

Christchurch Central Recovery Plan Analysis

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Why Christchurch?

Christchurch is New Zealand's second city and the hub of tourism, agribusiness and commercial activity for the South Island.

The earthquake events of 2010 and 2011 have changed not just the physical elements of the City but the psyche and philosophy of its occupiers. Christchurch has long been described as the Garden City, though years of organic growth left the central city decentralised and sterile. The Central City Development Unit's blueprint for Christchurch's central business district presents a once in a lifetime opportunity for the fabric of our city to be rewoven into a modern, green and globally contextual environment. A shared vision of a compact, safe and generationally appealing commercial and cultural core can now be realised.

Regulatory road blocks have been removed and a streamlined approval process has been employed to facilitate redevelopment. Key civic projects have been identified and their locations confirmed; numerous opportunities for investment in both social and fiscal capacities exist.

A clear and critical path has been established for a stronger more vibrant Christchurch. It is time to move forward – let's get on with it!



Key features of the Recovery Plan

The Recovery Plan defines the shape of the Central City, identifies the locations of key Anchor Projects to boost the recovery and delivers implementation timelines. It includes a volume of amendments to the existing Christchurch City Plan.

The Plan specifies exactly where the Anchor Projects will go. It also utilises the Minister of Canterbury Earthquake Recovery's power to designate sites for that purpose. A number of the Anchor Projects are placed on private land. This means the Government has an extensive acquisition process ahead of it. The Recovery Plan also seeks to facilitate development and investment by the private sector in the Anchor Projects and across the Central City.

In addition to the location of the Anchor Projects, the Recovery Plan establishes:

The Core

- A new consolidated business hub covering 40ha (the previous Central City zone covered around 90 ha).

The Frame

- To the north, east and south of the Core - to stimulate the Core by reducing the supply of developable land within a lower density greenspace area (with the south Frame providing for an office campus environment).

A new Mixed Use area beyond the Frame

- Intended to be complementary to, rather than compete with, the Core.

The Anchor Projects

These include key civic facilities and other initiatives that will boost the Central City rebuild.

- Convention Centre
- Multi Purpose High Performance Stadium
- Metro Sports Facility
- Justice and Emergency Services Precinct
- Performing Arts Precinct
- Cricket Oval
- Earthquake Memorial
- Innovation Precinct
- The Frame
- Central Library
- Avon River Precinct
- Cathedral Square
- Health Precinct
- Public Transport Hub
- Cultural Centre
- The Square
- Residential Demonstration Project

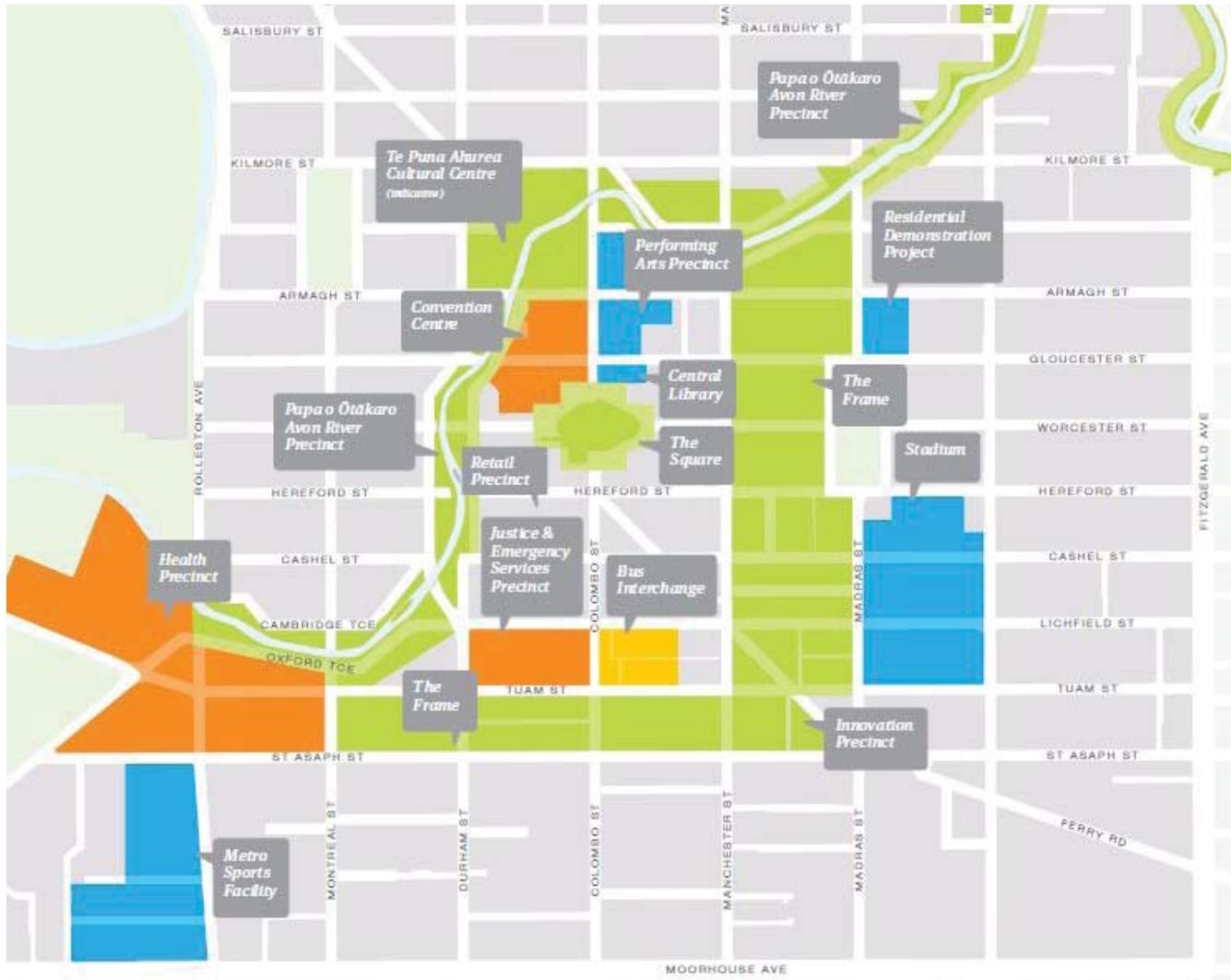
Designations for Anchor Projects

The Minister has designated the land required for most of the Anchor Projects. The usual process to designate land under RMA is lengthy and usually notified. The CER Act has enabled the Minister to truncate this process. The designations have a 10 year lapse period (the usual lapse period is 5 years).

The effect of the designation is that no one may do anything with the designated land (without the Minister's consent) that would prevent or hinder the Anchor Projects to which the designation relates.

Land use consents will not be required for the establishment of the Anchor Projects under the designation.

The Anchor Projects Mapped



How is land acquired and compensated for?

- CERA may acquire land by agreement with the landowner. Letters are now being sent to affected landowners to commence this process.
- CERA can also compulsorily acquire land by serving notice on the landowner and publicly notifying the acquisition.
- The Minister has 3 years to acquire the land after serving notice on the owner (which can be extended by a further 2 years).
- In order to claim compensation, a claim form must be lodged with CERA within 2 years of the date of acquisition.
- The Minister determines the compensation payable having regard to **current market value of the land at the date of acquisition**, as determined by a registered valuer. Landowners have the right to make representations before compensation is determined. Public Works Act compensation principles apply, including the principle of open market sale by a willing seller to willing buyer.
- Compensation will be offered for “actual loss”. Any loss that is (or should have been) insured is not subject to compensation, and any material damage claims will need to be settled with private insurers.
- Owners dissatisfied with the compensation determined by the Minister can appeal to the High Court.
- Upon acquisition by the Crown any party having an interest in the land (eg. by way of a charge or easements) will have those interests extinguished.
- Land may be acquired before any compensation has been set, so as not to delay acquisition.

Land acquired under the CERA Act differs from usual Public Works Act acquisitions in the following ways:

- There is no requirement for CERA to negotiate with landowners for 3 months before compulsorily acquiring the land.
- There is no right to object to the compulsory acquisition (except by judicial review of the Minister’s decision).
- There is no right to require purchase of balance land not taken (although compensation may be claimed for loss of value).
- There is no right for an owner to have CBD land offered back if no longer required by CERA (except for residential land within the CBD).

What are the key resource consenting issues?

- The Christchurch City Council (CCC) remains the consenting authority where resource consents under the RMA are required to undertake activities.
- Some decisions (such as urban design and Outline Development Plan approvals) will be made by a joint management group comprising representatives from CERA, CCC and Ngai Tahu. There will be a 5 working day turnaround from lodgement to decision.
- A number of activities in business and mixed use zones are permitted provided development standards are met, meaning no resource consent is required.
- Breach of development standards results in non-notified restricted discretionary activity status, meaning that while consent can be refused the application will not be publicly notified.
- Pre earthquake buildings that can meet the statutory test for existing use rights may be able to be reinstated. An application to CCC for an existing use certificate is required to confirm this.
- There are no changes to the Building Act consenting process.



The Core

- New Central City Business Zone is 40 ha (previous plan included an area of 90 ha).
- Core is a defined area within the Business Zone.

Development Controls

- Buildings built across 100% of site and up to road boundary.
- Height - 28m maximum.
- Road Wall Height - 21m maximum.
- Recession Plan - 45° from 21m.
- Minimum Height - 2 storeys.
- Carparking on site - maximum of 50% GLFA of premises.
- Carparking also needs to be hidden from view - behind, within or under buildings.
- All buildings require resource consent with respect to urban design.
- A new decision-making body has been established comprising representatives from CERA, CCC and Ngai Tahu to make those decisions within 5 working days.

Development controls do not apply to the designated Anchor Projects.

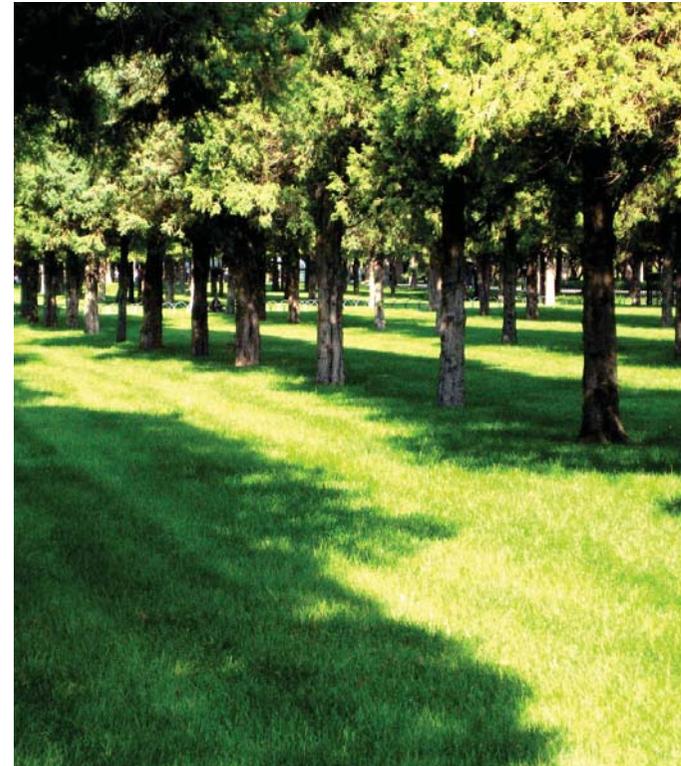


The Gateway

The balance of business zone not within the Core makes up the Gateway (principally around Victoria Street).

Development Controls

- Buildings required to build up to road boundary and across at least 65% of the width of site.
- Height - 17m maximum.
- Can have single storey buildings.
- Carparking - up to 50% GLFA but location anywhere on site.
- No urban design requirement.



The Frame

This is intended to provide a clear edge to the Central City business zone.

Frame - North and East

- Designated areas to the north and east of the business zone.
- The designation includes a range of activities from residential to park land.
- The Recovery Plan suggests these areas will include areas of green space, walking and cycling tracks but also residential activity.
- Existing development or activities consistent with the designation may be able to stay - this will require discussion with CERA.

Frame - South

- Designated as a campus style office precinct which caters for health, education and related activities.
- Sits adjacent to the Special Purpose Hospital Zone (Christchurch Hospital).
- Existing development consistent with the designation may be able to stay temporarily - again discussion with CERA will be critical.



Mixed Use Zone

- Provides for a range of activities complementary to the Core - health, education, community facilities, hotels/motels, wholesaling, motor servicing, light industrial and residential activities.
- Includes a specific area for large format retail use (shown on the planning map).
- In other areas in the mixed use zone, retail over 250m² and office space over 450m² is non complying - with the effect of pushing retail and office use into the Core Business Zone.
- This has removed 50ha of land available for retail because of reduction in size of Core Business Zone.



Retail Precinct

This is a defined area with the Core (not shown on a map but effectively covers a 3 block area bounded by Oxford Terrace, Hereford Street, Lichfield through to High Streets).

- Comprehensive development of this area will be managed through an Outline Development Plan (ODP) process.
- Requirement for ODP to be approved by resource consent - must have at least 7,500m² (effectively 1/3 of a block).
- The reason for this is to achieve an integrated form (eg. North/South road connections, pedestrian crossings, access and carparking to be integrated, location of open space and relationship with adjoining areas).
- Land does not need to be amalgamated into a single title to achieve this. Land owners are encouraged to communicate with each other and with CERA on this process.



Residential Activity

- Residential activity is permitted throughout the Four Avenues, including the business and mixed use zones.
- An ambitious plan to have increased population in the CBD over time.
- CERA has committed to a residential demonstration project to showcase inner city living options, as have CCC and the Ministry of Business Innovation and Employment.
- Living Zones (Living 4) in the inner city are to be reviewed by CCC before March 2013 and a report provided to the Minister on possible amendments to better facilitate inner city living.
- The interface between the new Central City business/mixed use zones and the existing living zones is to be managed to promote residential development by ensuring amenity is protected and effects are properly managed.



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