

18 AUG 2011

OTH11-884 Dasha



Canterbury Earthquake Recovery Authority

To Minister of Finance
Minister for Canterbury Earthquake Recovery

Subject Kaiapoi Town Centre – White Zones

Date 15 August 2011

First Contact Rosalind Plimmer
Interim Manager Recovery Strategy, Planning & Policy
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Withheld under
Section 9(2)(a)
Withheld under
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1. Note that the Orange Zones of 23 June included a non-residential area of the Kaiapoi town centre

Note
BZ
Minister of Finance

Note
Minister for Canterbury Earthquake Recovery
RJB

2. Note that Cabinet agreed on 15 August to rezone some areas of Kaiapoi Red, including the non-residential area in the Kaiapoi town centre

Note
BZ
Minister of Finance

Note
Minister for Canterbury Earthquake Recovery
RJB

3. Note that the non-residential area shown in Appendix A would be more appropriately zoned White for consistency with other zoning decisions.

Note
BZ
Hon Bill English
Minister of Finance

Note
Hon Gerry Brownlee
Minister for Canterbury Earthquake Recovery
RJB

4. **Agree** that the non-residential area shown in Appendix A should be rezoned White, as shown in Appendix B

Agree / Disagree
Minister of Finance

Agree / Disagree
Minister for Canterbury Earthquake Recovery

5. **Agree** that a letter be sent to these property owners explaining their new zoning status

Agree / Disagree
Minister of Finance

Agree / Disagree
Minister for Canterbury Earthquake Recovery

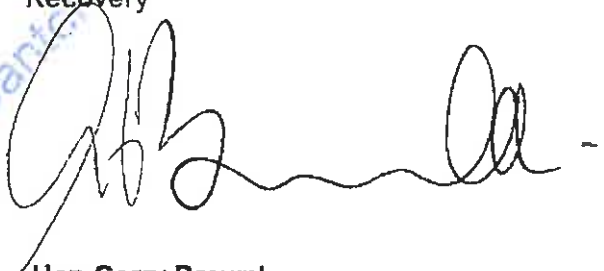
6. **Agree** that the announcements on the rezoning of Kaiapoi Orange Zones incorporate the decision in Recommendation 4, as well as the update to the LandCheck website.

Agree / Disagree
Minister of Finance

Agree / Disagree
Minister for Canterbury Earthquake Recovery


Hon Bill English
Minister of Finance

21 / 8 / 2011


Hon Gerry Brownlee
Minister for Canterbury Earthquake Recovery

16 / 08 / 2011

Released by the Minister for Canterbury Earthquake Recovery

Purpose of report

- 1 This report seeks your agreement to the rezoning of approximately 20 non-residential properties¹ in Kaiapoi to White Zones.

Background

- 2 On Monday 15 August, Cabinet agreed to new residential Red Zones in Kaiapoi. These decisions pertained to the rezoning of some of the Kaiapoi Orange Zones announced on 23 June [CAB Mln (11) 24/15 refers].
- 3 With these decisions, Cabinet delegated authority jointly to the Minister of Finance and Minister for Canterbury Earthquake Recovery to have power to act on minor policy, technical and communications issues in relation to the transaction design and letters of offer to Red Zone residents in Kaiapoi and Pines Beach.

Clarification about land zoning in Kaiapoi Town Centre

- 4 A small number of properties (approximately 20¹) within sub-zone D of Kaiapoi have subsequently been identified by Tonkin and Taylor as non-residential properties in the Kaiapoi town centre. These areas should have been zoned White on 23 June, and officials recommend that this be corrected before announcements are made on the rezoning of Kaiapoi Orange Zones. Therefore this paper proposes that these properties be zoned White (refer photo attached at Appendix A and map at Appendix B) rather than Red as agreed by Cabinet on 15 August 2011.
- 5 Within the 23 June residential Red Zones, non-residential properties within these areas were zoned red because it would not be practicable to rebuild there over the short-medium term where area-wide land remediation solutions would be required and the services to those areas may not be reinstated any more than temporary repairs. Non-residential properties in neighbouring areas, or areas surrounded by Green Zones were generally zoned White.
- 6 The White Zone category relates to areas in the Port Hills, CBD and non-residential properties which require further assessment. In these areas, there are separate processes for mapping the areas and determining the future zoning of the land.
- 7 The advice on re-zoning of Kaiapoi for decisions on 15 August was based on a geotechnical assessment of the land for residential purposes. However, the areas of non-residential properties in the Kaiapoi town centre discussed in this report were mistakenly zoned Orange in previous decisions. Because they border Green, White and Red Zones, it is not clear what the final zoning should be without further consideration.
- 8 As the government offer of purchase only applies to insured residential properties, changing these non-residential areas from Red to White is a technical change which aligns the zoning more correctly with the approach taken in other parts of Christchurch; and with the properties on the opposite side of Williams Street. However it should be noted that these properties would no longer be a part of any offer that the government may want to consider in relation to residential Red Zones in the future.
- 9 Changing this area from Orange to White may be viewed as adding further to the uncertainty faced by these property owners, and could lead to a reduction in confidence

¹ 23 Terralink ID tags have been identified. The number of properties is likely to be slightly less than this.

about the other zoning decisions made by government. Alternatively, the area could remain zoned Orange but this would set up unreasonable expectations about the timing and process by which the area would be finally rezoned. Officials consider it is preferable to be upfront and correct the mistake by rezoning it to White as it should have been all along.

- 10 As this decision relates to technical and communications issues in relation to the Red Zone offers in Kaiapoi, officials consider this decision can be made under the delegated authority to Joint Ministers referred to earlier.
- 11 Treasury and the Department of Prime Minister and Cabinet were informed of this report.


Publicity

- 12 The announcements on the rezoning of Kaiapoi Orange Zones could include communications of these new White Zones.
- 13 It is proposed that a letter be sent to these property owners explaining their new zoning status. The LandCheck website is being prepared so that these decisions, if made, can be included in the LandCheck update for the new Kaiapoi Red Zones.

Recommendations

It is recommended that Ministers:

- 14 **Note** that the Orange Zones of 23 June included a non-residential area of the Kaiapoi town centre
- 15 **Note** that Cabinet agreed on 15 August to rezone some areas of Kaiapoi Rsed, including the non-residential area in the Kaiapoi town centre
- 16 **Note** that the non-residential area shown in Appendix A would be more appropriately zoned White for consistency with other zoning decisions.
- 17 **Agree** that the non-residential area shown in Appendix A should be rezoned White, as shown in Appendix B
- 18 **Agree** that a letter be sent to these property owners explaining their new zoning status
- 19 **Agree** that the announcements on the rezoning of Kaiapoi Orange Zones incorporate the decision in Recommendation 4, as well as the update to the LandCheck website.



Rosalind Plimmer
Interim Manager Recovery Strategy, Planning & Policy
15 August 2011

