

## Chapter 12A Canterbury Regional Policy Statement

Proposed Change 1 to the Regional Policy Statement has been revoked and a new chapter 12A has been included. The new Chapter 12A is substantially the urban limit provisions proposed by Change 1, for example Objective 1: Urban Consolidation and Policy 1: Urban Limits have been retained as has "the red line" on Map 1. However Chapter 12A has been amended to take account of the impacts from the region's earthquakes and will make provision for new Greenfields residential and business areas in the greater Christchurch area.

Key differences between the new chapter 12A and the version of chapter 12A which followed the Council's decision in December 2009 are:

- Deletion of special treatment areas. These were areas which Chapter 12A said were considered to be appropriate for urban growth and part of the allocation under Policy 6: Integration of Urban Form, and Infrastructure within Urban Limits, but special consideration was needed for the management of issues on these sites. Henderson's Basin and Cranford Basin were identified as special treatment areas in Table 2, Policy 6 of the old Chapter 12A. Cranford Basin has now been removed from Table 2, however Hendersons Basin is still in Table 2.
- There is greater recognition of the need to avoid land with the potential for liquefaction and lateral displacement. For example:
  - Issue 3: Environmental Challenges includes liquefaction, lateral displacement, rockfall, landslip and tsunami as potential adverse effects if development is not conducted appropriately,
  - Policy 1 says that such land is to be avoided where it would be uneconomic for urban development to safely proceed,
  - Policy 8(k) says that Outline Development Plans should show how the implementation of geotechnical requirements are to be provided for.
- Policy 6: Integration of Urban Form, and Infrastructure within Urban Limits is now less prescriptive. Table 1 of Policy 6 now shows the predicted household growth over two time periods, instead of three. Table 2 now specifies the Greenfield areas for residential growth over the entire period 2007-2041 rather than over three time periods. The sequencing of development is to be determined by the territorial authority.
- Table 2 of Policy 6, Greenfield areas for residential development has been amended to:
  - Include the Prestons Road development
  - Exclude a reference to Cranford Basin
- Amendments have been made to provide for a North West Review Area (land primarily zoned Rural 5 in the Christchurch City Plan which is east of Christchurch International Airport, see Map 1). The Christchurch City Council will carry out a review to consider suitable land uses having regard to the 50dBA noise contour and groundwater recharge zone. Up to 100 ha may be included as Greenfields Business within the Urban Limit (Table 3 of Policy 6).
- A new policy 6(d), and other amendments, now require territorial authorities to "*provide for*" the sequenced development of residential and business land identified in Tables 2 and 3 in plans such as Long Term Plans and District Plans.

- The provision and sequencing will be determined by each territorial authority, in particular it is noted that not all Greenfield Areas will be required to provide for the household numbers in Policy 6(a), Table 1 (see Explanation to Policy 6).
- The methods related to implementing Policy 13 Rural Residential Development have been amended.
- Policy 15, Monitoring and Review has been amended to discuss the North West Review Area, and provide specific detail on a review of the Greenfields Business land, and identify areas to be given priority as the preferred location for future business opportunities.
- Additional amendments have been made to Chapter 12A to recognise the Minister's recent announcement that he would allow limited residential development at Kaiapoi within the 50 dBA Ldn noise contour surrounding Christchurch airport.

Anderson Lloyd has been heavily involved in Change 1 over a number of year, representing clients at both Council and Environment Court hearings. We have also worked closely with Councils and CERA more recently on the implications of the earthquakes for development in the Greater Christchurch area.

If you require more information on the implications of the new Chapter 12A please contact:

**Mark Christensen**

Partner

mark.christensen@andersonlloyd.co.nz

Phone: 03 335 1218

**Jen Crawford**

Partner

jen.crawford@andersonlloyd.co.nz

Phone: 03 335 1265

**Lauren Semple**

Partner

lauren.semple@andersonlloyd.co.nz

Phone: 03 335 1201

**Philippa Walker**

Partner

Philippa.walker@andersonlloyd.co.nz

Phone: 03 335 1267