

(a) Canterbury Regional Policy Statement**Chapter 5 Objective 5.2.1- Location, design and function of development (Entire Region)**

Development is located and designed so that it functions in a way that:

1. *achieves consolidated, well designed and sustainable growth in and around existing urban areas as the primary focus for accommodating the region's growth; and*
2. *enables people and communities, including future generations, to provide for their social, economic and cultural well-being and health and safety; and which:*
 - a) *maintains, and where appropriate, enhances the overall quality of the natural environment of the Canterbury region, including its coastal environment, outstanding natural features and landscapes, and natural values;*
 - b) *provides sufficient housing choice to meet the region's housing needs;*
 - c) *encourages sustainable economic development by enabling business activities in appropriate locations;*
 - d) *minimises energy use and/or improves energy efficiency;*
 - e) *enables rural activities that support the rural environment including primary production;*
 - f) *is compatible with, and will result in the continued safe, efficient and effective use of regionally significant infrastructure;*
 - g) *avoids adverse effects on significant natural and physical resources including regionally significant infrastructure, and where avoidance is impracticable, remedies or mitigates those effects on those resources and infrastructure;*
 - h) *facilitates the establishment of papakāinga and marae; and*
 - i) *avoids conflicts between incompatible activities.*

Chapter 6 –**Objective 6.2.6 - Business Land Development**

Identify and provide for Greater Christchurch's land requirements for the recovery and growth of business activities in a manner that supports the settlement pattern brought about by Objective 6.2.2, recognising that:

1. *The greenfield business priority areas in Christchurch City provide for the accommodation of new, primarily industrial business activities, restricting the development of these areas for office and retail activities;*
2. *Except where identified for brownfield redevelopment, areas used for existing industrial activities are to be used primarily for that purpose, rather than as a location for new office and retail activities;*
3. *New office and retail activities are primarily to be directed to the Central City, Key Activity Centres, and neighbourhood centres;*
4. *A range of other business activities are provided for in appropriate locations; and*
5. *Business development adopts appropriate urban design qualities in order to retain business, attract investment, and provide for healthy working environments.*

Policy 6.3.6 – Business Land

To ensure that provision, recovery and rebuilding of business land in Greater Christchurch maximises business retention, attracts investment, and provides for healthy working environments; business activities are to be provided for in a manner which:

- 1. Promotes the utilisation and redevelopment of existing business land, and provides sufficient additional greenfield business land through to 2028 as provided for in Map A;*
- 2. Recognises demand arising from the relocation of business and industrial activities as a result of earthquake-damaged land and buildings;*
- 3. Reinforces the role and attractiveness of the Central City, as the city’s primary commercial centre, and that of the Key Activity Centres;*
- 4. Recognises that new office and retailing is primarily to be directed to the Central City, Key Activity Centres and neighbourhood centres where these activities reflect and support the function and role of those centres; or in circumstances where locating out of centre, will not give rise to significant adverse distributional or urban form effects;*
- 5. Recognises that new greenfield business land in Christchurch City is primarily for industrial activities, and restricts these areas for office and retail use;*
- 6. Recognises that existing business zones provide for a range of business activities depending on the desired amenity of the receiving environment and the potential or otherwise for significant distributional or urban form effects from retail and office activity on other centres;*
- 7. Utilises existing infrastructure availability, capacity and quality;*
- 8. Protects existing and future communities from reverse sensitivity issues;*
- 9. Ensures close proximity to labour supply, major transport hubs and passenger transport networks;*
- 10. Encourages self-sufficiency of employment and business activities within communities across Greater Christchurch;*
- 11. Promotes, where appropriate, development of mixed-use opportunities, within commercial business areas, where reverse sensitivity issues can be appropriately managed; and*
- 12. Incorporates good urban design principles appropriate to the context of the development.*

Policy 6.3.8 - Regeneration of Brownfield Land

To encourage and provide for the recovery and regeneration of existing brownfield areas through new comprehensive residential, mixed-use or business developments, provided such activities will ensure the safe and efficient functioning of the transport network and will not have significant adverse distributional or urban form effects on the Central City, existing Key Activity Centres and neighbourhood centres, or give rise to significant reverse sensitivity effects.

(b) Canterbury Earthquake Recovery Strategy

Leadership and Integration

Facilitate a timely and efficient recovery, including intervening where necessary to remove impediments, resolve issues and provide certainty.

Economic Recovery

- *Plan for a well-functioning Christchurch central city, thriving suburban centres, flourishing rural towns and a productive rural sector;*
- *Restoring the confidence of the business sector and the insurance and finance markets to enable economic recovery and growth.*
- *renewing the region's brand and reputation as a safe, desirable and attractive place to live, study, visit and invest;*
- *identifying and facilitating increased opportunities for early and substantial local and international investment;*
- *ensuring a range of employment options to attract and retain a high-calibre, appropriately skilled workforce;*
- *enabling a business-friendly environment that retains and attracts business;*

Social Recovery

- *Delivering community, health, education and social services that are collaborative, accessible, innovative and inclusive.*

Cultural Recovery

- *Acknowledging and celebrating the rich and diverse Ngai Tahu, colonial and other heritages and connections.*

Built Environment Recovery

- *Rebuild infrastructure and buildings in a resilient, cost effective and energy efficient manner;*
- *Developing a transport system that meets the changed needs of people and businesses and enables accessible, sustainable, affordable and safe travel choices.*
- *Zoning sufficient land for recovery needs within settlement patterns consistent with an urban form that provides for the future development of greater Christchurch;*

Natural Environment Recovery

- *Providing public access to and opportunities for outdoor recreation, cultural, social and economic activities;*
- *Enhance air quality through managing recovery activities that impact on air quality, such as heating, transport, demolition and construction.*

(c) Land Use Recovery Plan

Action 19: Christchurch City Council District Plan Review

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.

Action 24: Christchurch City Council District Plan Review

Christchurch City Council to enable in the next review of its District Plans the following measures:

Rebuilding of existing business areas

- existing industrial activities in business zones*
- comprehensive developments in existing urban business areas, including brownfield sites.*
- clarity and certainty about urban design requirements in key activity centres and other business zones*

Revitalising centres

- 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 master plan process.
- vi. mixed-use development within key activity centres.

Greenfield priority areas for business

- vii. Outline Development Plan to establish the broad land use pattern within the Hornby (B10, B11, and B12) and Belfast (B5) Greenfield priority areas for business, shown on Map A, appendix 1, including consideration of wider connectivity to surrounding areas and networks.
- viii. an integrated approach to greenfield priority areas for business (sic) that are located near Christchurch Airport.
- ix. zoning provisions for other greenfield priority areas for business shown on Map A, appendix 1.
- x. thresholds for commercial activities in Greenfield priority areas for business where these are considered necessary to avoid reverse sensitivity effects or effects on the viability of key activity centres.

Action 45: Christchurch City Council District Plan Review

Christchurch City Council to enable in the next review of its District Plans the following measures, as a matter of urgency:

- Reduce consenting and notification requirements
- Address standards relating to urban design that could negatively impact upon recovery
- Provide for existing industrial activities in business zones
- Define the extent of key activity centres.

In the prioritisation of these measures it is recognised that the policies, objectives and methods may be interim in nature and be superseded by subsequent amendments to the Christchurch City Council's District Plan.

(d) Mahaanui Iwi Management Plan

Issue P3: Ngāi Tahu participation in urban and township planning and development.

Issue P5: The right to residence, use and development of ancestral land is inhibited by:

- (a) Land zoning rules;
- (b) Housing density rules;
- (c) Provision of infrastructure and services;
- (d) Multiple ownership; and
- (e) Lack of council recognition of paper roads and easements as access points to Māori land.

