

# LAND USE RECOVERY PLAN



How an impact assessment process  
engaged communities in recovery planning



# Land Use Recovery Plan (LURP)



- A spatial plan for greater Christchurch
- Rebuilding communities
- Enable housing and business recovery
- Natural hazards
- Collaborative multi-agency partnership

Stephen: Necessity – convoluted history of implementing the Urban Development Strategy through Proposed Change 1. Greater Christchurch needed a spatial plan to provide certainty for business, infrastructure providers, developers, the community and participants in the recovery.

Key components

Promotes intensification of existing urban areas.

Supply of greenfield

Housing growth areas in response to transitional housing demand.

Maintains and re-emphasises the focus on 'Key Activity Centres' as economic and social hubs across the region.

Maintains commitments to strategic and sustainable transport networks.

The process of preparing the LURP moved at speed – needed input from a the diverse range of community members. IA process was extremely positive, instigated by Ecan I was new to ECan and brought a fresh perspective, and needed input from a wide range of people very quickly. Unique circumstances post earthquake that needed a participatory approach to act fast, not just a long term plan, but immediate actions that would see results 'on the ground' in the form of new houses, community facilities, relocated businesses and the like.

*The Recovery Strategy states: "To integrate activities, connect the components of recovery, and implement the goals of this Strategy, the preparation of Recovery Plans will use impact assessment methodologies and tools, such as the Integrated Recovery Planning Guide."*

# Integrated Assessments

The impact assessment is the process of examining the potential implications of proposal with particular emphasis on the unanticipated impacts.

The assessments, carried out by Environment Canterbury and the Canterbury District Health Board, aimed to assist with and also to be a check on the content of the Plan, providing recommendations to strengthen and improve the Plan.



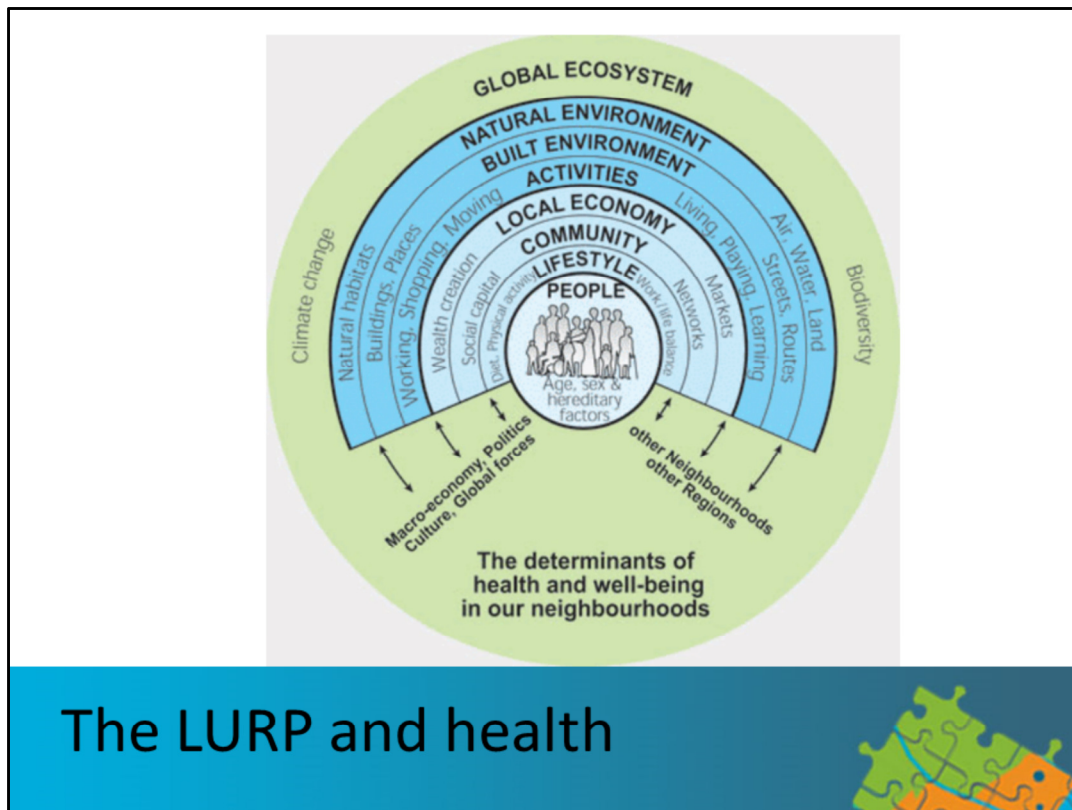
(Stephen) The impact assessment is the process of examining the potential implications of proposal for the natural environment, for people, their health and wellbeing, and their social, cultural and economic activities and values - with particular emphasis on the unanticipated impacts.

This analysis is then used to modify plans and to inform final decisions about proposals.

To evaluate early in the plan development process how well the Plan met identified sustainability and well-being criteria.

Requirement for the Assessment plan

Experience in the UK and Australia : why was it a good idea? Why health?



## The LURP and health

Jane) People's health and wellbeing, where we live, work and play is influenced directly and indirectly by the surrounding environment. Health is not defined merely by the absence of disease but how and where we live our lives. Good health and wellbeing are critical for strong, resilient communities and also bring greater economic, cultural and social benefits. So when the CDHB heard there was to be new Land Use Plan for Canterbury, we were interested, we wanted to be involved because the relationship between types of developments, the amount of greenspace available, the transport links, the effects on water and air quality to name a few, will impact on our health.

The CDHB is part of the Canterbury Health In All Policies Partnership Partnership (CHIAPP) is an arrangement between four partner organisations (ECan, CCC, Ngai Tahu and CDHB) to work together to ensure that health and wellbeing are embedded into the partners' policy and project development.

CHIAPP has experience undertaking integrated assessments of plans. CHIAPP representatives were involved in designing the three-part assessment process that would provide a framework for LURP writers to assess the plan in terms of well-being and sustainability concerns.

## Background / aim of impact assessment

Squarely a sustainability assessment tool:

- Four pillars: social, cultural, economic and environmental
- Reflects intergenerational and intra-generational equity
- Assessment criteria assembled from review of the four capital assets
- References 'top lines' (aspirational or recovery levels) as well as 'bottom lines' (safe minima)
- 'Scores' proposal with reference to top and bottom lines



(jane) The CDHB has been involved in a long series of integrated assessment and we have generally adapted a method created by Sadler and Ward. We look into the issues relating to the four wellbeing pillars, consider the short and long term effects for all in society and we create a series of criteria based on these to analyse the plan. In the analysis we look both at the ideal outcomes and determine our bottomlines, and use this to rank the plan

Based on Sadler and Ward's 2008 *Framework Approach to Sustainability Appraisal*.

## Creating the criteria

Assessment criteria are assembled from:

- Stocktake of capital assets
- Guiding principles from related plans
- Key issues that have been identified
- Integrated Recovery Planning Guide to ensure **wellness issues** (the determinants of health are covered)
- Criteria from previous integrated assessments



Jane: In order to create the criteria, first a **stocktake of the capital assets** are made. This is a list of key topics concerning the area for the **Economic, Environmental, Social and Cultural areas**. These are **cross-referenced** against the **guiding principles** from related plans.

For the LURP – it was CDHB, CCC, Ecan and CERA staff.

We looked at The Recovery Strategy, Economic Recovery Plan, draft Natural Environment Programme and Social Recovery Programme ☐ The Greater Christchurch Urban Development Strategy (UDS) ☐ Civil Defence Emergency Management Recovery Framework ☐ ☐ Health Promotion and Sustainability through Environmental Design ☐ Christchurch City Council Sustainability Policy ☐ Iwi Management Plans ☐ Regional and district plans ☐ Canterbury Water Management Strategy Zone Implementation Programmes)

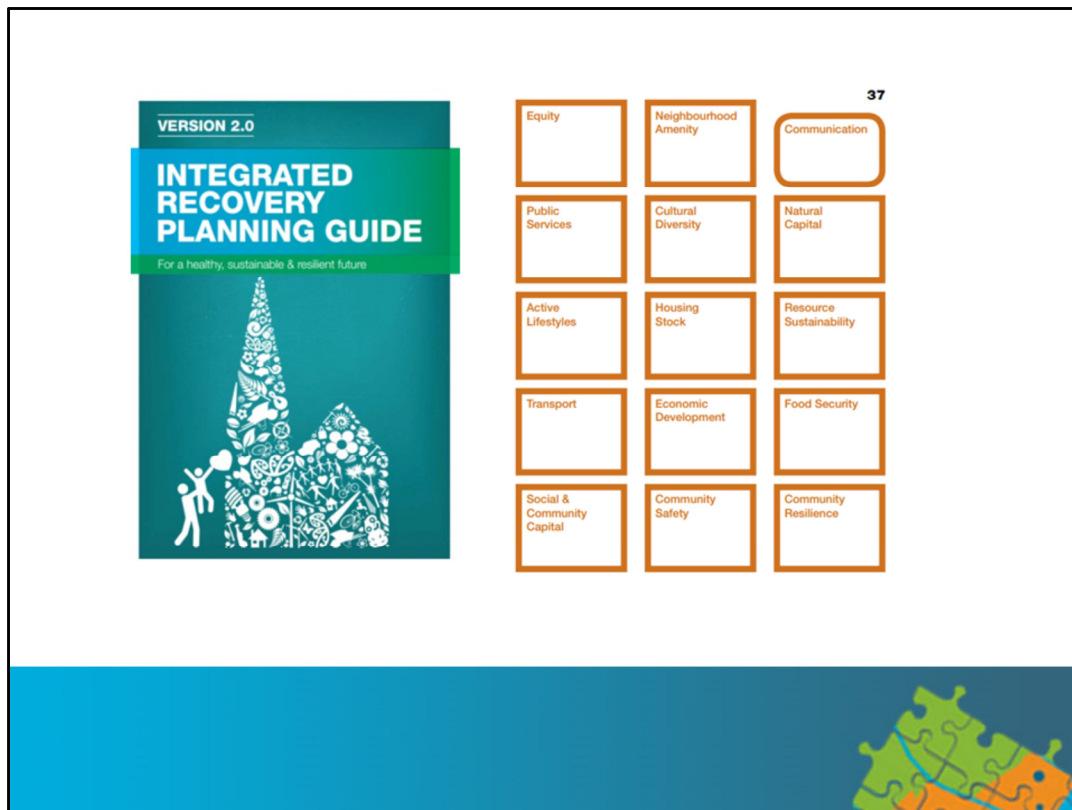
Also looked at the **Key Issues** that have been identified in Consultation documents and in **any technical reports**.

This involved crafting 37 criteria developed from an agreed set of desired outcomes under each of the four well-beings.

<b>Social</b> <ul style="list-style-type: none"> <li>• Administrative infrastructure</li> <li>• Physical health of the community</li> <li>• Mental health of the community</li> <li>• Connected developments</li> <li>• Schools and social infrastructure</li> <li>• Participation</li> <li>• Employment opportunities</li> <li>• Housing choices</li> </ul>	<b>Cultural</b> <ul style="list-style-type: none"> <li>• Sense of place and time</li> <li>• Ngāi Tahu values</li> <li>• Whakapapa</li> <li>• Cultural diversity</li> <li>• Diversity of arts, culture and events</li> <li>• Built heritage</li> <li>• Identity and shared experiences</li> </ul>
<b>Environmental</b> <ul style="list-style-type: none"> <li>• Waterways and ecological diversity</li> <li>• Green buildings</li> <li>• Mahinga kai</li> <li>• Kaitiakitanga</li> <li>• Land – safe, unconstrained, protected</li> <li>• Parks and reserves</li> </ul>	<b>Economic</b> <ul style="list-style-type: none"> <li>• Appropriately placed and functioning strategic infrastructure and corridors</li> <li>• Consolidated utilised infrastructure</li> <li>• Productive land</li> <li>• Capital– public/ private/ Ngāi Tahu</li> <li>• Housing stock</li> <li>• Skilled workforce</li> <li>• Business and space opportunities</li> </ul>

**Key topics to address**


This was our starting point - the asset classes that underpin the assessment.

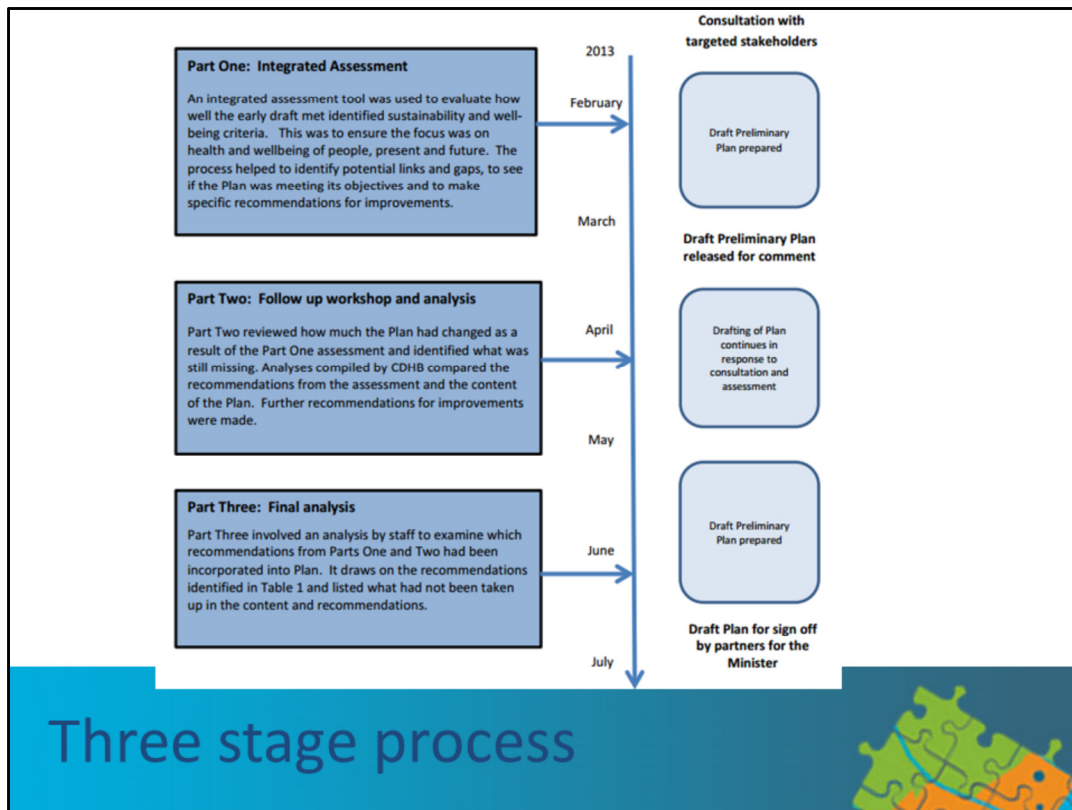


Immediately after the earthquakes Community and Public Health, along with ECan, CCC and UDS staff developed an integrated recovery planning guide after the earthquakes to assist with planning. **Its aim is integrate thinking across multiple perspectives and a range of disciplines.** There are a series of a questions for each topic and these are used to prompt people's thinking.

Dr Anna Stevenson will be presenting on the IRPG tomorrow at 11am

This guide is great to use as a cross reference for the criteria to ensure that there are no gaps.





(Jane)

Jane: Once the criteria are created and revised by the partners, workshops are held with people who have a professional interest in the fields. We have had a mix of social scientists, planners, landscape architects, leaders of charities, business representatives, iwi reps.

People were targeted who understood the issues and trends and who had experience and knowledge in a broad range of areas of interest in social (government and non-government organisations), cultural, environmental, architectural, transport, economic and land use and communications. They were respected members of professional institutes, non-government organisations or recognised in their field.

Three stage process – one full day workshop, an evening session and a desk top analysis  
The full day workshop analysed a series of criteria to rank the plan and then the participants ranked the plan itself.

A series of recommendations were given to the Plan writers.

Once the preliminary draft was released to the public, we held another follow up workshop where we analysed how the plan had changed as a result of the first workshop and identified further recommendations.

# Assessment Process

Guiding Principles	Criterion	Description	Small negative impact	Neutral impact	Small Positive impact	Moderate positive impact	Strong positive impact
			-1	0	+1	+2	+3
Support a balance between walking, cycling, public transport and driving	12 Public transport modes future-proofed	PT corridors able to cater for light rail or future transport systems	The plan takes light rail or future transport systems off the planning horizon	Light rail or future transport systems not addressed in the plan	Principal transport corridors provide for light rail or future transport systems	Light rail or future transport system proposed	Light rail or future transport system proposed and funding sources identified

The impact assessment workshops are focused on refining the assessment criteria and the ranking of individual criterion. In the workshops participants have the opportunity to give feedback on the wording of the criteria checking whether the description and the scale are correct.

The participants are then asked to set their bottom lines (what is the bare minimum they expect the Plan to achieve), this is demonstrated by the red circle; and what is the top line – the ideal that they expect the plan to achieve is demonstrated by the blue box. The participants then rank how well they think that the plan has achieved.

The conversations are captured at the workshops are critically important. It is important that the plan writers hear the conversations about criteria and why that particular criterion is important. Recommendations for Plan improvements are made and reported back on.

Table 1 – Summary of recommendations from all parts of the assessment		
Part One	Part Two	Part Three
<b>TRANSPORT</b> <ul style="list-style-type: none"> <li>Include public and active transport plans for all developments and centres</li> <li>Ensure employment centres are accessible via a full mix of transport modes</li> <li>Ensure land use patterns are integrated with transport infrastructure</li> <li>Protect key corridors for future public transport</li> </ul> <b>IMPLEMENTATION</b> <ul style="list-style-type: none"> <li>Consultation using broad community involvement</li> <li>Community partners and stakeholders involved in monitoring/implementation</li> <li>Use SMART indicators</li> <li>Review objectives that drive actions</li> <li>Leadership – clear decision making lines</li> <li>Consider agency or group targeted to facilitate change</li> <li>Delegate decision-making to appropriate scale</li> </ul> <b>HAZARDS AND ENVIRONMENT</b> <ul style="list-style-type: none"> <li>Exploit links to RPS on avoidance of natural hazards including planned retreat</li> <li>Acknowledge climate change and flooding</li> <li>Create green services – green roofs, walls, stormwater, buildings, natural corridors</li> <li>Integrate with the Natural Environment Recovery Programme (NERP)</li> <li>Provide context of the natural environment and reference existing strategies</li> <li>Explicitly protect aquifer recharge area</li> <li>Exploit links with COWS Implementation Programmes</li> <li>Protect groundwater for drinking water refer to drinking water standards</li> <li>Acknowledge the potential for land use to affect water quality</li> <li>Minimise impacts on the environment to strengthen whakapapa</li> <li>Maximising and securing productive land</li> <li>High Taha involved at the top level for natural resources</li> </ul> <b>REBUILDING AND BUILDING COMMUNITIES</b> <ul style="list-style-type: none"> <li>Enable development in existing communities and new red zone community relocated</li> <li>Equity of accessibility a focus here for existing and new communities</li> <li>Strong centres based policies in place – land and key activity centres</li> <li>Local retail included in new subdivisions</li> <li>Strengthen the role of suburb master plans</li> <li>Incentivise and encourage mixed-use developments</li> <li>Health and social services in new developments</li> <li>Ones agencies to ensure social services provided in all communities</li> <li>Encourage the use of made use in retail areas to encourage interaction with the street</li> <li>Synthesise land use with community development</li> <li>Provide people with quality connection to the built environment where can express their interests</li> <li>Create a sense of belonging and identity and provide for community diversity</li> <li>Provide spaces for communities to gather</li> <li>Use surplus Crown land for social services including educational</li> </ul> <b>LOCATION AND QUALITY OF DEVELOPMENT AND BUILDINGS</b> <ul style="list-style-type: none"> <li>Target the quality design of buildings and standards and a systems approach to urban design</li> <li>Develop incentives necessary to improve more concentrated redevelopment of existing areas</li> <li>Integrate the design of the public realm</li> <li>Health and wellbeing aspects to design should be central to building design and performance</li> <li>Integrate existing with new land and be clear about how to achieve this</li> <li>Guidance and incentives are put in place to encourage high energy rating rebuilding</li> <li>Dedicated development agency with a focus on brownfield development</li> <li>Provide a business list to Champion business needs</li> <li>Remove resource consent compliance costs for red zone businesses</li> <li>Brownfield development more readily supported through range of non-regulatory mechanisms</li> <li>Use existing infrastructure over building new</li> <li>Land availability lined up with market needs – staging and sequencing</li> <li>High level zoning for business – industrial (all), office (all) and other</li> <li>Have all talent resources</li> <li>Draw on and use local people and products</li> <li>Review criteria for a housing zone and see if it can be extended to other areas and types</li> </ul> <b>HOUSING</b> <ul style="list-style-type: none"> <li>Maximise the range of housing types and for ability</li> <li>Subsidised payments allow for a range of house sizes and types</li> <li>Partner to deliver social housing and residential care services</li> <li>Warrant of Fitness scheme for social housing</li> <li>Prepare affordable housing policies for new developments</li> <li>Housing needs current short term to be moved in the future</li> <li>Reuse building houses for workers eg affordable housing</li> </ul>	<b>TRANSPORT</b> <ul style="list-style-type: none"> <li>Integrate active and public transport into new development and local retail centres</li> </ul> <b>IMPLEMENTATION</b> <ul style="list-style-type: none"> <li>Ensure community participation in monitoring and review of implementation</li> <li>Ensure wide range of community representation on the Strategic Implementation Forum</li> <li>Land use change part of annual monitoring and reporting</li> </ul> <b>HAZARDS AND ENVIRONMENT</b> <ul style="list-style-type: none"> <li>Address the implications of hazard and managed retreat from identified areas – this is not included and no information has been provided</li> <li>Ensure natural green spaces and cover (green roofs, stormwater, buildings, natural corridors)</li> </ul> <b>REBUILDING AND BUILDING COMMUNITIES</b> <ul style="list-style-type: none"> <li>Focus on building communities and urban villages – difficult but not included in actions</li> </ul> <b>LOCATION AND QUALITY OF DEVELOPMENT AND BUILDINGS</b> <ul style="list-style-type: none"> <li>Consider more mechanisms/ tools for intensification rather than regulatory mechanisms</li> <li>Clearly direct staging and sequencing of Greenfield land</li> <li>Review tenure issues to support intensification and multiple ownership</li> </ul> <b>HOUSING</b> <ul style="list-style-type: none"> <li>Traditional housing is not well developed</li> <li>Outline ways to integrate greater housing density into inner urban areas that are semi occupied or of poor quality to use existing infrastructure</li> <li>Ensure quality and repair of existing and new housing</li> </ul>	<b>TRANSPORT</b> <ul style="list-style-type: none"> <li>Integrate active and public transport into new development and local retail centres</li> </ul> <b>IMPLEMENTATION</b> <ul style="list-style-type: none"> <li>Ensure community participation in monitoring and review of implementation</li> <li>Ensure wide range of community representation on the Strategic Implementation Forum</li> <li>Land use change part of annual monitoring and reporting</li> </ul> <b>HAZARDS AND ENVIRONMENT</b> <ul style="list-style-type: none"> <li>Address the implications of hazard and managed retreat from identified areas – this is not included and no information has been provided</li> <li>Ensure natural 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Stephen: this is impossible to read – but I just wanted to include a visual representation of the summary of recommendations from the Land Use Recovery Plan – the first workshop resulted in a long list of recommendations seen in part one on the left, there was a second workshop, and the number of recommendations had decreased. In the final iteration of the Plan, the Assessment working group made a short list of recommendations. This was a desk-top exercise. The summary shown here shows that to a large extent the draft Plan has addressed concerns identified through the integrated assessment process.

## The Integrated Assessment was a success because:

- Working on an pre-consultation draft gave a greater opportunity to introduce new ideas.
- Using pre-established criteria enabled a range of experts to meaningfully contribute to discussions and build consensus.
- Providing written feedback to the Plan writers gave them more time to understand the recommendations, this meant there was a greater chance of the recommendations being implemented.



Stephen -The great majority of people involved with the IA, including the LURP authors, valued their involvement in the IA and felt that it resulted in improvements to the draft LURP, including increased scope. Furthermore, an increasing proportion of recommendations were included in the LURP at each stage of the IA, and a LURP author reported that these changes may have been missed had it not been for the IA. This success was all the more remarkable given that the IA was carried out under significant time pressure. It is therefore concluded that it is appropriate to use IA methodology again to assess future plans or policies.

Promoting the exchange of ideas amongst influential people from a range of fields. Especially, promoting improvements to the LURP amongst people who will be involved with its implementation, and promoting public health ideas to an influential audience. ☐ Giving workshop participants a sense of ownership over the LURP. ☐ Improving the quality of the submissions made by the organisations of workshop participants. ☐ Building capacity to carry out IAs. ☐ Maintaining an on-going constructive relationship between CDHB, ECAN and Christchurch City Council. ☐ Promoting the use of IA methodology.

## Lessons learnt

- Allow time for the process
- Provide summary of recommendations at each workshop
- Let the group develop criteria
- Consistent wording of criteria to rank the plan
- Have feedback loops

<http://www.cph.co.nz/Files/EvaluationIAofLURP.pdf>

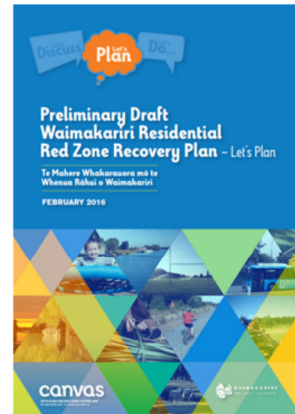
<http://cera.govt.nz/sites/default/files/common/integrated-assessment-for-the-draft-lurp-june-2013.pdf>



Stephen



Integrated Assessment of the Port of  
Lyttelton Recovery Plan



Integrated Assessment of the  
Waimakariri Residential Red  
Zone Recovery Plan

## Other assessments



Stephen

The integrated assessments would not have occurred without the great relationships that have been created between the Canterbury District Health Board, Environment Canterbury and the Christchurch City Council through the Canterbury Health In All Policies Partnership (CHIAPP).



## Acknowledgements



Stephen