

Aide-memoire

To: Minister for Canterbury Earthquake Recovery

From: Diane Turner General Manager, Strategy, Planning and Policy

Date: 21 March 2012

Security Level: In Confidence

PORT HILLS MEETING

Report number: M12/0292

Action:	Note the contents of this Aide memoire.	Date required by:	22 March 2012
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Purpose

- 1 This aide memoire provides you with background material for your consideration prior to your meeting with Christchurch City Council, the Earthquake Commission, CERA, the Department of Building and Housing, and Tonkin & Taylor representatives on Thursday, 22 March. Draft talking points are attached overleaf for your consideration.

Background

- 2 This purpose of this meeting is to define respective roles and devise a process to ensure the timely resolution of these issues for affected residents in the Port Hills. A commitment around data and information sharing (where practicable) and a general commitment to working together in a positive light would be useful.

Comment

- 3 CERA's view is that:
 - 3.1 cliff collapse and landslip areas, where the land is severely damaged and/or compromised as a result of the earthquakes, is best addressed by central government in a similar way to damaged areas of flat land; and that
 - 3.2 rock roll risk areas, where land and buildings may not have been damaged but there is elevated rock fall risk due to the earthquakes, should be addressed through existing natural hazard management processes. The bulk of associated responsibilities would rest with the CCC (albeit with central government support due to the earthquake context).
- 4 Given this, possible roles of the different parties are as follows:
 - 4.1 CERA to provide advice on the overall framework and on zoning decisions pertaining to cliff collapse

- 4.2 EQC to progress land and dwelling settlements and share information on request from CERA to inform the zoning decisions
 - 4.3 DBH and T & T to support the process with respect to advice and expertise
 - 4.4 CCC to take the lead on decision-making and management of issues associated with rock roll. CCC also has a role around the management of s.124 notices which relates both to rock roll and cliff collapse properties.
- 5 In terms of the rationale for CCC taking the lead on rock roll properties, the:
- Red Zone criteria are not met;
 - CCC has the existing mandate and tools (such as through the District Plan) to manage natural hazards on an ongoing basis;
 - CCC would have had to address rock roll issues in the future;
 - Mitigation may be possible for the bulk of affected homes, and benefits will accrue to ongoing CCC residents;
 - CCC owns a considerable amount of land in the Port Hills, some of which has been a source area for boulders.

Possible talking points

- We all have an interest in the recovery of Canterbury and I expect a constructive approach to the work on the Port Hills. In this light, and although I do not need to say this, I do expect that today's discussion remains in confidence.
- Different organisations inevitably bring different perspectives to the table given their specific areas of focus.
- It is important that I receive advice which balances the range of perspectives brought to the table on these complex issues.
- I remain committed to provide certainty to White Zone property owners by the end of June 2012.

Cliff collapse

- Preliminary geotechnical advice indicates that there are around 150 residential properties in the Port Hills White Zone that may be compromised for residential use due to cliff collapse, inundation and landslip.
- The Government is best placed to take zoning decisions on such areas in a similar manner to affected areas of the flat land. CERA zoning will not necessarily resolve the situation for all of the cliff collapse properties with Building Act s.124 notices and we will need to work closely to ensure that the various processes are sufficiently well aligned.

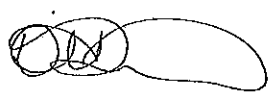
Rock fall

- Advice from GNS indicates that pre-existing rock fall issues in the Port Hills have been exacerbated by the earthquakes, and now 450-700 properties may have an elevated risk of rock fall. Christchurch City Council is responsible for long-term hazard management, and I expect CCC to lead decision-making in relation to managing rock fall risk.
- In recognition of the scale and difficulty of the issues faced by CCC in relation to the Port Hills Recovery, central government is prepared to support CCC in the Port Hills rock fall work to support the recovery.
- For provision of central government funding support, my initial thinking is that some form of shared governance arrangements to support timely decisions on rock fall areas would be appropriate.

Recommendations

- 6 It is recommended that you:
- 1 **Note** the material provided for your consideration prior to your meeting with Christchurch City Council, the Earthquake Commission, CERA, the Department of Building and Housing, and Tonkin & Taylor representatives on Thursday, 22 March.
 - 2 **Note** the possible talking points.
 - 3 **Advise** if you require CERA officials to provide more YES / NO information.

Released by the Minister for Canterbury Earthquake Recovery



Diane Turner
General Manager, Strategy Planning
and Policy

NOTED / APPROVED / NOT APPROVED
Hon Gerry Brownlee Minister for Canterbury Earthquake Recovery
Date: / / 2012

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