

DRAFT
Land Use Recovery Plan

Te Mahere Whakahaumanu Tāone



***Integrated Assessment
for the Draft Land Use
Recovery Plan June 2013***

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R13/53

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We would like to thank the participants for giving their time freely and at such short notice to contribute to the Integrated Assessment Workshop. We acknowledge their valuable contribution as well as their openness during the process. They recognised this was a unique opportunity to use their experience and knowledge to provide guidance so early in drafting to improve the content of the Plan.

We would also like to thank the staff from the Partner agencies for allowing the draft Plan to be assessed so early in its preparation.

Those who participated in the Integrated Assessment on February 15, 2013.

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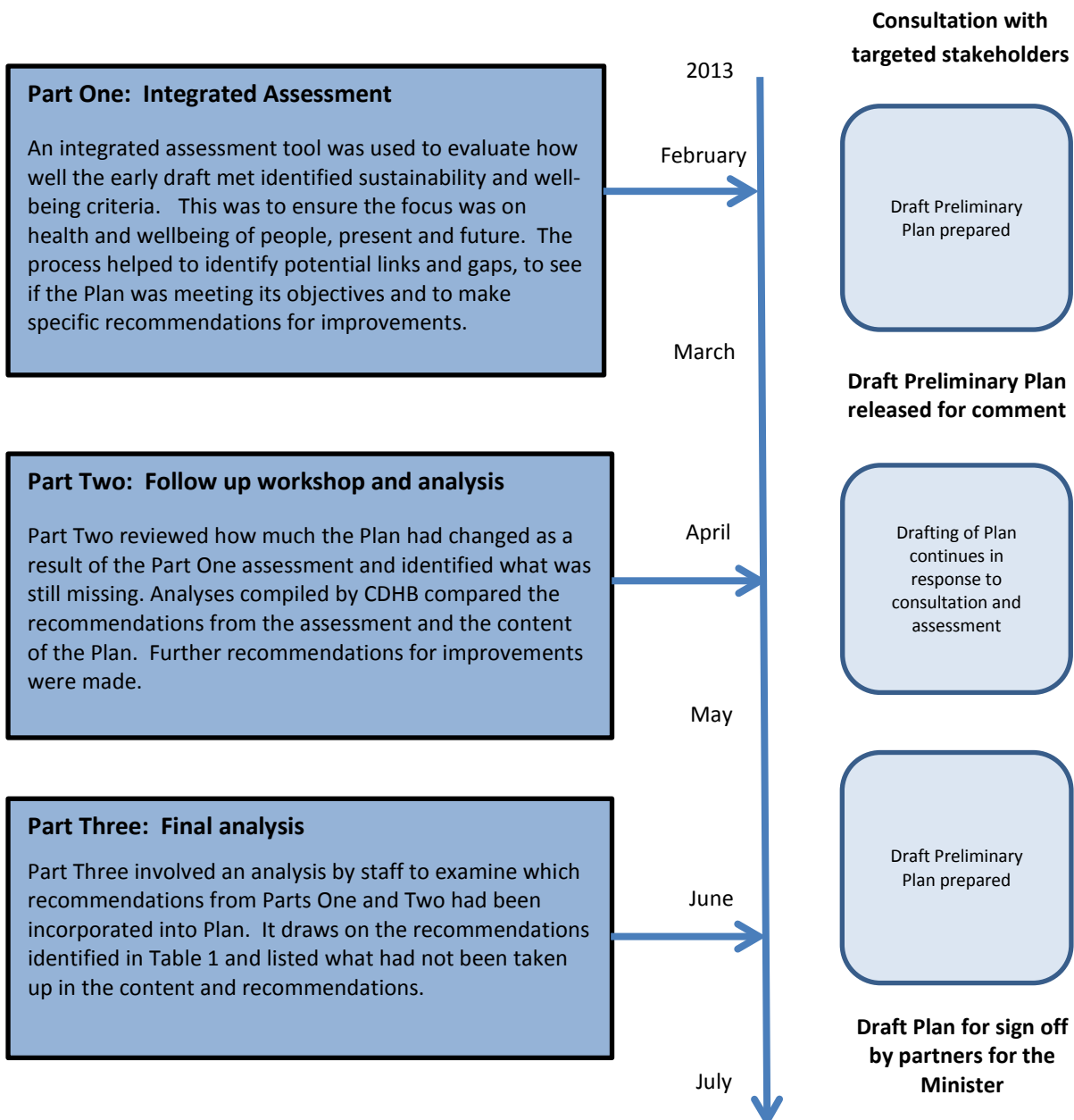
Executive Summary

The Integrated Assessment Process

This report records the process and the results of an integrated assessment and follow up workshop carried out on the Draft Land Use Recovery Plan. For the purposes of this report integrated assessment is defined as the extent to which the Plan meets an agreed set of criteria. The criteria framed around sustainability and well-being were developed from outcomes and aspirations contained in existing strategies and policy documents.

This assessment was carried out by staff from Environment Canterbury, Canterbury District Health Board and Christchurch City Council to provide an evaluation of the Draft Plan early in the writing, and to assess how well the Plan met the identified criteria. The assessments aimed to assist with and also to be a check on the content of the Plan, providing recommendations to strengthen and improve the Plan as it was being developed. The assessment was done in three Parts:

Figure 1 – Timeline for the Integrated Assessment and follow up work



Results

Table 1 shows the list of recommendations for improvements to the Plan at each stage of the Integrated Assessment process. The results of this assessment were provided to the plan writers immediately following the workshop so could be included early in the drafting of the Plan.

The Integrated Assessment process provided an important and valuable contribution to the development of the Draft Land Use Recovery Plan. A large number of the recommendations made during the process are clearly visible with the Plan. The participants made it very clear that they were pleased to take part and congratulated the plan writers for being brave and allowing an assessment so early in the drafting.

Part One resulted in a long list of suggestions for improvements to an early draft of the Plan. The number of recommendations reduced significantly by **Part Two** -the Preliminary Draft for public consultation. Fewer recommendations were identified by **Part Three**.

While Table 1 does not show the extent to which each recommendation was incorporated into the Plan it does show that to a large extent, the draft Land Use Recovery Plan has addressed a significant number of concerns identified through the Integrated Assessment process. Although some participants may have preferred the Plan to go further still, and some recommendations were not taken up but for the majority the reasons why not were visible in the Plan.

The Appendices to this report provide the detailed record of each part of the assessment process

Table 1 – Summary of recommendations from all parts of the assessment

Part One	Part Two	Part Three
<p>TRANSPORT</p> <ul style="list-style-type: none"> Include public and active transport plans for all developments and centres Ensure employment centres are accessible via a full mix of transport modes Ensure land use patterns are integrated with transport infrastructure Protect key corridors for future public transport 	<p>TRANSPORT</p> <ul style="list-style-type: none"> Specific requirements for active transport Refer to all transport documents \ strategies 	<p>TRANSPORT</p> <ul style="list-style-type: none"> Integrate active and public transport into new development and local retail centres
<p>IMPLEMENTATION</p> <ul style="list-style-type: none"> Consultation using broad community involvement. Community, partners and stakeholders involved in monitoring/ implementation. Use SMART indicators Need clear objectives that drive actions Leadership – clear decision making lines. Consider agency or group targeted to facilitate change. Delegate decision-making to appropriate scale 	<p>IMPLEMENTATION</p> <ul style="list-style-type: none"> Increase emphasis on collaboration and community participation in implementation Strengthen way to work with industry and developers Firm commitment for active community involvement Take a long-term sustainable view to manage growth - Whakatauki Strengthen information on monitoring and reporting progress Leadership for implementation Institutional change monitoring and data sharing Ensure cultural and Māori concepts are included in the Plan and engage fully with Ngāi Tahu as a partner 	<p>IMPLEMENTATION</p> <ul style="list-style-type: none"> Ensure community participation in monitoring and review of implementation Ensure wide range of community representation on the Strategic Implementation Forum Land use change part of annual monitoring and reporting
<p>HAZARDS AND ENVIRONMENT</p> <ul style="list-style-type: none"> Explicit links to RPS on avoidance of natural hazards including planned retreat Acknowledge climate change and flooding Create green services - green roofs, walls, stormwater, buildings, natural corridors Integrate with the Natural Environment Recovery Programme (NERP) Provide context of the natural environment and reference existing strategies Explicitly protect aquifer recharge area Explicit links with CWMS Implementation Programmes Protect groundwater for drinking water refer to drinking water standards Acknowledge the potential for land use to affect water quality Minimise impacts on the environment to strengthen whakapapa Maintaining and securing productive land Ngāi Tahu involved at the top level for natural resources 	<p>HAZARDS AND ENVIRONMENT</p> <ul style="list-style-type: none"> Outline plan for flood management Natural green spaces and cover and access to green spaces and cover Maximise sustainable opportunities Improved and enhanced natural ecosystem health and biodiversity Advanced surface water management, including water harvesting and stormwater management Protect waterways for a variety of values Protection of quality and quantity of groundwater 	<p>HAZARDS AND ENVIRONMENT</p> <ul style="list-style-type: none"> Address the implications of hazard and managed retreat from identified areas – this is not included and no explanation has been provided Ensure natural green spaces and cover (green roofs, stormwater, buildings, natural corridors)
<p>REBUILDING AND BUILDING COMMUNITIES</p> <ul style="list-style-type: none"> Enable development in existing communities and how red zone community relocated. Equity of accessibility a focus here for existing and new communities Strong centres-based policies in plans - local and key activity centres. Local retail included in new subdivisions. Strengthen the use of suburb master plans. Incentivise and encourage mixed-use developments. Health and social services in new developments Direct agencies to ensure social services provided in all communities. Encourage the mix of mode use in retail areas to encourage interaction with the street. Synchronise land use with community development. Provide people with quality connections to the built environment where can express their interests Create a sense of belonging and identity and provide for community diversity Provide spaces for communities to gather. Use surplus Crown land for social services including educational. 	<p>REBUILDING AND BUILDING COMMUNITIES</p> <ul style="list-style-type: none"> Build communities and the concept of villages is visible Ensure health and social services are equitably located Social services are placed in new subdivision or centre developments. Clarify the role and function and scale of centres 	<p>REBUILDING AND BUILDING COMMUNITIES</p> <ul style="list-style-type: none"> Focus on building communities and urban villages– difficult but not included in actions
<p>LOCATION AND QUALITY OF DEVELOPMENT AND BUILDINGS</p> <ul style="list-style-type: none"> Target the quality design of buildings and standards and a systems approach to urban design. Develop incentives necessary to improve more concentrated redevelopment of existing areas. Integrate and design of the public space Health and wellbeing aspects to design should be central to building design and performance. Integrate existing with new land-use and be clear about how to achieve this. Guidance and incentives are put in place to encourage high energy rating rebuilding. Dedicated development agency with a focus on brownfield development Provide a business tsar to champion business needs Remove resource consent compliance costs for red zone businesses. Brownfields development more explicitly supported through range of non-regulatory mechanisms Use existing infrastructure over building new Land availability lined up with market needs – staging and sequencing High level zoning for business - industrial (all), office (all) and other. Name all Māori reserves Draw on and use local people and products Review criteria for a floating zone and see if it can be extended to other areas and types. 	<p>LOCATION AND QUALITY OF DEVELOPMENT AND BUILDINGS</p> <ul style="list-style-type: none"> Focus on vulnerable populations Development and financial contributions reviewed to how best utilised Specifics on OIC expiry – clarify responses to transitional processes for change. Infrastructure is a community asset - ensure it is built to a high standard. Lyttelton Port and town recovery issues added Toolbox for sustainable housing Evaluate the housing parks Insurance impediments to redevelopment especially multiple ownership Protect rural productive land and manage rural residential 	<p>LOCATION AND QUALITY OF DEVELOPMENT AND BUILDINGS</p> <ul style="list-style-type: none"> Consider more mechanisms/ tools for intensification rather than regulatory mechanisms Clearly direct staging and sequencing of Greenfield land Review tenure issues to support intensification and multiple ownership
<p>HOUSING</p> <ul style="list-style-type: none"> Maximise the range of housing types and for elderly Subdivision covenants allow for a range of house sizes and types Partner to deliver social housing and residential care services Warrant of fitness scheme for rental housing Prepare affordable housing policies for new developments. Housing meets current short term to be reused in the future Reuse building houses for workers eg affordable housing. 	<p>HOUSING</p> <ul style="list-style-type: none"> Quality and repair of existing and new housing Warrant of fitness scheme for rental housing. Include toolbox for sustainable housing Ensure transitional housing available locally for people awaiting a rebuild Minimum standards for temporary homes as may become more permanent housing stock. 	<p>HOUSING</p> <ul style="list-style-type: none"> Transitional housing is not well developed Outline ways to integrate greater housing density into inner urban areas that are semi occupied or of poor quality to use existing infrastructure Ensure quality and repair of existing and new housing

Description of table:

Table 1 shows the list of recommendations for improvements to the Plan at each stage- Parts One, Two and Three.

Part One resulted in a long list of suggestions for improvements to the early draft of the Plan. The number of recommendations reduced significantly by Part Two (Preliminary Draft) and even further by Part Three.

While Table 1 does not show the extent to which each recommendation was incorporated into the Plan (for example some assessment participants may prefer the Plan to go further still, and some recommendations were not taken up but the reasons why were visible in the Plan), it does show that to a large extent, the draft Land Use Recovery Plan has addressed the concerns identified through the integrated assessment process.

1. Introduction

This report provides the findings of an Integrated Assessment, follow up workshop and final appraisal carried out to help prepare the draft Land Use Recovery Plan. For context the report should be read alongside the Draft Land Use Recovery Plan and the new Chapter 6 to the Regional Policy Statement, and the Regulatory Impact Statement.

How environments are designed and built influence directly and indirectly the health and general wellbeing of people, where we live, work, learn and play and how we get around. Good health and wellbeing are critical for strong, resilient communities and also bring greater economic, cultural and social benefits.

The Land Use Recovery Plan (the Plan) provides the framework for land-use decision making and outlines for the community, land owners, developers and infrastructure providers the key land use decisions to rebuild communities for greater Christchurch for the next 10 to 15 years following the earthquakes of 2010 and 2011. The Plan is about what needs to change as part of recovery.

1.1 The Purpose

The purpose of the Integrated Assessment (the assessment), follow up workshop and appraisal were to evaluate early in the plan development process how well the Plan met identified sustainability and well-being criteria. The assessments, carried out by Environment Canterbury and the Canterbury District Health Board, aimed to assist with and also to be a check on the content of the Plan, providing recommendations to strengthen and improve the Plan.

The Minister for the Canterbury Earthquake Recovery directed Environment Canterbury to prepare the Plan through a collaborative partnership with Christchurch City Council, Selwyn and Waimakariri District Councils, Te Rūnanga o Ngāi Tahu, New Zealand Transport Agency and the Canterbury Earthquake recovery Authority. They were directed to:

- Reflect the views of greater Christchurch communities
- Involve targeted stakeholders
- Be clear about the consultation carried out and what was said, and
- Show how consultation influenced the Plan

1.2 Consultation through Assessment

The Recovery Strategy for Greater Christchurch (CERA 2012) states that Government-led recovery programmes should use appropriate impact assessment. The assessment would meet in part the Ministers requirement to show how consultation had influenced the Plan.

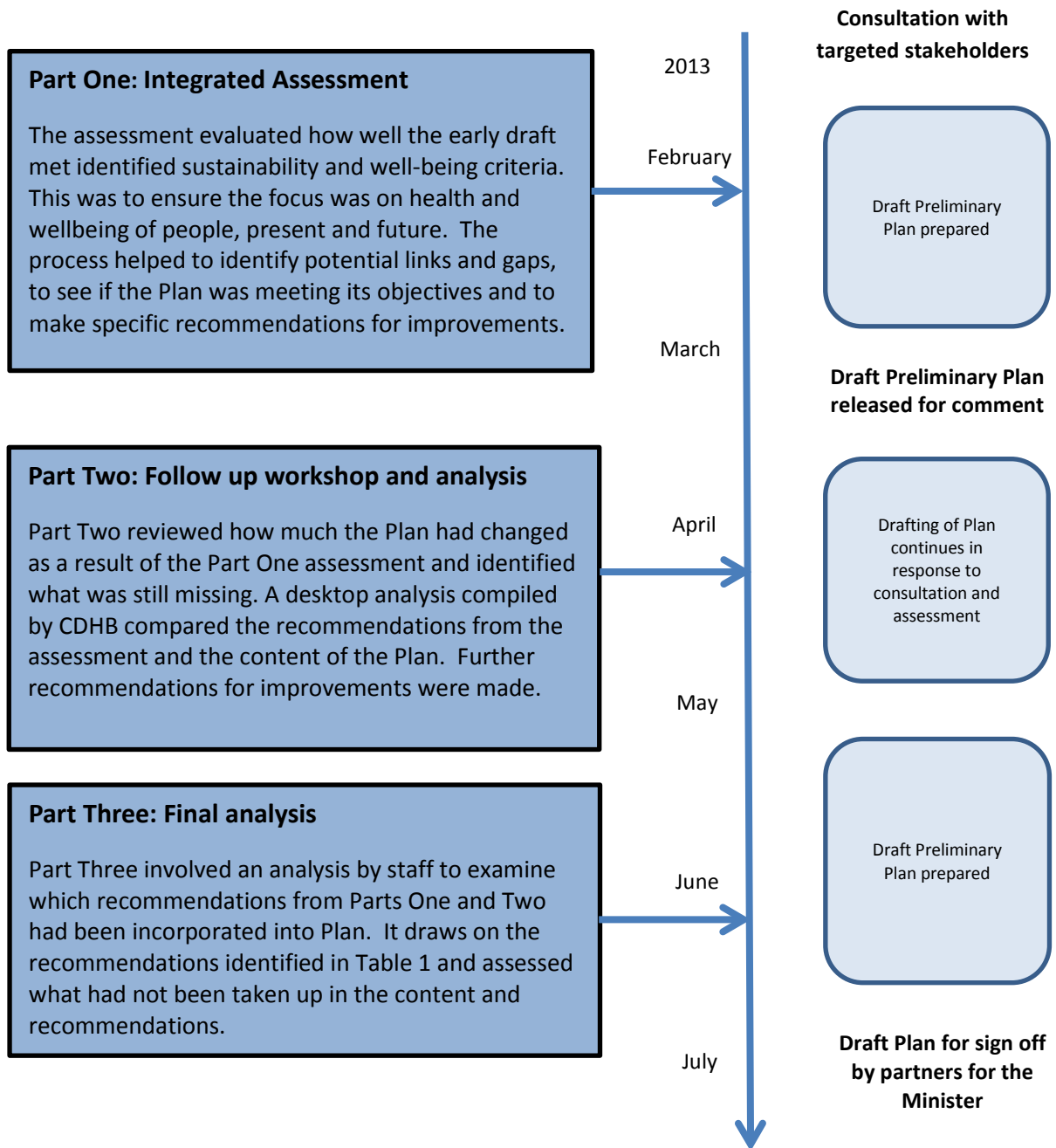
1.3 Background to the Assessments

The assessment comprised three parts, (Figure 1). This report summarises the findings of each of the three parts. More in-depth reports can be found in Appendix 1 and 2.

Appendix 1 contains a detailed description of the purpose, method and results of both **Part One** and **Part Two**.

Appendix 2 contains the more detailed results, scoring of criteria and recommendations from the **Part One**.

Figure 1 – Timeline for Integrated Assessment and follow up work



2. Part One: Integrated Assessment

A more detailed description of the process can be found in Appendix 1. The purpose of Part One was to help with the preparation of the Plan. In February, quite early in the writing stage, a draft was made available to carry out an Integrated Assessment. The assessment aimed to evaluate how well the draft met identified sustainability and well-being criteria, to check on the content, to identify potential linkages and gaps and to direct improvements.

2.1 The Rationale

While there are a number of different assessment tools available, an integrated assessment was chosen for a number of reasons:

- The method had been used for draft Central City Plan so this method was familiar¹.
- The assessment criteria could be based on the existing Recovery and Urban Development Strategies, the Central City Plan, policy documents and sustainability and well-being assessments.
- The scoping of key issues had already been done through prior consultation workshops
- The assessment would help meet the Ministers requirement for consultation.

2.2 How it was done

A team from Environment Canterbury, the Canterbury District Health Board, Christchurch City Council and the Ministry of Health worked with Martin Ward, an experienced sustainability assessment practitioner, to develop the assessment framework. This involved crafting 37 criteria developed from an agreed set of desired outcomes under each of the four well-beings.

The assessment criteria were developed using principles taken from guiding or strategy documents, previous impact assessments and other policy documents and iwi management plans. The criteria included a description eg *Well-functioning public transport system* and a five point scale from, for example from **-1** *The Plan hinders provision for an integrated public transport system* to **+3** *The Plan ensures that an accessible integrated public system extends to Greater Christchurch and takes account of future growth and economic/environmental constraints*.

For the full list of criteria see Appendix 1 and for all scores see Appendix 2. Scoring the Plan against assessment criteria involved participants assigning a top and bottom line to each criterion. The top line is the objective, target or norm that we wished the Plan to aim for, while the bottom line is the minimum standard.

2.3 Work shop invitees

Stakeholder workshops had already been carried out in late 2012 to prepare the Context and Issues Papers early in preparing the Plan. It was agreed to invite people who were new to the Plan to ensure the assessment was unbiased.

People were targeted who understood the issues and trends and who had experience and knowledge in a broad range of areas of interest in social (government and non-government organisations), cultural, environmental, architectural, transport, economic and land use and communications. They were respected members of professional institutes, non-government organisations or recognised in their field. See the acknowledgements for the list of participants. Representation from the

¹ Sustainability Assessment developed by Quigley and Watts with Martin Ward and then worked through with Canterbury District Health Board, Christchurch City Council staff and consultants for the assessment completed on the draft Central City Plan, September 2011.

development and business community had already been consulted widely through earlier consultation and other forums.

2.4 The Assessment Workshop

The assessment workshop was completed on Friday February 15, 2013; it comprised a number of clear steps. The Agenda is provided at the end of Appendix 2. Each workshop participant was allocated to one of four groups (social, cultural, environment, economic) and assigned a set of criteria to work on.

The participants thanked the Plan writers for providing the opportunity to comment on the Plan so early in the drafting, while also acknowledging that criticism is not easy but expected at this early stage of writing.

Participants were asked to evaluate and improve the criteria – they then set their top and bottom lines and then scored each criterion while at the same time recording why the score was selected, describing how the Plan could be improved and identifying any gaps or unintended consequences.

Participants were also given the opportunity to move around the room for a short time to examine the criteria and scoring of the other groups. The day ended with a group discussion and an overview of the day and then all were thanked for their time.

2.5 Results

Participants added new criteria, altered others and changed the scales with some made more aspirational. No criteria were changed to be less aspirational. The workshop attendees had high expectations and all wanted the Plan to be ambitious, recognising this was an opportunity to do something different. They wanted the Plan to build communities, protect the environment, and reduce individual costs over their lives through more sustainable practices.

The economic group made it clear there was a need for better integration of infrastructure, and the importance of using available capacity of existing infrastructure prior to building new. Many expressed their concern that the methods/ mechanisms to get more brownfield development and mixed use/ medium density development – greater choice of residential and business forms was not well developed and that more proactive measures were required. The fear was that all development would be directed toward Greenfield giving little housing choice.

All participants acknowledged the scope of the challenge and wanted the Plan to be explicit about the interventions required to ensure change. Links were made among issues and participants felt that these needed to be acknowledged, for example between culture and ecosystem services, and between nature and sense of place, and identity. They agreed the direction from Minister was not well-defined for the environment, or for links to the Central City.

A number of environmental issues, concepts and words were also missing. Participants argued that the environment is the framework for land-use and provides for quality of life. Therefore protection of the environment should be included in the Plan. The cultural group referred to the importance of Whakapapa - the connection between people and environment. Participants wanted more emphasis on sustainable urban development.

Cultural criteria were altered significantly; some were added while others were rewritten. The participants expressed their desire that the Plan be fully reflective of the relationship of the area to Ngāi Tahu, and to be inclusive of Kaitiakitanga: the shared responsibility for restoring cultural and environmental values or Tūrangawaewae and the recognition of Ngāi Tahu place names.

The importance of timeliness, implementation and cost were highlighted. Integration was a very common word used by participants – especially for land use and transport and connections between

the Central City Plan and this Plan. They were also very clear about a plan for implementation and the need to measure success and change using specific indicators.

The importance of good leadership was also raised. The participants want dedicated leaders put in place, assigned to specific activities associated with the rebuild – expressly for business and for housing matters. The cultural group also discussed Whaka-Whanau-tanga and the role of autonomy and leadership for the Plan. Autonomy addresses the extent to which communities themselves take ownership of improving their own lives and general wellbeing. They would like more on the range of approaches involving relationship management, facilitation and novel ways of working together better. What they wanted was more than just regulatory planning.

A post-assessment evaluation found that many respondents believed further representation from minority groups, community groups and governmental departments was needed at the workshop. They also noted that due to the short time frames for arranging the workshops, this was not possible.

A summary of recommended improvements (or things that were missing) to the Plan from Part One can be found in Table 2

Table 2 – Summary of recommendations from Part One.

Summary of
<p>TRANSPORT</p> <ul style="list-style-type: none"> ▪ Include public and active transport plans for all developments and centres ▪ Ensure employment centres are accessible via a full mix of transport modes ▪ Ensure land use patterns are integrated with transport infrastructure ▪ Protect key corridors for future public transport
<p>IMPLEMENTATION</p> <ul style="list-style-type: none"> ▪ Consultation using broad community involvement. ▪ Community, partners and stakeholders involved in monitoring/ implementation. ▪ Use SMART indicators ▪ Need clear objectives that drive actions ▪ Leadership – clear decision making lines. ▪ Consider agency or group targeted to facilitate change. ▪ Delegate decision-making to appropriate scale
<p>HAZARDS AND ENVIRONMENT</p> <ul style="list-style-type: none"> ▪ Explicit links to RPS on avoidance of natural hazards including planned retreat ▪ Acknowledge climate change and flooding ▪ Create green services - green roofs, walls, stormwater, buildings, natural corridors ▪ Integrate with the Natural Environment Recovery Programme (NERP) ▪ Provide context of the natural environment and reference existing strategies ▪ Explicitly protect aquifer recharge area ▪ Explicit links with CWMS Implementation Programmes ▪ Protect groundwater for drinking water refer to drinking water standards ▪ Acknowledge the potential for land use to affect water quality ▪ Minimise impacts on the environment to strengthen whakapapa ▪ Maintaining and securing productive land ▪ Ngāi Tahu involved at the top level for natural resources
<p>REBUILDING AND BUILDING COMMUNITIES</p> <ul style="list-style-type: none"> ▪ Enable development in existing communities and how red zone community relocated. ▪ Equity of accessibility a focus here for existing and new communities ▪ Strong centres-based policies in plans - local and key activity centres. ▪ Local retail included in new subdivisions. ▪ Strengthen the use of suburb master plans. ▪ Incentivise and encourage mixed-use developments. ▪ Health and social services in new developments ▪ Direct agencies to ensure social services provided in all communities. ▪ Encourage the mix of mode use in retail areas to encourage interaction with the street. ▪ Synchronise land use with community development. ▪ Provide people with quality connections to the built environment where can express their interests ▪ Create a sense of belonging and identity and provide for community diversity ▪ Provide spaces for communities to gather. ▪ Use surplus Crown land for social services including educational.

LOCATION AND QUALITY OF DEVELOPMENT AND BUILDINGS

- Target the quality design of buildings and standards and a systems approach to urban design.
- Develop incentives necessary to improve more concentrated redevelopment of existing areas.
- Integrate and design of the public space
- Health and wellbeing aspects to design should be central to building design and performance.
- Integrate existing with new land-use and be clear about how to achieve this.
- Guidance and incentives are put in place to encourage high energy rating rebuilding.
- Dedicated development agency with a focus on brownfield development
- Provide a business tsar to champion business needs
- Remove resource consent compliance costs for red zone businesses.
- Brownfields development more explicitly supported through range of non-regulatory mechanisms
- Use existing infrastructure over building new
- Land availability lined up with market needs – staging and sequencing
- High level zoning for business - industrial (all), office (all) and other.
- Name all Māori reserves
- Draw on and use local people and products
- Review criteria for a floating zone and see if it can be extended to other areas and types.

HOUSING

- Maximise the range of housing types and for elderly
- Subdivision covenants allow for a range of house sizes and types
- Partner to deliver social housing and residential care services
- Warrant of fitness scheme for rental housing
- Prepare affordable housing policies for new developments.
- Housing meets current short term to be reused in the future
- Reuse building houses for workers eg affordable housing.

3. Part Two: Follow-up workshop and analysis

This section summarises the follow up consultation workshop with those who participated in the Integrated Assessment.

Workshop participants were invited back to scrutinise whether their recommendations had been included in the Preliminary Draft Plan released for public consultation March 2013. A report reviewing what had been taken up into the Plan was provided to all participants. Only some of the original workshop participants were available so the second workshop followed the same structure as the general consultation workshops. The Plan was not put through a scoring regime as done in the first Integrated Assessment workshop.

3.1 Method

The assessment workshop involved a description of the Plan's content highlighting each priority area. Participants then gathered into one of three groups corresponding to the three priority areas of the Plan:

- I. Principal Land Use Responses,
- II. Housing and
- III. Business.

In these groups participants reviewed each priority area and then made recommendations recorded by the Plan writers. This was a second opportunity to test the gaps and if there were any unintended consequences. The Report from the desk top analysis compared the recommendations from Part 1 and identified what had been incorporated into the Plan. The report was made available to all attendees but was only reviewed by one group so only a restricted number of criteria were evaluated in Part Two.

3.2 Findings

The participants found that many of the recommendations from Part One had been included in the Preliminary Draft Plan. These were either in the discussion sections, or the Priorities (P) and Responses (R). See Table 1 in Appendix 1.

Overall those who attended the workshop were relatively pleased with the extent to which their recommendations had been taken up by the Plan writers, noting that many of the priorities clearly reflect the criteria developed for the Part One assessment. There were still some recommendations not well developed.

The principal areas/ topics that were still missing include:

- Leadership – including reporting and management structures that will have oversight of the implementation. Linked to this - autonomy or Te Mana Whakahaere the extent to which communities take ownership of their own wellbeing.
- Institutional change monitoring – independently monitor all the way through and use quarterly status updates. All wanted to see outlined how improvements to the integration, implementation, monitoring and outcomes of the Plan would be tested.
- Encourage the sharing of best practice and data and information across all territorial authorities and organisations.
- Include a flow diagram showing all the implementation pathways.
- Provide a firm commitment to on-going community involvement in decision making – including the review as part of the implementation process.
- Provide certainty for the business sector; that is supporting better their moving to more permanent locations.

- New infrastructure is built to last and is integrated with existing infrastructure. Extend the intended life expectancy of built infrastructure so is more sustainable.
- Ensure cultural and Māori concepts are included in the Plan and engage fully with Ngāi Tahu as a partner.
- Recognise the importance of a hierarchy of centres and how these integrate with transport (active and public transport) and community development and needs.
- Consultation at different levels –high level consultation at the policy level down to local engagement.
- Recognise the range of scales in relation to urban design, extending from the urban scale to outline development plans and the smaller street scale.

Table 3 – Summary of recommendations from Part Two

Part Two
<p>TRANSPORT</p> <ul style="list-style-type: none"> ▪ Specific requirements for active transport ▪ Refer to all transport documents \ strategies
<p>IMPLEMENTATION</p> <ul style="list-style-type: none"> ▪ Increase emphasis on collaboration and community participation in implementation ▪ Strengthen way to work with industry and developers ▪ Firm commitment for active community involvement ▪ Take a long-term sustainable view to manage growth - Whakatauki ▪ Strengthen information on monitoring and reporting progress ▪ Leadership for implementation ▪ Institutional change monitoring and data sharing ▪ Ensure cultural and Māori concepts are included in the Plan and engage fully with Ngāi Tahu as a partner
<p>HAZARDS AND ENVIRONMENT</p> <ul style="list-style-type: none"> ▪ Outline plan for flood management ▪ Natural green spaces and cover and access to green spaces and cover ▪ Maximise sustainable opportunities ▪ Improved and enhanced natural ecosystem health and biodiversity ▪ Advanced surface water management, including water harvesting and stormwater management ▪ Protect waterways for a variety of values ▪ Protection of quality and quantity of groundwater
<p>REBUILDING AND BUILDING COMMUNITIES</p> <ul style="list-style-type: none"> ▪ Build communities and the concept of villages is visible ▪ Ensure health and social services ▪ are equitably located ▪ Social services are placed in new subdivision or centre developments. ▪ Clarify the role and function and scale of centres
<p>LOCATION AND QUALITY OF DEVELOPMENT AND BUILDINGS</p> <ul style="list-style-type: none"> ▪ Focus on vulnerable populations ▪ Development and financial contributions reviewed to how best utilised ▪ Specifics on OIC expiry – clarify responses to transitional processes for change. ▪ Infrastructure is a community asset - ensure it is built to a high standard. ▪ Lyttelton Port and town recovery issues added ▪ Toolbox for sustainable housing ▪ Evaluate the housing parks ▪ Insurance impediments to redevelopment especially multiple ownership ▪ Protect rural productive land and manage rural residential
<p>HOUSING</p> <ul style="list-style-type: none"> ▪ Quality and repair of existing and new housing ▪ Warrant of fitness scheme for rental housing. ▪ Include toolbox for sustainable housing ▪ Ensure transitional housing available locally for people awaiting a rebuild ▪ Minimum standards for temporary homes as may become more permanent housing stock.

4. Part Three: Final analysis

This section reports the findings of a final staff analysis on the draft Land Use Recovery Plan ready for signoff by the Partners prior to submitting to the Minister. This was a final opportunity to test the content of the Plan.

4.1 Method

Staff from the Canterbury District Health Board and Environment Canterbury together analysed the content and recommendations of the Draft Plan. This part of the assessment involved systematically working through the Draft Plan and comparing against the recommendations from Parts One and Two. Effectively this was an assessment of the key points raised in Parts One and Two.

4.2 Findings

Part Three found the majority of the recommendations from Parts One and Two had been taken up into the Plan. The analysis showed improvements to many areas, such as giving clearer direction to the location for business activities. Those recommendations that may still require additional consideration are listed below and can be found in Table 2.

- The Plan has a strong regulatory focus and this includes the directions given in relation to providing the development of mixed use and medium density housing choice, greater detail is still required on how to ensure intensification through non regulatory mechanisms.
- Clear and directive staging and sequencing of the Greenfield land that is integrated with well-articulated and managed monitoring and reporting annual reviews.
- Thought on how to integrate greater housing density into inner urban areas and around centres of greater Christchurch that are currently semi occupied or of poor quality development to ensure the reuse of existing infrastructure is well utilised.
- Ensure a strong focus is on building communities and the development of urban villages.
- Flood hazard still has not fully addressed – see previous recommendations.
- Review the range of tenure issues that will support intensification particularly around multiple ownership
- Integrate active and public transport into new developments and local retail centres.
- Ensure community participation in the monitoring and review of implementation.
- Ensure there is a wide range of community representation on the Strategy Implementation Forum

Table 4 – Summary of recommendations from Part Three

Part Three
TRANSPORT <ul style="list-style-type: none">▪ Integrate active and public transport into new development and local retail centres
IMPLEMENTATION <ul style="list-style-type: none">▪ Ensure community participation in monitoring and review of implementation▪ Ensure wide range of community representation on the Strategic Implementation Forum▪ Land use change as part of annual monitoring and reporting

<p>HAZARDS AND ENVIRONMENT</p> <ul style="list-style-type: none"> ▪ Address the implications of hazard and managed retreat from identified areas – this is not included and no explanation has been provided ▪ Ensure natural green spaces and cover (green roofs, stormwater, buildings, natural corridors)
<p>REBUILDING AND BUILDING COMMUNITIES</p> <ul style="list-style-type: none"> ▪ Focus on building communities and urban villages– difficult but not included in actions
<p>LOCATION AND QUALITY OF DEVELOPMENT AND BUILDINGS</p> <ul style="list-style-type: none"> ▪ Consider more mechanisms/ tools for intensification rather than regulatory mechanisms ▪ Clearly direct staging and sequencing of Greenfield land ▪ Review tenure issues to support intensification and multiple ownership
<p>HOUSING</p> <ul style="list-style-type: none"> ▪ Transitional housing is not well developed ▪ Outline ways to integrate greater housing density into inner urban areas that are semi occupied or of poor quality to use existing infrastructure ▪ Ensure quality and repair of existing and new housing

4.3 Conclusions

Only a limited number of recommendations have not been taken up into the Plan. And the majority of those recommendations still identified through Part Three require more detail or greater direction; it is recognised that this may occur through the detail of the implementation planning still to come. Emphasis has been placed on the need to ensure the monitoring and reporting of land use change particularly for brownfield and intensification activities to guarantee higher residential density targets are being met.

As a final comment, many participants throughout the process stated that they wished to see a very progressive plan; to take a stronger sustainable development focus - to be more progressive in reducing energy use through transportation and energy efficient private and public buildings.

5. Conclusions and reflections on the process

The participants were fully engaged throughout the process and many thanked the Plan writers for providing the opportunity to read and comment on the early draft. They also acknowledged that criticism is not easy as the plan scored low early in the process but that this should be expected. Some compared this to the integrated assessment completed on the Central City Plan and how this had been completed much later into the process so were not sure how much had been taken up to shape the final report.

The Integrated Assessment process appears to have had an important and valuable influence on the Plan. Many of the recommendations, or concepts and principles behind the recommendations, are clearly visible in the re-drafts. Where it was noted that recommendations were not reflected in the Plan, the reason for this omission, particularly for those relating to natural resources and the environmental recommendations, have been largely or at least partly addressed.

The Integrated Assessment process gave participants a good understanding of what was in the early draft. This meant that for the second workshop - and presumably any of the other consultation meetings they attended - the participants were able to clearly articulate what they saw was still missing or needed amending.

A few participants expressed their disappointment that the Part Two - the second workshop did not match detail of the Part One assessment. They said that too much time was given to listening to an overview of the Plan's content and that the time may have been better spent in smaller groups to allow an opportunity to review the criteria from the first workshop. Some participants wanted to a more formal process to re-score the Plan to show how much it had changed; to have taken the opportunity to review the criteria more fully as part of the discussion. This part of the process could have been better planned, they said, however others said the process was another good opportunity to provide their views and to have them incorporated into the Plan.

There was much discussion between the relationship of land use and land use recovery – but what was clear was that the Plan should not waste the opportunity to build back better, to protect the environment and build strong and resilient communities and they were very pleased to be part of that process.

The post-assessment evaluation found that many respondents wished for greater representation from minority groups, community groups and a broader range of governmental departments for the Part One workshop. They did recognise, however, that the short time frames available for arranging the workshops made this more difficult – and that many who were invited were unable to come on the day.

Overall most of the participants felt that this was a very good process because of the opportunity provided to inform and influence the content of the Plan early. And as a final comment a number of participants commented that it is the process and the conversations that happened during the workshop that helped with preparing the Plan.

APPENDIX 1: Integrated Assessment on the draft Land Use Recovery Plan; Detailed information on the purpose, method and results of Parts 1 and 2

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1. Part One: Integrated Assessment

1.1 Purpose

The purpose of this Integrated Assessment was to help with the preparation of the Preliminary Draft Land Use Recovery Plan (the Plan). In February, quite early in the writing of the Plan an early version was made available to carry out an Integrated Assessment. The assessment aimed to evaluate how well in the early stages of preparation that the Plan meets identified sustainability and well-being criteria. It aimed to assist with and also to be a check on the content of the Plan, providing a commentary that identified potential linkages and gaps to direct improvements.

1.2 The Rationale

How environments are designed and built influence directly and indirectly the health and general wellbeing of people, where we live, work, learn and play and how we get around. Good health and wellbeing are critical for strong, resilient communities and also bring greater economic, cultural and social benefits.

The Recovery Strategy for Greater Christchurch (CERA 2012) states that Government-led recovery programmes should use appropriate impact assessment. While there are a number of different tools available, an integrated assessment was chosen for a number of reasons:

1. The method had recently been used for the integrated wellbeing and sustainability assessment of the draft Central City Plan². Given the short time-frames, this method and process is familiar and was recognised that it could inform this assessment of the Plan. Note that no evaluation has yet been done of this process on the draft Central City Plan.
2. The development of criteria was able to be built on the large body of work already completed over the years including the Recovery Strategy for Greater Christchurch, the Urban Development Strategy (including Health Impact Assessment), the recent share-an-idea process, policy and planning documents and a number of already completed wellbeing and sustainability assessments.
3. Impact assessment of any sort requires the screening and scoping of key issues. This has already been done through public workshops prior to Christmas and the two separate pieces of work – an Issues Paper and Context Paper.
4. The stakeholder identification had already been done as part of earlier work (including assessments of who might be affected and how), and we built on these lists.
5. A multi-disciplinary team was available to carry out and participate in the assessment brings together a range of people from different backgrounds and expertise.
6. The assessment enabled the impacts of all four well-beings (economic, social, cultural and environmental wellbeing) to be assessed at once allowing participants to share ideas about particular aspects as well as overlaps and issues that cross all.
7. The assessment would meet in part the Minister's requirement to show how consultation had influenced the Plan.

1.3 Method

Part One was timed to occur early in the drafting process in mid-February to strengthen the preparation of the Plan. The assessment was carried out by a team from Environment Canterbury, the Canterbury District Health Board, Christchurch City Council and the Ministry of Health. Martin Ward an experienced sustainability assessment practitioner provided guidance throughout Part One.

Well established processes exist for assessing impacts across multiple criteria; in this case -economic, social, cultural and environmental - although this assessment also has included a number of health related criteria.

² Sustainability Assessment developed by Quigley and Watts with Martin Ward and then worked through with Canterbury District Health Board, Christchurch City Council staff and consultants for the assessment completed on the draft Central City Plan, September 2011.

These assessments are normally carried out through a series of workshops over a number of days and often with each thematic set of criteria completed independently. Due to the very short time available all social, cultural, health, environmental and economic criteria were scoped and developed at the same time and all were combined into one assessment process.

1.3.1 Task One – Developing the assessment framework

The first task was to analyse what aspects of the four well-beings needed to be reflected within the Plan (these have been called capital asset classes in previous assessments). The team came together over a number of days to identify what the assessment needed to address.

Figure 1 – the asset classes that underpin the assessment

<p>Social</p> <ul style="list-style-type: none"> • Administrative infrastructure • Physical health of the community • Mental health of the community • Connected developments • Schools and social infrastructure • Participation • Employment opportunities • Housing choices 	<p>Cultural</p> <ul style="list-style-type: none"> • Sense of place and time • Ngāi Tahu values • Whakapapa • Cultural diversity • Diversity of arts, culture and events • Built heritage • Identity and shared experiences
<p>Environmental</p> <ul style="list-style-type: none"> • Waterways and ecological diversity • Green buildings • Mahinga kai • Kaitiakitanga • Land – safe, unconstrained, protected • Parks and reserves 	<p>Economic</p> <ul style="list-style-type: none"> • Appropriately placed and functioning strategic infrastructure and corridors • Consolidated utilised infrastructure • Productive land • Capital– public/ private/ Ngāi Tahu • Housing stock • Skilled workforce • Business and space opportunities

1.3.2 Task Two - Developing the Criteria

The second task then involved developing the set of assessment criteria from the above. This was the most arduous part of the process. Each criterion was developed using a set of broad principles taken from the Canterbury Earthquake Recovery Authority, Ngāi Tahu and all the councils’ guiding or strategy documents, health, environmental and social impact assessments on existing projects, civil defence documents, and other policy documents.

The more important of these included:

- The Recovery Strategy and the range of underlying plans and programmes of work including the Economic Recovery Plan, draft Natural Environment Programme and Social Recovery Programme
- The Greater Christchurch Urban Development Strategy (UDS) including the 2010-14 Action Plan
- Civil Defence Emergency Management Recovery Framework
- Integrated Recovery Planning Guide
- Health Promotion and Sustainability through Environmental Design
- Christchurch City Council Sustainability Policy
- Iwi Management Plans
- Regional and district plans
- Canterbury Water Management Strategy Zone Implementation Programmes

An initial broad draft set of 15 criteria were generated, that were further developed into the final 37 for the assessment workshop (see figure 3). These criteria were then further refined to provide each with a




description to define the desired outcome. The criteria were divided among the four groups representative of the four well-beings. A five point scale from -1 to +3 was then applied for each criterion with the potential for having a:

- negative impact (-1),
- neutral or no impact (0)
- small positive impact (1)
- moderate positive impact (2)
- strong positive impact (3)



Participants were asked to identify:

1. a “top line” of social, cultural, environmental and economic objectives and targets or norms (such as existing plan requirements or strategy commitments) that we wished the Plan to aim for,
2. a “bottom” line of key thresholds (minimum standards) to provide the warning signs we wished the Plan to avoid
3. A score showing where participants believed the Plan currently sat.

Figure 2 – An example of a criterion with the description and an example of top and bottom lines and scoring

- Bottom lines are represented by a red oval 
- Top lines by a blue square 
- Score – by a 

Employment opportunities and income

	Attract businesses back
	The Plan commits to attracting businesses back through the full range of design, advocacy, leadership and incentives available
	Plan makes specific provision to attract businesses back
+1	The Plan identifies for the opportunity to attract businesses back
0	The Plan has no mention of the need to attract businesses back
-1	The Plan presents barriers to attract businesses back

1.3.3 Work shop invitees

A number of stakeholder workshops had already been carried out in late 2012 prior to preparing of the Plan and it was from these that the Context and Issues Papers were prepared. To ensure an unbiased assessment was carried out it was agreed to invite people who were new to the Plan.

The team drew up a list of 80 potential invitees. This was later added to and refined after discussion with a wider group of contacts and networks of experienced and knowledgeable people involved in a broad range of areas of interest around urban land use planning. These people were targeted so they could fully participate in discussion. They had backgrounds in social (government and non-government organisations including minority, religious and special interest groups), cultural, environmental, architectural, transport, economic and communications and who understood the issues and trends and in particular included people who would be happy to speak up at the workshop. Due to the very short time frames involved and the level of commitment required by the invitees, they were invited by phone and if they could not attend invitees were asked to nominate someone to come in their place

1.3.4 The Assessment Workshop

All criteria were assessed together and were placed into the four groupings: environmental, cultural, social and economic. Each workshop participant was allocated to one of these groups; each consisting of participants with similar but complementary experience. This was to purposefully encourage robust discussion. For some,

their allocated group did not represent their core skill set but they had the ability and experience to cut across a range of criteria bringing with them a broader or different perspective to the group.

The assessment workshop was completed between 1000 and 1600 on Friday February 15, 2013; it comprised a number of very clear steps.

1. Introduction – this explained what the day would generally hold, an explanation of what the Plan contained, then the next steps in its development and the assessment process.
2. Participants then gathered into their target groups to review the relevant assessment criteria assigned to that group and to make any alterations.
3. Following this, each group then set the top and bottom lines for their allocated criteria, this is an evaluation of each criterion.
4. Participants then scored each criterion. This was an assessment of where the draft plan content would sit on the scale, of -1 to +3. This part of the process also included much discussion about what needs to be added, amended or removed.
5. The process identified whether the Plan, if implemented, was likely or not to achieve the desired outcomes set by the participants. It was important at the scoring stage to record why the score was selected, describe how the Plan could be improved and whether there was the likelihood of any unintended consequences. The benefit of this is that the recorded discussion is simple to understand and communicate to the Plan writers. Participants made it clear they were assessing the Plan's proposed actions for consistency with objectives and not the likelihood of its implementation.
6. Participants were also given the opportunity to move around the room for a short time to examine the criteria and scoring of the other groups. This provided some, although limited opportunity for review and to provide some integration of a limited number of criteria across the groups.
7. The day ended with a group discussion overviewing the day and participants were provided with an explanation of the next steps.
8. All were thanked for their time.

1.4 Results

This section presents the general findings, the detailed analysis and recommendations from the individual assessments from each group. The first part of this section provides a commentary on the process, it then gives a general discussion of the findings from the day and finally a table containing the criteria, descriptions (in blue) along with the assigned top and bottom lines and score for each criterion the results from desk top analyses prepared for the second workshop. See Appendix 2 for the full score details and recommendations presented to the Plan writers following the workshop.

1.4.1 Comments on the Process

The participants were fully engaged throughout the process. Many thanked the Plan writers for providing the opportunity to read and comment on the Plan so early in the drafting phase. They also acknowledged that criticism is not easy and that this would be expected at this early stage of writing. Many comments were received about the day and the process taken: the vast majority of these comments were positive. Those who had also been involved in the Central City Plan process discussed that this was once again a very useful approach.

The content of the criteria caused quite a bit of discussion – some new ones were added, others altered, and the descriptions and scales were changed. A few scales were made more aspirational, although none were changed to be less aspirational. Overall the workshop attendees have high expectations for the Plan with the criteria scale set at - +2, 3, and new ones at 4. Several groups said this is because the need and the opportunity for action were so great. All wanted the Plan to be ambitious and positive and all recognised that this presented an opportunity to do something different. So much discussion centred around the desire to achieve a high scale score recognising that if this was the case the Plan would be able to deliver on high quality outcomes.

There was a lot of discussion on the relationship between land use and land use recovery– but what was clear was that the Plan should not waste the opportunity to build back better, to protect and enhance the environment, to build communities and to acknowledge and help to reduce the costs to individuals over their lives through more sustainable practices. The conversations also outlined the importance of the environment to the social determinants of health; (it was suggested that the writers could use Dahlgren and Whitehead’s model in the Plan)

Top and bottom lines – the workshop participants had no difficulty in in setting the top and bottom lines. Although many recognised that elements making up each of the criteria are difficult to define or measure.

The five step scoring provides only one score for a negative impact, one for neutral and three for positive impacts. Workshop participants selected no neutral or negative impact as a bottom line. The most selected were for a moderate to positive impact. The top line or aspirational goals were at 2 or above but with most at 3. In a few cases participants added a +4 position and a scale description to make the criteria more aspirational.




Scoring - scoring the Plan required that participants should be familiar with the document in full. A few Plan writers were available for some groups to assist with their discussion. The participants selected the score they determined was represented in the Plan. There was quite a bit of discussion over this part of the process.




The Plan scored low in many areas, but the participants were very clear that this was an early draft and they wanted to emphasise that the assessment process was about making the Plan better so the conversations were generally set in a very positive frame. Three criteria were added for housing but the scale description was not developed so these were not able to be scored.




Asset classes and criteria - Generally more time would be available to develop and fully formulate the asset classes from which the criteria would be developed. Many of those used here had been developed as part of the sustainability assessment for the Central City Plan. Had there been more time then more urban specific criteria are likely to have been developed especially around the integration between land use and transport, how to develop communities and the role of urban design at the larger scale.

1.4.2 Results – Scoring the Criteria

Table 1 - The following table provides the criteria and top and bottom lines and the score for each criteria.

	Criteria			
1	Well-functioning public transport network	+3	+1	0
2	Provision for active transport	+3	+1	0
3	Local centres provide for mixed-use development	+4	+2	+2
4	Housing types reflect and promote community diversity	+4	+2	+1
5	Provision of social housing and residential care services	+4	+3	0, - 1
5a	Quality and repair of housing	+4	+3	
5b	Integrating temporary office areas long term*			
5c	Retain existing communities*			
6	Certainty for the social service sector	+4	+3	0
7	Well designed, and people friendly buildings	+3	+2	0
8	Development of Local Retail Areas	+3	+2	-1

	Criteria			
9	Affordable Housing	+4	+2	+1
10	Employment opportunities and income	+3	+2	0
11	Community involvement and meaningful inclusion	+3	+3	-1
12	Greater Christchurch has well integrated transport networks	+2	+1	-1
12a	Integration of land use and infrastructure to support centres	+3	+2	0
13	Protection of future transit and active corridors and interchanges	+3	+1	-1
14	Land available for residential development	+3	+2	+1
15	Land available for residential development – short term	+3	+2	0
16	Land and space available for a range of businesses	+3	+1	0/-1
17	Redevelopment of existing areas in a more concentrated form	+2	+1	+2
17a	A systems approach to urban design	+3	+1	+1
18	Energy efficiency and well heated buildings	+3	+1	-1
19	Certainty for the business sector	+3	+1	-1
20	Maximising the efficient use of existing infrastructure	+3	+2	-1
21	Timely and efficient provision and use of new infrastructure	+3	+2	+1
22	Kaitiakitanga	+3	+2	0/-1
23	Manaakitanga	+3	+2	+2
24	Mana whenua / Tino rangatiratanga	+3	+2	+1
25	Ngāi Tahu-tanga	+3	+2	+1/+2
26	Tūrangawaewae – Ngāi Tahu specific	+3	+2	+1
27	Whakapapa	+3	+2	-1
28	Whaka-whanaunga-tanga	+3	+2	+1/0
29	Community of interest and activity	+3	+2	0
30	Sense of place	+3	+3	0
31	Maintaining community of place (diversity)	+3	+2	0
32	Everyone has access to centres that meet their needs	+3	+2	+1

	Criteria			
33	Maintaining and securing productive land	+3	+3	-1
34	Natural capital – Ecosystem services	+3	+2	-1
34a	Improved and enhanced ecosystem health and biodiversity	+4	+4	-1
35	Natural green spaces and cover including biodiversity	+4	+2	0/-1
36	Equitable access / distribution of open spaces, parks & natural areas	+3	+3	-1
37	Surface water management	+4	+3	+1
38	Land use and infrastructure protects and enhances waterways for a variety of values	+3	+2	0/-1
39	Natural hazards	+3	+2	+1/2
40	Improved air quality	+3	+2	0
41	Land use protects quality and quantity of groundwater	+3	+3	-1
42	Integration and implementation of the plan	+3	+3	-1
43	Monitoring of plan objectives and outcomes	+3	+3	0/+1

*No score provided

1.4.3 General Discussion about results

All participants acknowledged the scope of the challenge. During the group and the plenary discussions the participants expressed the desire for the Plan to be active – to be explicit about the interventions required to ensure change would happen. In some of the groups links were made among issues and that these needed to be acknowledged in the Plan, for example between culture and ecosystem services, and between nature, sense of place, and identity.

The participants agreed that the connection between the direction from Minister and the Plan was not well-defined. They also acknowledged that there was some ambiguity with the Minister’s direction around the scope, particularly in relation to the environment and to the Central City planning processes. Some participants were not entirely sure what the Plan could do, and many considered the scope too narrow recommending that more direction be given, principally on environmental matters. Even common environmental words were missing from the text, many of which were added to the environment criteria. They discussed how these help to set the scene and vision and provide the underlying context for decision making.

Ecosystems and biodiversity were described as being integral to living within the environment. The environment group discussed the need for this to be more upfront, for it to be more obvious about how the environment relates to the health and wellbeing of people, to their sense of place, and to their lifestyles. They argued that the environment is the framework for land-use and there is no point building more houses without providing for quality of life – for improving and providing for good lifestyles. The cultural group referred to Whakapapa; the need to respect the services provided by the environment and the role of guardianship. Many in the cultural group described how the plan missed the connection people and the environment describing there was subordination of land to economic development. They wished to see more sustainable urban development.

Cultural criteria were altered significantly by the participants in the cultural group. A number of criteria were added while others were rewritten. The participants of this group expressed their desire that the Plan fully

reflect the relationship of the area to Ngāi Tahu, that to be inclusive of Ngāi Tahu values in a range of areas, eg Kaitiakitanga – the shared responsibility for restoration of cultural and environmental values or Tūrangawaewae and the recognition of Ngāi Tahu place names.

Some criteria of the economic stream were not fully developed – what is clear is the need for better integration across all infrastructure, in particular the importance of using the available capacity of existing infrastructure prior to building new. Many expressed their concern that the methods/ ways to get more brownfield development was not well developed with greenfield still dominating. All stated strongly that with so much greenfield on offer the likelihood of achieving desired brownfield outcomes would be lessened.

Many recognised the importance of the relationship with timeliness, implementation and cost. Integration was a very common word used by participants across the day– especially around land use and transport and about the connections between the Central City Plan and this Plan. Participants were also very straightforward about implementation and the need to measure success and change and, the importance of using specific indicators. The environment group suggested the use of SMART indicators, that is, very specific indicators over defined timeframes that are measurable, relevant and very importantly time sensitive.

The importance of good leadership was also raised often. And the cultural group also discussed Whaka-Whanau-tanga as participants questioned the role of autonomy and leadership for the Plan. Autonomy addresses the extent to which communities themselves take ownership of, and have a degree of autonomy over improving their own lives and general wellbeing. The participants would like to see put in place dedicated leaders assigned to specific activities associated with the rebuild – expressly dedicated leaders for business and for complex housing matters. The participants felt the Plan should reflect the opportunities recommended by the workshop – they would like more on the broader range of possible approaches involving relationship management, facilitation and novel ways of working together better. What they wanted was more than just regulatory based planning.

Workshop participants were surveyed regarding the Impact Assessment process. The process was thought to be extremely worthwhile for bringing together a wide group of people with different skills to share ideas and identify gaps. All respondents valued their involvement. Some respondents would have liked to have spent more time analysing the contents of the LURP but the compressed timeframes did not allow for this. Had more time allowed in the set-up of the workshops, further representation from more minority groups, government agencies and business owners may have been possible. There was extremely strong support from respondents in attending similar impact assessment workshops. There was a desire for the Impact Assessment process to begin at an earlier stage in order for it to be cyclic, participant’s feedback could then be regularly given to the writers of the LURP with more time in the workshops to reflect and review the drafts.

2. Part Two – Follow-up Workshop with Assessment Participants

2.1 Purpose

This section describes the follow up workshop with those who participated in the Integrated Assessment. The Preliminary Draft Plan was released for public consultation at the end of March 2013. Workshop participants were invited back for second workshop to scrutinise whether their recommendations had been included in this draft. It was a second opportunity to provide specific and general comments.

Only some of the original workshop participants were available to reassess the Plan at this stage (although many had been to one of the other public community workshops carried out at the same time, and their views are not included in this summary). Because of the limited numbers and a small number of new faces this second workshop followed the same structure as the general public consultation workshops. This meant the Plan was not put through the same Integrated Assessment Scoring regime as carried out during the first workshop.

This Part 2 summary was therefore not intended as a complete assessment of the extent to which Part 1 recommendations were included in the Preliminary Draft Plan. The summary table was provided to enable Plan writers to see the identified gaps and associated further recommendations for improvements to the Plan.

2.2 Method

A desk top analysis compared the recommendations provided from Part 1 (the Integrated Assessment) including the workshop participant's discussion and comments. This analysis assessed whether the recommendations had been incorporated into the Preliminary Draft. The report was made available for those who attended the workshop. It was also intended as a second opportunity to test the gaps – what was still missing from the Plan and again if there were any unintended consequences.

The assessment workshop involved:

1. Introduction for the evening followed by a description of the Preliminary Draft Plan and each of the priority areas and responses.
2. Participants then gathered into one of three groups that corresponded to the three priority areas of the Preliminary Draft Plan:
 - I. Principal Land Use Responses
 - II. Housing
 - III. Business

In these groups participants were asked to review each priority area. They were asked to discuss freely and then to make specific recommendations. The recommendations were recorded by one of the Plan writers and one other to ensure all views were captured.

3. The groups worked through each response within the Draft Plan. Not all groups reviewed the pre-prepared desk top Report so only a restricted number of criteria were evaluated as this Part 2 review process. To reiterate the Plan was not scored using Part 1 method this second time.

2.3 Results

The participants found that many of the recommendations from the Part 1 assessment had been included in the Preliminary Draft Plan. These were either in the discussion sections, or the Priorities (P) and Responses (R) as shown in the table below.

Conversations with participants show anecdotally that overall those who attended Workshop 1 were relatively pleased with the extent to which their recommendations had been taken up by the Plan

writers. In particular, it is valuable to note that many of the priorities clearly reflect the criteria developed for the Part 1 assessment.

There were, however, still some recommendations not well developed, only some of which were included in the Preliminary Draft Plan. These and recommendations are outlined in more detail in Table 2 below.

The areas that participants wished to see more detail and therefore required more attention from the Plan writers were:

- Leadership – this was still discussed at length – what are the reporting and management structures that will have oversight of the implementation. This process has still to be clarified. There was also discussion about autonomy as is outlined through the Te Pae Mahutonga framework or model is used to represent the factors that influence our health and wellbeing. This autonomy or Te Mana Whakahaere addresses the extent to which communities themselves take ownership of, and have a degree of autonomy over, improving their own wellbeing.
- Institutional change monitoring – monitor all the way through and use quarterly status updates – this was agreed that it should be done independently especially a panel with broad representation such as the Strategic Partners Forum for the UDS. All wanted to see outlined how improvements to the integration, implementation, monitoring and outcomes of the Plan would be tested.
- Encourage the sharing of best practice and data and information across all territorial authorities and organisations.
- Participants asked for the inclusion of a flow diagram showing all the implementation pathways – this would be very useful.
- Housing and residential land-use planning
- Firm commitment to on-going community involvement and inclusion in decision making – this review process could be part of the implementation process. But this needs to be spelt out very clearly to the community.
- Further work is required on how to best provide certainty for the business sector – this about supporting their moving to more permanent locations – recognising that this is again about provided space as much as locations.
- Ensure new infrastructure is built to last and is integrated with existing infrastructure. Extend the intended life expectancy of built infrastructure so is more sustainable.
- Ensure cultural and Māori concepts are included in the Plan as outlined in Part 1. Engage fully with Ngāi Tahu as a partner.
- Recognise the importance of a hierarchy of centres and how these integrate with transport (active and public transport) and community development and needs. This requires very specific policy to be front-footed from the Councils.
- Consultation occurs at different levels – this is the high level consultation at the policy level. What happens with the rules that sit under this broader policy direction as there could be any number of unintended consequences and there is a need to make sure that these consultation processes align well.
- Recognise clearly that the Plan and underlying decision making needs to be consistent with the new Chapter 6 of the Regional Policy Statement
- Recognise there is a range of scales in relation to urban design, and this can extend broadly from the urban scale down to outline development plan and then onto the smaller street scale.
- Not clear what else R1 includes as it states that it is not limited to – please clarify

- Time bound resource consents as relates to subdivision developments- if putting time bound infrastructure in place then it possibly could run the risk of frustration through the development process – must be incumbent on the Councils to ensure that they are able to develop as quickly as required
- Development contributions versus / and Financial Contributions tools available, participants would like more work/ thinking done on the use of financial contributions. So far the tendency has been to identify the use of each of these, without any in-depth analyses about how each could be best used. The Plan must be much more strategic in the use of and the review of how to best use DCs and FCs for different parts of the rebuild.
- Delegated authority –there were some concerns about the use of delegated authority, many stated it was critical to ensure the continuity with each organisation, however, participants expressed some concern that this may lead to lack of transparency
- Rural residential is missing – the allowance of 1085 rural residential in the Waimakariri potentially thousands of hectare of land to be place in rural residential. More thought is required to what this means from infrastructure provision include roading and the long term life costs for individuals

Table 1 also shows that for many of the gaps identified, despite being not fully addressing the Part 1 recommendations, the Plan does go some way to addressing the issues. In particular, for many of the environmental-focused recommendations, the Preliminary Draft Plan is clear that:

- (i) Non-land use resources -water, air, soil, minerals and energy - are out of scope
- (ii) Priority 4 clearly explains that the Natural Environment Recovery Programme (NERP) has been developed to both identify and address earthquake recovery related impacts and enhancement opportunities and that his document will deal with environmental matters specifically.
- (iii) Priority 4 clearly states the need to ‘encourage urban development’ that protects and enhances the natural environment, recognises natural hazards and avoids environmental constraints.

Table 2: Part Two Results – What is still missing from the Plan?

Criteria (from Part One)	Workshop 2 and desktop analysis: What is still missing? Summary of further issues and recommendations
Public Transport	Integrate existing with new and the protection of new transport corridors
Provision for Active Transport	<p>Specific requirements for active transport within Responses 39 and 41</p> <p>Travel plans</p> <p>An important part of outline development plans for housing areas linking to the broader network planning actions for active and public transport. In addition to Actions 10 and 11.</p>
Housing type reflect and promote community diversity	<p>Housing choice is discussed but given the amount of land dedicated to greenfield likely that will continue to build traditional subdivision homes. More work needed on this.</p> <p>Intent to build communities is strong but sure if the actions support this.</p>
<p>Housing</p> <p>[community diversity, social housing, quality of housing, affordable housing, available land, urban design]</p>	<p>Quality and repair of both existing and new housing, e.g. a warrant of fitness scheme for rental housing.</p> <p>The Plan should take a longer-term view with the goal to manage growth in a way that minimises risk to future generations and maximises sustainable opportunities (as in the Whakatauki). Suggestions:</p> <ul style="list-style-type: none"> - Include a toolbox for sustainable housing and use a stronger word than ‘promote’. - Ensure transitional housing for people awaiting a rebuild is available locally and set minimum standards for these homes to ensure they become a permanent part of the city’s housing stock. - Evaluate the housing parks set up quickly to provide direction on future developments. <p>Concerns raised about insurance impediments to redevelopment especially multiple ownership.</p> <p>Ensure the Plan is focused on vulnerable populations and that the concept of villages is visible in the Plan – build communities not subdivisions.</p> <p>Increase emphasis on collaboration in R20 – so many more opportunities. The Plan is light on working with industry and developers</p> <p>Transitional housing for people is not well developed.</p> <p>Strengthen recognition of housing workers, young and elderly people.</p> <p>The monitoring and reporting of change should be included in the discussion</p> <p>Tenure – more than just for affordable, important for intensification projects generally.</p>
Certainty for the Social Services Sector	<p>Direct changes to Plan to ensure health and social services are prioritised, planned and located equitably across Greater Christchurch.</p> <p>Agreed that the location of education and social services including health are outside the scope of the Plan- BUT it should make ensure that there are requirements within new subdivisions or centre developments.</p> <p>Be a direction for ODP. And still a question for new subdivisions and centres provided.</p> <p>Built environment box</p>
Community involvement and meaningful inclusion	<p>Firm commitment to future process for active community involvement within LURP Responses</p> <p>Ensure that the Plan empowers people’s vision –high level of discussion, collaboration and community participation in implementation – the community has to keep the vision going</p> <p>Again this still applies.</p> <p>Ensure the community participate in the monitoring and review of implementation.</p> <p>Wide range of community representation in review of Plan. Although do recognise that a Strategy Implementation Forum is proposed – it should be more specific about the community involvement in this, as well clearly defined roles and responsibilities about where accountability lies.</p>
Certainty for the Business Sector	<p>The group identified more recommendations to strengthen the wording and responses to require even more certainty and clarity. Examples include development and financial contributions, clarify the wording around these, ensure pre-application advice and advisory</p>

Criteria (from Part One)	Workshop 2 and desktop analysis: What is still missing? Summary of further issues and recommendations
	<p>services, provide easily understandable information, strengthen information on roles and responsibilities, provide more specifics on OIC expiry – clarify responses to transitional processes for change.</p> <p>Business needs are complex, but still support the return of business to desired locations once the OIC expires.</p> <p>For industry is location about space and time – and what the different needs for commercial and industrial businesses.</p>
Timely and efficient provision and use of new infrastructure	<p>The group felt that infrastructure becomes a community asset long-term so should be built to a high standard – relates also to need for short term housing to become an asset. Lyttelton Port and Township recovery issues need to be added to R44. Prescriptive social intervention is needed in case of market failure – need to rely on minimum standards and on other parties including public-private e.g. business, insurance, developers.</p> <p>Plan needs to list other transport documents and strategies.</p> <p>R11 requires clarification of the role and function and scale of centres</p>
Maintaining and Securing Productive Land	Protecting rural residential land and the need to maintain and secure productive land
Environment-related	<p>Note: While many of the environmental recommendations are not specifically visible in the Preliminary Draft, the document <u>is</u> clear that (1) non land use resources (air, water, soil, minerals and energy) are out of scope and (2) Priority 4 clearly explains that the Natural Environment Recovery Programme has been developed to address earthquake recovery related impacts and enhancement opportunities. Priority 4 clearly states the need to ‘encourage urban development’ that protects and enhances the natural environment, recognises natural hazards and avoids environmental constraints.</p>
Natural Capital/Ecosystem Services	<p>Natural capital and ecosystem services</p> <p>Ensure the district plan amendments to implement P4 are included in the LURP, and clarify meaning of ‘greenfield land’.</p>
Improved and Enhanced Natural Ecosystem Health and Biodiversity	Improved and enhanced natural ecosystem health and biodiversity
Equitable Access and Distribution of Open Spaces and Parks and Natural Areas	Natural green spaces and cover <u>and</u> access to green spaces and cover
Surface Water Management	Surface water management, including water harvesting and stormwater management
Land Use and Infrastructure Protects and Enhances Waterways for a Variety of Values	Protection and enhancement of waterways for a variety of values
Natural Hazards	<p>Not addressed at all – include a discussion of future natural hazards particularly addressing flooding.</p> <p>Require an outline plan for flood management to ensure recognition of need for measured retreat.</p> <p>The Plan should address further the implications of hazard and managed retreat from identified areas. The concept not included and no explanation is provided.</p> <p>Flood hazard still not fully addressed, see # 39.</p>
Improved Air Quality	Improved air quality and links with earthquake recovery (transport, roading, silt, housing, heating, air quality)
Land use protects quality and quantity of groundwater	Protection of quality and quantity of groundwater
Monitoring of Plan outcomes and objectives	The group identified further recommendations to strengthen information on monitoring and reporting progress

Appendix 2: Integrated Assessment - Agenda

Land Use Recovery Plan Integrated Assessment Workshop

Hagley Netball Centre - 0830 -1630 - 15 February 2013

- 0830 Coffee and tea available
- 0900 Introduction – plenary session
 - Welcome by Jill Atkinson
 - Introduction by Stephen Timms
 - Outline of the day’s activities by Martin Ward
- 0920 Assessment Criteria introduced – Miria Goodwin
- 0940 Small Group review of assessment criteria
- 1130 Plenary report-back from small groups
- 1230 Lunch
- 1300 Assess the draft LURP
- 1500 Coffee
- 1515 Walk about to review other group’s assessment decisions
- 1545 Plenary report-back from assessment groups
- 1615 Next steps and wrap

Integrated Assessment (Part One) scoring results

Social Criteria

1 Well-functioning public transport network

Greater Christchurch has a well-functioning and accessible integrated public transport network that responds to current and future transport needs, where we live work and play	
+3	The Plan ensures that an accessible* integrated public transport system that extends to Greater Christchurch, and takes account of future growth and economic/ environmental constraints
+2	The Plan provides an accessible* integrated and integrated public transport system that extends to Greater Christchurch
+1	The Plan provides an accessible integrated public transport system that extends to Greater Christchurch
0	The Plan provides for the present level of access of public transport
-1	The Plan hinders provision for an integrated public transport network

*particularly for people with a disability, those with bikes/prams, low income, elderly etc

Discussion

The group scored this with a neutral tending toward small positive impact because of the small enhancement on the use of existing public transport infrastructure. The Plan should clearly address transport integration with small towns or into new greenfield and new developments. Currently there is only marginal discussion of the need for connections to major destinations. Many recognised that development will be spread rapidly into a many areas with no apparent connection into an integrated network. Key transport corridors were not identified. All is likely to lead to greater car dependency.

The hub and spoke model is already being implemented; this means that people may have to transfer between modes perhaps leading to less people inclined to use public transport. The group wished to see more emphasis on service provision with service placed in early, they identified that some larger infrastructure can come later.

Suggested changes to plan

- The Plan should have specific mention of an integrated system with existing and new land-use and be clear about how to achieve this.
- Changes to city plan to include public transport requirements through developers- e.g. levy or other incentives to ensure public transport networks are put in place, they did not want a repeat of Northwood where residents refuse bus stops.
- Include interventions such as investigations into the protection of key corridors for future public transport networks, this should be included either within the Plan or by directing other mechanisms to do it.

Preliminary Plan Response
<p>Intervention and Collaboration – as linking the opportunities in key centres to integrate public transport and under Catalyst Projects to improve networks</p> <p>Priority 6 (p41) medium-density housing utilises public transport</p> <ul style="list-style-type: none"> ▪ R1 – RPS will identify provision for the network of Key Activity Centres to provide a focus for public transport ▪ R10 – New public transport ‘hubs and spokes’ network model ▪ R11 – Ensure of transport modes in and between town centres and residential areas ▪ R13 – Investigate and then protect as required future public transport options (including rail) for Greater Christchurch

2 Provision for active transport

Infrastructure for pedestrians and cyclists is provided across Greater Christchurch and integrated into existing networks	
+3	The Plan delivers mechanisms to provide high quality and safe infrastructure for active transport that is well integrated and connected across Greater Christchurch including for new developments
+2	The Plan requires eventual high quality and safe infrastructure for active transport that is well integrated and connected to local and major destinations.
+1	The Plan provides for high quality and safe infrastructure for active transport that is well integrated and connected to major destinations
0	The Plan identifies the need for infrastructure for active transport.
-1	The Plan does not identify the need for infrastructure for active transport

Discussion

The Plan discusses active transport around key town centres but does not mention active transport across Christchurch or the greater Christchurch area. The Plan does not put any onus onto developers to consider active transport as part of developments. Connecting centres such as Darfield, Rangiora and Kaiapoi is also missing. The group gave this a neutral impact and it does not meet their bottom line. The discussion included obesity issues and activity levels and the ongoing enormous costs of these to society and link to the importance of government providing transport infrastructure (cycling, walking and public transport, ensuring quality urban design and land use planning to provide parks and open space to improve activity levels.

Suggested changes to plan

- Make it a requirement to add in infrastructure for active transport into all new developments, developers could plan for it but do not necessary need to implement it. This should be the role / requirements of councils/ NZTA, the Plan should give greater direction to provide active transport in district plans. .
- Ensure there is adequate strength / influence to ensure developers follow through and implement where they have planned for active transport.
- Be more directive to councils to include in their local planning how centres will be connected by active transport -again integration of networks is key.

Preliminary Plan Response

The section on the built environment (pg. 43) identifies cycling and walking facilities as ways to help provide enjoyable, healthy environments.

- **R1** – RPS will identify provision for the network of Key Activity Centres to provide a focus for active transport
- **R11** – Ensure of transport modes (including walking and cycling) in and between town centres and residential areas
- **R39 and R41** – Both recommendations suggest that travel plans could be used as a way to incentivise commercial areas but do not identify active transport specifically

3 Local centres provide for mixed-use development

Mix of land uses available in local centres for housing, schools, offices, retail, recreation, and spaces to meet daily/weekly needs.	
+4	The Plan has zoning requirements and incentives for complementary mix of land uses within local centres
+3	The Plan has zoning requirements for complementary mix of land uses within local centres
+2	The Plan encourages the development of complementary mix of land uses within local centres
+1	The Plan acknowledges the benefits of complementary mix of land uses within local centres
0	The Plan identifies the need of the benefits of a mix of land uses
-1	The Plan hinders a mix of land uses promoting large spatial areas of single use.

Discussion

The group understood there will be criteria to allow and or encourage medium density development in areas that can meet these specific criteria, and these will be used rather than zoning. The group wanted more direction on the need to facilitate and expedite the implementation of Suburban Centre Master plans. They also found the Plan was not strong enough on how to best support increased medium density housing. They identified the integration of land uses within and around key town centres to be a priority but that the Plan also needs to focus on the smaller centres as well. They found the Plan achieved the bottom line by encouraging a mix of land use within local centres but fell short of clearly articulating how that would be done.

Suggested changes to plan

- Encourage councils to have strong centres-based policies in their plans.
- Strengthen the use of suburb master plans could be one way of encouraging this.
- Provide proactive council plans that incentivise and encourage mixed-use developments.
- Encourage the mix of mode use in development of centres.
- Focus on smaller neighbourhood or local centres as well as key activity centres.

Preliminary Plan Response
<ul style="list-style-type: none"> • R1 – RPS will identity provision for mix of business activities, require urban design matters to be addresses at a range of scales • R25 –Councils to implement programmes for public facilities, services and amenity improvements around KACs • R26 – Work in partnership to demonstrate well-designed medium density housing in appropriate suburban locations. • R27 Statutory Direction – District plan provisions to enable mixed use developments in existing urban areas • R35 – Councils to undertake reviews of commercial needs and make provisions within existing centres and KACs as appropriate • R36 Statutory direction – District plan provisions to enable developments in existing business areas • R37 Statutory Direction – Councils to review and consult with affected communities on changes to DP to give effect to Master Plans • R38 – Support case managers in development planning for KACs

4 Housing types reflect and promote community diversity

Housing caters for all groups in Greater Christchurch for current and future needs	
+4	The Plan specifically requires and provides incentives to ensure an appropriate range of housing types and sizes are built within new developments and around key locations and community infrastructure
+3	The Plan specifically requires that an appropriate range of housing types and sizes are built within new developments and around key locations and community infrastructure.
+2	The Plan encourages an appropriate range of housing types and sizes are built.
+1	The Plan acknowledges the need for a range of housing types but does not provide any tools to implement change.
0	The Plan is silent on the need for diverse housing types
-1	The Plan provisions hinder the building of a diverse range of housing types.

Discussion

The Plan recognises the need for medium density and looks at investigating the possibility of incentives; however this is not well developed. The Plan requires more depth into how this will be provided for it appears to be just ideas at present. No clear housing policies or definitions have been included. As tested it has not possible to rely on the market. Incentives and direct action by Government will be required to ensure a range of housing types. Developers only provide a very limited range of housing types at present. The Plan makes a small positive impact by acknowledging the need for a range of housing but does not provide the tools to do so. This does not meet the bottom line.

Suggested changes to plan

- Needs to explicitly refer to a range of housing typologies, not just greenfield/ brownfield and medium-density including housing for elderly
- Give clear direction on what covenants could be put in place –should also apply to existing covenants to allow eg the transportation of red zoned houses to existing subdivisions and the building of smaller houses for older red zone residents in new subdivisions.
- Put in place a broad range of incentives to maximise housing types.

Preliminary Plan Response
<ul style="list-style-type: none"> • R21 – Identify suitable land and initiate exemplar projects for redevelopment esp. medium density and/or brownfield developments. Associated density provision amendments to incentivise development. • R22 – Identify methods to incentivise developments in existing urban areas and greenfield areas (possibly nullifying restrictive covenants. Assessing potential for affordable and social housing. • R23 Statutory direction – DC to review development contributions and the provisions to incentivise the delivery of a range of housing types. • R24 –complete a housing market assessment to identify the appropriate mix and density of housing provision • R26 – Work in partnership to demonstrate well-designed medium density housing in appropriate suburban locations. • R27 Statutory Direction – DP provisions to enable mixed use developments in existing urban areas

5 Provision of social housing and residential care services

The integrated provision of social housing and residential care services across Greater Christchurch	
+4	Plan incentivises provision of replacement social housing destroyed, and private provision of residential care services and new housing
+3	Plan incentivises provision of replacement social housing destroyed, and private provision of residential care services
+2	The Plan sets targets for the provision of new social housing, and private provision of residential care services
X	The Plan recognises the need for the provision of new social housing, and private provision of residential care services
0	The Plan presents no plans to rebuild social housing or residential care homes
-1	The Plan places barriers to the provision of social housing and residential care services

Social Housing Score: +1

Residential care score: 0

Discussion

The Plan generally falls very short on the description of or the mechanisms for social and residential care housing, with the latter not being mentioned at all. Social housing is different to affordable housing and this is also not recognised. Again the Plan does not set targets for either type of housing. The Plan does not go anywhere near meeting the bottom line with a small positive impact for social housing and a neutral impact for residential housing. Both areas of housing should be improved significantly.

Suggested changes to plan

- Be explicit in naming the partners who would be involved in delivering social housing and residential care services including non-government providers
- Residential care needs to be separated out and should have its own rules
- Social housing should be treated separately from affordable housing as it will not be provided by the market.
- Remove car park requirements for residential aged care.
- Review criteria for a floating zone and see if it can be extended to other areas and types.

Preliminary Plan Response

Purpose pg. 18 – To provide for a diverse range of housing types, including social and affordable housing.

4.2.1 Context – “Suitable quality housing is now a recovery issue”.

- **R21** – Identify suitable land and initiate exemplar projects for redevelopment especially medium density and/or brownfield developments. Associated density provision amendments to incentivise development. May focus on joint ventures to deliver quality social and affordable housing
- **R22** – Identify methods to incentivise developments in existing urban areas and greenfield areas (possibly nullifying restrictive covenants. Assessing potential for affordable and social housing.

5a Quality and repair of housing

+4	
+3	
+2	
+1	
0	
-1	

Discussion

This was a new but incomplete criterion prepared by the social group. No score was given. The participants discussed and then identified there was a priority on restoring and enhancing the quality of both existing as well as new housing. The Plan, however, does not provide any detail as to how existing houses will be improved. The plan should include references to the quality of housing and suggested the introduction of a warrant of fitness scheme particularly for rental housing recommendation to Rebuild Housing Programme

Suggested changes to plan

- Warrant of fitness scheme for rental housing recommendation to Rebuild Housing Programme

Preliminary Plan Response
Nothing specifically identified

5b Integrating temporary office areas long term

+4	
+3	
+2	
+1	
0	
-1	

Discussion

A new criterion but no detail or score was provided. The participants questioned about what would happen to temporary office areas across the city which was not discussed in the Plan. Many temporary office spaces are in fact more likely to be long-term buildings, and remaining longer than originally anticipated.

Suggested changes to plan

- Be clear in the Plan as to what is the transition plan- identify what is the process for delivering the most appropriate use.
-

Preliminary Plan Response
4.3.1 Context for business: Businesses operating temporarily from residential premises will need to find permanent locations by 2016
Not specifically identified

5c Retain existing communities

+3	
+2	
+1	
0	
-1	

Discussion

There were many questions about how to retain existing communities and also enable the development in existing communities. When relocating people and business from the red zone it is not clear how or whether it is intended to retain existing communities; there is no very well developed view on the importance of community.

Suggested changes to plan

- Enable development in existing communities and ascertain how people and businesses from the red zones can be relocated as part of a community.
- Equity of accessibility should be a focus here for existing and new communities, explain how this will be done

Preliminary Plan Response
<p>Foreword Pg4 – Certainty is essential for people to make informed decisions about where to move from their red zone properties;</p> <p>Priority 6 Pg. 46 – Business land is development is integrated and connected with community facilities</p> <p>Not specifically covered in Plan</p> <ul style="list-style-type: none"> • R37 Statutory Direction – Councils to review and consult with affected communities on changes to DP to give effect to Master plans • R44. Develop a “Lyttelton Access Statement” that balances freight access needs with community needs

6 Certainty for the social services sector

Planning and priority for the provision of integrated community facilities and services across Greater Christchurch that responds to current and future needs.	
+4	The Plan ensures health and social services are prioritised, planned and located equitably across Greater Christchurch in particular areas of high deprivation.
+3	The Plan delivers certainty by ensuring health and social services are prioritised, planned and located equitably across the Greater Christchurch area.
+2	The Plan provides some certainty by ensuring there is some provision of health and social services across the Greater Christchurch area
+1	The Plan identifies the need for provision of health and social services across Greater Christchurch.
0	The Plan makes no changes to the current provision of community facilities and services.
-1	The Plan introduces uncertainty for the provision for community services.

Discussion

There are no changes or explicit provisions that will give certainty to social services. The group scored this criterion as neutral although there was discussion that the lack of certainty could be a negative impact. The participants added a stronger score – they wished to see the Plan prioritise services and to make sure are equitably located across the sub-region. Although the Ministers directive stated that the Plan cannot direct where services should be provided the Plan should consider and make provision for these activities within existing and within new developments.

Suggested changes to plan

- Other recovery streams should consider health and social services going into new developments – the Plan needs to ensure the linkages are clear
- The Plan should go further than providing for social services it should direct to an agency to identify the need and ensure it is met.
- Must consider where social services are going in new developments so they can be integrated within the communities, consider Pegasus where there was no provision for social services such as a GP in the development.
- The use of surplus Crown land should be looked at to provide social services in particular educational services.

Preliminary Plan Response

Executive Summary pg. 6 – matters out of scope are the location of health, education, community and recreation facilities.

Purpose pg. 18 – Inform decision-making in relation to community services such as public transport, health services, educational facilities and recreational facilities and spaces, and other earthquake recovery related decision making processes. But not direct or implement changes to such matters.

Built environment pg. 43 – The economic costs of a dispersed settlement are carried by the wider community through rates and taxes to support the health system, and the provision of infrastructure and social facilities.

No specific responses

7 Well designed and people-friendly buildings

Developments and buildings are healthy, well designed, accessible and safe for all ages and abilities (e.g. Universal Design)	
+3	The Plan incentivises universal design principles in all residences and buildings as minimum requirement
+2	The Plan requires universal design principles in new public buildings and spaces and incentives for existing as minimum requirement
+1	The Plan identifies the need for universal design principles in public buildings as minimum requirement
X	The Plan has no comment on universal design principles
-1	The Plan hinders the adoption of universal design principles

Discussion

There is the inclusion of an urban design manual to guide residential development but no detail is provided about how to encourage people to use this document. Nothing explicit is provided in the Plan. A large part of the rebuild is for residential housing, there is a potential for a large problem should the Plan not provide for the aging population. Greater diversity in housing and universal design is needed. Another age group not specifically catered for are young people between 18 and 24, there is no discussion about the housing needs for this age group either.

This criterion evoked much discussion. The question was raised about whether the target was public and/or private buildings, some participants thought both were a good idea others did not. If this is just for public buildings then what happens when buildings are used later for another purpose.

Suggested changes to plan

- Identify where possible to target the design of buildings – ie is this limited to the Building Act or is it able to be implemented under RMA documents as well
- There should be requirements for new buildings and with incentives for updating existing buildings.
- Need to identify which standards would apply and how those standards would be implemented around the Plan.

Preliminary Plan Response
<p>3.2 Goals pg. 23 – supporting innovative urban design, buildings, technology and infrastructure to redefine greater Christchurch as a safe place built for the future;</p> <p>Priority 2 pg. 29 – Changes to simplify consenting process to recognise the rebuilding requirements are possible, while recognising and providing for high quality urban design and amenity outcomes.</p> <p>Priority 7 pg. 43 – Achieving good quality urban design for new and rebuilt urban areas is important for recovery.</p> <p>Priority 9 pg. 46 – opportunities to integrate good urban design considerations so new buildings better relate to the surrounding area</p> <ul style="list-style-type: none"> • R1 – RPS will identify provision for mix of business activities, require urban design matters to be addressed at a range of scales for business, housing and mixed use developments • R31 – Review existing guidance on urban design to ensure it provide comprehensive guidance, and then ensure all developments consider such urban design.

8 Development of local retail areas

Appropriate retail services in a range of locations that meet community needs and reflect a unique character and with good urban design	
+3	The Plan incentivises good urban design and the creation of a diverse mix of retail. in an integrated hierarchy
+2	The Plan requires good urban design and the creation of a diverse mix of retail in an integrated hierarchy.
+1	The Plan identifies the importance of good urban design and the creation of a diverse mix of retail in an integrated hierarchy
0	The Plan presents no change to the retail mix
-1	The Plan promotes uniform and large scale retailing.

Discussion

The participants were very vocal about the importance of this criterion and were very disappointed with the lack of direction. The plan scored a negative, one of the lowest scores. Many participants discussed that it was very possible to achieve the top line.

The Plan is very business friendly to the detriment of a good mix, the group did not want a whole lot of Blenheim Roads and big box retail created and the Plans current direction would allow this to happen. There is no emphasis on creating local centres and this is a step going backwards. The participants discussed the need for integration around what the community wants and needs.

Suggested changes to plan

- Directly require policies around local and neighbourhood centres – a clear hierarchy should be established.
- Local retail must be part of developments, that includes allowing smaller shops such as dairies to be placed into new subdivisions.
- Encourage the mix of mode use in the development of retail areas to encourage more interaction on the ground between business and the street.

Preliminary Plan Response
<p>Refer to 3. Local centres provide for mixed-use development</p> <p>2.2 Support the recovery of a network of centres</p> <p>4.11 Context – discusses broadly</p> <ul style="list-style-type: none"> • R1 – The location, type and mix of residential and business activities within the geographic context of greater Christchurch including priority areas for development through to 2028

9 Affordable Housing

Provision of adequate affordable housing	
+4	The Plan incentivises and ensure the public provision of supply of appropriately located affordable housing * across greater Christchurch
+3	The Plan incentivises the supply of appropriately located affordable housing * across Greater Christchurch
+2	The Plan has minimum requirement for appropriately located affordable housing across greater Christchurch
1	The Plan encourages the supply of affordable housing
0	The Plan makes no attempt to deal with affordable housing
-1	The Plan reduces options for affordable housing

Discussion

The participants were pleased to see that the Plan does wish to address affordable housing. The group reviewed mechanisms that could encourage affordable housing across Christchurch and not just in new developments. They suggested looking at the UK model. They also discussed the need to be clear about the difference between housing affordability and affordable housing. These are very different concepts. The Plan scored as having a small positive impact below the bottom line with a minimum requirement for affordable housing. Dialogue also occurred on the need to change subdivision covenants to allow for a range of house sizes, types, cost and innovative solutions.

Suggested changes to plan

- Identify what can be done around affordable housing within Christchurch city right now.
- Prepare affordable housing policies for new developments refer to the UK model.
- Ensure subdivision covenants allow for a range of house sizes, types, cost and innovative solutions
- Clearly articulate when dealing with affordable housing and housing affordability.

Preliminary Plan Response
<p>Goals pg 23 – having a range of affordable housing options connected to community</p> <p>Refer to 4. Housing Types reflect and promote community diversity</p> <ul style="list-style-type: none"> ▪ R21 - Joint ventures for affordable housing incentivises opportunities

10 Employment opportunities and income

Attract a mix of employment generating activities in a range of locations	
+3	The Plan commits to attracting businesses back through the wide range of design, advocacy, leadership and incentives available
+2	Plan makes specific provision to attract businesses back
+1	Plan identifies for the opportunity to attract businesses back
X	The Plan has no mention of the need to attract businesses back
-1	The Plan presents barriers to attract businesses back.

Discussion

A number of participants questioned why the focus was solely on business, when it was about creating employment opportunities across all employment sectors including NGOs, and government. The criterion is focused on jobs and income. Encouraging businesses alone will not achieve the desired outcomes. The Plan has a neutral impact as it does not make specific provision to use full range of mechanisms to attract businesses back – and this means back to business centres including the central city. Leadership was identified as key for success along with having excellent design, advocacy opportunities for a range of business activities, and supporting accessibility across a number of transport modes to encourage members back to support business.

Suggested changes to plan

- Ensure that employment opportunities are more than just being directed to business; ensure it also includes NGOs, government.
- Ensure employment centres are accessible via a full mix of transport modes

Preliminary Plan Response
<p>Build Environment pg. 43 – To attract and retain a highly-skilled workforce, and retain long-term residents, the recovery must restore and enhance a high quality living environment</p> <p>4.3.2 Priorities and Responses pg. 44 – some industrial businesses are constrained in their ability to relocate due to the nature of their industrial activities. The workforce supporting these activities is generally living within the locality and relocating may introduce travel constraints for these staff.</p> <ul style="list-style-type: none"> • R33. Statutory Direction – Develop and provide Outline Development Plans for District Plans to establish the broad land-use pattern within selected Priority Areas for business, including consideration of wider connectivity to surrounding areas and networks • R40 – Review DP to ensure business activities are located in appropriate zones

11 Community involvement and meaningful inclusion

Meaningful community involvement process in planning	
+3	The Plan makes a firm commitment to future process for active community involvement and explicitly describes, under-represented groups are targeted
+2	The process of active community involvement is explicitly described and under-represented groups are identified for their input
+1	The process of community involvement is explicitly described
0	The Planning process does not mention community involvement processes
-1	The Planning process discourages community involvement in future planning

Discussion

This was one of the few criteria where the top and bottom lines were given the same scale. The score given however is very low as having a negative impact. There is no explicit text within the document to encourage community involvement; in fact the Plan appears to discourage community involvement. The community should be explicitly encouraged to participate in monitoring and implementation of the Plan and this process should be clearly laid out.

Suggested changes to plan

- Be clear that it is just meet requirements around consultation and this does not mean there has been community involvement.
- Provide a clear consultation process for future work that is directed toward improving involvement.
- Identify partners and stakeholders and how they will be involved in monitoring/ implementation.
- Ensure proactive involvement of communities in monitoring/ implementation.

Preliminary Plan Response
<p>Foreword pg 4.– Stakeholders and the community will have significant input into the development of the LURP</p> <p>Implementation pg 7 and 1.3 pg 11 – The recovery also relies on a co-ordinated effort across government, strategic partners, the community and the private sector.</p> <p>Priority 7 pg. 43 – developers and councils to work together to agree a clearer set of guidelines on urban design with the community</p> <p>5.4 Funding pg 58 – this section will be fully developed following analysis of the community feedback on this preliminary draft.</p> <p>Not specifically identified</p> <ul style="list-style-type: none"> • R37 Statutory Direction – Councils to review and consult with affected communities on changes to DP to give effect to Master plans • R44. Develop a “Lyttelton Access Statement” that balances freight access needs with community needs • R45. Ensure strategic freight projects support the freight distribution and servicing needs of businesses while managing the effects on local communities.

Economic Criteria

12 Greater Christchurch has well integrated transport networks

Greater Christchurch is a place that is easy to get around	
+3	The Plan establishes connections between major destinations, suburbs and assets (e.g. port, airport) and is accessible for all modes of transport (roads, rail, public transport and active transport). Timeframe???
+2	The Plan requires that there are connections between major destinations, suburbs and assets (e.g. port, airport) and is accessible for all modes of transport (roads, rail, public transport and active transport).
+1	The Plan identifies the need for connections between major destinations, suburbs, assets e.g. port, airport, central city is accessible for all modes of transport (roads, rail, public transport and active transport).
0	The Plan makes mention of the need for change Greater Christchurch's connectivity.
X	The Plan hinders connectivity within Greater Christchurch.

Discussion

The participants understood the Plan has the intention to address the integration of transport and agreed that would be positive, however, because no content has been included it scored low as having a negative impact. There was strong discussion about how development should be supported by transit and active transport and that cross referring policies would be useful. The transport section is seen to be siloed with no timeframe given for achieving goals. There is a concentration on building new incoherent disconnected transport and transport safety with no push towards connectivity. The Plan does not have enough grunt and is certainly not specific enough and does not point toward coordination. All new development should be transport orientated.

Suggested changes to plan

- A significant question for the Plan is how to integrate social and community sustainability into transport and land use. Ensure direction is given to integrate these.
- Synchronise land use with provision of connections with facilitating community development.
- Make specific links within the Transport Chapter.
- Cross reference other relevant parts of the Plan to transport.

Preliminary Plan Response
<p>The Recovery Toolkit - Intervention and Collaboration pg. 8 – identify opportunities in key centres to integrate public transport, optimise existing transport networks, identify and protect options for future transport and freight needs, implement PT 'hub and spokes' network in conjunction with network improvements</p> <p>Purpose pg. 18 – Enabling and informing the sequencing and timescales for the delivery of infrastructure and transport networks and hubs to support the priority areas</p> <p>Goals pg 23 – developing a transport system that meets the changed needs of people and businesses and enables accessible, sustainable, affordable and safe travel choices</p> <p>5.2 Programme of further work pg. 58 – Integrating land use and transport provisions</p> <ul style="list-style-type: none"> • R1 Statutory Direction – in the RPS identify provisions for methods to ensure integration of land use with transport and other infrastructure • R6 Statutory Direction – Provide amendments as required to the Canterbury Regional Land Transport Programme to ensure that infrastructure funding programmes are aligned to priority areas.

- **R9 Statutory direction** – Review DP provisions and provide changes to reinforce land use and transport integration
- **R10.** Implement to a new public transport ‘hubs and spokes’ network model.
- **R11.** Ensure that the rebuilt transport network in and between centres delivers opportunities for a range of transport modes (including walking, cycling, public transport and rail) in and between town centres and residential areas.
- **R12.** Complete transport analyses for south-western, northern and western development access and growth areas to enable commitments to be made to core infrastructure that will guide decisions on the sequencing of priority areas for recovery.
- **R13.** Investigate and then protect as required future public transport options (including rail) for greater Christchurch so that recovery in the short to medium to term is enabled without reducing future options.
- **R18 Statutory Direction** – Provide proposed Greenfield land-zoning in manner that is aligned with provision of core public and private infrastructure.

12A Integration of land use and infrastructure to support centres and nodes as part of a well-function system

	Integration of land and infrastructure informs and is informed by other strategies, programmes and plans
+3	The Plan ensures the integration of land use and infrastructure to support centres and function
+2	The Plan enables the integration of land use and infrastructure to support centres and function
+1	The Plan promotes the integration of land use and infrastructure to support centres and function
0	The Plan is silent on the need for integration
-1	The Plan discourages integration and remains siloed

Discussion

The Plan does enable integration to some extent. This is a new criterion and was added because participants were very clear about the importance of integrating land use and infrastructure planning and delivery. The Plan needs to be clearer that successful long term development is dependent on integrating long term land use, infrastructure and the ability to fund the infrastructure equitably and at the right time to build communities. The Plan is not clear enough about transport and how integrated with economic uses, especially centres.

Suggested changes to plan

- Make the Plan explicit about the need to integrate land use and infrastructure to support centres
- Ensure the long term life costs are included (for government and individuals) so all new developments are paying the true and full cost, that is, infrastructure is not subsidised by existing development.

Preliminary Plan Response
<p>See previous sections for additional suggestions</p> <p>Priority 1 pg 26 – The Recovery Plan identifies priority areas for recovery and has provisions to encourage the integration of land release with the provision of infrastructure</p> <p>See previous sections for additional suggestions</p> <ul style="list-style-type: none"> • R1 Statutory Direction – in the CRPS that identify provisions for methods to ensure integration of land use with natural, cultural, social and economic outcomes, transport and other infrastructure

13 Protection of future transit and active transport corridors and interchanges

Future transit and active transport corridors are planned and provided for across Greater Christchurch	
+3	The Plan ensures the need for provision of future transit and active transport corridors
+2	The Plan requires there is the provision of future transit and active transport corridors
+1	The Plan acknowledges there is a need for the development of future transit and active transport corridors
0	The Plan makes no attempt to allow for the development of future transit and active transport corridors
-1	The Plan hinders the development of active transport corridors.

* transit – includes roads rail and public transport - page 51

Discussion

The Plan is silent on the protection of transport corridors (future medium and long term) and this could mean there is potential for a negative impact. The participants found this to be a significant failing of the Plan and therefore scored as having a negative impact. The bottom line was set at small positive impact, but participants would like to see corridors identified and protected for all forms of transport including active transport for the short, medium and long term.

Suggested changes to plan

- Be explicit about protecting future transport corridors.
- Ensure land use patterns are integrated with transport infrastructure to minimise energy use and support social and economic wellbeing
- Provide effective corridors /infrastructure to reduce car dependency, energy use, traffic volumes, and to support freight movement.
- Ensure the protection of transport corridors – response is page 51 - 54

Preliminary Plan Response
<ul style="list-style-type: none"> • R13. Investigate and then protect as required future public transport options (including rail) for greater Christchurch so that recovery in the short to medium to term is enabled <p>See Section 12 for additional suggestions</p>

14 – Land available for residential development- long-term

Sufficient land is available for residential development over the medium and long-term	
+3	The Plan clearly identifies sufficient available land for residential development with priority and locations to maximise infrastructure investment (reusing existing infrastructure and best new
+2	The Plan clearly identifies sufficient available land for residential development and utilises some existing infrastructure.
X	The Plan clearly identifies sufficient available land for residential development but amount or location is contested.
0	The Plan does not increase the supply of appropriately located residential development or provides too much land so infrastructure is not used efficiently.
-1	The Plan restricts the supply of appropriately located residential development or provides too much land so infrastructure is not used efficiently.

Discussion

The Plan recognises the need for more greenfield development to take the uptake from the red zone but does little more to ensure this. The risk is that there is too much emphasis on greenfield development and this will have implications for the development of brownfield areas – this includes the redevelopment, enhancement and increasing in density of inner suburbs. The participants wanted this to be very clearly outlined- the importance of maximising the use of existing infrastructure to support affordability and reduce public infrastructure costs. This means the Plan must specifically support brownfield land development and not prioritise greenfield development. Although it is not clear what needs to happen to make land available. In order to provide for affordable land for new house buyers the Plan needs to be explicit about role of green/ brownfield development.

Suggested changes to plan

- Brownfields development needs to be explicitly supported
- Recommend the establishment of a dedicated development agency with a focus on brownfield development
- Provide structures that builds confidence that a development agency will do a good job
- Direct that reusing infrastructure is preferential – use existing infrastructure over building new
- Land availability needs to line up with market needs and deal with land banking issues
- Ensure that there is allocated adequate development with infrastructure timed to match

Preliminary Plan Response
<p>Timeframe pg. 7 – The plan takes a short-medium term focus identifying land that is required over the next 10-15 years, for residential and business needs</p> <p>The Recovery Toolkit – Priority areas identify the locations, type and mix of residential activities that provide for different housing needs</p> <ul style="list-style-type: none"> • R1 Statutory Direction – CRPS provisions for minimum residential densities relating to different housing locations • R3 – TAs to coordinate and integrated existing advice for rebuild activities • R7 – Coordinate and integrate infrastructure repair programmes with infrastructure programmes required for new development • R13 – Protect future public transport options to integrate with land use strategies to intensify residential development

- **R15** – Require all greenfield land be brought up to standard
- **R18 Statutory Direction** – provide greenfield land zoning in manner that is aligned with provision of core public and private infrastructure
- **R 19** – TAs to review existing residential density and development provisions
- **R20** – Establish a process to work with developers on ways to ensure supply of sections matches demand while ensuring infrastructure is provided as needed.
- **R21** – identify land and initiate exemplar projects for development esp. medium-density and brownfield developments.
- **R23** - Statutory Direction – DCs to review development contributions and provisions to deliver a range of housing types in urban areas.
- **R24** – Complete a housing market assessment to better understand present and future housing market supply.
- **R26** – Work in partnership to demonstrate economically viable and well-designed medium density housing in appropriate suburban locations.
- **R29 and 30 Statutory Direction** – amend DP to provide for housing options on historic reservations

15 Land available for residential development – short term

Sufficient land for residential development for the short term (recovery purposes)	
+3	The Plan ensures sufficient land for temporary accommodation and requires that the accommodation is repurposed and/or reused – not necessarily on site
+2	The Plan ensures sufficient land for temporary accommodation and encourages that the accommodation is repurposed and/or reused.
+1	The Plan ensures sufficient land for temporary accommodation
0	The Plan does not account for sufficient land for temporary accommodation
-1	The Plan hinders the provision of sufficient land for temporary accommodation

Discussion

The participants discussed at length the tensions between providing for short term recovery at the same time as preparing for long term residential needs. The plan does not discuss the housing priorities in any detail. Refer here to Priority 4.2.2 of the Draft. The problem is about more than just land availability and requires a whole programme of work. The programme needs to be very clear about who is responsible, and who needs to be involved with clear implementation programme in place. Currently the Plan falls very short on how to manage residential land and has therefore scored as having a potential neutral toward small negative impact. The Plan does not provide for temporary accommodation. The bottom line was set for a moderate impact with a focus on reusing or using the temporary housing for a different purpose in the future (temporary housing provided for the various Olympic Games can provide good examples)

Suggested changes to plan

- Ensure there is a variety of housing types to meet current short term needs but that can be reused in the future.
- Make the links to future affordable and social housing needs recognising the changing demographics

Preliminary Plan Response
<p>Priority 5 pg. 40 – Some of the housing demand is being met through new homes being constructed, households sharing homes or taking in boarders, residents leaving Christchurch permanently, and purpose-built worker accommodation and other commercial accommodation. However, a housing shortfall exists.</p> <ul style="list-style-type: none"> • R22 – DCs to assess the potential for affordable and social housing and the provision of permanent units that can be used for temporary accommodation in the short term.

16 Land and space is available for a range of businesses

Sufficient land and space is available for business development	
+3	The Plan ensures sufficient land for business development and is receptive to the need for additional land that is compatible with infrastructure availability, labour and markets.
+2	The Plan enables land for business development in all locations where business activity is compatible with infrastructure availability, labour and markets
+1	The Plan promotes land business development
0	The Plan does not increase the supply of land for business developments to meet demand
-1	The Plan provisions restrict land availability for business to meet demand

Discussion

The Plan doesn't acknowledge the diversity of business needs. There was general concern about the lack of discussion around the availability of space versus land for business activities. Many businesses require space that can be accommodated for in multi-storey premises or more condensed purpose built places. The Plan is not clear about the different business needs it is providing for, especially industries with very specific industrial requirements. The Plan falls short and doesn't do any more than what there is currently, so this criteria scored a small negative to neutral impact. The top line recognises the need to be receptive to different business needs. Leadership was discussed and the need for a business leader. Business needs a different approach – participants would like to see the importance of agglomeration recognised for the business community. The participants also were aware of several road blocks that were not being removed by the current Plan

Suggested changes to plan

- Ensure that supply meets demand in time and space
- Needs a stronger link to transit and active transport plans
- Recommend creation of a role as business tsar to champion business needs – Link better to the economic recovery work.
- Be more explicit about the different business needs – for example wet industry with very specific infrastructure requirements.

Preliminary Plan Response
<ul style="list-style-type: none"> • R1 Statutory Direction – CRPS has provisions for location, type and mix of business activities; require urban design matters to be addresses at a range of scales for businesses • R33 Statutory Direction – to establish the broad band use patters within selected Priority areas for business. • R34 Statutory Direction – to provide proposed greenfield business land-zoning is aligned with the provision of core public and private infrastructure. • R36 Statutory Direction – DP provisions to enable comprehensive development in existing urban business areas. • R37 Statutory Direction – councils to review and consult with communities on DP changes that give effect to Master plans • R38 – Support existing case management approach esp. with KACs and damaged business areas • R39 – Investigate opportunities to introduce a range to transport efficiency initiatives that would support rejuvenation of commercial areas • R40 – Review provision in DP to ensure business activities are located in appropriate zones • R41 – Develop a comprehensive brownfield business land incentives package

17 **Redevelopment of existing development areas in a more concentrated form**

Redevelopment of existing urban areas in a more concentrated form including business activities	
+3	The Plan ensures higher quality mixed use development – including high and medium density developments and incentivises innovative urban development existing areas
+2	The Plan enables density developments and promotes innovative urban development in all new and existing areas
+1	The Plan promotes innovative urban development in existing areas
0	The Plan does not encourage medium and high density developments
-1	The Plan does not support medium and high density developments

Discussion

The Plan has some supportive elements and some direction to territorial authorities. This criteria scored one of the highest, achieving the top line as it has some innovation and is somewhat enabling for a more concentrated form. The conversation covered a range of topics including how increasing urban density typically contributes to provide economic, environmental and social and health benefits. There is growing evidence that higher densities when done well tend to support positive health outcomes and where vehicle use is reduced it is also more energy efficient. The Plan has not developed the incentives necessary or what is potentially in scope. Participants, however, discussed their worries about the amount of greenfield development and the ability to concentrate development at the same time.

Suggested changes to plan

- Develop incentives necessary to improve more concentrated redevelopment of existing areas.
- Be clear about incentives necessary to redevelop existing urban areas.
- Consider agency or group targeted to facilitate change.

Preliminary Plan Response
<p>The Recovery Toolkit diagram – investigate and implement methods that incentivise brownfield development</p> <ul style="list-style-type: none"> • R27 Statutory Direction – provide proposed DP provisions to enable mixed use developments in existing urban areas. Introduce a floating zone for comprehensive redevelopments. • R36 Statutory Direction – DP provisions to enable comprehensive development in existing urban business areas • R38 Support existing case management approach especially with KACs and damaged business areas • R41 – Develop a comprehensive brownfield business land incentives package

17a A systems approach to urban design

Urban is to be comprehensively designed to maximise economic, social, and environmental, health benefits	
+3	The Plan ensures urban design is integrated into all development to maximize economic social and environmental health benefits
+2	The Plan enables the use of urban design to maximise social economic and environmental health benefits
0	The Plan promotes the use of urban design
0	Is silent on the need for good urban design
-1	Discourages the use of urban design

Discussion

Good urban design improves urban areas and assists with economic performance and quality of life of residents and visitors. It also provides for a higher standard of physical amenities, and this can help to protect the natural environment; see environment criteria. The plan scored at the bottom line of a small positive impact. The participants were very clear that it should and could achieve a strong positive impact and that was the opportune time to maximise the broader benefits of implementing urban design.

Participants discussed and agreed that that Plan should direct the Regional Policy Statement and District Plans as currently all only pay lip service to good design. The directions to the district plans are not in the main body of the text but Page 59 Appendix. There is nothing in the Plan on the spaces between buildings, this is important public space and provides the sense of place, connectivity spaces etc.

Suggested changes to plan

- Facilitate quality urban form – be clear about the processes required to achieve this.
- Take a systems approach to urban design – ie linkages between spaces / linkages between centres etc.
- Ensure provide for density with public living space– living density – public spaces
- Ensure public open space is provided for.
- Ensure the integration in and design of the public space between development areas as well as within developments.

Preliminary Plan Response
<p>Refer to 7. Well designed and people friendly buildings</p> <p>Not specifically covered</p>

18 Energy efficiency and well heated buildings

Buildings and homes are energy efficient and warm	
+3	The Plan ensures incentivises the building of energy efficient, warm buildings.
+2	The Plan enables the building of energy efficient, warm buildings
+1	The Plan promotes the need for energy efficient, warm houses with one or two tangible examples of measures to implement
0	The Plan has no comment on energy efficient, warm buildings
X	The Plan hinders the building of energy efficient, warm buildings

Discussion

The participants were a little encouraged as the Plan has some good points, they discussed how healthy building elements could be easily added. They expressed their desire for the rebuilt to be a show piece for energy efficiency with the concomitant flow to health and social benefits. But the Plan does not go far enough. Guidance for energy efficient elements requires strong leadership with initiatives that encourage high quality energy efficient designs in particular those that support warm homes. The participants recognised that energy efficiencies are more expensive to build but the costs over the life of a building are significantly less. There is a need to be creative in how to support energy initiatives given insurance will not cover the increase in costs. The Plan needs to be explicit that warm homes are equally as important as office buildings.

Suggested changes to plan

- Health and wellbeing aspects to design should be central to building design and performance.
- Incentives should be in place to encourage high energy rating rebuilding.
- Leadership is required – put in place advocacy group.
- Factor in the positive value of reduced costs to home owners and building tenants from energy efficient buildings.
- Be very clear on the guidance for energy efficiency elements.

Preliminary Plan Response
<p>3.2 Goals 23 – rebuilding infrastructure and buildings in a resilient, cost-effective and energy-efficient manner</p> <p>Priority 7 pg. 43 – Vibrant, enjoyable and comfortable living environments will play an important role in the recovery. Examples include inbuilt green technologies such as rainwater tanks, solar water heating and small scale energy generation, living roofs ...The provision of safe, well designed, good quality housing is also important to maintain a healthy population.</p> <ul style="list-style-type: none"> • R28. – Promote cost effective and innovative design, construction and development solutions to enable and support rebuilding. • R31 – Review existing guidance on urban design to ensure it provide comprehensive guidance, and then ensure all developments consider such urban design.

19 Certainty for the business sector

Interventions help to remove impediments, resolve issues and provide certainty for businesses	
+3	The Plan ensures great certainty for the business sector
+2	The Plan enables certainty for the business sector
+1	The Plan promotes some certainty for the business sector
0	The Plan is silent on issues that affect business certainty
X	The Plan reduces certainty for the business sector

Discussion

Does address business land to some extent but does not discuss the impediments or what needs to change to resolve the issues to provide certainty. The Plan scored very low as having a negative impact. It would score higher if it were more explicit about how to shift economic activity back to eastern areas – this has strong links to infrastructure provision such as transport. There was some discussion on enabling and using the existing RMA system to sort out effects thereby allowing for market signalling regarding the best locations for development.

Suggested changes to plan

- Remove resource consent / development contribution compliance costs for business moving because of land damage.
- Introduce high level zoning for business ie industrial (all), office (all) and other.
- Need to be more explicit, a lot of these things have been covered implicitly, but not explicitly.
- Does not mention business needs such as access to broad band network, nor specific infrastructure requirements.
- Identify business growth and expansion areas and integrate with the transport network.

Preliminary Plan Response
<p>3.2 Goals pg 23 – coordinating and prioritising infrastructure investment that effectively contributes to the economy</p> <p>Priority 9 pg 46 – Certainty about the location, form and timing of future business land will aid the investment decisions ... Business investment is supported by greater land use certainty, a clear, reliable and supportive regulatory framework and a good level of information to inform investment decisions.</p> <p>Refer to 16. Land and space is available for a range of businesses</p> <ul style="list-style-type: none"> • R36 – Statutory Direction – to enable comprehensive developments in existing urban areas • R38 – Support case management to investigate development planning for KAC and damaged business areas.

20 Maximising the efficient use of existing infrastructure

All development uses and is integrated with existing infrastructure – community buildings and services, roads and pipes	
+3	The Plan ensures that location of business and residential land is well integrated with existing infrastructure
+2	The Plan enables the location of business and residential land to make best use of existing infrastructure
+1	The Plan promotes that existing infrastructure should be used
0	The Plan does not mention the need to consider the use of existing infrastructure
-1	The Plan discourages the development of using existing infrastructure

Discussion

The Plan talks a bit about maximising the efficient use and capacity but it is weak and provides nothing solid to achieve this and therefore scores as having a negative impact. The top line is straight forward, practical and supports good financial management. Significant public savings (both capital and maintenance) are gained from maximising the use of existing infrastructure over the building of new infrastructure. This includes all infrastructure provided, buildings, roads and sewerage and stormwater networks. The Plan does mention the use of existing infrastructure but it is very weak.

Suggested changes to plan

- Look to existing PC1 evidence on maximising capacity etc for inclusion in the Plan.

Preliminary Plan Response
<p>The Recovery Toolkit - Intervention and Collaboration pg 8 – identify opportunities in key centres to integrate public transport, optimise existing transport networks, identify and protect options for future transport and freight needs, implement PT ‘hub and spokes ‘ network in conjunction with network improvements</p> <p>4.2.1 Context pg 39 – The benefits of Brownfield development include the use of existing infrastructure and housing proximity to essential services, leisure and recreation.</p> <p>Priority 5 pg 40 – a compact urban form and the use of existing spare infrastructure capacity, or capacity that has been committed to, is likely to achieve greater efficiencies.</p> <ul style="list-style-type: none"> • R8. Ensure the use of existing assets and infrastructure are optimised to help manage post-earthquake demands. <p>Refer to 12 and 4 Housing Types</p>

21 Timely and efficient provision and use of new infrastructure

All new development uses and is integrated with existing infrastructure – community buildings and services, roads and pipes	
+3	The Plan ensures the efficiency of provision and use of new infrastructure
+2	The Plan enables efficiency and use of new infrastructure.
1	The Plan promotes the efficiency of provision and use of new infrastructure
0	The Plan does not mention the need to consider be timely and efficient in building infrastructure
-1	The Plan discourages the development of new infrastructure rather than using what already exists

Discussion

This criterion was added because participants wanted to separate out the use of existing with the assurance that new infrastructure was efficiently and effectively provided and integrated with existing. The Plan is relatively silent but the participants recognise there is an empty box that needs to be filled on page 45 so some work is to be done. The Plan appears to pay lip service to the relationship between utilising existing and then the timely provision of new infrastructure. New is easy and hard is using existing first – it comes back to incentivising brownfields.

Suggested changes to plan

- Be clear about the true costs of development to incentivise brownfield development using existing infrastructure.
- Require council or government to build houses for workers that can be reused as affordable housing or for another purpose.

Preliminary Plan Response
<p>Purpose Pg. 18 – Enabling and informing the sequencing and timescales for the delivery of infrastructure and transport networks and hubs to support the priority areas</p> <p>Priority 3 pg. 30 – The provision of infrastructure for new development must be co-ordinated to make best use of available funding and expertise, and should integrate with the repair needs of existing networks to achieve an efficient overall network.</p> <ul style="list-style-type: none"> ▪ R6 Statutory Direction – Provide amendments as required to the Canterbury Regional Land Transport Programme to ensure that infrastructure funding programmes are aligned to priority areas. ▪ R12. Complete transport analyses for south-western, northern and western development access and growth areas to enable commitments to be made to core infrastructure that will guide decisions on the sequencing of priority areas for recovery ▪ R8 – Ensure the use of existing assets and infrastructure are optimised.

Cultural criteria

While culturally specific terms/concepts have been used to describe criterion throughout this section, they are to be applied inclusively for all communities unless otherwise stated.

22 Kaitiakitanga

	Land and resource use and development, protects and enhances a resilient and balanced natural world, ensuring ecological vitality is nurtured and maintained for the benefit of future generations.
+3	The Plan commits to Kaitiakitanga within its vision and objectives, and it's expression is reflected throughout all relevant projects
+2	The Plan has given particular regard to Kaitiakitanga within specific areas and/or projects. Statutory Minimum (c.f. s 7(a) of the RMA
+1	The Plan recognises Kaitiakitanga in principle.
0	The Plan does not consider Kaitiakitanga
-1	The Plan undermines Kaitiakitanga

Discussion

The group expressed concern that the Plan does not recognise Kaitiakitanga, and that there are shared responsibilities that need to be defined. The Plan scored a neutral to small impact as it does not consider Kaitiakitanga.

Suggested changes to plan

- Reference to mana whenua needs to be included
- Need to clarify the process and lines of decision making

Preliminary Plan Response
<p>2.1 Context pg. 17 – Recognising and incorporating tangata whenua values into future restoration and development of these areas will strengthen cultural identity and wellbeing.</p> <p>Priority 4 pg. 33 – P4 Encourage urban development that protects and enhances the natural environment, recognises natural hazards and avoids environmental constraints.</p> <p>4.1.1 Context pg. 25 – Greater Christchurch's natural environment needs to be protected during the rebuild and into the future.</p> <ul style="list-style-type: none"> • R1 Statutory Direction – CRPS will identify provisions for The methods to ensure integration of land use with natural, cultural, social and economic outcomes, transport and other infrastructure including stormwater management planning.

Land use and development that facilitates the ability for respective communities to receive and appropriately care for guests according local to tikanga / kawa (accepted conventions)	
+3	The Plan commits to manaakitanga within its vision and objectives, and it's expression is reflected throughout all relevant projects
+2	The Plan provides for the exercise of manaakitanga within specific areas / projects. Statutory Minimum (c.f. s 6(e) of the RMA)
+1	The Plan recognises manaakitanga in principle
0	The Plan does not consider manaakitanga
-1	The Plan undermines manaakitanga

Discussion

The group noted that housing needs to be included in the concept/definition of manaakitanga, and that the Plan does not specify what it is going to do or how it will help provide for the people who might move to Canterbury including those to come to Canterbury as part of the rebuild from other parts of New Zealand. To score a +3 it would need to have the partner agencies to have the ability to actually build and develop Manaakitanga

Suggested changes to plan

- Make clear the process of how things get done and ensure that the decision making lines are clear.
- Ensure inclusivity is mentioned.
- Create disincentives for agencies who put up poor quality accommodation to support their workers and push up the price for people who cannot afford it.
- Make sure all these things are covered explicitly (some are there implicitly).

Preliminary Plan Response
<p>4.1.1 Context pg. 24 Plans, policies, processes and the right incentives need to be in place to respond to issues arising from the earthquakes.</p> <p>The Recovery Toolkit: Regulations pg. 8 – Integrate Land Use and Infrastructure decision making to ensure alignment between Annual Plans, Long Term Plans/3-year plans and transport programmes to service priority areas</p> <ul style="list-style-type: none"> • R4 – Recommend an independent review is undertaken of provisions in the Regional and District Plans and related planning and consenting processes, relevant to earthquake recovery. Maybe also R29 and R30

24 Mana Whenua / Tino Rangatiratanga

	Ngāi Tahu customary authority and control over their own communities, lands, waters and associated natural resources.
+3	The Plan commits to Ngāi Tahu Mana Whenua / Tino Rangatiratanga within its vision and objectives and that is reflected throughout all relevant projects
+2	The Plan provides for the expression of Ngāi Tahu Mana Whenua / Tino Rangatiratanga within specific areas and/or projects. Statutory Minimum (c.f. s 6(e) of the RMA)
X	The Plan recognises Ngāi Tahu Mana Whenua / Tino Rangatiratanga in principle
0	The Plan does not consider Ngāi Tahu Mana Whenua / Tino Rangatiratanga
-1	The Plan undermines Ngāi Tahu Mana Whenua / Tino Rangatiratanga

Discussion

The group stated that it is very positive that the Plan provides for papakainga housing on Maori ancestral land - and that figures were also supplied. They noted that it is good to see that Rapaki and Tuahiwi are mentioned in the Plan. The recommended approach marries the statutory requirements and Māori tikanga which is positive.

The management of storm-water and impact this would have on mahinga kai as it is currently not mentioned, although the participants questioned whether this fits within the Plan – this could be a directive to territorial authorities.

Suggested changes to plan

- Ensure Ngāi Tahu involvement in decisions at the top level with regard to natural resources
- Plan needs to provide opportunities for co-management of resources e.g. where a water body flows through a development and onto a Māori land use
-

Preliminary Plan Response
<p>2.1 Context pg. 17 – The RPS contains Policy 5.3.4 that provides for tāngata whenua with mana whenua undertaking papakāinga, marae and ancillary activities when they occur on ancestral land in a manner that enhances their ongoing relationship and culture and traditions with that land. CCC, WDC and SDC are required to set out objectives and policies to implement this policy within three years. The LURP provides an opportunity for these territorial authorities to give effect to this policy to facilitate and enable social, cultural and economic recovery.</p>

25 Ngāi Tahu-tanga

	Ngāi Tahu’s unique culture and identity is reflected.
+3	The Plan commits to Ngāi Tahutanga within its vision and objectives and Ngāi Tahu’s culture and heritage is reflected throughout all relevant projects
X +2	The Plan provides for Ngāi Tahutanga within specific areas and/or projects. Statutory Minimum (c.f. s 6(e) of the RMA)
+1	The Plan recognises Ngāi Tahutanga in principle
0	The Plan does not consider Ngāi Tahutanga
-1	The Plan undermines Ngāi Tahutanga

Discussion

The group were pleased to see that Ngāi Tahu is recognised as a strategic partner in the plan. However they felt that it is important to move toward even be more engagement and to move from tokenism to more explicit about the opportunities for genuine partnership. For this reason the Plan scored between a small and moderate impact – and almost meeting the bottom line.

Suggested changes to plan

- Increase engagement in a move from tokenism to more explicit opportunities for genuine partnership with Ngāi Tahu.

Preliminary Plan Response
<p>Priority 7 pg. 43 – New and repaired buildings, and the spaces around them, should promote a distinctive sense of character and identity informed by local history, including cultural heritage and Ngāi Tahu values.</p> <p>Build environment pg. 43 – Issues of importance to the recovery would include: restoration and enhancement of damaged areas; Ngāi Tahu heritage</p>

26 Tūrangawaewae - Ngāi Tahu specific

	Places where Ngāi Tahu have specific rights of residence and/or occupation (e.g. kāinga / villages and nohoanga / seasonal campsites)
+3	The Plan commits to Ngāi Tahu’s Tūrangawaewae within its vision and objectives and this is reflected throughout all relevant projects
+2	The Plan provides for Tūrangawaewae within specific areas and/or projects.
+1	The Plan recognises Tūrangawaewae in principle
0	The Plan does not consider Tūrangawaewae
-1	The Plan undermines Tūrangawaewae

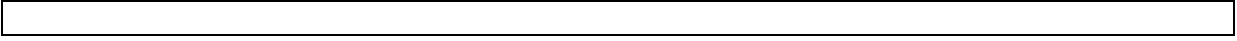
Discussion

The group were pleased to see specific reference to Tuahiwi, but other places, including Rapaki, were missing. The group felt that the Plan needed to refer to all places, not just one.

Suggested changes to plan

- Name all Māori reserves

Preliminary Plan Response
<p>2.1 Context pg. 15 – Ngāi Tahu has identified the rezoning of Māori reservations within the greater Christchurch area as an unprecedented opportunity to make good on the original intent of the Māori reservations.</p> <p>Priority 6 pg. 41 –Many Ngāi Tahu families who would have resided on these reserve lands now live in areas adversely affected by recent earthquakes including residential red zones.</p> <ul style="list-style-type: none"> ▪ R1 Statutory Direction – RPS will identify provisions for Development of housing options on Māori Reservation 873. ▪ R29. Statutory Direction: Review and, where necessary, amend District Plan policies and rules to provide for housing options on historic Māori Reservations, particularly Māori Reservation 873 (Tuahiwi) ▪ R30. Statutory Direction: Review and, where necessary provide to the CER Minister, amended District Plan policies and rules to provide for housing options on historic Māori Reservations, particularly Māori Reservation 875 (Rāpaki).



Recognition that people are related to their environment and that intrinsic relationships exist between all elements of the natural world	
+3	The Plan commits to the recognition and provision of whakapapa within its vision and objectives, and that the relationship between people and their environment is reflected throughout all relevant projects
+2	The Plan provides for whakapapa within specific areas and/or projects
+1	The Plan recognises whakapapa in principle
0	The Plan does not consider whakapapa
X	The Plan undermines whakapapa

Discussion

The cultural group discussed how the Plan does not respect ecosystem services and guardianship, an important aspect of whakapapa. The Plan does not undermine but it also does not embrace whakapapa. The Plan misses the connection between people living in the environment and the environment. The group suggested that all elements of the natural world are undermined as a result of direction given by Minister for the Plan. The group felt there was subordination of land to the economic development of the city. The participants did not want economics to overtake green and sustainable urban development. Greening the sub-regional was seen to be important through the introduction of green roofs, green walls, green services, green stormwater plans, green buildings, and natural corridors.

Suggested changes to plan

- Preserve ecosystems and minimise impacts on the environment to strengthen whakapapa in the Plan.
- Currently the Plan mentions minimising effects on business and housing. If land is the main focus this needs to be explained. It currently doesn't respect guardianship (partly due to direction given by minister).
- Create green services (green roofs, green walls, green services, green stormwater plans, green buildings, natural corridors etc)

Preliminary Plan Response

2.14 - Learning lessons from past pg. 21 – Natural Environment Recovery Programme facilitates the restoration and enhancement of the natural environment.

Priority 7 pg. 43 – New subdivisions, and the restoration and enhancement of existing urban areas, should be sympathetic to the existing environment and create places for people, families and communities.

Refer to 21 Kaitiakitanga

28 Whaka-whanaunga-tanga

The exercise of maintaining connections between people (individuals & collectives).	
+3	The Plan commits to whaka-whanaungatanga within its vision and objectives, and that the relationship between people and their environment is reflected throughout all relevant projects
+2	The Plan provides for whaka-whanaunga-tanga within specific areas and/or projects
+1	The Plan recognises whaka-whanaunga-tanga in principle
0	The Plan does not consider whaka-whanaunga-tanga
-1	The Plan undermines whaka-whanaunga-tanga

Discussion

The group wished to see whaka-whanaungatanga to be referred to in the Plan although it does look for connections and supports wider connections. Participants noted that it is somewhat enabling but the concept of whaka-whanaungatanga is not explicit. The group questioned whether autonomy and leadership are covered at all in the Plan and so scored between neutral and small positive impact.

Suggested changes to plan

- Plan needs to ensure that actions draw on and use local products and people to do the work. At least suggest using local building products.
- Plan should delegate decision-making to appropriate scale or remove decision making from people who are not capable of making it. i.e. if someone in Christchurch could make the decision, then do not take the decision to Wellington.
- Protect the base – that is - land resources, and then provide for connections to get services to the community (transport, infrastructure).
- Provide connections with people. Currently there is a separation between people and the built environment.

Preliminary Plan Response
<p>Refer to 11 Community involvement and meaningful inclusion and</p> <p>12 Well integrated transport networks</p> <p>Otherwise no specific response</p>

29 Community of interest and activity

Explicit spaces for community gatherings/meetings, art and the celebration of communities' identity and culture	
+3	The Plan requires the provision of facilities for gatherings, meetings, art and the celebration of community identity and culture in public and private spaces
+2	The Plan enables a modest increase in number of spaces that celebrate community identity, art and community activities
+1	The Plan encourages a small increase in number of spaces that celebrate community identity, art and community activities
0	The Plan presents no change to the number of quality of spaces
-1	The Plan reduces spaces for gatherings, art and community activities

Discussion

The Plan does include the notion of centres and provision for community centres, and there are goals for public transport. However, the group discussed that there was no evidence of how equity of distribution will be achieved. The Plan does not specify service level outcomes or goals, it just says there is a need to have consideration of them. This criterion scored a neutral impact as effectively it is business as usual. The group liked the use of the word equitable but don't think it is properly followed through in the document.

Suggested changes to plan

- Ensure places are provided where people can express their interests.
- Ensure provision of ecosystem services – including maintaining and securing productive land
- Provide spaces for communities to gather.
- Ensure the supply of space is available and that people are able to get there (mobility/ accessibility)
- Accessibility planning is needed (about not only does the bus go there but also people's ability to pay for the bus)
- Ensure implementation – e.g. there are x desired services for x communities

Preliminary Plan Response
<p>Priority 7 pg 43 – New and repaired buildings, and the spaces around them, should promote a distinctive sense of character and identity.</p> <p>Built environment pg 43 – Buildings and spaces that are unattractive, and settlement patterns that do not support communities, have real economic costs.</p> <p>Refer to 11 Community involvement and meaningful inclusion and 1 well-functioning public transport network</p> <p>No specific responses</p>

	The sense of identity and belonging that derives from strong affinity with unique landscapes and their associated cultures and heritage (including historic heritage³).
+3	The Plan commits to the recognition and provision of greater Christchurch’s unique sense of place within its vision and objectives, and that is reflected throughout all relevant projects. Statutory Minimum s.6 RMA (historic heritage) s. 10 HPA (protection of archaeological sites)
+2	The Plan provides for greater Christchurch’s unique sense of place within specific areas and/or projects
+1	The Plan recognises greater Christchurch’s unique sense of place in principle
0	The Plan does not consider greater Christchurch’s unique sense of place
-1	The Plan undermines greater Christchurch’s unique sense of place

Discussion

The group discussed how the Plan homogenises use of the word ‘design’, and that it needs to ensure diversity in the whole community, in hubs, shared spaces etc to create choice and options, with the ability to change with time. The participants had the desire for a strong positive on the distinctive sense of place and discussed that this was a unique opportunity to create a sense of belonging and identity. They scored this as a having a neutral impact

Suggested changes to plan

- Ensure diversity in the whole community/hubs/shared spaces to create choice and options, with the ability to change with time
- Create a sense of belonging and identity
- Provide the process for allowing diversity to occur
- Take out the word restoration with respect to heritage places

Preliminary Plan Response
<p>Executive Summary pg. 6 – matters out of scope are the location of health, education, community and recreation facilities.</p> <p>Priority 9 pg. 46 – opportunities to integrate good urban design considerations so new buildings better relate to the surrounding area and where appropriate, development is integrated and connected with community facilities, public and active transport networks.</p> <p>Recovery Toolkit diagram pg. 8 under Intervention and Collaboration – identifying opportunities in key centres to integrate community facilities</p> <p>4.2.1 Context pg. 39 – The benefits of Brownfield development include use of existing infrastructure and housing proximity to essential services, leisure and recreation.</p> <ul style="list-style-type: none"> ▪ R1 Statutory Direction – CRPS to identify provisions for the network of KAC need to provide a focus for community activities; methods to ensure land use integration with cultural and social outcomes ▪ R37 Statutory Direction – Councils to review and consult with affected communities on changes to DP to give effect to Master plans

³ Historic heritage means “those natural and physical resources that contribute to an understanding and appreciation of New Zealand’s history and cultures, deriving from any of the following qualities: (a) Archaeological, (b) Architectural, (c) Cultural, (d) Historic, (e) Scientific and (f) Technological; and includes (i) Historic sites, structures, places, and areas; (ii) and Archaeological sites; and (iii) Sites of significance to Maori, including wahi tapu; and (iv) Surroundings associated with the natural and physical resources.” (s.2 RMA)

31 Maintaining community of place (diversity)

	Diverse living opportunities and associated community amenities (hubs) that cater for people of all socio-economic means
+3	The Plan commits to the provision of diverse communities of place within its vision and objectives
+2	The Plan provides for diverse communities of place
+1	The Plan recognises the value of diverse communities of place
X	The Plan does not consider diverse communities of place
-1	The Plan encourages homogeneity (one size fits all)

Discussion

The group felt the Plan showed no clear policy providing for the encouragement of diverse communities

Suggested changes to plan

- Provide policy to encourage diversity of communities

Preliminary Plan Response
Not covered specifically

32 Everyone has access to centres that meet their needs

	Everyone has access to housing, services, community spaces and central city, suburbs and regional spaces
+3	The Plan introduces measures to improve inter relationships and access to resources, projects services and activities across Greater Christchurch
+2	The Plan explicitly addresses issues concerning access to resources, projects services and activities across Greater Christchurch
+1	The Plan identifies the need for equitable access to resources, services and activities across Greater Christchurch
0	The Plan makes no mention of the need for a balance in and access to resources, services, and activities across Greater Christchurch
-1	The Plan promotes inequality of access to centres services, activities across Greater Christchurch

Discussion

The group felt that there are goals for public transport, and no evidence of how equity will be achieved. Accessibility planning is needed – this is about not only does the bus go there but also people’s ability to pay for the bus.

Suggested changes to plan

- Need to make sure supply is there and also that people are able to get there (mobility)
- Group liked the use of the word equitable but don’t think it is properly followed through in the document

Preliminary Plan Response
2.2 pg 18 Purpose– Rebuild includes a network of centres 3 Local centres provide for mixed-use development

- **R1** - network of key activity centres
- **R 37** – give effect to suburban centre master plans

33 Maintaining and securing productive land

	Productive land and water bodies that provide food security for residents of Greater Christchurch now and into the future, including areas with high pollution buffering capacity
+3	The Plan protects productive land and mahinga kai now and into the future, and ensures that the urgency of recovery does not overwhelm protection of productive land or incremental loss over time.
+2	The Plan allows for the protection of productive land and mahinga kai now and into the future
+1	The Plan considers the protection of productive land and mahinga kai now and into the future
0	The Plan does not consider the importance of securing productive land and mahinga kai now and into the future
X	The Plan makes productive land and water bodies (e.g. rivers, wetlands and estuaries) available for uses other than mahinga kai now and into the future

Discussion

The group discussed how this was one of the more important areas the Plan needs to but does not cover. It also does not embrace the natural resources recovery programme.

Preliminary Plan Response
Not specifically covered -

34 Natural Capital / Eco-system Services

	The social, cultural and economic services (benefits) that nature provides to humans (e.g. wetlands provide a sanctuary for bio-diversity and help retain flood waters from impacting adversely on local communities) Nature provides services that contribute to humans well-being each underpinned by biodiversity as defined in the Millennium Assessment 20054
+3	Land use that makes a direct, innovative and remedial, long-term provision of ecosystem services through a region wide system of ecosystem service provision, e.g. long-term integrated accountability to increase stocks and flows of natural capital across the region
+2	Land use that involves ecosystem service provision in design and delivery of infrastructure delivery, such as integrated design and process that increases overall provision of ecosystem services, e.g. regional natural capital accounts that cover social, cultural and environmental as well as economic values
+1	Land use that identifies the importance of ecosystem service provision through, e.g. increased provision and understanding about the service provision, such as green walls / roofs
0	Land use that makes no negative contribution to ecosystem service provision, e.g. trade-offs between loss of ecosystem services with gains (such as restorative sites) elsewhere
X	Land use that results in degradation of overall service provision, e.g. depletion of fertile soil stocks, loss of water quality, reduced recreation, cultural values and education

Discussion

The group felt a further criterion would be important – natural capital and ecosystem services, to ensure that land use makes a directive, innovative and remedial, long-term provision of ecosystem services through a region wide system of ecosystem services provision.

Preliminary Plan Response
Executive Summary pg. 6 – matters out of scope are non-land use resources (etc water, air, soil, minerals)
Priority 4 pg. 33 – As part of the Recovery Strategy, the Natural Environment Recovery Programme (NERP) has been developed to both identify and address earthquake recovery related impacts and enhancement

⁴ www.millenniumassessment.org/documents./document.356.aspx.pdf

opportunities. The NERP outlines a set of key projects to provide the link to the Plan across: natural hazards, coastal and estuary investigations and monitoring, surface and ground water management, biodiversity, outdoor recreation, waste, contaminated land and air quality.

Priority 4 pg. 33 – P4 Encourage urban development that protects and enhances the natural environment, recognises natural hazards and avoids environmental constraints.

34A Improved and enhanced natural ecosystem health and biodiversity

Land use does not impact negatively on natural ecosystem health and biodiversity	
+4	The Plan includes specific measures to ensure management practices protect and enhance natural ecosystems and biodiversity.
+3	The Plan includes specific measures to ensure management practices protect natural ecosystems and biodiversity.
+2	The Plan requires management practices to protect natural ecosystems and biodiversity
+1	The Plan specifically mentions the importance of the ecosystem health and biodiversity in relation to land use but does not include plans to protect or enhance these.
0	The Plan specifically mentions natural ecosystem health and biodiversity in relation to land use
X	The Plan promotes land use that will negatively affect natural ecosystems

Discussion

The group felt that the natural environment was missing throughout the Plan, and ranked the plan a negative 1. Some key word searches revealed key words missing from the Plan relating to this criterion, including ecology, conservation, biodiversity, and ecosystem. The group felt that the Plan had no specific measures to ensure protection and enhancement of ecosystems and biodiversity, and that allowing greenfield development could mean negative impacts on the environment. Similarly, simplifying and streamlining consenting could have negative impacts on the environment. The group stated that environment and ecosystem health and biodiversity were a very strong part of “share an idea” outcomes – but are not reflected in the Plan at all.

This group raised a number of questions - Can the Plan provide regulatory implementation for NERP? Can it give particular regard to NERP and does it need to be consistent with NERP? Can it adopt policies in NERP and in other relevant strategies including RPS and other recovery strategies?

Suggested changes to plan

- Needs clear links with the Natural Environment Recovery Programme (NERP) and integration with this. The group wondered whether it was possible that the Plan could direct the NERP to ensure it is implemented.
- The Plan needs an environment section.
- Should weave environment through most of the other sections.
- At the very least, add environmental words put into the text – ecology, conservation, biodiversity, ecosystems... e.g. p. 21 talks about places to work and enjoy – could easily add including in the natural environment.
- Provide context about the natural environment in the context.

Preliminary Plan Response
Priority 4 pg 33 -NERP outlines a set of key projects to provide an important link to the Plan Not specifically covered

35 Natural green spaces and cover including biodiversity

Extent of green spaces within the Greater Christchurch area to promote a sustainable region	
+4	+3 and biodiversity corridors and spatial pattern that would encourage biodiversity
+3	The Plan delivers a large increase in natural green spaces including provision of continuous connection/biodiversity corridors
+2	The Plan shows a moderate increase in natural green spaces
+1	The Plan shows a small increase in natural green spaces and cover
0	The Plan shows no change to and no acknowledgement of pre-existing natural green spaces and trees
-1	The Plan describes a loss of green spaces and trees

36 Equitable access and distribution of open spaces and parks and natural areas

Access to parks, formal and informal sports, active and passive recreation, natural heritage and nature conservation where we live, work and plan, and to provide a sense of place for residents	
+3	The Plan commits to the provision of open spaces, parks and natural areas, equitably distributed* access across Greater Christchurch. * For different groups
+2	The Plan requires provision of some open spaces, parks and natural areas that meet the needs of different groups in Greater Christchurch.
+1	The Plan encourages provision of open spaces, parks and natural areas in Greater Christchurch.
0	The Plan acknowledges pre-earthquake open spaces, and designs for and provides open spaces but does not acknowledge need for equitable access and distribution
-1	No provision for open space and as demand for land increases, it becomes more difficult to buy land.

Discussion (Criteria 35 and 36)

The group discussed how the Plan had completely missed the importance of green spaces and cover and access to open spaces, parks and natural areas. Key words and concepts were also missing from the Plan: these are open space, park, urban forest, natural area, green space, and biodiversity.

Suggested changes to Plan:

- Ensure the Plan has a clear link with the NERP.
- The group suggests recommending a rule to make district plans require a minimum amount of open space (the amount would need to be specified and one suggestion for a method has been developed by Hall and Meurk). Pocket parks could be an example.
- Ensure the Plan recognises the importance of open/green space in temporary land use – e.g. greening the rubble and gap filler projects
- Ensure environmental words are incorporated into the text

Preliminary Plan Response
<p>Priority 4 pg 33 - NERP outlines a set of key projects to provide an important link to the Plan</p> <p>The Recovery Toolkit diagram pg. 8 – Advisory Services – collect geotechnical and groundwater data to assist with rebuilding(hazard management R16)</p> <ul style="list-style-type: none"> • R1 Statutory Direction – CRPS will identify provisions for the methods to ensure integration of land use with natural, cultural, social and economic outcomes, transport and other infrastructure including stormwater management planning. <p>Refer to 33 Natural Capital / Ecosystem services</p>



37 Surface water management

Surface water quality and quantity is enhanced and well managed, including through good management practices and careful design	
+4	+3 and includes appropriate timeframes and is linked with other plans and strategies
+3	The Plan has requirements that help improve surface water quality including the removal of barriers to use of innovative design of storm-water infrastructure, and re-use projects.
+2	Surface water management and good management practices to improve surface water quality are explicitly described in the Plan and linked
X	Surface water management and water re-use are addressed in the Plan
0	The Plan directs no change to land use activities that impact on surface water management practices
-1	The Plan negatively affects river water quality and quantity and reduces opportunities for storm water capture, use, and treatment

Discussion

Management of surface water, through good management practice and through careful design were mentioned in the Plan but the group felt more could be done, including requirements for improved water quality and including timeframes and links with other strategies and plans. The group felt that some key words were missing or hardly used in the Plan – water harvesting, re-use, stormwater management, Low Impact Urban Design (LIUDD).

Suggested changes to the Plan:

- Ensure there are words relating to environment in the text, including water harvesting, re-use, stormwater management, LIUDD.
- Strengthen wording around surface water management, e.g. require enhancement and management of stormwater.

Preliminary Plan Response
<p>Priority 4pg 33 - NERP outlines a set of key projects to provide an important link to the Plan</p> <p>Not specifically covered</p>

38 Land use and infrastructure protects and enhances waterways for a variety of values

Land use and redevelopment should reduce and where possible positively enhance waterways.	
+3	The Plan controls land use activities and infrastructure so as to ensure waterways are protected, enhanced and managed for passive and active recreation, relaxation, and natural and amenity values.
+2	The Plan guides land use activities and infrastructure so as to require protection of waterways and specifically mentions that different values must be accounted for
+1	The Plan specifically mentions protection of waterways in relation to land use and infrastructure
0	The Plan does not acknowledge impact of land use and infrastructure on waterways
-1	Plan negatively affects waterway quality and results in lost opportunities for recreation and realising cultural values

Discussion

The group noted that there was little or no mention of the importance of protecting waterways when developing infrastructure or new or changed land-use. Again, some key words were missing or hardly used in the Plan – including waterways, recreation, river, stream.

Suggested changes to the Plan:

- Strengthen connections between other chapters and possible impacts on waterways
- Acknowledge waterways in the history section that currently only describes Ngāi Tahu values

Preliminary Plan Response
Not specifically covered

Decisions made about land use ensure human health and safety and result in resilient urban and rural areas	
+3	Plan provides zoning guidance that protects people from future natural disasters
+2	Plan requires that hazards and contamination must be avoided in the first instance but may be mitigated
+1	Plan acknowledges the need to take natural hazards and contamination into account
0	Plan shows no changes to rules about land-use relating to hazards*
-1	Plan makes changes that will result in unsafe land use and development

*Hazards - include effects of climate change

Discussion

The Plan does mention natural hazards, and does require that hazards and contamination must be avoided. However, the Plan is not clear about future flood risks, and the group felt it needs to make links with the Regional Policy Statement about the avoidance of certain natural hazards, especially flood risks. There was also general discussion about the climate change and the fact that this is not reflected in the Plan.

Suggested changes to the Plan:

- The Plan needs explicit links to Regional Policy Statement about the avoidance of certain natural hazards especially flooding
- Add something into the Plan about planned retreat – for storm surge, sea-level rise etc
- Acknowledge the issue of climate change and flooding.

Preliminary Plan Response
<p>3.2 Goals pg. 23 drawing on sound information about ongoing seismic activity and environmental constraints, including other natural hazards and climate change.</p> <p>4.1.1 Context pg25 – Natural hazards need to be taken into account so that new investment is resilient and not put at risk from future natural events.</p> <p>Priority 4 pg. 33– Encourage urban development that protects and enhances the natural environment, recognises natural hazards</p> <ul style="list-style-type: none"> ▪ R1 Statutory Requirements – CRPS will identify provisions for areas where rebuilding and development may not occur within the period of the Recovery Plan, including recognising specific constraints including natural hazards ▪ R14 Statutory Direction: – Amendment to amend the CRPS and District Plans where necessary to identify areas where rebuilding and development is supported ▪ R15 – Greenfield land be brought up to a standard in order to minimise the potential for damage from natural events ▪ R16 – Promote as good practice the provision of geotech data assessments and building information to provide information for rebuilding

40 Improved air quality

	Improvements are made to air quality post-earthquake, for example through more efficient housing, and less reliance on cars. (include acknowledgement of those in temporary housing)
+3	The Plan requires implementation of initiatives to reduce air pollution, including ensuring energy efficient sustainable housing are built, and reliance on cars is reduced
+2	The Plan shows clear links between improved air quality and land use and requires implementation of some initiatives to reduce air pollution
+1	The Plan mentions air quality and makes some links between air quality and land use e.g. home heating and/or transport
X	The Plan makes no reference to air quality
-1	The Plan encourages development that hinders improvements to air quality

Discussion

The Plan makes no reference to air quality and the group felt that this is an important issue to acknowledge.

Suggested changes to the Plan:

- The group felt that at least, the importance of good air quality and links with earthquake recovery need to be inserted into the text
- The Plan should make links between transport, roading, silt, housing and heating and air quality explicit.

Preliminary Plan Response
Not specifically covered

41 Land use protects quality and quantity of groundwater

	Land use decisions ensure that the quality and quantity of groundwater is protected for multiple uses (including drinking water) and for future generations
+3	The Plan requires land use measures and rules to protect groundwater
+2	The Plan encourages land use measures to protect groundwater
+1	The Plan mentions land use measures to protect groundwater
0	The Plan makes no reference to groundwater quality or quantity
X	The Plan promotes land use that will negatively affect quality and/or quantity of groundwater

Discussion

The Plan says nothing about groundwater quality or quantity and the group felt that this has the potential to result in very negative effects on groundwater (a score of -1). The group acknowledged that the Minister’s direction for the Plan does not cover water resources, but nevertheless, the group had a variety of specific suggestions to improve the Plan and ensure that it protects quality and quantity of groundwater.

Suggested changes to the Plan:

- The Plan needs to highlight/acknowledge/show wherever rules about groundwater are e.g. in NRRP, RPS etc
- Make sure aquifer recharge area is also protected (be explicit)
- Make ‘unconfined aquifers’ just ‘aquifers’ (p.25)
- Make need for water use efficiency and water use restrictions clearer – including explicit links with Canterbury Water Management Strategy/Zone Implementation Programmes
- Make need for protecting groundwater for drinking water explicit (including mention of drinking water standards)
- Acknowledge the potential for land use to affect water quality

Preliminary Plan Response
Not specifically identified Refer to 33 Natural Capital / Ecosystem services

42 Integration and implementation of plan

Plan development and introduction integrates with other regional and ad hoc plans	
+3	The Plan requires integration with other strategies and recovery programmes and a detailed implementation plan is provided
+2	The Plan indicates some integration with other strategies and recovery programmes
+1	The Plan sets a programme to implement plan's objectives.
0	The Plan acknowledges other strategies and recovery plans
-1	The Plan takes little notice of other strategies and recovery programmes

Discussion

The group noted that there is intent to ensure integration and implementation of the plan but it was difficult to assess the degree to which this would be managed. The participants were concerned that there was little discussion on how the Plan would be implemented across the partners. The Plan contains no connection to the work being carried out through the Canterbury Water Management Strategy and the four Zone Committee Programmes that cover the greater Christchurch area.

Suggested changes to the Plan:

- Have an explicit implementation plan in the Plan
- Make sure the Plan mentions these documents:
 - Regional and Christchurch City Biodiversity Strategies
 - All surface water, drinking water and wastewater strategies and drinking water standards
 - Waterways and wetland guide
 - Canterbury Water Management Strategy – the four appropriate ZIPs
 - ANZECC guidelines and NESs
- Ensure that there is integration across all areas of the Plan
- Make links/cross-reference to other plans and be as explicit as possible, even if the Plan is unable to provide change ensure it links to which plan/strategy does.

Preliminary Plan Response
<p>7.5 - Programme of further work for Local Authorities: Table 6 outlines the implementation tool, agency lead and timing.</p> <p>5.3 Responses recommended pg. 58 – Changes to statutory documents will be implemented directly through this Recovery Plan, whereas non-statutory changes will be implemented through other programmes under the Recovery Strategy.</p> <p>Not specifically covered</p>

43 Monitoring of plan outcomes and objectives

Plan is reviewed and performance monitored	
+3	The Plan commits to monitoring outcomes and reporting on SMART indicators
+2	Targeted monitoring for many but not all specific objectives
+1	Targeted monitoring of some specific objectives but only uses existing data
0	The Plan does not provide information about whether actions have achieved desired outcomes
-1	The Plan discourages monitoring

Discussion

The group felt that there were some monitoring objectives throughout the Plan, but that at this preliminary draft stage the wording was not yet complete. The group wished to ensure that any indicators developed were SMART, and that the Plan needed much clearer objectives. The group had some discussion of useful indicators for environmental impacts, as noted below.

Suggested changes to Plan:

- Have clear SMART indicators
- Need clear outcomes – what are they for? Put them up-front.
- Need some guiding principles upfront – whether they are the UDS ones or new ones/a mixture.
- Need clear objectives that drive actions
- The group suggest some indicators – but don't reinvent the wheel – link into existing monitoring. Suggestions include:
 - Biodiversity indicators
 - Meurk and Hall (will send to you)
 - PM10 for air quality
 - Water quality
 - Birds and rare species

Response
<p>8.1 Plan Review pg. 65 – The LURP will be formally reviewed by April 2015</p> <p>8.2 Monitoring and Reporting Programme pg. 65 – Quarterly status updates will be produced on the implementation of the LURP. Monitoring will be via the Annual Residential monitoring report, annual business report, annual vacant industrial land register, annual demographics monitoring report.</p>