

Land Use Recovery Plan
Te Mahere Whakahaumanu Taone

Monitoring Report

For the year ended December 2014



Executive Summary

The Land Use Recovery Plan (LURP) was developed to help achieve the vision of the Recovery Strategy for Greater Christchurch by providing direction for residential and business land use development to support recovery and rebuilding across metropolitan greater Christchurch over the next 10-15 years. Monitoring the implementation of the LURP is an important part of ensuring progress towards recovery from the earthquakes. This is the first Monitoring Report of the LURP, covering the period from December 2013 to December 2014.

The delivery of the LURP is broken down into a series of 50 actions to be undertaken by central and local government agencies to ensure the recovery needs of residential and business land use are met. Of these 50 actions, the majority have been completed. The remaining actions are either ongoing or will be completed by the end of 2015.

The actions providing statutory direction have resulted in changes to the Canterbury Regional Policy Statement, the operational Christchurch City Plan and the Waimakariri and Selwyn District Plans to facilitate recovery. A number of actions have also provided direction to, and prioritisation of, matters in the Christchurch Replacement District Plan process currently being undertaken. The remaining actions have been progressed by agencies in support of achieving the desired outcomes of the LURP.

The LURP provides for new households and businesses in greenfield areas as well as opportunities for intensification and infill within existing areas. The greater Christchurch region has suffered a loss of a significant number of houses including some 7,100 houses within the residential red zone.

Nearly three-quarters (28,500) of the potential 40,000 new residential sections in greenfield areas in greater Christchurch have been rezoned. Of these, around 13,000 sections are subject to, or have received subdivision consent. The greatest areas of new housing have been in Selwyn and Waimakariri districts.

Since February 2011, building consents have been issued for 16,800 new residential houses in greater Christchurch. The majority of these replace existing housing stock. Housing affordability in greater Christchurch remains an issue despite the LURP's enabling provisions for broader housing choice.

The LURP identifies key activity centres and neighbourhood centres to meet the needs of businesses and communities. Defining the extent of key activity areas in Christchurch City will occur through the Christchurch Replacement District Plan. Christchurch City, Selwyn District and Waimakariri District Council have all identified measures to revitalise key activity centres. Of the almost 1,000 hectares of greenfield land identified to meet the future needs of business, around 60 per cent has already been zoned to allow for business activity. Since February 2011, 1.3 million square metres of business floor space has been consented for business in Christchurch of which around 360,000 square metres of new commercial and industrial floorspace has been consented in the central city.

The dislocation that resulted from the Canterbury earthquakes significantly changed the nature of transport demand in greater Christchurch. Travel patterns and demand changed as many businesses and households relocated. Travelling via motor vehicle remains the primary means of travel to work. Public transport patronage continues to be down on pre-earthquake levels, due in part to the dislocation and dispersal of business activity. However, changes to bus services introduced in 2012, have resulted in positive growth across the network as the recovery progresses.

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Introduction

This report provides a summary of the progress made against actions and outcomes in the Land Use Recovery Plan (LURP). It is the first Monitoring Report for the LURP since it came into effect on 6 December 2013.

The LURP is a statutory document developed to provide direction for residential and business land use development to support recovery and rebuilding across metropolitan greater Christchurch¹ over the next 10-15 years. It directs Christchurch City Council, Waimakariri and Selwyn District Councils and the Canterbury Regional Council (Environment Canterbury) to make changes to District Plans, the Canterbury Regional Policy Statement and other instruments. Some of these changes took immediate effect, while others have been progressed by the relevant council within specified timeframes.

Structure of the Land Use Recovery Plan

Section 3.3 of the LURP sets out 15 outcomes for responding to issues described in the Recovery Plan. The outcomes fall under the topic areas of:

- direction and coordination
- communities and housing
- business
- transport.

To achieve the outcomes, the LURP identifies 50 inter-related critical actions required in the short and medium term to coordinate and advance decision making about land use, as well as who is responsible for these actions and when they must be completed.

The actions include statutory directions, which use powers under the Canterbury Earthquake Recovery Act 2011 (CER Act) to direct changes to the Resource Management Act 1991 and other statutory documents, as well as initiatives the strategic partners have agreed to undertake to help achieve the desired outcomes.

Land Use Recovery Plan outcomes

Section 3.3 of the LURP outlines the following 15 outcomes:

Direction and coordination

1. A clear planning framework directs where and how new development should occur so that it integrates efficiently and effectively with infrastructure programmes and avoids key hazards and constraints.
2. Servicing of land for housing and business and its release to the market keep pace with anticipated demand.
3. Land use recovery integrates with and supports wider recovery activity, particularly within the central city.
4. RMA plans and regulatory processes enable rebuilding and development to go ahead without unnecessary impediments.
5. A supportive and certain regulatory environment provides investor confidence to obtain the best outcomes from resources used in the recovery.

¹ Metropolitan greater Christchurch, as referenced in the LURP, is a smaller area of greater Christchurch comprising the city and the towns and rural areas between Rangiora, Rolleston and Lincoln.

Communities and housing

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

Business

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

Transport

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

Monitoring the Land Use Recovery Plan

The LURP provides for the preparation of an annual Monitoring Report summarising progress on the implementation and achievement of the outcomes. An update on the implementation of actions is reported quarterly through the Recovery Strategy Governance framework.

In March 2014, a draft Monitoring Plan was prepared to provide an operational framework for monitoring the achievement of the LURP's outcomes. A series of indicators was identified in the draft Monitoring Plan to help monitor the LURP's 15 outcomes. These indicators have informed the collection of data in this report. New indicators and data sources will be reported on if considered necessary.

The timeframes for achieving the actions in the LURP vary. As a result, not all actions have been completed with some progressing over longer timeframes than this Monitoring Report covers.²

It has also been found that there are differences in the ability to effectively monitor outcomes and actions in the LURP. Actions such as the rezoning of greenfield land for new housing or business uses, can be more easily monitored and results reported on. In contrast, others have a more enabling effect and activity and are more challenging to directly report on. Where this is the case, indicators have been used to provide a quantitative assessment of rebuild and general demographic trends.

² The timeframes for implementing actions, set out in the LURP are varied they may be 3, 6, 9 or 12 months from the date of gazettal or ongoing.

Over time it is anticipated that monitoring requirements for the LURP will become integrated within the statutory plans and processes of the strategic partners.

This Monitoring Report informs, and is informed by, the monitoring of the Recovery Strategy for Greater Christchurch.

Review of the Land Use Recovery Plan

The information in this Monitoring Report is intended to inform a formal review of the LURP to be undertaken by Environment Canterbury, in collaboration with the strategic partners, in 2015. The review will cover all aspects of the LURP, including whether it is necessary to amend or add to the LURP to enable recovery. Further information on the review can be viewed at:

www.ecan.govt.nz/LURP

Progress towards achieving outcomes

The LURP requires the 15 outcomes to be monitored to measure the success of its implementation. This section provides an update on progress for the period from December 2013 (when the LURP came into effect) to December 2014, unless otherwise stated.

Direction and coordination

Outcome 1: A clear planning framework directs where and how new development should occur so that it integrates efficiently and effectively with infrastructure programmes and avoids key hazards and constraints.

As directed by the LURP, a new chapter was included in the Canterbury Regional Policy Statement (RPS) to provide a coordinated land use framework to enable and support earthquake recovery, rebuilding and redevelopment.³ *Chapter 6 – Recovery and Rebuilding of Greater Christchurch* came into effect on 6 December 2013, the day the LURP was notified in the Gazette.

Chapter 6 of the RPS includes provisions on:

- the location, type and mix of residential and business activities to be provided for in metropolitan greater Christchurch, including greenfield priority areas for development through to 2028
- the network or key activity centres needed to provide a focus for commercial activity, medium density housing, community facilities, public green space, and public and active transport networks
- areas where rebuilding and redevelopment may not occur within the period of the LURP, including those areas constrained by natural hazards and environmental constraints.

District Plans in greater Christchurch, including the Christchurch Replacement District Plan, must give effect to Chapter 6. This has created a new framework for land use planning and decision making in greater Christchurch.

Amendments have also been made to the operative Christchurch City Plan, the Waimakariri and Selwyn District Plans and to Environment Canterbury Regional Plans to provide further clarity and planning certainty within this decision making framework. Further information on these amendments is provided in the 'Progress towards achieving Actions' section of this report.

Outcome 2: Servicing of land for housing and business and its release to the market keep pace with anticipated demand.

The LURP identified greenfield priority areas for residential and business uses. Some of these areas were rezoned for such activities prior to December 2013. The remaining areas have been, or will be, rezoned through amendments to the Christchurch City Plan, and the Selwyn and Waimakariri District Plans.⁴

The greater Christchurch region has suffered a loss of some 7,100 houses within the residential red zone. As at 31 December 2014, there was a total of 168,410 residential properties with insurance claims for damage to houses. Of those, around 23,000 are being resolved by private insurers by way of external resolution (such as cash settlement or house reinstatement), a repair or a rebuild. The Insurance Council New Zealand (ICNZ) is confident the majority of over-cap claims will be settled by the end of 2016, with the remainder made up of more complex repairs or rebuilds, such as multi-unit houses.⁵

³ Action 44 relates.

⁴ Actions 15–19 and 24–27 relate.

⁵ Insurance Council of New Zealand, www.icnz.org.nz/private-insurers-pay-out-14-billion-settling-canterbury-earthquake-claims, 16 February 2015.

Of the greenfield priority areas identified for residential purposes, rezoning for residential use has provided for an anticipated 28,500 sections. This is nearly three-quarters of the potential sections for households in greater Christchurch identified in the LURP (see Indicator 1: Availability of residential greenfield priority area land).

Around 60 per cent of the almost 1,000 hectares of greenfield priority area land identified for business activity has been re-zoned.

Since February 2011, building consents have been issued for 16,800 new residential houses in the greater Christchurch area. Over half of these were in Christchurch with the remaining 44 per cent evenly distributed between Waimakariri and Selwyn districts. Of the housing that has been consented in Christchurch, 62 per cent (just over 5,000 additional houses) have resulted in additional housing stock. The number of additional houses is not higher because many of the consents have been for replacement housing.

In Selwyn and Waimakariri, the rate of new housing has doubled since February 2011. Waimakariri has experienced an increase of 220 per cent and Selwyn an increase of 193 per cent in new residential units since the earthquakes compared with the 10 years preceding. The rate of development in Waimakariri has been slowing down since the beginning of 2014 although it is still higher than before the earthquakes.

Christchurch City Council, and Selwyn and Waimakariri District Councils have also made, or are in the process of making, amendments to their planning documents to better enable and encourage redevelopment or intensification within existing urban areas.⁶ These amendments will create an additional opportunity for the market to boost the supply of housing and mixed-use developments. The rate of infill housing in Christchurch is lower than pre-earthquake levels but is steadily increasing (see Indicator 3: Residential Intensification)

Christchurch City Council and Selwyn and Waimakariri District Councils have also aligned infrastructure planning and funding in their Long Term Plans and the Regional Land Transport Plan to address the anticipated release of land by private developers through subdivision.⁷

Outcome 3: Land use recovery integrates with and supports wider recovery activity, particularly within the central city.

The planning framework created through Chapter 6 of the RPS encompasses the central city area and is consistent with the Christchurch Central Recovery Plan and with amendments made by the Recovery Plan to the operative Christchurch City Plan. Chapter 6 reinforces the role of the central city as the primary commercial centre and includes transport policies to link the central city with key activity centres in the suburbs and district townships.

Significant recovery activity has also been progressed within the central city which is outside the scope of the LURP. Addendums made to the Christchurch Central Recovery Plan, including the chapters *An Accessible City* and *A Liveable City*, advance integration with the wider city.

⁶ Actions 1, 2, 4, 6, 7–10.

⁷ Actions 11–14 and 32–35 relate.

Outcome 4: RMA plans and regulatory processes enable rebuilding and development to go ahead without unnecessary impediments.

Environment Canterbury, Christchurch City Council and Waimakariri and Selwyn District Councils have reviewed their respective Regional and District Plans to provide for an enabling and supportive regulatory environment for recovery and rebuilding. These reviews have resulted in, or are in the process of making, changes to zoning and also removed unnecessary impediments to development (see 'Progress towards achieving Actions').

An analysis of recent consenting activity suggests that the majority of consents are being processed within statutory timeframes.⁸

Outcome 5: A supportive and certain regulatory environment provides investor confidence to obtain the best outcomes from resources used in the recovery.

As in outcomes 1 and 4, amendments to the regulatory environment have sought to provide greater certainty and a more enabling and supportive approach to investment decisions.

Analysis by the New Zealand Institute of Economic Research (NZIER)⁹ and others suggests investor confidence in the Canterbury region continues to be high generally but there is little information specific to such business opinion in relation to the regulatory environment.

Independent indicators such as the Commercial Property Investor Confidence Survey can provide some measure of investor confidence. In the December 2014 quarter, commercial property investor confidence remained high with investor confidence at a net positive of 48 per cent. This is the most confident that respondents have been in the future performance of the Christchurch property market since September 2013.¹⁰ However, positive sentiment across the small business segment in Canterbury dropped in the December 2014 quarter.¹¹

Communities and housing

Outcome 6: The range, quality and price of new housing meets the diverse and changing needs of those seeking to buy or rent, including the needs of a growing temporary rebuild workforce.

Broadening housing choice through a focus on enabling and encouraging smaller, more affordable housing in existing areas is currently a market segment that is underprovided for. Figure 1 shows the predominance of houses in greater Christchurch with three or more bedrooms and the percentage of more modestly sized houses reducing.

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

Monitoring of the greater Christchurch housing market undertaken by the Ministry of Business, Innovation and Employment (using quotable value, consents and other data) supports the general

⁸ In February 2015, Christchurch City Council processed 98 per cent of its land use resource consent applications, 100 per cent of its subdivision resource consent applications and 98 per cent of its building consent applications within statutory timeframes. For the year to date (1 July 2014 – 1 January 2015), the Selwyn District Council processed 91.25 per cent of its building consents and 99 per cent of its resource consent applications within statutory timeframes.

⁹ NZIER Quarterly Survey of Business Opinion (QSBO), January 2015.

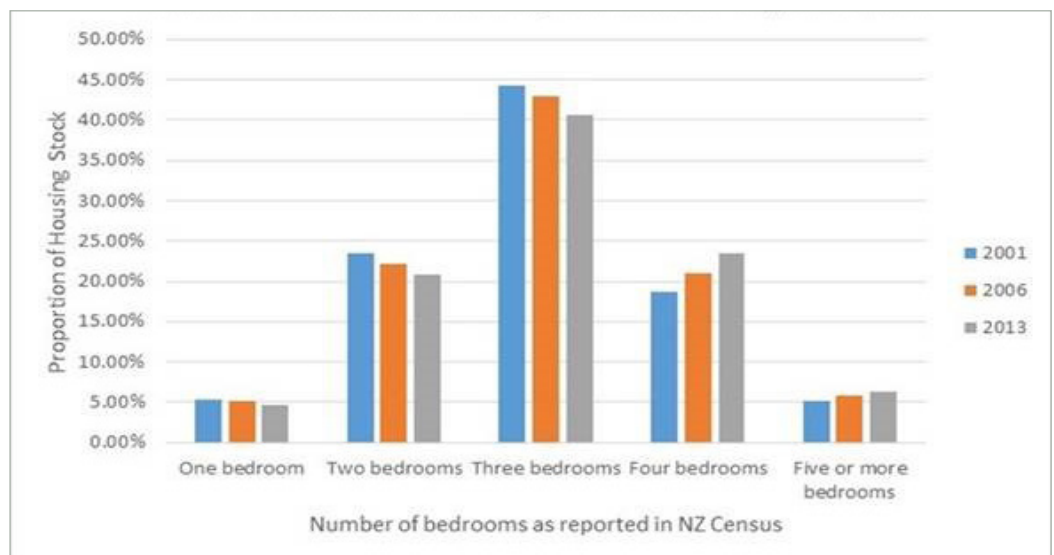
¹⁰ Colliers International Research, Commercial Property Investor Confidence Survey Q4 2014.

¹¹ ANZ Business Micro Scope: Still feeling good 8 January 2015, www.anz.co.nz

view that average house prices are rising. Since 2010, average rents in greater Christchurch have risen by 39 per cent and house values by 28 per cent. However, recent signs are that the rapid growth in the housing market is slowing.¹²

Christchurch house values, as at August 2014 to October 2014, were just below the national average of \$484,307. While the total number of rental properties increased during 2014, helping to ease rental prices, overall the rent profile of greater Christchurch increased by some 5.7 per cent over the year to October 2014. Overall, housing affordability in Canterbury has worsened. This is consistent with trends nationally, mainly due to an increase in the national median house price as well as increases in average mortgage interest rates.¹³

Figure 1: Greater Christchurch dwelling size trends – number of bedrooms, 2001, 2006 and 2013



Data sourced from Canterbury Development Corporation using Statistics New Zealand data

Outcome 7: Opportunities are available for the market to deliver comprehensive redevelopment in suitable existing neighbourhoods.

Actions in the LURP made amendments to further enable and streamline opportunities for comprehensive development. The inclusion of the Enhanced Development Mechanism¹⁴ and Community Redevelopment Mechanisms¹⁵ provisions in the operative Christchurch City Plan have created a more enabling planning regime for 126 and 379 hectares of land respectively (see Progress

¹² Ministry of Business, Innovation and Employment, New Zealand Housing and Construction Quarterly, December 2014, www.dbh.govt.nz/nz-housing-and-construction-quarterly.

¹³ Massey University, December 2014; Home Affordability Report, Quarterly Survey December 2014, Volume 24, Number 4; Massey University.

¹⁴ The Enhanced Development Mechanism is a set of City Plan provisions that enable medium density housing developments such as town houses or terrace houses, on qualifying sites within certain zones in the Christchurch City Plan. It encourages the amalgamation of sites, allowing for more efficient use of land and the achievement of a better level of amenity within the site and neighbourhood.

¹⁵ The Community Housing Redevelopment Mechanism applies to specific areas of Christchurch that contain clusters of social or community housing. It allows for medium density redevelopment to provide for better use of land and a wider range of housing types to suit different kinds of households (eg, town houses and terrace houses). Developments using this mechanism will be able to contain a mix of community housing and privately owned houses. The Community Housing Redevelopment Mechanism is only in place until 31 December 2018.

towards achieving Actions: Action 1).¹⁶ However, the rate of intensification is low (see Indicator 3: Residential Intensification).

Outcome 8: Investment in community facilities and services supports vibrant key activity centres and neighbourhood centres.

Christchurch City Council, and Selwyn and Waimakariri District Councils have progressed a range of changes to their respective Local Government Act 2002 instruments to ensure that their planning and funding programmes align to support investment in key activity and neighbourhood centres. This includes recognition and alignment in their Long-Term Plans that they are preparing.¹⁷ Significant investment has also been made through the councils' repair and enhancement programmes.

Business

Outcome 9: Businesses in damaged areas are able to rebuild cost effectively and to improve their use of land, buildings, plant and machinery.

Outside the central city, the earthquakes damaged business premises and industrial land, especially in the east of Christchurch. Business was interrupted and relocated (temporary, permanent and ongoing) and some businesses failed. The movement of goods and of people travelling to and from work also changed.

Total consents issued across greater Christchurch for business activities increased between 2011 and 2012. In Christchurch and Waimakariri, consents have tapered off while in Selwyn they dropped away in 2013 but have increased again in 2015. The majority of business consents in Selwyn have been for development within the industrial zone in Rolleston (see Indicator 4: Business building consents).

Selwyn and Waimakariri District Councils have changed their plans to rebuild existing business areas. This included Waimakariri District Council amending its plan to provide for the effects of vibration and noise arising from new construction.

Christchurch City Council and Selwyn District Council have also undertaken to support the rebuilding of commercial businesses. Christchurch City Council identified that there has been little uptake of these services. Christchurch City Council, Selwyn District Council and Waimakariri District Council now offer support for larger consenting projects if requested.

Outcome 10: Key activity centres and neighbourhood centres provide for commercial activity needs and support rejuvenation of damaged areas.

Prior to the earthquakes, Selwyn and Waimakariri District Councils had undertaken town centre strategies and supporting research on commercial needs to be accommodated in the key satellite towns, such as Rolleston, Lincoln, Rangiora and Kaiapoi. Actions in the LURP have seen, or will see, the necessary planning provisions to enact the town centre strategies incorporated into the Selwyn and Waimakariri District Plans.

Christchurch City Council has developed comprehensive masterplans for New Brighton, Edgware, Linwood, Sydenham, Selwyn Street, Lyttelton, Ferry Road, Main Road and Sumner. The Christchurch Replacement District Plan will define the extent and revitalisation of key activity centres and the rebuilding of existing business areas (see Indicator 4: Business building consents and Indicator 5: Business activity).

¹⁶ Action 1 relates.

¹⁷ Actions 11 – 14 relate.

Office and retail needs in greater Christchurch will be significantly influenced by the vision and successful implementation of the Christchurch Central Recovery Plan. The Christchurch Central Recovery Plan offers a rejuvenated environment, new commercial floorspace and a clustering of businesses.

Overall the key activity centres outside the central city experienced growth in new business floor space. The central city growth in business floor space has continued to increase.

The range of businesses and employment in the key activity centres in Christchurch has seen considerable change between 2010 and 2014. Industrial areas close to the central city gained office employees and Hornby experienced growth in retail activity at the expense of industrial activity (see Indicator 5: Business).

Outcome 11: Sufficient industrial business land is available to accommodate relocations and industrial sector growth.

The LURP seeks to ensure there is sufficient and suitable industrial land for the recovery through to 2028. Greenfield priority areas together with vacant industrial land in existing zones are described as being “sufficient to meet future demand, as well as allowing for choice of location and market competition”. The land will provide for:

- ongoing industrial business relocations
- anticipated industrial growth (including the growth of sectors involved in recovery)
- a range of industrial activities spread over a wider geographical area.

Of the almost 1,000 hectares of new business land that was identified in the LURP, around 60 per cent has been zoned to allow for business activity (see Figure 5). The majority of this land is in Christchurch while 200 hectares are in Selwyn (primarily in Rolleston and a small amount in Lincoln). There are small areas in Waimakariri, totalling around 60 hectares.

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

Transport

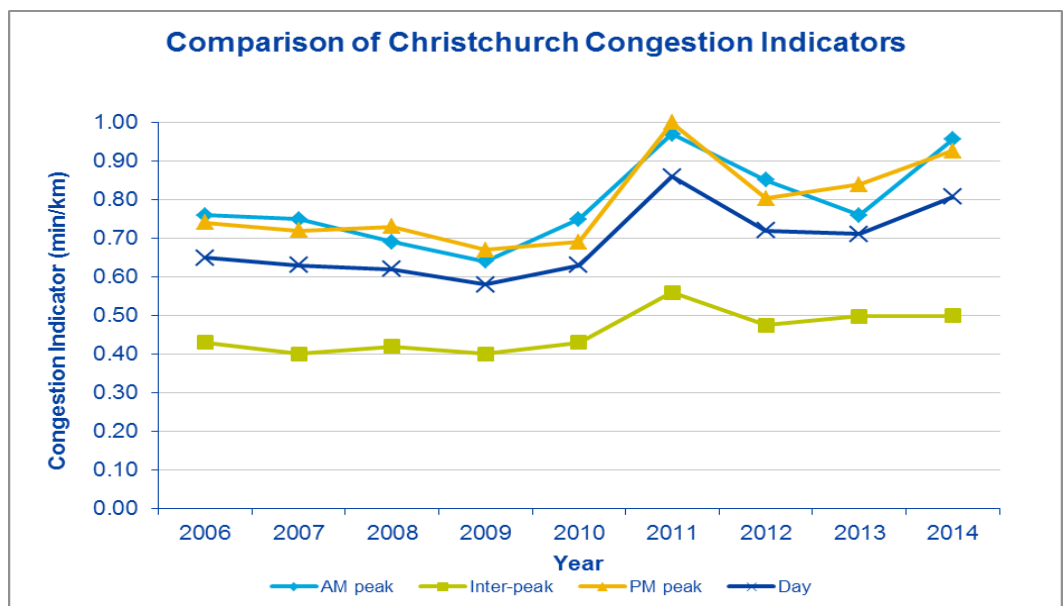
Outcome 12: Congestion arising from road works and from changes in travel due to development, including business and household relocations, is minimised.

The earthquakes significantly changed the nature of transport demand in greater Christchurch. Many businesses and households relocated, leading to changes in travel patterns, significant travel delays, and a large reduction in patronage in public transport services. With public access to most of the central city limited for safety reasons, businesses relocated to other parts of greater Christchurch or closed, removing 20,000 jobs from the central city. Census data for 2006 and 2013 show the population of Christchurch decreased by 2 per cent to 341,500, Selwyn increased by nearly a third to 44,595, and Waimakariri increased by 17 per cent to 49,989. As a result, commuters to Christchurch increased from 17,500 in 2006 to 23,000.

Land use is still changing as damaged houses are repaired, new houses are built and businesses continue to relocate. Major projects, such as the Roads of National Significance programme, have accommodated some of this demand, but issues remain, particularly in the northern corridor. The situation remains dynamic and further changes are expected as housing, business areas and infrastructure are repaired or rebuilt.

Congestion, measured using a congestion index based on travel time (km), has been increasing since 2009. It was exacerbated in 2011 because of road works and new travel patterns as businesses shifted from the central city and new developments occurred (see Figure 2). As the rebuild continues, the number of road works will reduce and new travel patterns will stabilise.

Figure 2 - Comparison of Christchurch congestion indicators 2006-2014



*Note: Annual data as at March, with the exception of 2011 (as at April).
Data sourced from the New Zealand Transport Agency*

Transport demand is driven by population trends, economic growth and vehicle availability. Traffic growth is a problem in greater Christchurch because of the density of traffic, the continuing dispersal of population and businesses, and growth in households and employment. Increasing traffic volumes around Christchurch are leading to longer and less reliable travel times, with the traffic congestion index increasing 40 per cent between 2009 and 2013.

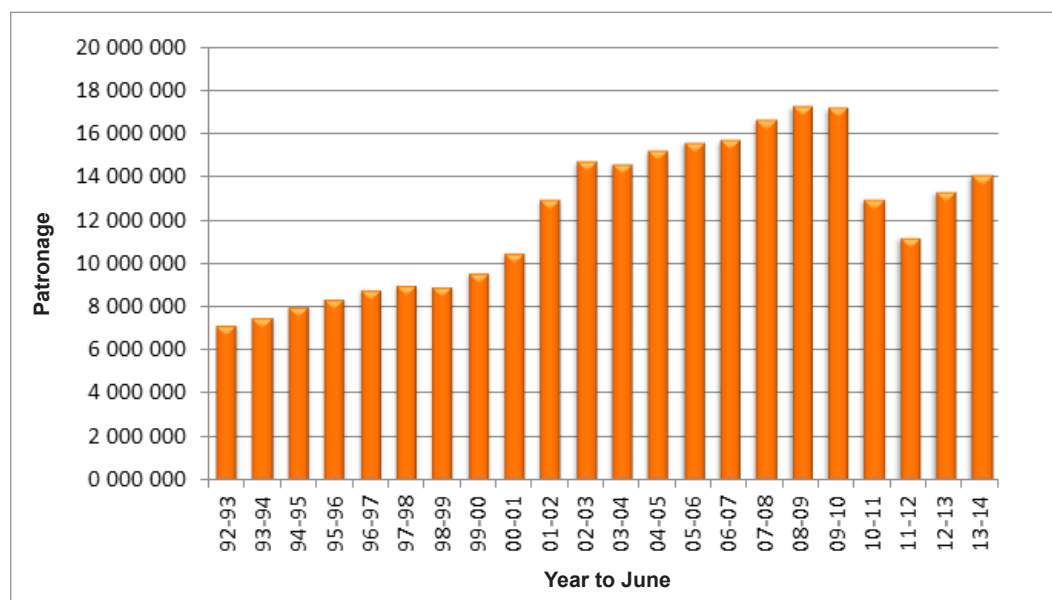
Outcome 13: An attractive and financially viable public transport network supports significantly increased use.

Since September 2010, the earthquakes has had a major impact on public transport patronage in greater Christchurch (Figure 3), due mainly to the closure of a large number of travel destinations in the central city. Total patronage for the year to December 2011 was 10.1 million, down 40 per cent on pre-earthquake levels.

In response to the changes in travel demand following the earthquakes, a new network approach has been adopted. Significant changes were introduced to bus services in northern and southern Christchurch and Waimakariri district in December 2012 which led to positive growth across the network. Patronage grew by 18.7 per cent in 2012/13 and by 5.8 per cent in 2013/14.

It is anticipated that the final stage of route changes made in December 2014, supported by new infrastructure such as the Riccarton bus lounge and the central city Bus Interchange, will further stimulate patronage growth.

Figure 3 - Annual bus patronage for greater Christchurch 1992/1993-2013/14



Data sourced from Environment Canterbury

Outcome 14: More people walk and cycle in and between centres of activity and for local trips.

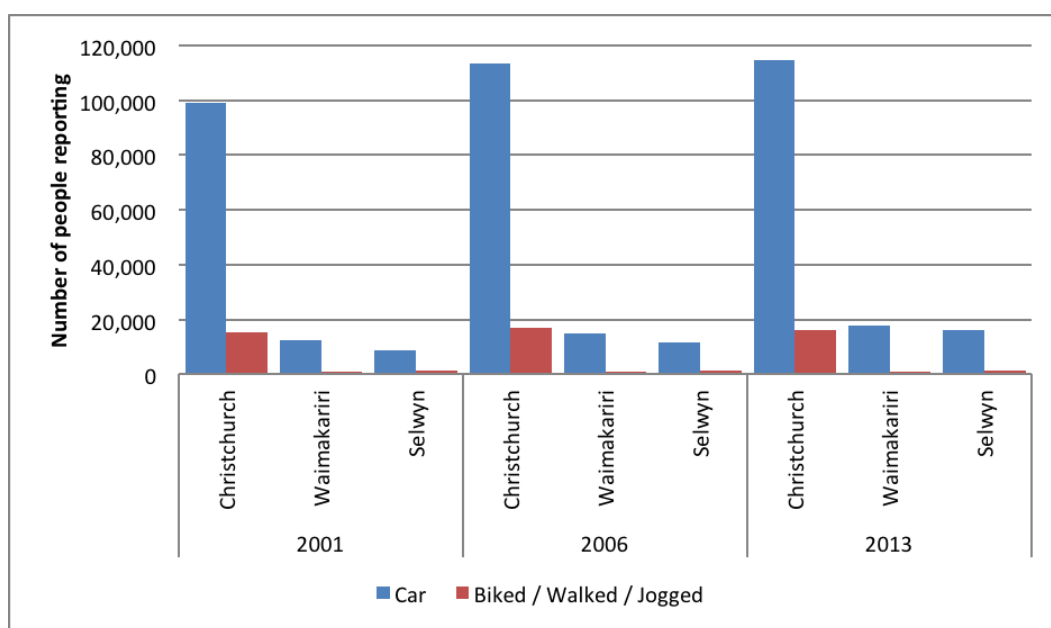
Most cycle commuting or shopping trips are currently made on the road network. In Christchurch, \$156 million will be invested in 13 major cycle routes over the next nine years; this will be confirmed through the draft Long Term Plan consultation. Council has prioritised four of the 13 cycleways for completion by 2019.

Travelling via motor vehicle (private, company or passenger) remains the primary means of travel to work across greater Christchurch (see Figure 4). The proportion of people reporting motor vehicle as their main means of travel to work has increased across Christchurch, Selwyn and Waimakariri between 2001 and 2013. The proportion of people reporting cycling, walking or jogging as their primary means of travel to work has decreased in Waimakariri (from 5 per cent in 2001 to 4 per cent in 2013) and Selwyn (from 8 per cent in 2006 to 6 per cent in 2013) districts, while it has remained static at 10 per cent in Christchurch.¹⁸

¹⁸ New Zealand Transport Agency data.

Increasing the use of modes other than the motor vehicle and optimising the use of the existing network are primary strategies for the future set out in the Greater Christchurch Transport Statement. Enhancing transport choice through greater investment in cycling and public transport infrastructure is a priority to address future travel demand.

Figure 4: Main means of travel to work in greater Christchurch, 2001, 2006 and 2013



Data sourced from Statistics New Zealand, census of population and dwellings

Outcome 15: An efficient freight network provides for the needs of freight transport, particularly in relation to access to the port and the airport.

Heightened construction activity associated with earthquake recovery has increased freight demand within greater Christchurch. For example, in the context of heavy commercial vehicles through Lyttelton tunnel, forecast volumes (without the rebuild) have been reached 10 years in advance (2030 forecast volumes are set to be reached as soon as 2020) due to the import of build related materials over the short term.¹⁹ This increased freight demand is expected to continue for up to 10 years and is anticipated to have a significant impact on the importation and transport of construction materials into and within the greater Christchurch area.²⁰

The key challenges for freight on the transport network overall include:

- the transportation of 4 million tonnes of aggregate and 480,000 tonnes of asphalt, concrete and steel during the rebuild, with high volumes expected to continue for many years
- increased agricultural production leading to more and heavier truck movements

¹⁹ Aurecon for the Greater Christchurch Transport Statement partners, Greater Christchurch Freight Infrastructure Statement, July 2014.

²⁰ Aurecon for the Greater Christchurch Transport Statement partners, Greater Christchurch Freight Demand Statement, July 2014.

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- increasing travel times and less reliable travel time on key freight routes around greater Christchurch, particularly access to Lyttelton from the west and south via Brougham Street²¹
 - sub-standard and, at times, unsafe access to and from areas of high freight demand such as major manufacturing or processing facilities, industrial areas, warehousing and distribution centres
 - providing further efficiency improvements, such as upgrading the High Productivity Motor Vehicles (HPMV) network or providing better connections between road and rail.

A priority for transport in greater Christchurch is to improve the network to increase efficiency on key freight routes. This includes completing the Roads of National Significance, improving the Brougham Street corridor to the Port of Lyttelton²², strengthening structures for HPMV and addressing access to freight hubs.

The Urban Development Strategy partners have completed a Greater Christchurch Freight Study. The study is in response to a number of actions in the Greater Canterbury Transport Strategy actions and to LURP Action 40. It is being led by the New Zealand Transport Agency in collaboration with Christchurch City Council, Waimakariri District Council, Selwyn District Council and Environment Canterbury, and is supported by Lyttelton Port of Christchurch, KiwiRail and Christchurch International Airport Limited. Further work will be undertaken on the implementation of the study's findings.

In June 2014, Environment Canterbury was directed to prepare a draft Lyttelton Port Recovery Plan to address a wide range of matters including the recovery and enhancement of the damaged port and the implications of this work for transport, supporting infrastructure and connectivity to the Lyttelton town centre and the wellbeing of surrounding communities. It is anticipated this Recovery Plan will be gazetted in December 2015. The Lyttelton Port Company is also developing an intermodal freight facility at Rolleston.

²¹ Source: <http://ecan.govt.nz/publications/Plans/Draft-RLTP-2015.pdf>

²² Source: <http://ecan.govt.nz/publications/Plans/Draft-RLTP-2015.pdf>

Progress towards achieving actions

The following table reports on the status of the actions in the LURP. The LURP identified 50 actions for local and central government to meet recovery needs relating to residential and business land use. The actions are divided into statutory and non-statutory actions. Statutory actions use the Canterbury Earthquake Recovery Act 2011 (CER Act) powers to direct changes to Resource Management Act 1991 documents and other statutory instruments. The non-statutory actions are initiatives that local and central government have agreed to undertake to support the statutory changes and achieve the LURP's 15 outcomes.

Key: Green - completed Purple - ongoing Orange - to be completed

Action number	LURP Action	Action status	Outcomes
Rebuilding communities			
Provide for housing needs in existing urban areas			
1.	<p>Christchurch City Council is directed, pursuant to section 24(1)(a) and (b) of the CER Act, to include and remove objectives, policies and methods in the Christchurch City Plan in accordance with Appendix 2 (Amendment 1).</p>	<p>The amendments set out in Appendix 2 (Amendment 1) of the LURP were made to the Christchurch City Plan on gazettal of the LURP.</p> <p>As a result of these amendments:</p> <ul style="list-style-type: none"> • encumbrances have been discharged from 57 elderly persons houses and five family flats, enabling their conversion into residential units. These residential units are now able to be occupied by people younger than 65 years and non-family members. • one resource consent has been granted for a 12 unit development using the Enhanced Development Mechanism provisions. Two other applications are currently being processed. • 164 houses have been consented using the Community Housing Redevelopment Mechanism provisions. • resource consents have been granted to build two units on 13 vacant sites where previously there was only a single dwelling on each site. It is likely that other sites have been developed as a permitted activity under this intensification measure. Christchurch City Council does not currently monitor permitted activities so there is no data on how many of these sites have been developed. 	1, 2, 3, 4, 5, 6, 7, 11
2.	<p>Christchurch City Council to enable in the next review of its district plans to provide for the following measures:</p> <p>Housing choice</p> <p>i. a range of housing types and locations recognising the changing population and loss of housing options as a result of the Canterbury earthquakes</p> <p>Intensification</p> <p>ii. a choice of housing through a range of residential density and development provisions to facilitate intensified development</p> <p>iii. comprehensive residential and mixed use developments, including on brownfield sites</p> <p>Supporting rebuilding activities</p> <p>iv. reduced consenting and notification requirements</p> <p>v. address the efficiency and effectiveness of urban design provisions.</p>	<p>This action is being progressed through the Christchurch Replacement District Plan process. Information on the Replacement Plan process and updates can be found at: www.chchplan.ihp.govt.nz</p>	1, 2, 3, 4, 5, 6, 7, 8, 11, 14

Action number	LURP Action	Action status	Outcomes
3.	Waimakariri District Council is directed, pursuant to section 24(1)(a) and (b) of the CER Act, to amend its district plan as set out in appendix 3 (Amendments 3, 4 and 5).	Amendments were made to the Waimakariri District Plan on gazettal of the LURP that identified on the planning maps, the areas in the Waimakariri district that were greenfield priority areas for residential development and the proposed extent of infrastructure (sewerage, water supply and stormwater) around urban areas in Waimakariri.	1, 2, 3, 4, 5, 6, 7, 11, 14
4.	Waimakariri District Council is directed, pursuant to section 24(1)(c) of the CER Act, to change or vary the objectives, policies and methods of its district plan to the extent necessary to identify appropriate sites, including brownfield sites, within the existing urban area for intensified residential and mixed-use development and enable comprehensive development of these sites.	The Waimakariri District Council adopted changes to its District Plan on 3 February 2015. These changes became operative on 23 February 2015.	1, 2, 3, 4, 5, 6, 7, 11, 14
5.	Selwyn District Council is directed, pursuant to section 24(1)(a) and (b) of the CER Act, to amend its district plan as set out in appendix 4 (Amendment 2).	Minor changes were made to provisions of the Selwyn District Plan on gazettal of the LURP to allow for more medium density development in Lincoln and the removal of a school from an Outline Development Plan.	1, 2, 3, 4, 5, 6, 7, 11, 14
6.	Selwyn District Council is directed, pursuant to section 24(1)(c) of the CER Act, to change or vary the objectives, policies and methods of its district plan to the extent necessary to identify appropriate sites, including brownfield sites, within the existing urban area for intensified residential and mixed-use development and enable comprehensive development of these sites.	Selwyn District Council resolved at its meeting on 10 December 2014 to make changes to its District Plan. These changes were made operative on 13 December 2014.	1, 2, 3, 4, 5, 6, 7, 11, 14
7.	To support Actions 1 and 2, Christchurch City Council is to develop a package of instruments to promote intensification and city living, including affordable and temporary housing. This may include financial tools, regulatory incentives, development contribution policies and other initiatives.	<p>A report and package of potential instruments were prepared within six months of the gazettal of the LURP.</p> <p>In relation to development contributions, Christchurch City Council has considered:</p> <ul style="list-style-type: none"> extending the Central City Residential Rebate Scheme until 30 June 2016. The scheme provides for a full rebate of development contributions for additional residential units in the central city area subject to criteria, to incentivise residential development within the central city area. waiving development contributions where existing family flats are being converted to second residential units on a site. This is in place until 1 July 2015 when the 2015 Development Contributions Policy comes into effect. At that time the Minor Residential Unit adjustment will apply. <p>Key features of the draft Development Contributions Policy include:</p> <ul style="list-style-type: none"> a catchment approach for calculating development contributions to better target development contributions in the areas where the Council needs to invest to cater for growth. wider application of the Minor Residential Unit adjustment. extending the period when a development contribution is reassessed from one to two years. This means developers can rely on an assessment for two years providing greater certainty in terms of development cost. 	1, 2, 3, 5, 6, 7, 11

Action number	LURP Action	Action status	Outcomes
8.	<p>Christchurch City Council to enable a range of exemplar medium density housing projects, including design and testing of projects at:</p> <ul style="list-style-type: none"> • Bryndwr and Shirley by Housing New Zealand Corporation • two locations (to be confirmed) by Christchurch City Council • Riccarton Racecourse by Christchurch Racecourse Reserve Trustees • Halswell, being a first stage of greenfield priority area by Spreydon Lodge Ltd. <p>A process is to be established for each project that reflects the current stage of the proposals development. This is to involve, as appropriate, initial invitation, development of the design brief, development and assessment of proposals, independent review, RMA authorisation and showcasing of the exemplar to the wider market.</p> <p>Each project must meet requirements for affordable housing, mixed tenure, innovative and high-quality design incorporating universal design principles, and energy efficiency appropriate to each site.</p> <p>If necessary, the Council shall request the Minister for Canterbury Earthquake Recovery to use interventions under the CER Act to authorise approved exemplars as permitted activities.</p>	<p>Christchurch City Council has progressed the following work to enable a range of exemplar, medium density housing projects:</p> <ul style="list-style-type: none"> • The Spreydon Lodge (Dannemora) 'Meadowlands' subdivision was approved in principle as an exemplar by the Christchurch City Council on 24 April 2014. Joint evidence from Christchurch City Council, the Canterbury Earthquake Recovery Authority and Dannemora was submitted to the Independent Hearings Panel on 23 December 2014. A final decision has been released. The applicant will now follow a restricted discretionary resource consent process for the proposed exemplar. An application for the first stage including 120 homes is expected in early 2015. • Two Housing New Zealand Corporation sites in Bryndwr and Shirley were endorsed as meeting exemplar criteria by Christchurch City Council on 27 February 2014. Christchurch City Council is continuing to work with Housing New Zealand towards the delivery of housing on these sites. • Christchurch City Council has agreed that Andrews Crescent and Carey Street will be the locations of its exemplars. A Request for Proposals for the Andrews Crescent site was issued in December 2014. The tender process has now closed and evaluations are progressing. The Carey Street proposal will soon also go out to tender. • In August 2014, the Canterbury Earthquake Recovery Authority extended the LURP deadline of 6 September 2014 until 19 December 2014 for approval to develop part of the Riccarton Racecourse as an exemplar. Christchurch City Council accepted the proposal as an exemplar in principle on 27 November 2014. Work continues to remove legislative impediments to developing the site. 	1, 2, 3, 5, 6, 7, 11
9.	<p>Christchurch City Council to work with lead developers on non-statutory master plans for the Community Housing Redevelopment Areas where appropriate.</p>	<p>Housing New Zealand Corporation has indicated a desire to progress masterplans in Shirley, Bryndwr and Aranui. These masterplans are yet to be completed. As a consequence, this action has not been completed within the 12 months from gazettal as set out in the LURP. Christchurch City Council is continuing to work with Housing New Zealand on these matters.</p> <p>Housing New Zealand is progressing an incremental redevelopment of Aranui.</p>	3, 4, 5, 6, 7

Action number	LURP Action	Action status	Outcomes
10.	Central government and district councils to investigate mechanisms to encourage the provision and retention of affordable housing in proposed new residential developments.	<p>The Ministry of Business, Innovation and Employment has used:</p> <ul style="list-style-type: none"> its procurement and contracting functions to explore and demonstrate market-led provision of affordable housing in the developments it is supporting. deferred settlement and the potential of future projects as leverage to incentivise developers to apply their commercial expertise to achieve affordable housing. <p>Affordability is being achieved through the design and scale of developments and, to a limited extent, partnerships between developers and housing providers to deliver innovative intermediate tenure products.</p> <p>Christchurch City Council ratified the Christchurch Housing Accord at its meeting on 11 September 2014. The Accord is an agreement to work together to address housing supply and affordability issues in Christchurch.</p>	3, 4, 5, 6, 7
Enhance centres and provide for community facilities			
11.	<p>Christchurch City Council to enable in the next review of its district plans to enable the following measures:</p> <ol style="list-style-type: none"> community facilities within key activity centres and neighbourhood centres improved access to buildings, structures and public places and spaces through opportunities during rebuilding clarity and certainty about urban design requirements. 	<p>This action is being progressed through the Christchurch Replacement District Plan process. Information on the Replacement Plan process and updates can be found at: www.chchplan.ihp.govt.nz.</p>	1, 3, 4, 5, 8, 11, 14
12.	Waimakariri District Council is directed, pursuant to section 24(1)(c) of the CER Act, to change or vary the objectives, policies and methods of its district plan to the extent necessary to enable a range of community facilities within key activity centres.	Following a review of the Waimakariri District Plan, the Council considered that no change was required to the already enabling provisions for a range of community facilities within each key activity centre.	1, 3, 4, 5, 8, 11, 14
13.	Selwyn District Council is directed, pursuant to section 24(1)(c) of the CER Act, to change or vary the objectives, policies and methods of its district plan to the extent necessary to enable a range of community facilities within key activity centres.	The provision of community facilities is provided for in the Selwyn District Council's Long Term Plan. No further action is required.	1, 3, 4, 5, 8, 11, 14

Action number	LURP Action	Action status	Outcomes
14.	Territorial authorities to identify and implement programmes through the relevant LGA instruments for public facilities, services and amenity improvements at key activity centres and neighbourhood centres.	<p>Christchurch City Council</p> <p>Public facilities, services and amenity improvements in key activity centres and neighbourhood centres are being implemented and facilitated through the major facilities rebuild, Suburban Centres Programme, other LURP actions, the District Plan Review, or through their inclusion in Christchurch City Council's Three Year Plan. The process will be further refined through the Long Term Plan when it is approved.</p> <p>Christchurch City Council has started a facilities rebuild programme which looks at the future of the 1,600 residential and non-residential buildings it owns. The Facilities Rebuild Plan provides a framework for decision making about the work that will be carried out on all the buildings in the programme. These buildings range from larger facilities such as libraries and recreation and sport centres to smaller community facilities such as toilet blocks on local parks. In September 2012, the Council prioritised 30 facilities for further investigations, funding, and where possible, repairs. Most of this work has now been completed. In September 2014, the Council committed more than \$40 million to fast-track the repair and rebuild of priority community and heritage facilities across the city and Banks Peninsula.</p> <p>A number of strategies have been developed and are informing this process including the Libraries 2025 Facilities Plan, Aquatic Facilities Plan, Metropolitan Sports Facilities Plan, Social Housing Strategy, and the Strengthening Communities Strategy. Other key Council strategies that are also aligned to the facilities rebuild include the Christchurch Central Recovery Plan, the Suburban Centres Programme, various Area Plans, the Three Year Plan and the Long Term Plan (when approved).</p> <p>Further, through the Suburban Centres Programme, the Council has facilitated amenity improvements in seven earthquake-affected centres and along the Ferry Road/Main Road corridor. These centres include Sydenham, Sumner, Lyttelton, New Brighton, Edgewater, Linwood, Woolston, Redcliffs and Selwyn Street shops. Projects are now underway including the construction of a new civic space, Albion Square, in Lyttelton town centre and the remodelling of Buchan Park in Sydenham. Planning issues identified in the Suburban Centres Masterplans are now being addressed through the District Plan Review.</p> <p>The Council has also set aside funding for transitional projects within suburban centres to assist in their recovery by introducing colour, creativity and innovation into these centres. These projects are to encourage the local community to make use of the amenities and to reinforce that these suburban centres and communities are important in the rebuild of the city. The focus of the Transitional City Programme is on public spaces and streetscapes. It also provides an opportunity for new ideas and concepts. These transitional projects are considered temporary in nature undertaken while the permanent rebuild of the centre is awaited.</p> <p>In terms of transport, a public transport hub is planned for Riccarton and a major cycleway programme connecting key activity centres is underway. The Council has approved the Coastal Pathway Concept Plan. This route provides a link for the local centres around the western bays between Ferrymead and Scarborough Beach at Sumner. Construction has now commenced.</p>	1, 3, 8, 10, 11, 14

Action number	LURP Action	Action status	Outcomes
		<p>In regard to key activity centres, LURP Actions 11(i) and 24(v) enable the Council to propose District Plan amendments to planning provisions for key activity centres and suburban centres. This has been considered as part of the District Plan Review.</p> <p>Selwyn District Council</p> <p>The planning of Selwyn District Council's community facilities is already embedded in its Long Term Plan. The Council has also prepared masterplans for Lincoln and Rolleston which are being implemented through Action 27.</p> <p>Waimakariri District Council</p> <p>The planning of Waimakariri District Council's community facilities is already imbedded in its Long Term Plan.</p>	
Building new communities			
Zone greenfield priority areas			
15.	<p>Christchurch City Council is directed, pursuant to section 24(1)(a) and (b) of the CER Act, to amend its city plan to include the zoning and outline development plan provisions set out in appendix 2 (Amendment 5) for the following greenfield priority areas:</p> <ul style="list-style-type: none"> i. Future Urban Development Area and ODP – Upper Styx (Amendment 2 and 3) ii. Living G - Highfield (Amendment 2, 3, 4) 	<p>The amendments set out in Appendix 2 (Amendment 5) of the LURP were made to the Christchurch City District Plan on gazettal of the LURP.</p> <p>Upper Styx has the potential for 1,910 sections. Land has been rezoned through the LURP for 300 sections, 204 of which are consented. The remaining 1610 sections have not been zoned or consented.</p> <p>Highfield Park has 2,100 potential sections, all of which have been zoned. To date, no consents have been issued.</p>	1, 3, 4, 5, 6
16.	<p>Waimakariri District Council is directed, pursuant to section 24(1)(a) and (b) of the CER Act, to amend its district plan to include the zoning provisions set out in appendix 3 for the greenfield priority areas in Rangiora.</p> <ul style="list-style-type: none"> i. Residential 2- West Rangiora (Amendment 1) ii. Residential 2- Oxford Road, Rangiora (Amendment 1) 	<p>The amendments set out in Appendix 3 (Amendment 1) of the LURP were incorporated into the Waimakariri District Plan on gazettal, allowing residential activities to take place in Rangiora.</p> <p>Of the two residential rezonings, a subdivision and land use application has been received for part of the land in west Rangiora. The other in south-west Rangiora is subject to land purchase for a road. A designation request has also been made for a new primary school.</p>	1, 3, 4, 5, 6
17.	<p>Selwyn District Council is directed, pursuant to section 24(1)(a) and (b) of the CER Act, to amend its district plan to include the zoning and outline development plan provisions set out in appendix 4 (Amendment 1 and 4) for the following greenfield priority areas:</p> <ul style="list-style-type: none"> i. Living Z and Living 1A – Prebbleton ii. Living Z – Rolleston iii. Living Z – Lincoln. 	<p>The amendments set out in Appendix 4 (Amendment 1 and 4) of the LURP were incorporated into the Selwyn District Plan on gazettal of the LURP allowing residential development to occur in the following areas:</p> <ul style="list-style-type: none"> i. Living Z and Living 1A – Prebbleton ii. Living Z – Rolleston iii. Living Z – Lincoln. 	1, 3, 4, 5, 6

Action number	LURP Action	Action status	Outcomes
18.	<p>Selwyn District Council is directed, pursuant to section 24(1)(c) of the CER Act, to amend its district plan to the extent necessary to include zoning and outline development plans in accordance with chapter 6 of the Regional Policy Statement for the following greenfield priority areas shown on map A, appendix 1:</p> <ul style="list-style-type: none"> i. ODP Area 4 – Rolleston ii. ODP Area 9 – Helpet Park iii. ODP Area 10 – East Maddisons/Goulds Road iv. ODP Area 11 – Branthwaite Drive v. ODP Area 12 – Dunns Crossing Road (existing Living zone) vi. ODP Area 13 – Springston Rolleston/Dynes Road (existing Living zone) vii. ODP Area 3 – Prebbleton viii. Implementation of SDC rural residential development strategy. 	<p>The Selwyn District Council resolved at its meeting on 10 December 2014 to make changes to its District Plan. These changes were made operative on 13 December 2014.</p>	<p>1, 3, 4, 5, 6</p>
19.	<p>Christchurch City Council to enable in the next review of its district plans, to provide for development of the greenfield priority areas shown on map A, appendix 2 that are not already zoned for development in accordance with Chapter 6 of the Regional Policy Statement.</p>	<p>This action is being progressed through the Christchurch Replacement District Plan process. Information on the Replacement Plan process and updates can be found at: www.chchplan.ihp.govt.nz.</p>	<p>1, 3, 4, 5, 6</p>
Provide for Māori reserves			
20.	<p>Waimakariri District Council is directed, pursuant to section 24(1)(a) of the CER Act, to amend its district plan to include objectives and policies for Māori Reserve 873 (Tuahiwi) as set out in appendix 3 (Amendment 2).</p>	<p>The amendments set out in Appendix 3 (Amendment 2) of the LURP were incorporated into the Waimakariri District Plan on gazettal of the LURP. This action is to be further implemented through Action 21 which will be provided to the Minister for Canterbury Earthquake Recovery at the end of April 2015 for consideration.</p>	<p>1, 3, 4, 6</p>
21.	<p>Waimakariri District Council is directed, pursuant to section 24(1)(c) of the CER Act, to amend its district plan to the extent necessary to:</p> <ul style="list-style-type: none"> i. provide methods to give effect to objectives and policies for Maori Reserve 873 (Tuahiwi) as set out in appendix 2 	<p>These amendments are being prepared and will be provided to the Minister for Canterbury Earthquake Recovery at the end of April 2015 for consideration.</p>	<p>1, 3, 4, 6</p>

Action number	LURP Action	Action status	Outcomes
	<p>ii. change or vary objectives, policies and methods to recognise and provide for the relationship of Ngāi Tahu whānui with other Māori reserves in the area covered by this Recovery Plan, to enable that land to be used for housing where appropriate and in accordance with its intended purpose</p>		
22.	<p>Christchurch City Council to enable in the next review of its district plans, to provide for the relationship of Ngāi Tahu whānui with Māori reserves by enabling that land to be used for its intended purpose, including housing on Māori Reserve 875 (Rāpak).*</p> <p>* Subject to final decisions to address life risk from rock roll.</p>	<p>This action is being progressed through the Christchurch Replacement District Plan process. Information on the Replacement Plan process and updates can be found at: www.chchplan.ihp.govt.nz</p>	1, 3, 4, 6
23.	<p>Councils to coordinate the funding, sequencing and provision of infrastructure to support Actions 19, 20, 21 and 22.</p>	<p>This action is ongoing. Consistent with legislative requirements, the draft Long Term Plans of Christchurch City Council and the Waimakariri and Selwyn District Councils outline their proposed infrastructure spend, and how it aligns with land use.</p>	1, 2, 3, 6
Providing for business			
District Plan reviews to provide for business			
24.	<p>Christchurch City Council to enable in the next review of its district plans the following measures:</p> <ul style="list-style-type: none"> i. rebuilding of existing business areas existing industrial activities in business zones ii. comprehensive developments in existing urban business areas, including brownfield sites iii. clarity and certainty about urban design requirements in key activity centres and other business zones <p>Revitalising centres</p> <ul style="list-style-type: none"> iv. zoning that defines the extent of each key activity centre v. planning provisions for key activity centres and neighbourhood centres that have undergone a suburban centre masterplan process vi. mixed-use development within key activity centres 	<p>This action is being progressed through the Christchurch Replacement District Plan process. Information on the Replacement Plan process and updates can be found at: www.chchplan.ihp.govt.nz</p>	1, 3, 4, 5, 7, 8, 11, 12, 13, 14, 15

Action number	LURP Action	Action status	Outcomes
	<p>Greenfield priority areas for business</p> <p>vii. outline development plans to establish the broad land use pattern within the Hornby and Belfast greenfield priority areas for business shown on map A, appendix 1, including consideration of wider connectivity to surrounding areas and networks</p> <p>viii. an integrated approach to greenfield priority areas for business that are located near Christchurch Airport</p> <p>ix. zoning provisions for other greenfield priority areas for business shown on map A, appendix 1</p> <p>x. thresholds for commercial activities in greenfield priority areas for business where these are considered necessary to avoid reverse sensitivity effects or effects on the viability of key activity centres.</p>		
25.	<p>Waimakariri District Council is directed, pursuant to section 24(1)(c) of the CER Act, to change or vary the objectives, policies and methods of its district plan to the extent necessary to provide for:</p> <p>Rebuilding of existing business areas</p> <p>i. comprehensive developments in existing urban business areas, including brownfield sites</p> <p>ii. management of the effects of rebuilding activities</p> <p>Greenfield priority areas for business</p> <p>iii. zoning provisions for greenfield priority areas for business at Southbrook shown on map A, appendix 1</p> <p>iv. thresholds for commercial activities in greenfield priority areas where these are considered necessary to avoid reverse sensitivity effects or effects on viability of key activity centres.</p>	<p>Changes to the Waimakariri District Plan have produced the following results:</p> <ul style="list-style-type: none"> • The Council is now able to assess the effects of vibration as well as noise arising from new construction to ensure further damage to existing buildings is minimised. • Land was rezoned at Southbrook. While discussions have occurred with the Council about opportunities to develop the site, no resource consent applications have been received to date. • The Council is now able to assess the impact of retail and commercial activities outside of key activity centres on the key activity centres. 	1, 3, 4, 5, 7, 8, 11, 12, 13, 14, 15

Action number	LURP Action	Action status	Outcomes
26.	<p>Waimakariri District Council is directed, pursuant to section 24(1)(c) of the CER Act, to change or vary the objectives, policies and methods of its district plan to the extent necessary to provide for:</p> <p>Rebuilding of centres</p> <ul style="list-style-type: none"> i. zoning that defines the extent of each key activity centre ii. implementation of comprehensive redevelopment plans for Rangiora and Kaiapoi town centres. 	<p>Waimakariri District Council provided details of the changes to the Minister for Canterbury Earthquake Recovery in December 2014 along with details of the public consultation it undertook to prepare the changes. The Minister has agreed to Waimakariri District Council adopting these changes to its District Plan without any further public process.</p>	<p>1, 3, 4, 5, 7, 8, 11, 12, 13, 14, 15</p>
27.	<p>Selwyn District Council is directed, pursuant to section 24(1)(c) of the CER Act, to change or vary the objectives, policies and methods of its district plan to the extent necessary to provide for:</p> <p>Rebuilding of existing business areas</p> <ul style="list-style-type: none"> i. comprehensive developments in existing urban business areas, including brownfield sites <p>Rebuilding of centres</p> <ul style="list-style-type: none"> ii. zoning that defines the extent of each key activity centre iii. implementation of the Rolleston Town Centre Masterplan <p>Greenfield priority areas for business</p> <ul style="list-style-type: none"> iv. greenfield priority areas for business at Lincoln and Rolleston shown on map A, appendix 1 v. rezoning of other greenfield priority areas for business shown on map A, appendix 1 vi. thresholds for commercial activities in greenfield priority areas where these are considered necessary to avoid reverse sensitivity effects or effects on the viability of key activity centres. 	<p>The implementation of this action is progressing. A public consultation process will be undertaken with changes to the Selwyn District Plan anticipated by the end of 2015.</p>	<p>1, 3, 4, 5, 7, 8, 11, 12, 13, 14, 15</p>

Action number	LURP Action	Action status	Outcomes
Support the recovery of commercial businesses			
28.	<p>Waimakariri District Council to prepare comprehensive precinct-based redevelopment plans, based on the adopted Town Centre Strategies for Kaiapoi and Rangiora and, following engagement with affected property owners, businesses and the community, to enable the recovery and rebuilding of the centres.</p> <p>A request by Waimakariri District Council may be made to the Minister for Canterbury Earthquake Recovery to use interventions under the CER Act to overcome barriers to addressing recovery and rebuilding issues that cannot be resolved through usual processes.</p>	<p>The Waimakariri District Council has prepared a comprehensive precinct redevelopment plan for Rangiora (see: waimakariri.govt.nz/your_council/district-development/rangiora-town-centre.aspx). The preparation of this plan was subject to public consultation and input. This has informed the Council's response to Action 26(ii).</p> <p>It is considered that Kaiapoi does not require a detailed precinct plan as the centre is redeveloping in accordance with the Town Centre Masterplan adopted in 2011.</p> <p>The Waimakariri District Council has identified there are no barriers and therefore no request has been made to the Minister for Canterbury Earthquake Recovery to use interventions under the CER Act for this action.</p>	1, 3, 4, 5, 8, 11, 14
29.	<p>Selwyn District Council to find ways to overcome barriers to implementing the Rolleston Town Centre Masterplan, including the need to modify or cancel existing resource consents relating to land within the Rolleston Town Centre study area.</p> <p>A request by Selwyn District Council may be made to the Minister for Canterbury Earthquake Recovery to use interventions under the CER Act to overcome barriers to addressing recovery and rebuilding issues that cannot be resolved through usual processes.</p>	<p>The Selwyn District Council has not identified any barriers to the implementation of the Rolleston Town Centre Masterplan that require a request by the Minister for Canterbury Earthquake Recovery to use interventions under the CER Act for this action.</p>	1, 3, 4, 5, 8, 11, 14
30.	<p>Territorial authorities to use a case management approach, through relevant instruments, to support rebuilding of commercial businesses, particularly in key activity centres and neighbourhood centres.</p>	<p>Christchurch City Council</p> <p>Christchurch City Council established a suburban centres case management service to provide a single point of contact into Council. However, demand for this service has been lower than anticipated. In 2013/14, the majority of case management meetings related to locations within the Suburban Centres Masterplan areas.</p> <p>An evaluation is now being undertaken to determine the level of interest in continuing this service for non-masterplan areas. A proactive process of contacting landowners in the centres that have experienced the slowest rebuilding progress to date has been undertaken to remind them of the case management service. The response to date has been limited.</p> <p>A similar, separate case management service for key (strategic / large) projects across the city is also being offered for building consents.</p> <p>Selwyn District Council</p> <p>The Selwyn District Council has developed, and is using, a case management approach to deal with its larger consenting projects.</p>	1, 3, 4, 5, 6, 7, 8, 11, 14

Action number	LURP Action	Action status	Outcomes
		<p>Waimakariri District Council</p> <p>Waimakariri District Council is working closely with developers on their individual projects across all departments in the Council. This includes a case management approach where one person has been nominated as the contact person in the Council to provide co-ordinated project management.</p>	
<p>31.</p>	<p>Territorial authorities, in collaboration with the Canterbury Development Corporation, to use a case management approach, through relevant instruments, to support rebuilding of damaged business areas (including Business 4 and Business 5 zoned land in Woolston and Bromley, and key brownfield sites in business zones).</p> <p>A request by the relevant Territorial Authority may be made to the Minister for Canterbury Earthquake Recovery to use interventions under the CER Act to overcome barriers to addressing recovery and rebuilding issues that cannot be resolved through usual processes.</p>	<p>Christchurch City Council</p> <p>Over the past quarter, the Christchurch Development Corporation has continued to provide case management services to businesses in the industrial zones of Woolston and Bromley. The few remaining insurance settlement negotiations are progressing well and most firms are getting on with repairs and rebuilding after the earthquakes. Overall, most firms are starting to focus on business-as-usual issues. This move towards business as usual is expected to continue. A residual earthquake related issue to be addressed is unmaintained land and/or buildings that affect the amenity of the area and its ability to attract new investment.</p> <p>Selwyn District Council</p> <p>Selwyn District Council has developed and is using a case management approach to deal with its larger consenting projects.</p> <p>Waimakariri District Council</p> <p>Waimakariri District Council is working closely with developers on their individual projects across all departments in the Council. This includes a case management approach where one person has been nominated as the contact person in the Council to provide co-ordinated project management.</p>	<p>3, 5, 7, 13, 15</p>
<p>32.</p>	<p>Environment Canterbury, pursuant to section 26(4) of the CER Act, must amend the Canterbury Regional Land Transport Programme to the extent necessary to ensure it supports the development of greenfield priority residential and business areas, key activity centres, neighbourhood centres, and intensification and brownfield areas.</p>	<p>Environment Canterbury has given effect to this action through existing mechanisms within the Regional Land Transport Plan.</p>	<p>2, 3, 5, 8, 9, 10, 11</p>

Action number	LURP Action	Action status	Outcomes
33.	Christchurch City Council, pursuant to section 26(4) of the CER Act, must amend Local Government Act instruments to the extent necessary to provide for prioritised infrastructure programmes that identify capacity requirements and optimise available resources and funding to support the development of greenfield priority residential and business areas, key activity centres, neighbourhood centres, and intensification and brownfield areas.	Christchurch City Council has given effect to this action through existing mechanisms, for example it's Infrastructure Strategy, already embedded in its Long Term Planning processes. The purpose of the Council's Infrastructure Strategy is to identify significant infrastructure issues for the community over the next 30 years and to identify the principal options for managing those issues and their implications.	2, 3, 5, 8, 9, 10, 11
34.	Waimakariri District Council, pursuant to section 26(4) of the CER Act, must amend Local Government Act instruments to the extent necessary to provide for prioritised infrastructure programmes that identify capacity requirements and optimise available resources and funding to support the development of greenfield priority residential and business areas, key activity centres, neighbourhood centres, and intensification and brownfield areas.	Waimakariri District Council has given effect to this action through its Long-Term Planning processes.	2, 3, 5, 8, 9, 10, 11
35.	Selwyn District Council, pursuant to section 26(4) of the CER Act, must amend Local Government Act instruments to the extent necessary to provide for prioritised infrastructure programmes that identify capacity requirements and optimise available resources and funding to support the development of greenfield priority residential and business areas, key activity centres, neighbourhood centres, and intensification and brownfield areas.	Selwyn District Council has given effect to this action through its Long Term Planning processes.	2, 3, 5, 8, 9, 10, 11
36.	Christchurch City Council to enable in the next review of its district plans, to provide for land use and transport network integration, including: i. measures to support the implementation of the Greater Christchurch Transport Statement, Christchurch Transport Strategic Plan and the Christchurch Central Recovery Plan ii. support for transport choice, including walking, cycling and public transport iii. management of conflicts between property access, streetscape and transport efficiency.	This action is being progressed through the Christchurch Replacement District Plan process. Information on the Replacement Plan process and updates can be found at: www.chchplan.ihp.govt.nz	2, 3, 5, 8, 9, 10, 11, 12

Action number	LURP Action	Action status	Outcomes
Support strategic networks and freight			
37.	Christchurch City Council is directed, pursuant to section 24(1)(a) and (b) of the CER Act, to amend its City Plan as set out in appendix 2 (Amendment 5) and to amend relevant City Plan maps to show the 50dBA Ldn Airport Noise Contour as shown on Map A, Chapter 6 the RPS.	The amendments set out in Appendix 2 (Amendment 5) of the LURP were incorporated into the operative Christchurch District Plan on gazettal of the LURP.	1, 3, 4, 5, 12
38.	Waimakariri District Council is directed, pursuant to section 24(1)(a) and (b) of the CER Act, to amend its district plan as set out in appendix 3 (Amendment 6).	The amendments set out in Appendix 3 (Amendment 6) of the LURP were incorporated into the Waimakariri District Plan on gazettal of the LURP. This amendment has enabled growth to occur to the north of Kaiapoi, which was previously under the 50dBA Ldn Airport Noise Contour, at Sovereign Greens and Ruby Views.	1, 3, 4, 5, 12
39.	Selwyn District Council is directed, pursuant to section 24(1)(a) and (b) of the CER Act, to amend its district plan as set out in appendix 4 (Amendment 3).	The amendments set out in Appendix 4 (Amendment 3) of the LURP were incorporated into the Selwyn District Plan on gazettal of the LURP.	1, 3, 4, 5, 12
Support an integrated transport network			
40.	Councils and NZTA to ensure that rebuilding of the transport network protects future opportunities for supporting: <ul style="list-style-type: none"> i. intensification of residential and commercial development within existing urban areas ii. a range of transport modes (including walking, cycling, public transport and rail) in and between centres and existing and new business and residential areas iii. a strategic freight network that provides for distribution and servicing needs of businesses to, from and within metropolitan greater Christchurch, while managing the effects on local communities. 	Urban Development Strategy partners have undertaken a range of activities including: <ul style="list-style-type: none"> • investigating a range of future public transportation opportunities across the region, including an independent review of the system with a 'post-quake lens'. Further review and feedback are planned for mid-2015 to ensure links back to Action 41 initiatives and infrastructure development. • scoping the work required for identifying future public transport corridors. Once this is work completed the resulting corridors may be incorporated into the Christchurch City Plan to protect for future rapid public transport which will also encourage intensification. • completing a Greater Christchurch Freight Study. This was led by the New Zealand Transport Agency in collaboration with Christchurch City Council, Waimakariri and Selwyn District Councils, and Environment Canterbury, with support from Lyttelton Port of Christchurch, KiwiRail and Christchurch International Airport Limited. Further work will be undertaken on the implementation of its actions. • ongoing work on the South West Transport Gap Analysis and the Northern Transport Gap analysis where transport packages are planned to integrate with the new land use patterns. A Better Business Case for the western corridor study has been initiated. • completing the Riccarton Road and Lincoln Road corridor studies. • undertaking studies on the Colombo Street and Whiteleigh Avenue corridors. 	2, 3, 4, 5, 8, 9, 10, 11, 12, 14

Action number	LURP Action	Action status	Outcomes
41.	Environment Canterbury and Christchurch City Council to implement their agreed public transport recovery package of services and infrastructure (including the central city Bus Interchange, suburban hubs at Northlands and Riccarton and two super stops in the central city, and priority traffic management) across Christchurch city, enabling the public transport operations envisaged for the central city under the Christchurch Central Recovery Plan.	<p>In December 2014, Environment Canterbury implemented the remainder of the new Metro hub and spoke network. A number of transport projects are underway to support the new routes, including:</p> <ul style="list-style-type: none"> the Riccarton interchange which was approved by Christchurch City Council in December 2014 with an anticipated opening in mid-2015 work by strategic partners on a New Zealand Transport Authority business case to develop an implementation programme for public transportation infrastructure for the next 5 to 10 years the central city bus interchange, which will be open (in part) by April 2015. <p>Public transport matters are addressed on a sub-regional basis at the Public Transport Working Group, which includes elected representatives and staff from Christchurch City Council, Selwyn District Council, Waimakariri District Council, the Christchurch Central Development Unit, Environment Canterbury and the New Zealand Transport Agency.</p>	2, 3, 8, 9, 10, 11, 12, 14
Natural hazards and environmental constraints			
Avoid hazards			
42.	Christchurch City Council to enable in the next review of its district plans, to provide for protection of people from risks in 'High Hazard Areas' (as defined in the Regional Policy Statement) and other risks from natural hazards, including, but not limited to, natural hazards such as rock roll and cliff collapse on the Port Hills and natural hazards such as flooding, liquefaction and sea level rise elsewhere in the city.	This action is being progressed through the Christchurch Replacement District Plan process. Information on the Replacement Plan process and updates can be found at: www.chchplan.ihp.govt.nz	1, 3, 4, 5
43.	Councils to encourage and support the provision of geotechnical data and groundwater data, assessments and building information to the Canterbury Geotechnical Database (currently administered by CERA).	CERA currently maintains the Geotechnical Database. Discussions between CERA, Environment Canterbury, Christchurch City Council, the Earthquake Commission, GNS and Land Information New Zealand are underway on the best future location for the database.	1, 3, 4, 5
Implementing delivery mechanisms for recovery			
Establish planning framework			
44.	Environment Canterbury is directed, pursuant to section 24(1)(a) of the CER Act, to include objectives, policies and methods in a new chapter 6 in the Canterbury Regional Policy Statement as set out in appendix 1.* * In parallel with this, supplementary narrative in chapter 6 will be inserted using powers under section 27 of the CER Act.	Provisions were incorporated into Chapter 6 of the Canterbury Regional Policy Statement in December 2013.	1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 12, 14, 15

Action number	LURP Action	Action status	Outcomes
45.	<p>Christchurch City Council to enable in the next review of its district plans the following measures, as a matter of urgency:</p> <ul style="list-style-type: none"> • reduce consenting and notification requirements • address standards relating to urban design that could negatively impact upon recovery • provide for existing industrial activities in business zones • define the extent of key activity centres. <p>In the prioritisation of these measures it is recognised that the policies, objectives and methods may be interim in nature and be superseded by subsequent amendments to the Christchurch City Council's District Plan.</p>	<p>This action is being progressed through the Christchurch Replacement District Plan process. Information on the Replacement Plan process and updates can be found at: www.chchplan.ihp.govt.nz</p>	1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 12, 14, 15
46.	<p>Environment Canterbury is directed, pursuant to section 24(1)(c) of the CER Act, to make any changes or variations to objectives, policies and methods in the Regional Policy Statement and regional plans (in addition to those directed in other actions in this Recovery Plan) that it considers are appropriate to enable and support recovery and rebuilding in accordance with this Recovery Plan.</p> <p>If issues impeding recovery are identified, a request may be made to the Minister for Canterbury Earthquake Recovery to use interventions under the CER Act to make changes to the Regional Policy Statement and regional plans.</p>	<p>This action is partially completed.</p> <p>Four Regional Plan changes were made operative on 21 December 2014. A change to the Regional Policy Statement is anticipated in March/April 2015.</p>	3, 4, 5
47.	<p>Waimakariri District Council is directed, pursuant to section 24(1)(c) of the CER Act, to make any changes or variations to objectives, policies and methods in its district plan (in addition to those directed in other actions in this Recovery Plan) that it considers are appropriate to enable and support recovery and rebuilding in accordance with this Recovery Plan.</p> <p>If issues impeding recovery are identified, a request may be made to the Minister for Canterbury Earthquake Recovery to use interventions under the CER Act to make changes to the district plan.</p>	<p>The Waimakariri District Council adopted changes to its District Plan on 3 February 2015. These changes became operative on 23 February 2015.</p>	3, 4, 5

Action number	LURP Action	Action status	Outcomes
48.	Selwyn District Council is directed, pursuant to section 24(1)(c) of the CER Act, to make any changes or variations to objectives, policies and methods in its district plan (in addition to those directed in other actions in this Recovery Plan) that it considers are appropriate to enable and support recovery and rebuilding in accordance with this Recovery Plan. If issues impeding recovery are identified, a request may be made to the Minister for Canterbury Earthquake Recovery to use interventions under the CER Act to make changes to the district plan.	The Selwyn District Council adopted changes to its District Plan on 10 December 2014. These changes became operative on 13 December 2014.	3, 4, 5
Promote quality urban environment			
49.	The Canterbury Sustainable Homes Working Party (CSHWP) to provide ongoing support to councils to identify: <ul style="list-style-type: none"> i. opportunities to improve district plans and consenting processes, to facilitate and enable energy-efficient, sustainable, cost-effective design of subdivisions and comprehensive developments; and energy-efficient, sustainable, accessible and cost-effective design ii. innovative, accessible and sustainable solutions for new and rebuilt houses. 	Key projects, which are ongoing, include: <ul style="list-style-type: none"> • build Back Smarter Service to integrate improvements for a warmer drier home into the repairs being undertaken. • workshop on sustainable housing with Group Home Builders, coordinated with the Ministry of Business, Innovation and Employment. • working with the Christchurch Polytechnic Institute of Technology on a red zone house relocated to the corner of Ferry Road and Barbadoes Street to create a home demonstration centre. • advice on the LURP residential exemplars. 	1, 3, 4, 5, 6, 7
Provide information and advice			
50.	Councils to coordinate and integrate existing advice and information services for rebuild activities, including: <ul style="list-style-type: none"> i. land status ii. geotechnical information iii. pre-application advice iv. links to neighbouring land owners and developers. 	Christchurch City Council and Environment Canterbury have implemented streamlined advice and resource consent processes for land repair works. Christchurch City Council and Environment Canterbury have been part of a National Environmental Standard Operational Measures Group with the Ministry for the Environment, the Earthquake Commission and the Canterbury Earthquake Recovery Authority to co-ordinate public advice and streamline the consent processes for contaminated land. A Memorandum of Understanding has been entered into between Christchurch City Council and Environment Canterbury regarding the discharge of stormwater from contaminated sites.	3, 4, 5

Monitoring indicators

Indicator 1: Availability of residential greenfield priority area land

There are potentially 40,000 new residential sections in greenfield priority areas in greater Christchurch. Of these, the majority (20,000²³) are in Christchurch, with the remainder in Selwyn (approximately 13,000 sections) and Waimakariri (approximately 6,500 sections) (see Table 1).

Table 1: Development in residential greenfield priority areas

Territorial authority	Approximate minimum number of lots provided by zoning	Sections zoned	Sections consented or subject to application	S224 issued	Building consents issued in LURP greenfield areas*
Waimakariri	6,500	6,031	2,236	1,271	3,350
Christchurch [#]	20,000	10,553	4,972	n/a	925 [^]
Selwyn	13,000	11,974 ⁺	6,114	3,549	3,370
Total	39,500	28,558	13,322	4,820	7,645

* This is in the total Waimakariri and Selwyn District including rural areas between 2012 and 2014 calendar years

[#] Data as at 1 November 2014

[^] There has been an additional 800 building consents in other greenfield areas such as Masham and Aidanfield

⁺ Calculated based on the total number of sections minus the difference between allocated lots to lodged lots due to some of Prebbleton not being zoned yet

Data sourced from Christchurch City Council, Selwyn District Council and Waimakariri District Council

Of the identified priority growth areas, 28,500 sections have been rezoned from rural to residential. This is nearly three-quarters of the potential sections for households that could be provided for in greater Christchurch. Figure 5 shows the location of each of the residential growth areas and their rezoning status.

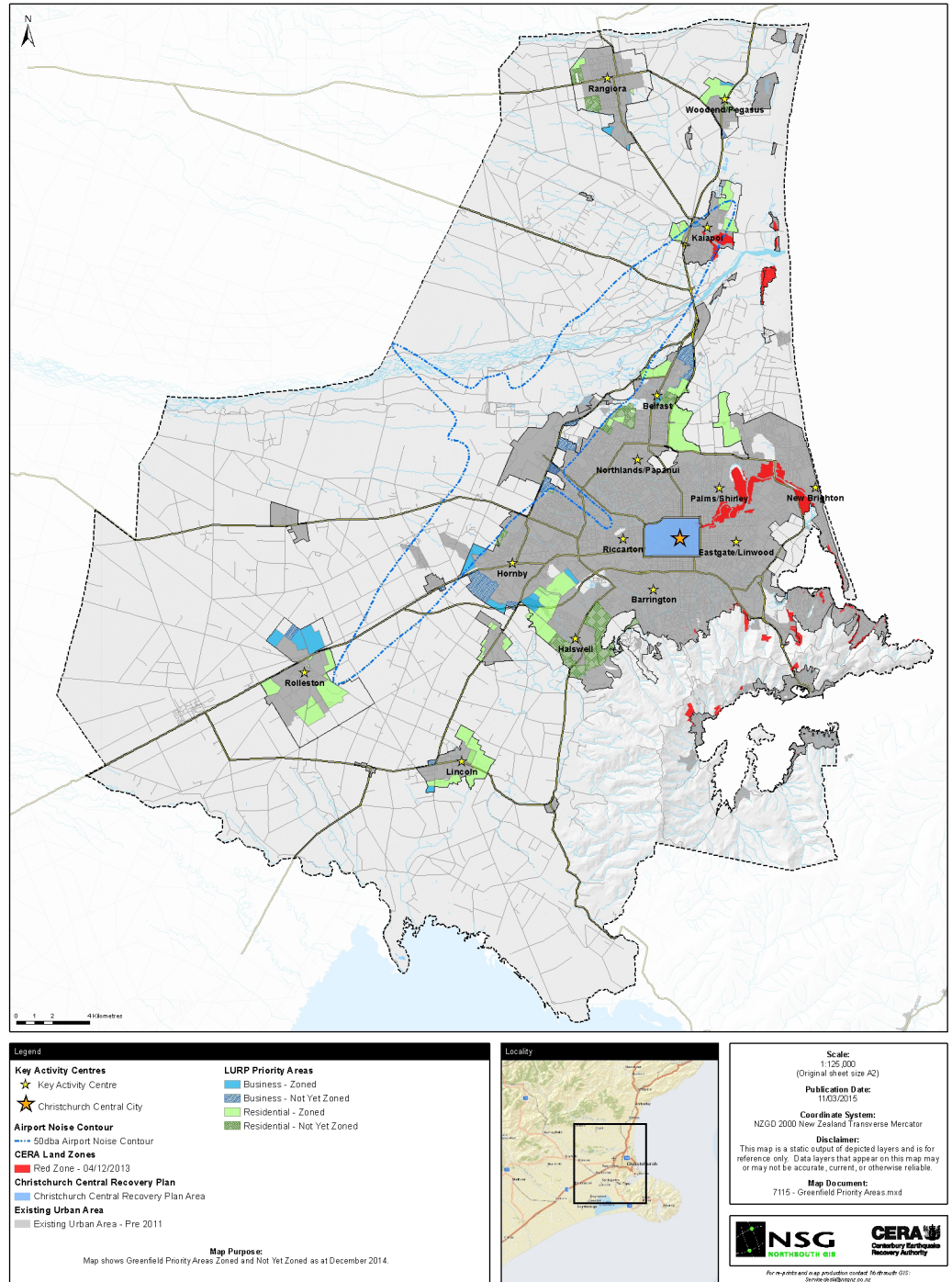
Of the areas rezoned, over 13,000 sections are subject to, or have received subdivision consent. This is almost 50 per cent of the sections rezoned in these areas.

Within Christchurch, almost 12,000 sections have some form of infrastructure constraint. Of these, 2,900 are in areas that have been rezoned residential.

Within the greenfield priority areas that have been subdivided, consents have been issued for over 900 new houses in Christchurch and an additional 800 in other greenfield areas between the beginning of 2012 and the end of December 2014. Selwyn and Waimakariri have each had over 3,000 consents for new houses in the same period, although some of these are not in the greenfield growth areas.

²³ In addition, there are up to 3,000 sections consented, under development or proposed in other subdivisions including Yaldhurst/Masham, Aidanfield and other smaller subdivisions.

Figure 5: Greenfield priority areas zoned and not zoned as at December 2014



Indicator 2: Residential building consents

Building consent information provides an indicator of the number of new houses about to be built and the rate and location within the greater Christchurch area. It is important to note that a building consent may be for more than one housing unit especially in the case of multi-unit or apartment complexes. This section counts the number of new houses rather than the number of consents.

Much of the data in this section is from Statistics New Zealand. There are some limitations when using Statistics New Zealand building consent data for measuring new house numbers. This data set is primarily an economic indicator to measure building activity rather than a housing indicator measuring changes to the housing stock. As such, the loss of housing due to demolitions, even if it is on the consent, is not counted. Therefore, the net growth of additional housing is less than the total housing activity. This is especially the case post-earthquakes with the large number of earthquake related rebuilds.

Following the earthquakes, new housing doubled in Selwyn and Waimakariri districts. Between February 2011 and October 2013 Waimakariri and Selwyn had more new residential activity than Christchurch, with the majority being in greenfield priority areas. Since October 2013, the proportion of new residential buildings in Christchurch has returned to pre-earthquake levels, with building consents for new houses in Christchurch comprising over half the consents issued. The rate of development of new housing in both Selwyn²⁴ and Waimakariri²⁵ is still higher than pre-earthquake levels.

Since February 2011, building consents for 16,800 new houses in the greater Christchurch area have been issued. Under half of the building consents were within greenfield priority areas. These building consents are largely for properties within specific subdivisions including Wigram Skies, Longhurst / Knights Stream and Prestons in Christchurch (see Figure 6); Sovereign Palms and Silverstream in Waimakariri district; and Farringdon and Te Whāriki in Selwyn district.

Of the remaining consents, just over 5,000 were for additional houses. The number is not higher because a large proportion (46 per cent²⁶) of building consents has been for replacement housing (Figure 8).

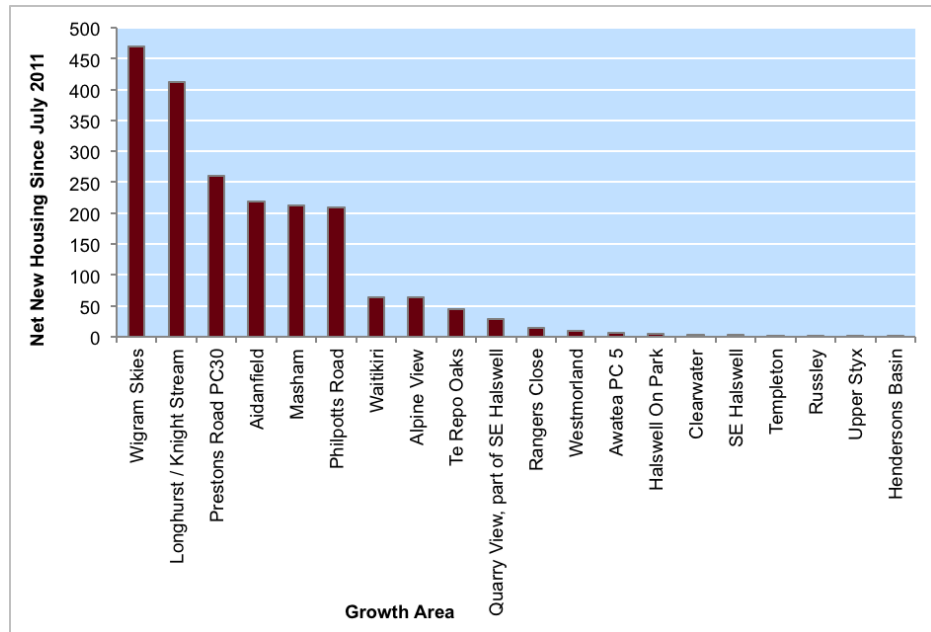
Figure 10 shows how infill development (intensification) within Christchurch is tracking as a percentage of all new housing in greater Christchurch. Although the rate of infill development has increased, it is still below the aspirational target expressed in the LURP.

²⁴ Selwyn has had a 193 per cent increase in new residential units since the earthquakes compared with the 10 years preceding.

²⁵ Waimakariri has had a 220 per cent increase in new residential units since the earthquakes compared with the 10 years preceding.

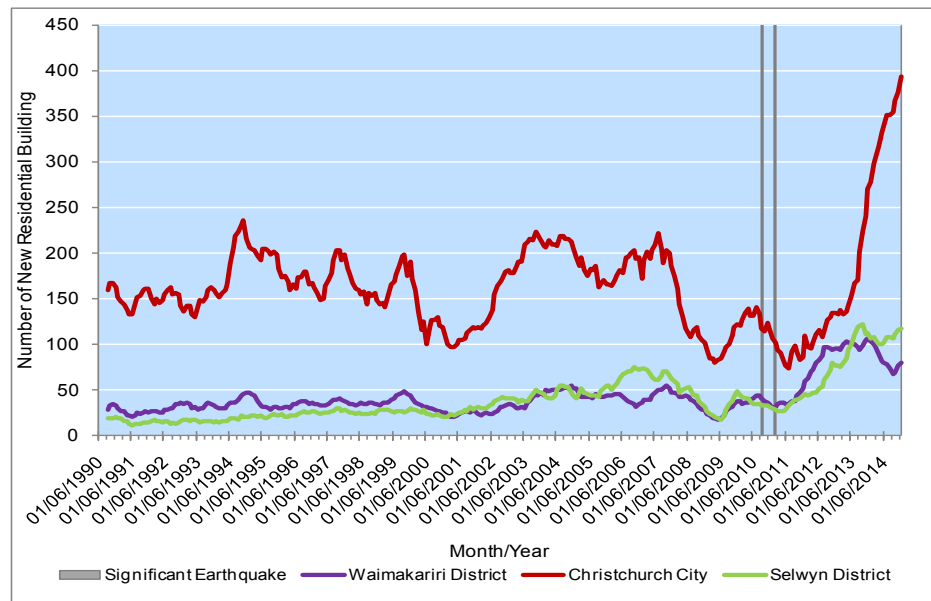
²⁶ There is an overlap between the number of net new housing and the number of replacement housing as some replacement housing is also included in the net new where a house is replaced with more than one houses.

Figure 6 - Christchurch net new housing by residential growth area since July 2011 (post earthquakes)



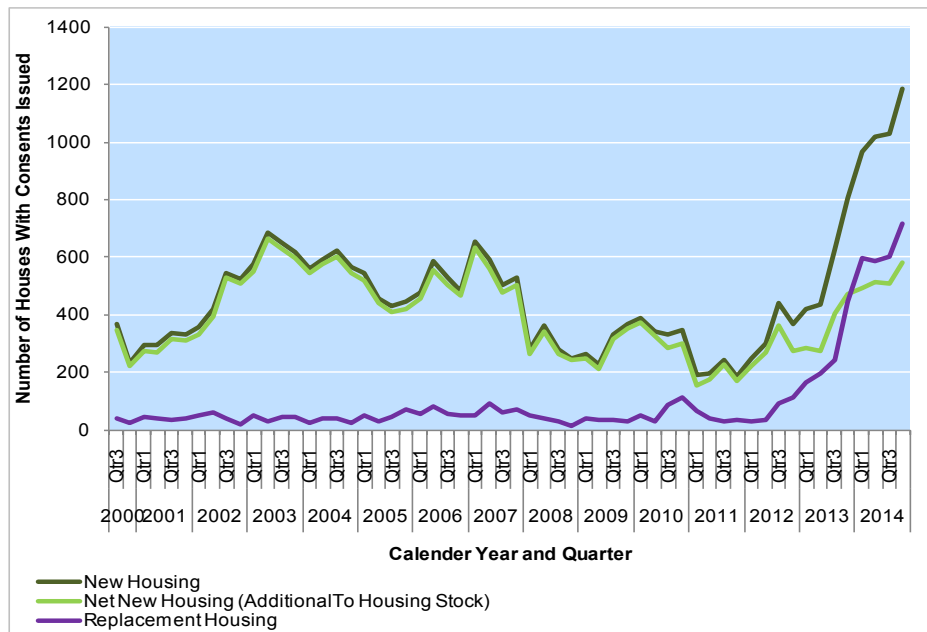
Data sourced from Christchurch City Council

Figure 7: New housing in greater Christchurch six month running average, 1990-2104



Data sourced from Statistics New Zealand

Figure 8: New housing, additional housing and replacement housing for Christchurch City Council, 2000-2014



Data sourced from Christchurch City Council

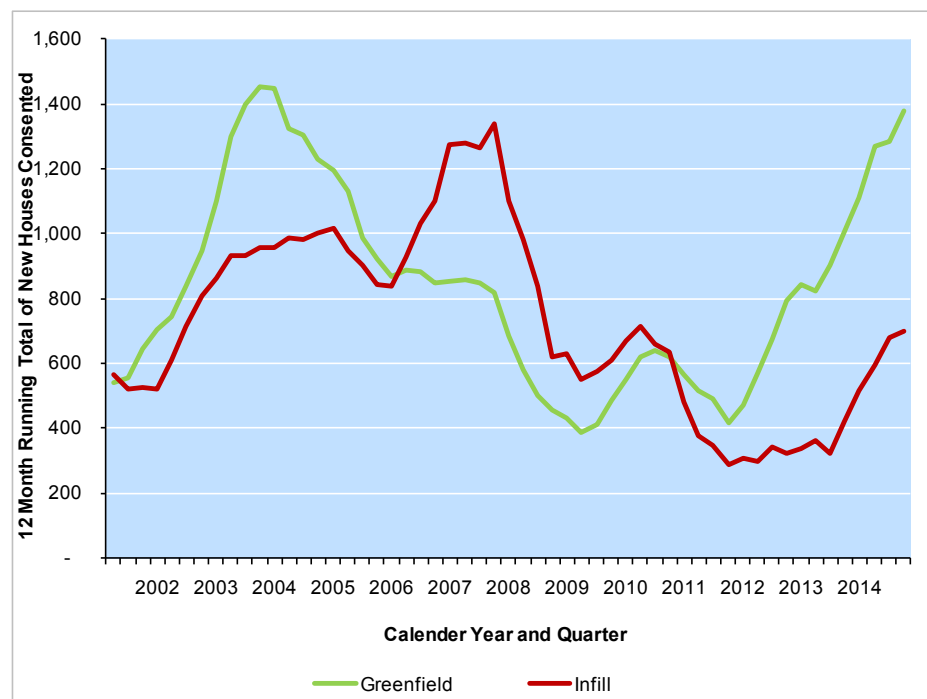
Indicator 3: Residential intensification

It is assumed that most of the intensification of existing areas (infill) is occurring in Christchurch. There is no data on how much may be happening in Waimakariri and Selwyn; this activity is assumed to be small or insignificant in those districts.

Historically, half of all additional houses (net new housing) in Christchurch has been in the existing part of the city. Since the earthquakes, the proportion has been much lower at around 30 per cent of all net new development. However, as shown in Figure 9, the number of infill houses has been increasing steadily since the end of 2013 from around 300 units per annum to almost 700 units per annum at the end of 2014.

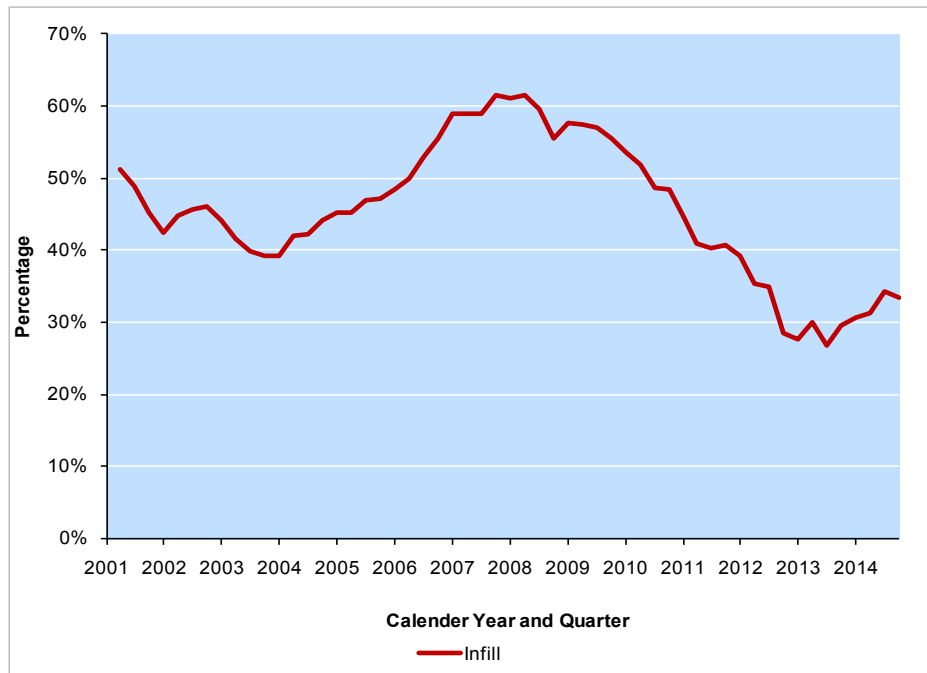
The rate of intensification in greater Christchurch is much lower due to the large number of houses being built in greenfield areas in Waimakariri and Selwyn following the earthquakes (Figure 10). After the earthquakes, infill development declined to a low of 10 per cent of all net new housing compared with over 30 per cent before. Although the rate of infill development has increased, it is still below the aspirational target expressed in the LURP.

Figure 9 - Number of net new residential houses by infill versus greenfield areas, 2002-2014



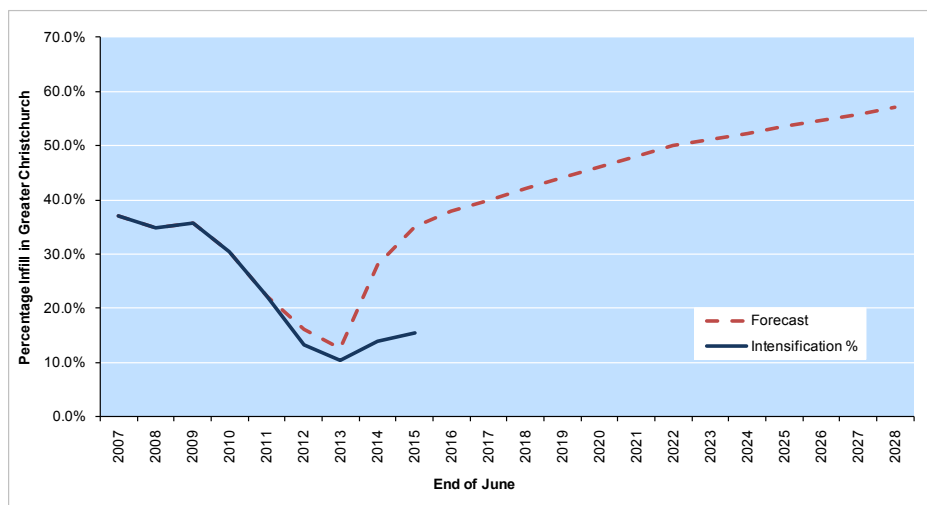
Data sourced from Christchurch City Council

Figure 10: Rate of infill development in Christchurch, 2001-2014



Data sourced from Christchurch City Council

Figure 11 – Historic and forecast rate of intensification in greater Christchurch, 2007-2028



Data sourced from Christchurch City Council, Statistics New Zealand. Projection taken from draft Land Use Recovery Plan, Figure 7 (page 34).

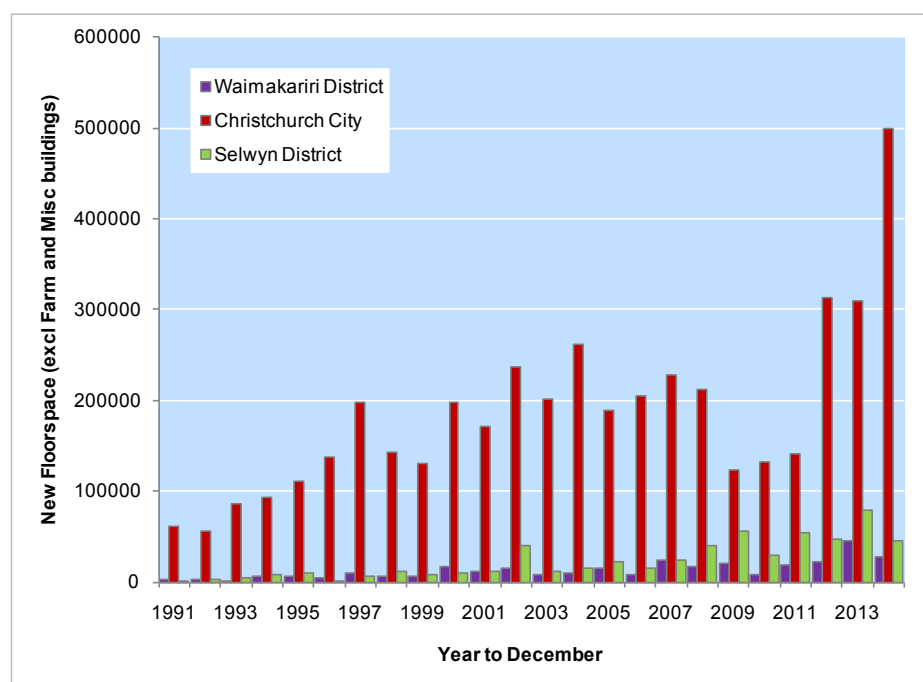
Indicator 4: Business building consents

Information on new business and commercial floorspace (taken from building consents) provides an indication of the rate and location of new and replacement industrial and commercial buildings in greater Christchurch. This analysis excludes farm buildings and miscellaneous buildings, which are outside the scope of the LURP.

As shown in Figure 12, the majority of new floorspace is in Christchurch where almost 1.3 million square metres of new floorspace has been consented since the earthquakes. This accounts for 79 per cent of the new floorspace in greater Christchurch, while Selwyn accounts for 14 per cent and Waimakariri the remaining 7 per cent. Note this new floorspace will include consents for replacement buildings as well as buildings that add to the pre-earthquake stock.

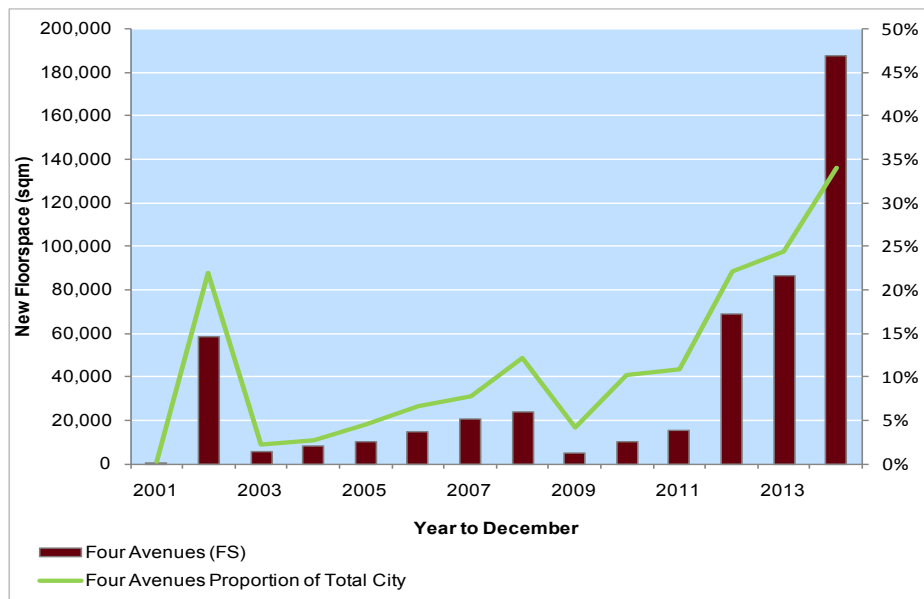
Prior to the earthquakes, industrial and commercial development within the central city accounted for less than 10 per cent of the total new floorspace in Christchurch. This proportion increased to 24 per cent in 2013 and 34 per cent in 2014 (see Figure 13). Since the earthquakes around 360,000 square metres of new commercial and industrial floorspace has been consented within the central city. Figure 14 shows the location of all new post-earthquake industrial and commercial floorspace in Christchurch.

Figure 12: Commercial floorspace for Christchurch, Selwyn and Waimakariri Districts, 1990-2014



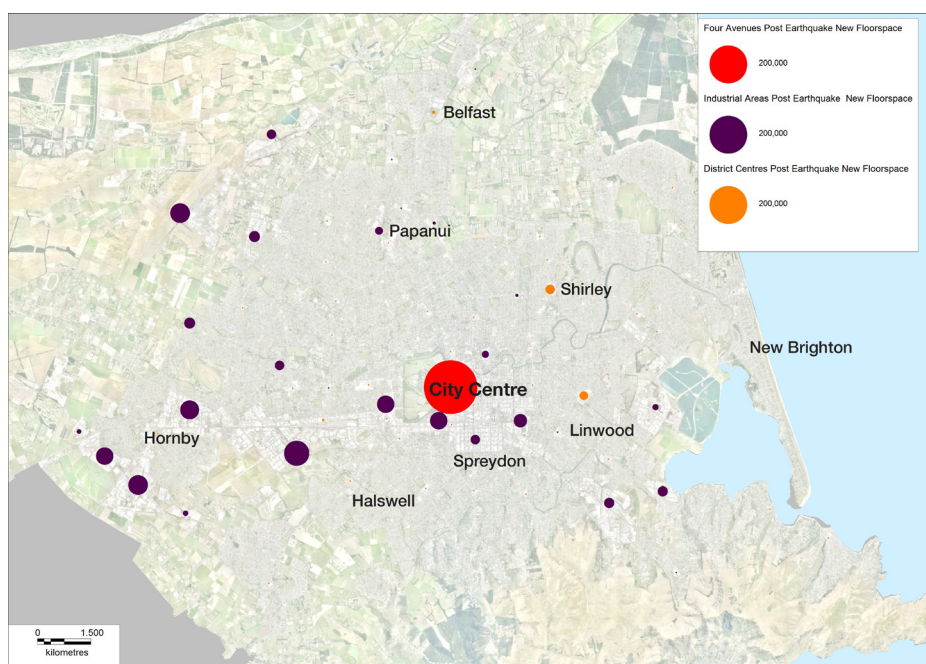
Data sourced from Statistics New Zealand

Figure 13: New commercial and industrial floorspace Consented in the central city and as a proportion of Christchurch new floorspace, 2001-2013



Data sourced from Christchurch City Council

Figure 14: Location of new post earthquake commercial and industrial floorspace, by metres squared, in Christchurch



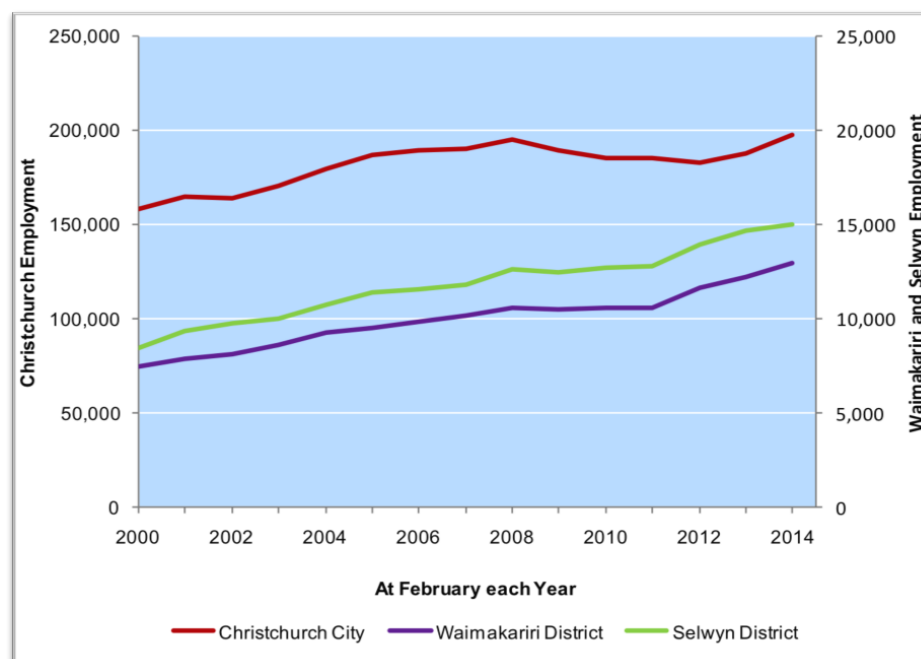
Data sourced from Christchurch City Council

Indicator 5: Business activity

Employment statistics²⁷ from Statistics New Zealand's annual Longitudinal Business Frame update provide a good indicator of what is happening in the business environment, including changes in the overall business environment, which businesses are impacted and the location of these changes.

Christchurch has historically had around 90 per cent of the employment in the greater Christchurch area. This proportion has been slowly decreasing over time. Since the earthquakes, employment in Waimakariri and Selwyn has increased to around 13 per cent of greater Christchurch employment. Although employment in Selwyn and Waimakariri has been growing at a faster rate than in Christchurch, 72 per cent of all employment growth in greater Christchurch has continued to occur in Christchurch (see Figure 15).

Figure 15: Number of people employed in greater Christchurch, 2000-2014



Data sourced from Statistics New Zealand

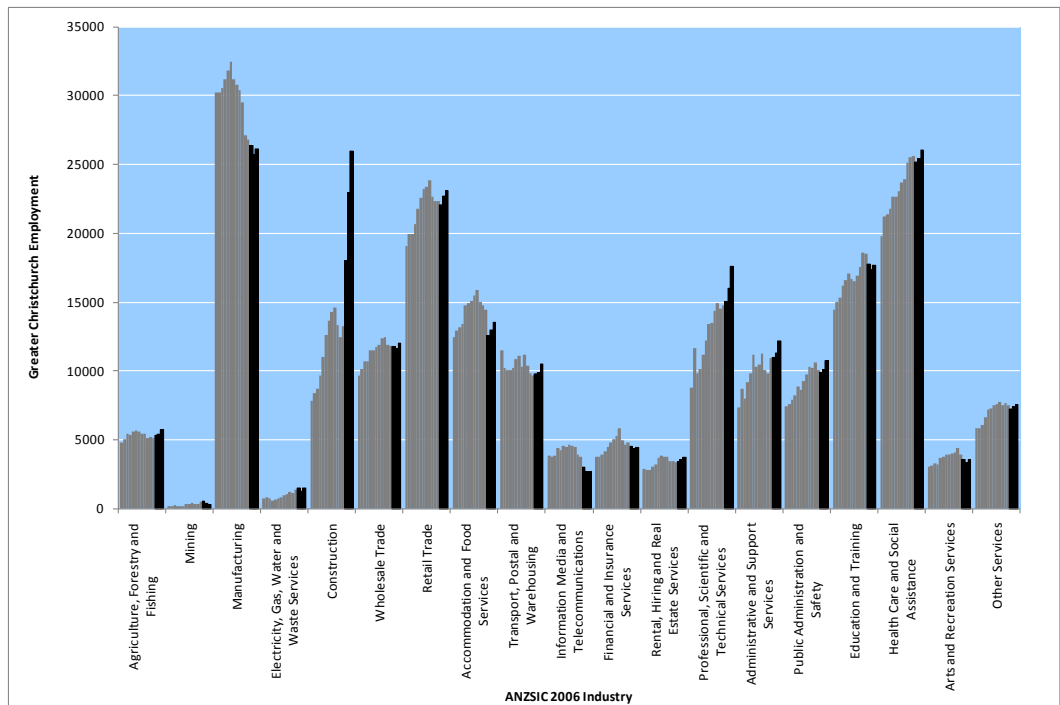
Figure 16 shows the employment trends by industry within greater Christchurch. The key trend post-earthquake is that construction workforce has almost doubled from 13,000 to 26,000 employees. There has also been a 20 per cent increase in professional, scientific and technical services. Accommodation and food services, which were already declining as a result of the global financial crisis, declined by a further 13 per cent following the earthquakes. These activities have since started to recover.

Manufacturing, which is still the single largest employment group in greater Christchurch, has been declining since 2005. The biggest decline in employment in this industry occurred before the

²⁷ Employee Counts from the Longitudinal Business Frame update include all employees but exclude working proprietors (add in definition from SNZ website).

earthquakes. Following the earthquakes, the decline has slowed, possibly because it is now supported by the additional activity created from the rebuild.

Figure 16: Employment by industry in greater Christchurch 2000-2014 (black bars indicate post-earthquake)

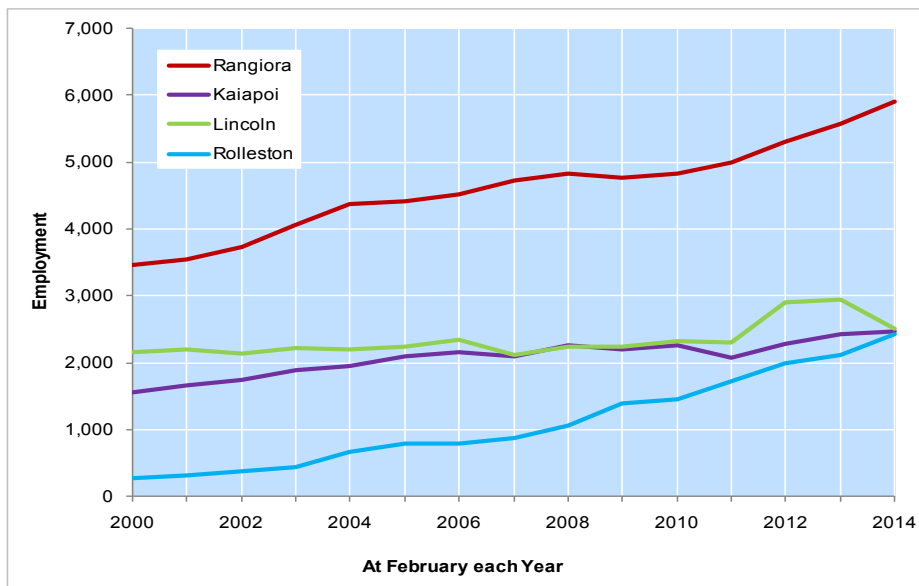


Data sourced from Statistics New Zealand

The level of employment in the larger towns in Selwyn and Waimakariri is shown in Figure 17. Rangiora has the greatest concentration of employment with close to 6,000 employees at February 2014. This is compared with around 2,500 employees in each of the other three towns (Kaiapoi, Lincoln and Rolleston). The majority of growth has been in Rangiora and Rolleston. Rangiora and Rolleston were growing on average by around 135 new employees per year before the earthquakes. This has increased to 300 new employees in Rangiora and 240 in Rolleston per year following the earthquakes. Lincoln experienced an immediate boost to employment following the earthquakes as businesses relocated but this has since declined.

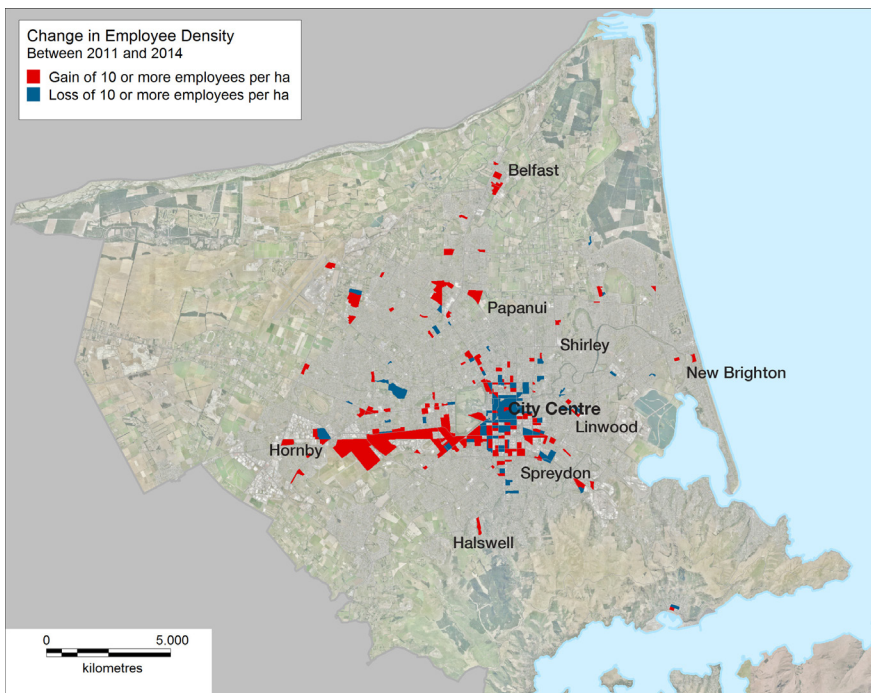
Figure 18 shows the movement of employment within Christchurch since the earthquakes. As expected, there has been a net loss of jobs from the commercial core, and an increase in employment in areas around the central city and to the west of the central city. Many of these gains have been in industrial areas where there was space for businesses to relocate.

Figure 17: Employment trends for major towns in Selwyn and Waimakariri districts, 2000-2014



Data sourced from Statistics New Zealand

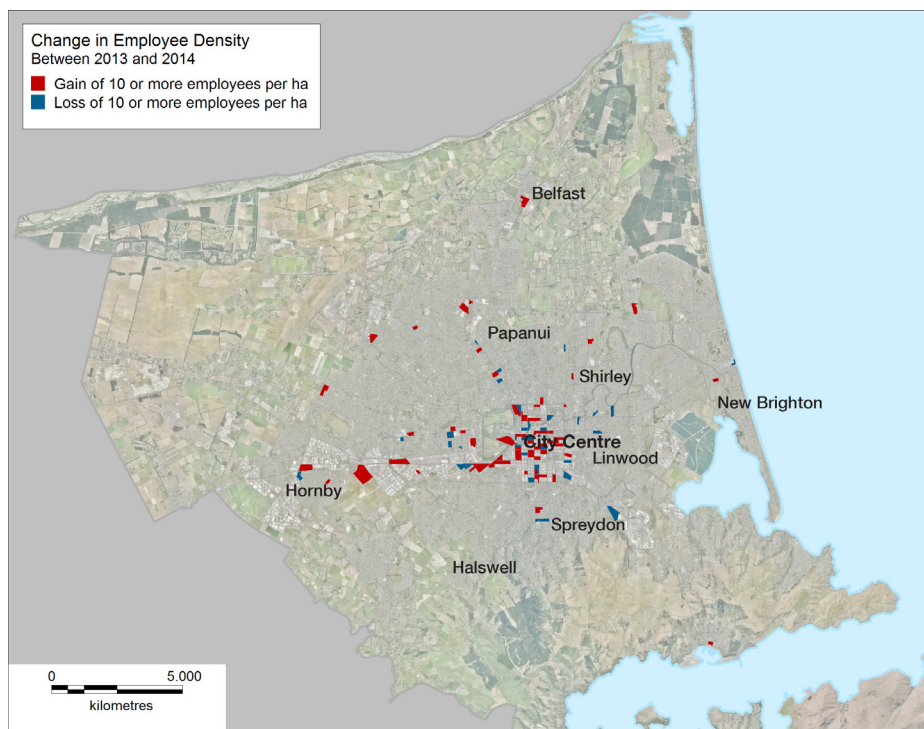
Figure 18: Employee change since the earthquakes, February 2011-2014



Data sourced from Statistics New Zealand

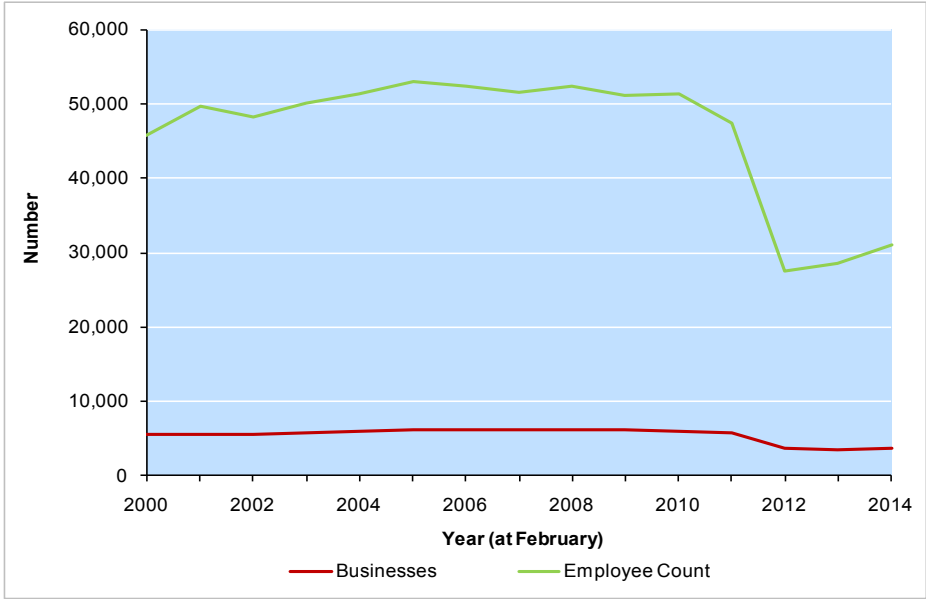
In the last 12 months, employment has been starting to return to areas in the central city (Figure 19). Employment in the central city declined by around 20,000 people following the earthquakes (from around 50,000). Since 2012, this trend has changed with a gradual increase in employment (Figure 20).

Figure 19: Employee Change in the most recent year, between February 2013 and 2014



Data sourced from Statistics New Zealand

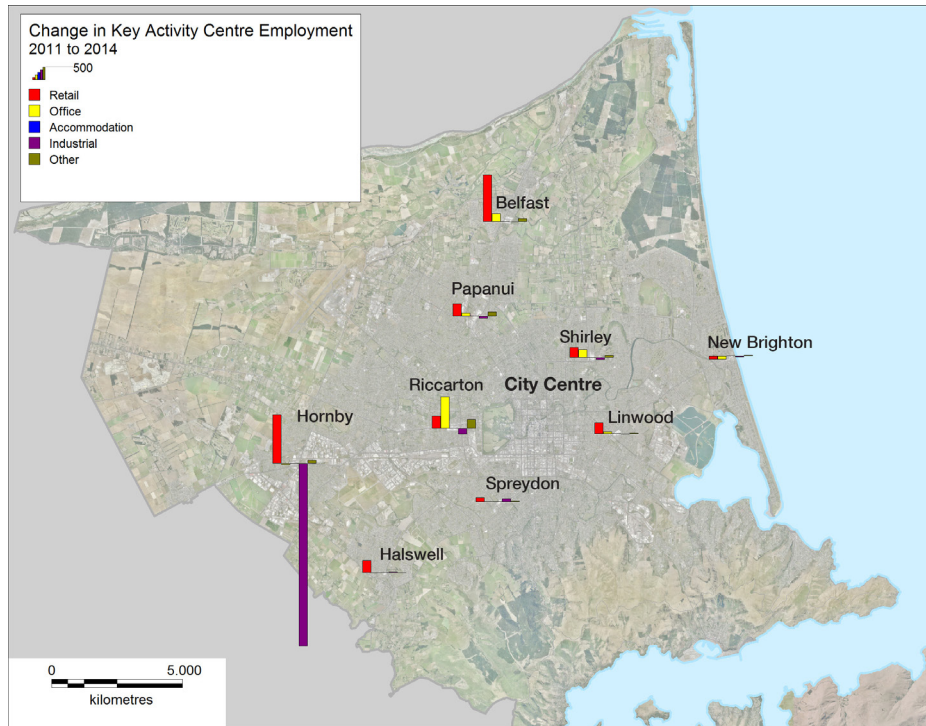
Figure 20: Employee and business trends in the central city, 2000-2014



Data sourced from Statistics New Zealand

Employment in the key activity centres in Christchurch has generally increased since February 2011, except in New Brighton where there was a minor decrease in retail and office activities. Riccarton has experienced a large increase in office employment since February 2011 while Hornby has experienced growth in retail at the expense of industrial employment (Figure 21). Riccarton now has 30 per cent of employment in office workers compared with 25 per cent in 2010.

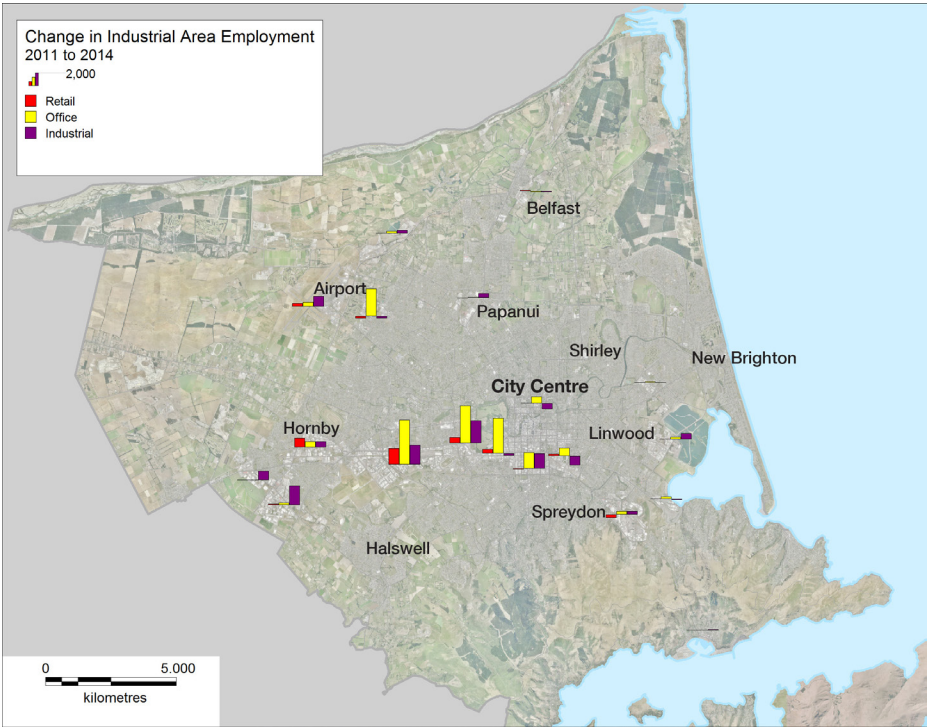
Figure 21: Change in key activity centre employment, 2011-2014



Data sourced from Statistics New Zealand

Figure 22 shows the movement of office workers to industrial areas as a result of the earthquakes. Generally, industrial areas close to the central city such as Addington, Sydenham, Riccarton and Middleton have gained office employees. In addition the technology park in Russley Road has also gained more office workers. Most industrial areas have continued to gain industrial workers.

Figure 22: Change in industrial employment by type, 2011-2014



Data sourced from Statistics New Zealand

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