

Appendix 1 – Minister’s Direction to develop a Land Use Recovery Plan

Direction to Canterbury Regional Council to develop a Land Use Recovery Plan for greater Christchurch

Pursuant to section 16(4) of the Canterbury Earthquake Recovery Act 2011 (“the Act”), the Minister for Canterbury Earthquake Recovery gives the following notice.

Notice

1.0. Title

This notice is a direction to the Canterbury Regional Council to develop a Land Use Recovery Plan.

2.0. Direction

Pursuant to section 16(1) of the Act, I direct the Canterbury Regional Council to prepare a Recovery Plan to deal with the following matters within greater Christchurch:

2.1. Geographic extent

The Recovery Plan will focus on the metropolitan urban area and towns stretching from Lincoln and Rolleston in the south to Rangiora and Woodend in the north, including Christchurch City (and to the extent necessary, on across-boundary matters relating to residential land use and transport, this would include the area covered by the Christchurch Central Recovery Plan).

2.2. Matters to be dealt with –

- A. Identification of the location, type and mix of residential and business activities within specific geographic areas necessary for earthquake recovery, including
 - i. the priority areas to support recovery and rebuilding in the next 10 to 15 years, and
 - ii. enabling and informing the sequencing and timescales for the delivery of infrastructure and transport networks and hubs to support the priority areas.
- B. The Recovery Plan will make changes necessary for earthquake recovery to residential and business land use policy and planning provisions and related funding instruments, in order to provide for:
 - iii. the matters in A; and
 - iv. a diverse range of housing types, including social and affordable housing.
- C. To the extent possible in the timeframe for the development of the Recovery Plan, the Recovery Plan will make changes or identify a programme of further work to be undertaken before

changes are made, to residential and business land use policy and planning provisions and related funding instruments, necessary for earthquake recovery, in order to:

- v. provide for intensification of use and comprehensive development on suitable brownfield areas;
- vi. support the recovery and rebuilding of the network of centres of activity such as the central city, suburban and satellite town centres.

D. In making these changes consideration is to include avoiding or mitigating the changed or heightened risks of natural hazards.

2.3. The Recovery Plan must state the funding implications of its implementation and indicate the proposed funding sources. This may include the identification of options for different funding sources.

2.4. If the Canterbury Regional Council considers that amendments to documents and instruments prepared under the Resource Management Act 1991, Local Government Act 2002 and the Land Transport Management Act 2003 may be necessary to implement the Recovery Plan it must state this in the Plan and describe the nature of those amendments. The Recovery Plan may identify programmes of further work to be undertaken before amendments to address specific matters are proposed to it.

2.5. The Canterbury Regional Council must ensure provisions of the Recovery Plan are consistent with the Christchurch Central Recovery Plan. Consideration of across boundary issues relating to settlement patterns and transport matters must be developed consistently with the Christchurch Central Recovery Plan. Amendments to the Christchurch Central Recovery Plan shall not be made.

2.6. Canterbury Regional Council must have regard to any other Recovery Plans that are in force or being developed. It must consult the Canterbury Earthquake Recovery Authority to ensure that the Land Use Recovery Plan is consistent with, and supports, existing or developing Recovery Plans.

2.7. In developing the Recovery Plan, the Canterbury Regional Council will consider the relationship of the Plan with other recovery decision-making processes. The Recovery Plan will inform decision-making in relation to infrastructure provision and associated community services such as public transport, health services, educational facilities and recreational facilities and spaces. The Recovery Plan may not direct or implement changes to these matters.

2.8. The following matters may be considered by the Canterbury Regional Council in the development of the Recovery Plan but will not be specifically addressed in the Recovery Plan: recovery of non-land use resources such as water, air, soil, minerals and energy and all forms of plants and animals (being all other “natural and physical resources” as defined in section 2 of the RMA except for land and structures); future use of “red-zoned” land; and long-term provisions for growth and development in greater Christchurch.

2.9. In this Direction, “business” or “business activities” means activities that include retail, office, industrial and other commercial and any ancillary activity.

3.0. Development of Recovery Plan

Pursuant to section 19(1) of the Act, and having had regard to the matters in section 19(2) of the Act, I have determined that the Land Use Recovery Plan is to be developed in the following manner; including the following consultation requirements:

3.1. The Canterbury Regional Council must develop the Recovery Plan through a collaborative multi-agency approach with Christchurch City Council, and Selwyn and Waimakariri District Councils, Te Rūnanga o Ngāi Tahu, New Zealand Transport Agency and Canterbury Earthquake Recovery Authority. This is to ensure that the draft Recovery Plan reflects their needs and perspectives.

3.2. Canterbury Regional Council must ensure the draft Recovery Plan reflects to the extent possible the views of greater Christchurch communities generally. Canterbury Regional Council must use targeted stakeholder consultation sessions, at least five community based “open forum sessions” and consultation in a manner agreed with Te Rūnanga o Ngāi Tahu, to achieve this. The Canterbury Regional Council is to determine the exact nature, timing and location of the consultation sessions, except public consultation must not occur over the Christmas/New Year period. There is no requirement to hold public hearings.

3.3. The Canterbury Regional Council must prepare and publish a report on all consultation undertaken, including a summary of what was heard during consultation and how it influenced the draft Recovery Plan. The Canterbury Regional Council must provide me with a copy of the consultation summary report when sending me the draft Recovery Plan.

3.4. The Canterbury Regional Council must develop a draft Land Use Recovery Plan within seven months after the date of this direction.

3.5. The Canterbury Regional Council must ensure that all public information relating to the draft Recovery Plan is freely and easily available.

3.6. As required under section 20 of the Act, I intend to publicly notify the draft Land Use Recovery Plan. I will do this after receiving the draft Recovery Plan from Canterbury Regional Council. When I notify the draft Recovery Plan, I will invite comments from the public within a period of a minimum of four weeks.

4.0. Other Recovery Plans

The Christchurch Central Recovery Plan is the only other Recovery Plan in force.

Dated at Wellington this 6th day of November 2012.

HON GERRY BROWNLEE

Minister for Canterbury Earthquake Recovery

