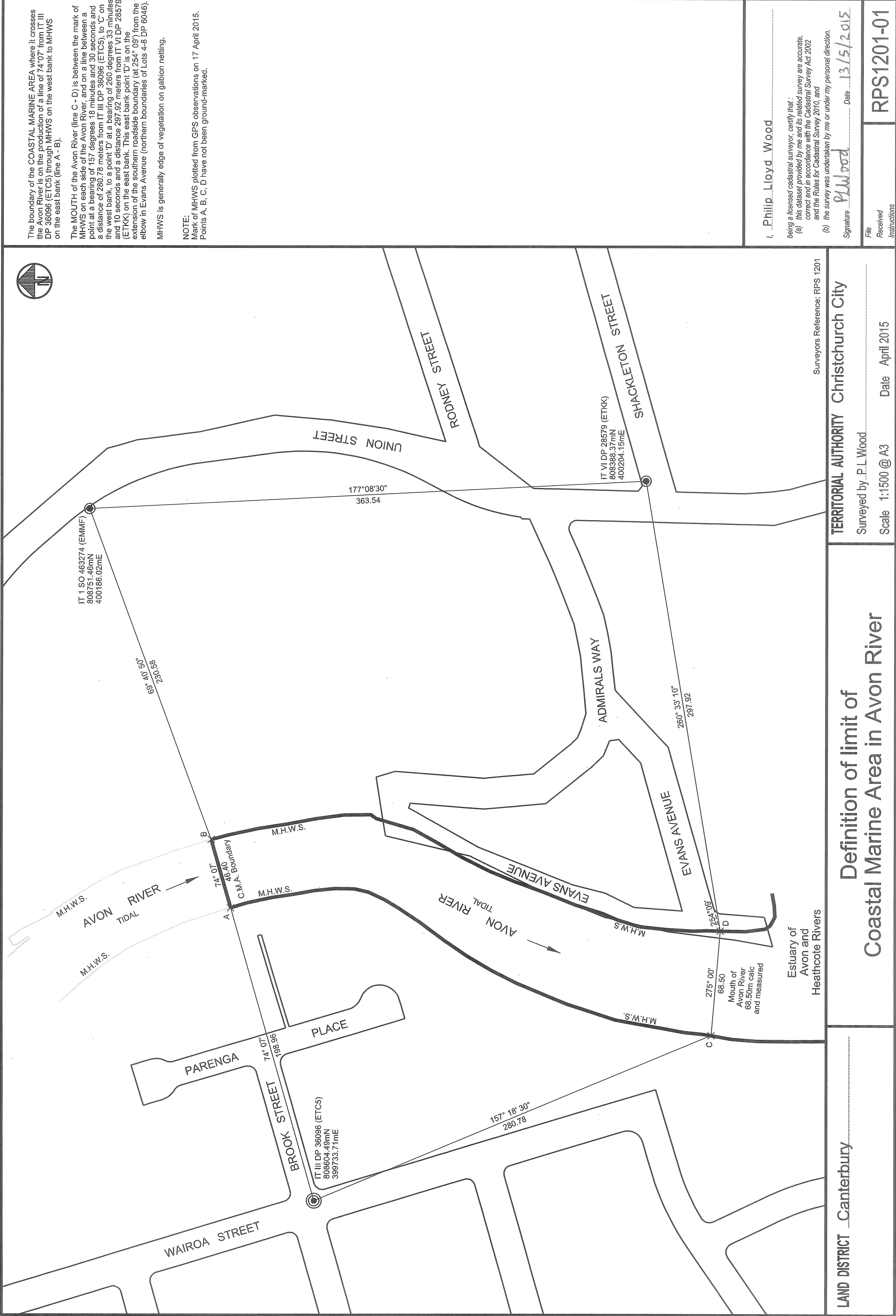
3. The LURP identified greenfield priority areas for residential and business uses. Some of these areas were rezoned for such activities prior to December 2013. The remaining areas have been, or will be, rezoned through amendments to the Christchurch City Plan, and the Selwyn and Waimakariri District Plans.
4. The LURP Monitoring Report in March 2015 reported that the approximate minimum number of lots provided in greenfield priority areas for identified for residential purposes across greater Christchurch was 39,500.
5. Table 2 in the LURP identified targets for intensification. However, the LURP Monitoring Report indicates that intensification has not been at the rate expected. Based on the Monitoring Report the intensification targets have been reduced to assess the current and future supply at this lower rate of intensification.

Targets for intensification to 2018			
Table 2: As published in the LURP December 2013			
Time period	Projected housing demand for each time period	% target of new households provided in existing urban areas for each time period	Total household provided in existing urban areas for each time period
2013-2016	19,100	35%	6,685
2016 - 2021	12,050	45%	5,422
2021 - 2028	15,700	55%	8,635
Total new households in existing urban areas to 20128			20,742
Table 2: As corrected in May 2015 amendments			
2013-2016	12,100	35%	4,235
2016 - 2021	12,050	45%	5,422
2021 - 2028	15,700	55%	8,635
Total new households in existing urban areas to 2028			18,292
Based on lower projections of intensification as indicated in LURP Monitoring Report			
2013 - 2016	12,100	15%	1815
2016 - 2021	12,050	25%	3012
2021 - 2028	16,700	35%	5845
Total new households in existing urban areas to 2028			10,672

Demand and adjusted supply figures from the LURP Monitoring report				
	Total demand on updated figures	Approximate minimum number of lots provided for by greenfield zoning (from LURP Monitoring Report)	Lots provided by intensification (Amended Table 2 from the LURP, and lower rate of intensification)	Total supply
Greater Christchurch	40,850	39, 500	10,672	50,172

Appendix 6: Recommendation 2: Survey Plan

Definition of the mouth of the Avon River and the limit of the Coastal Marine Area in the Avon River



The boundary of the COASTAL MARINE AREA where it crosses the Avon River is on the production of a line of 74° 07' from IT III DP 36096 (ETC5) through MHWS on the west bank to MHWS on the east bank (line A - B).

The MOUTH of the Avon River (line C - D) is between the mark of MHWS on each side of the Avon River, and on a line between a point at a bearing of 157 degrees 18 minutes and 30 seconds and a distance of 280.78 meters from IT III DP 36096 (ETC5), to 'C' on the west bank, to a point 'D' at a bearing of 260 degrees 33 minutes and 10 seconds and a distance 297.92 meters from IT VI DP 28579 (ETKK) on the east bank. This east bank point 'D' is on the extension of the southern roadside boundary (at 254° 09') from the elbow in Evans Avenue (northern boundaries of Lots 4-8 DP 6046).

MHWS is generally edge of vegetation on gabion netting.

NOTE:
Mark of MHWS plotted from GPS observations on 17 April 2015.
Points A, B, C, D have not been ground-marked.

I, Philip Lloyd Wood

being a licensed cadastral surveyor, certify that:

(a) this dataset provided by me and its related survey are accurate, correct and in accordance with the Cadastral Survey Act 2002 and the Rules for Cadastral Survey 2010, and

(b) the survey was undertaken by me or under my personal direction.

Signature P L Wood Date 13/5/2015

File
Received
Instructions

RPS1201-01

TERRITORIAL AUTHORITY Christchurch City

Surveyed by P L Wood

Scale 1:1500 @ A3 Date April 2015

Surveyors Reference: RPS 1201

Definition of limit of Coastal Marine Area in Avon River

LAND DISTRICT Canterbury

Appendix 7: Recommendation 2: Maps

For each map listed below there are two versions:

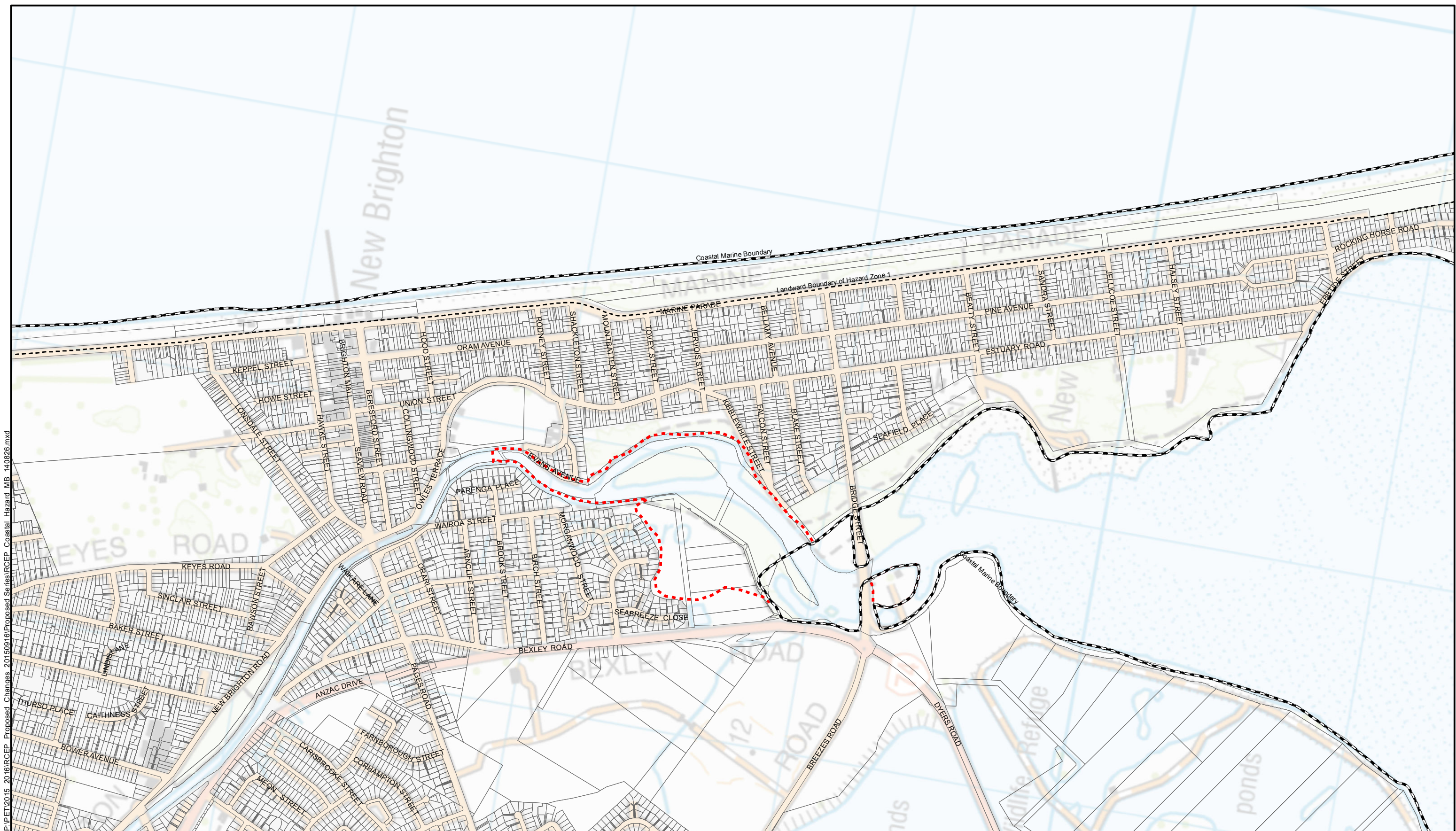
- A map that shows the proposed changes to the existing CMA boundary in red.
- A map with the amended CMA boundary as it would be shown in the Regional Coastal Environment Plan and the Canterbury Regional Policy Statement.

Regional Coastal Environment Plan for the Canterbury Region








- Volume 3 – Coastal Hazard Zones: Map 4 Coastal Hazard Zones Map: Christchurch 4;
- Volume 2 – Coastal Water Quality Maps: Map 1.4 Water Quality Areas – Estuary of the Heathcote and Avon Rivers/Ihutai, Heathcote and Avon River Mouths
- Volume 2 – Areas of Significant Natural Value: Map 7.14 Areas of Significant Natural Value S5.5.15 – Estuary of the Heathcote and Avon Rivers/Ihutai
- Volume 2 – Prohibited Areas for Vehicles and Prohibited Area for Vessels and Vehicles: Map 4.4 Prohibited Area for Vehicles: Brighton Beach to Spencer Park, Estuary of the Heathcote and Avon Rivers/Ihutai, Sumner Beach and Taylors Mistake Beach

Canterbury Regional Policy Statement

- Appendix 5: Coastal Hazard Zones Map 4 Christchurch Map Series



Coastal Hazard Zone Map: Christchurch 4

-  Erosion Determination Points
  Landward Boundary of Hazard Zone 1
-  Sea Water Inundation Zone Boundary
  Landward Boundary of Hazard Zone 2
-  Coastal Marine Boundary Area**
  Territorial Authority Landward Boundary
-  Proposed CMA Boundary Extension

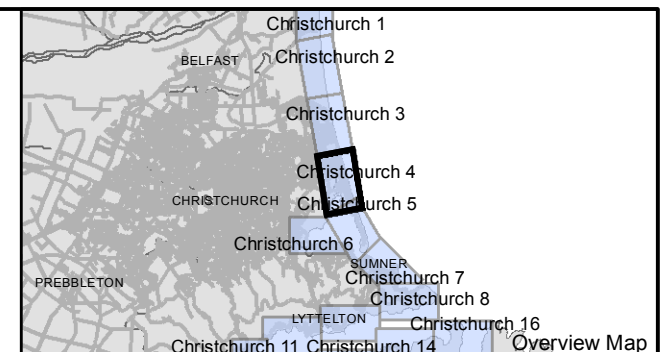
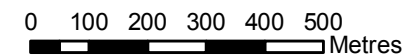
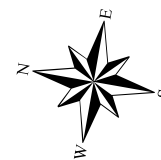
**The Coastal Marine Area Boundary (CMA) along the line of Mean High Water Springs (MHWS) is indicative only.

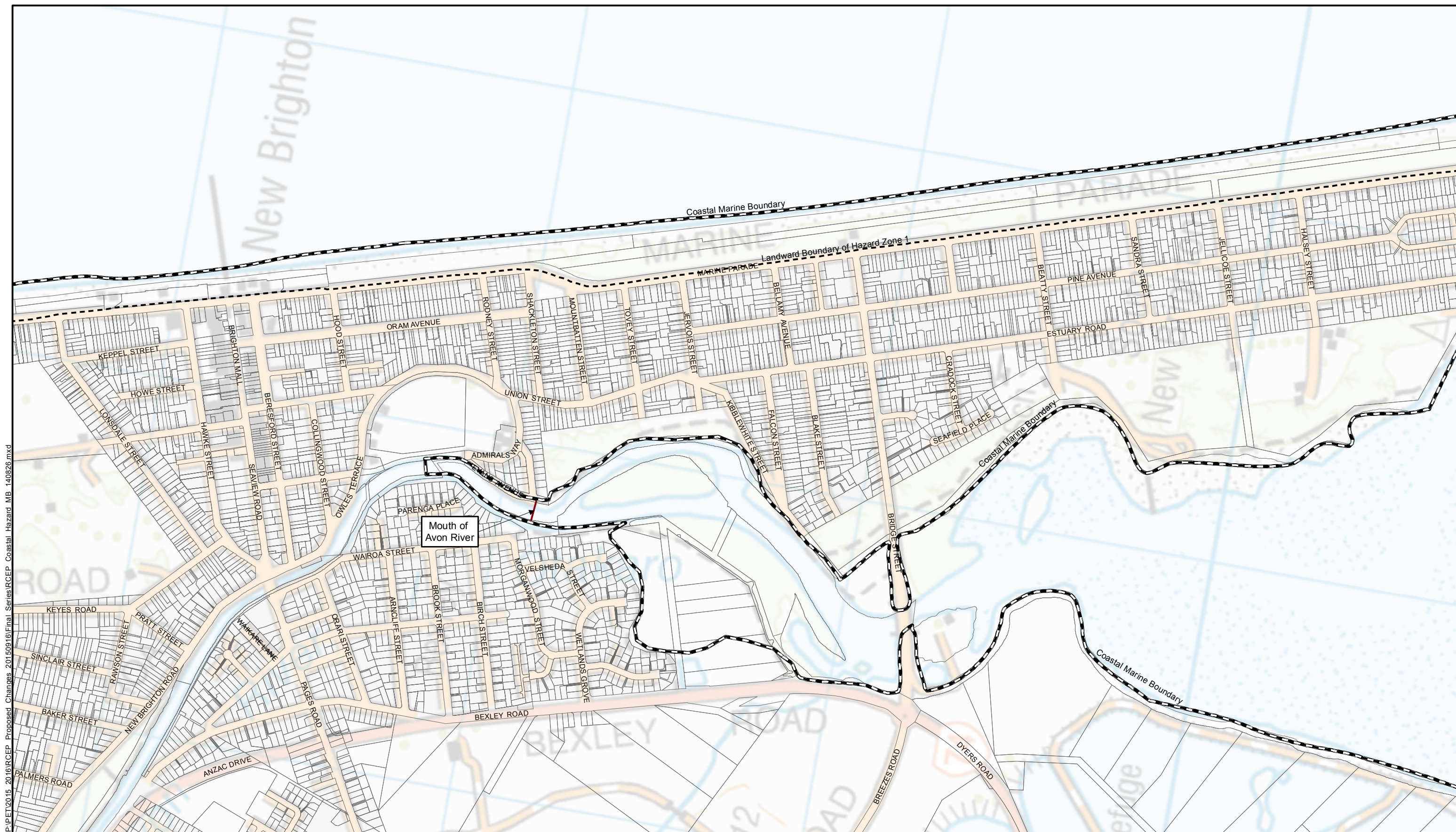
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Map updated September 2014





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Coastal Hazard Zone Map: Christchurch 4

-  Erosion Determination Points
-  Sea Water Inundation Zone Boundary
-  Coastal Marine Boundary Area**
-  Landward Boundary of Hazard Zone 1
-  Landward Boundary of Hazard Zone 2
-  Territorial Authority Landward Boundary

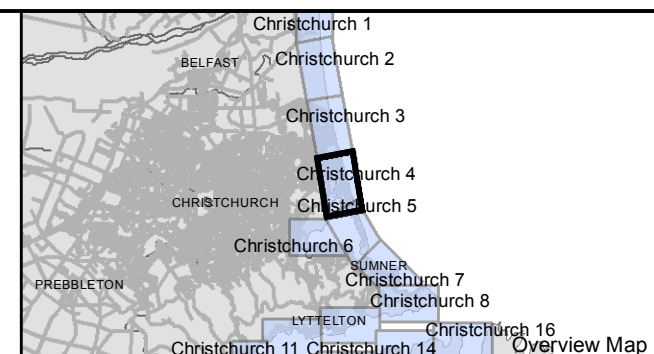
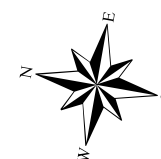
**The Coastal Marine Area Boundary (CMA) along the line of Mean High Water Springs (MHWS) is indicative only.

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Map updated September 2014



Overview Map



Map 1.4 Water Quality Areas - Estuaries of Heathcote and Avon Rivers/Ihutai, Heathcote and Avon Rivers Mouths

-  Class Coastal AE Water Quality Area
-  Class Coastal CR Water Quality Area
-  Class Coastal SG Water Quality Area
-  Proposed CMA Boundary Extension




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Kilometres





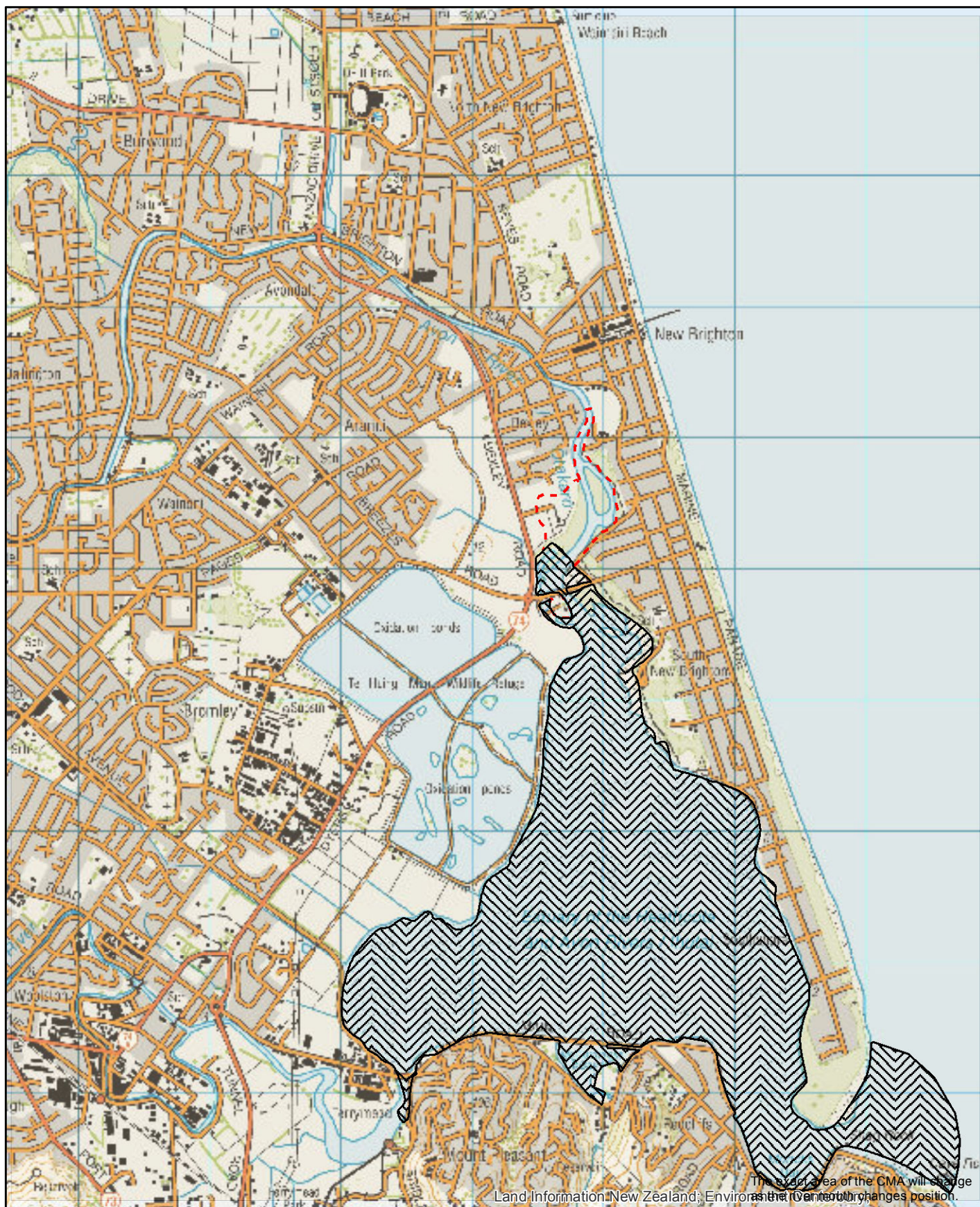
Map 1.4 Water Quality Areas - Estuaries of Heathcote and Avon Rivers/Ihutai, Heathcote and Avon Rivers Mouths

-  Class Coastal AE Water Quality Area
-  Class Coastal CR Water Quality Area
-  Class Coastal SG Water Quality Area

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Map 7.14 Areas of Significant Natural Value
S5.5.15 - Estuary of the Heathcote and Avon Rivers/Ihutai

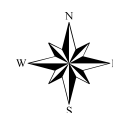


ASNV Areas

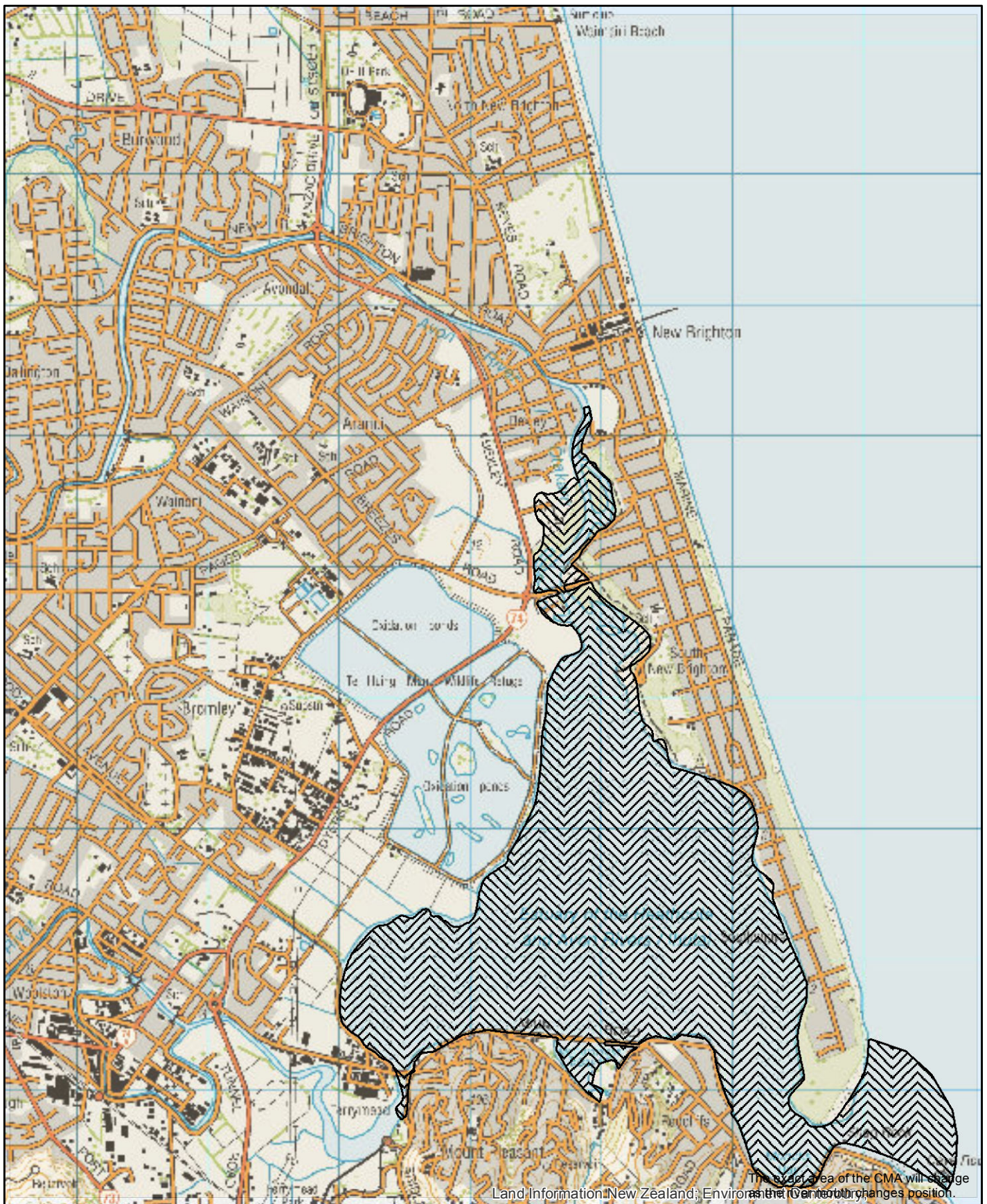
- - - - - Proposed CMA Boundary Extension

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 Metres



**Environment
 Canterbury**
 Regional Council
Kaunihara Taiao ki Waitaha



Map 7.14 Areas of Significant Natural Value
S5.5.15 - Estuary of the Heathcote and Avon Rivers/Ihutai



ASNVA Areas

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 Metres

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Map 4.4 Prohibited Area for Vehicles: Brighton Beach to Spencer Park, Estuary of the Heathcote and Avon Rivers/Ihutai, Sumner Beach and Taylors Mistake Beach



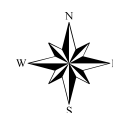
Prohibited Area for Vessels and Vehicles
Prohibited Area for Vehicles

Note: The exact area of the CMA will change as the river mouths change position

--- Proposed CMA Boundary Extension



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Map 4.4 Prohibited Area for Vehicles: Brighton Beach to Spencer Park, Estuary of the Heathcote and Avon Rivers/Ihutai, Sumner Beach and Taylors Mistake Beach

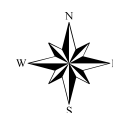
-  Prohibited Area for Vessels and Vehicles
-  Prohibited Area for Vehicles

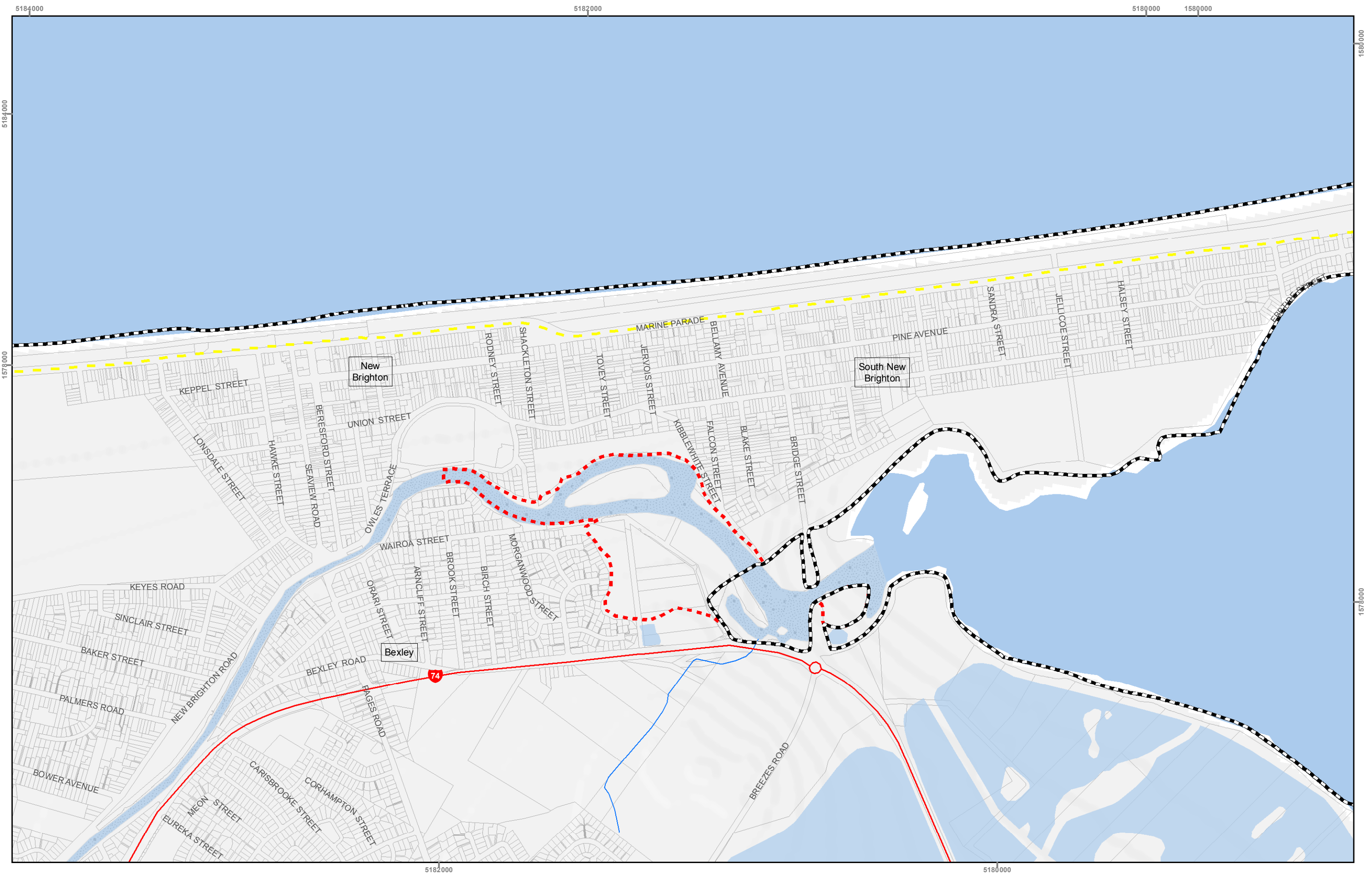
Note: The exact area of the CMA will change as the river mouths change position

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0 550 1,100 1,650
Metres

 **Environment Canterbury**
Regional Council
Kaunihara Taiao ki Waitaha





5182000

5180000

State Highways	Landward Boundary of Hazard Zone 1	Sea Water Inundation Zone Boundary	<p>Reference</p> <p>Canterbury Regional Policy Statement (RPS) updated September 2014</p> <p> Environment Canterbury Regional Council Kaitiaki Take Kōwhiri</p> <p>0 62.5125 250 375 1:12,510 (on A3 Page) Metres</p> <p> Waimakariri River CHRISTCHURCH Te Waihora</p> <p>MAP 4 Christchurch Map Series</p>
Open River Bed	Landward Boundary of Hazard Zone 2	Coastal Marine Boundary Area**	
Land Parcel Boundaries	Local Authority Inland Boundary	Proposed CMA Boundary Extension	
<p>**The Coastal Marine Area Boundary (CMA) along the line of Mean High Water Springs (MHWS) is indicative only.</p>			

5182000


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1578000


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 State Highways


 Open River Bed


 Land Parcel Boundaries


 Landward Boundary of Hazard Zone 1

 Landward Boundary of Hazard Zone 2


 Local Authority Inland Boundary

 Erosion Determination Points

 Sea Water Inundation Zone Boundary

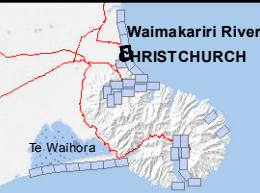
 Coastal Marine Boundary Area**

Canterbury Regional Policy
Statement (RPS) updated September 2014



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Waimakariri River
CHRISTCHURCH
Te Waihora

MAP 4

Christchurch
Map Series

**The Coastal Marine Area Boundary (CMA) along the line of Mean High Water Springs (MHWS) is indicative only.

Appendix 8: Abbreviations

CCC	Christchurch City Council
CDC	Canterbury Development Corporation
CER Act	Canterbury Earthquake Recovery Act 2011
CERA	Canterbury Earthquake Recovery Authority
CCRP	Christchurch Central Recovery Plan
CRDP	Christchurch Replacement District Plan
CRPS	Canterbury Regional Policy Statement
CSHWP	Canterbury Sustainable Homes Working Party
ECan	Environment Canterbury
CRC	Canterbury Regional Council
GCTS	Greater Christchurch Transport Statement
HNZC	Housing New Zealand Corporation
LGA	Local Government Act 2002
LPRP	Lyttelton Port Recovery Plan
LURP	Land Use Recovery Plan
LWRP	Land and Water Regional Plan
MBIE	Ministry of Business, Innovation and Employment
NRRP	Natural Resources Regional Plan
NZTA	New Zealand Transport Agency
ODP	Outline Development Plan
PC1	Proposed Change 1 to the Canterbury Regional Policy Statement
RLTP	Regional Land Transport Programme
RMA	Resource Management Act 1991
RoNS	Roads of National Significance
RRZ	Residential red zone
SCIRT	Stronger Christchurch Infrastructure Rebuild Team
SDC	Selwyn District Council
TRoNT	Te Rūnanga o Ngāi Tahu
UDS	Greater Christchurch Urban Development Strategy
UDSIC	Urban Development Strategy Implementation Committee
WDC	Waimakariri District Council

List of Attachments

LURP Monitoring Report

First Consultation Pamphlet

Second Consultation Pamphlet