



Canterbury Earthquake Recovery Authority

To Minister of Finance
Minister for Canterbury Earthquake Recovery

Subject Decisions on Canterbury Land – Green Zones in Selwyn and Waimakariri Districts

Action required Decide on the recommendations below by Thursday 14 July

First Contact Rosalind Plimmer
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Angela Mellish
Advisor, Recovery Strategy, Planning & Policy

withheld under
section 9(2)(a)

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- 1 Note on Monday 11 July, Cabinet authorised the Minister of Finance and Minister for Canterbury Earthquake Authority to jointly decide areas of Canterbury land which can be zoned "Green" (CAB Min (11) 26/16 refers).

Note

Note

Hon Bill English
Minister of Finance

Hon Gerry Brownlee
Minister for Canterbury Earthquake
Recovery

- 2 Note that the zone mapping released by the Government on 23 June did not include the Selwyn District Council area or Waimakariri District Council area other than the Kaiapoi Ward, as the land in these districts was not badly affected by the major earthquakes, and was not mapped by Tonkin & Taylor.

Note

Hon Bill English
Minister of Finance

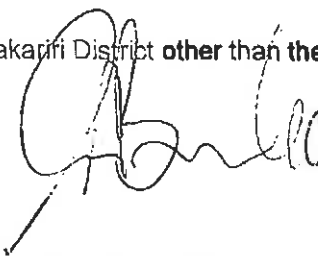
Note

Hon Gerry Brownlee
Minister for Canterbury Earthquake
Recovery

3 Agree the Selwyn District and the Waimakariri District other than the Kalapoi Ward be zoned Green to clarify this issue.

Agree / Disagree

Hon Bill English
Minister of Finance



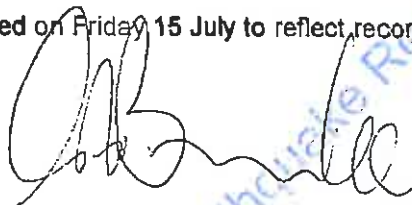
Agree / Disagree

Hon Gerry Brownlee
Minister for Canterbury Earthquake
Recovery

4 Note the LandCheck website will be updated on Friday 15 July to reflect recommendation 3.

Note

Hon Bill English
Minister of Finance



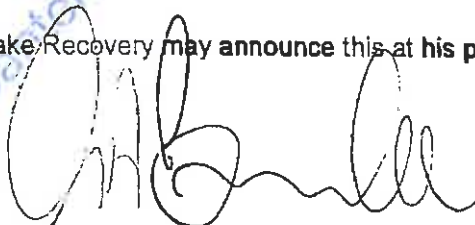
Note

Hon Gerry Brownlee
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5 Note the Minister for Canterbury Earthquake Recovery may announce this at his press conference this Friday.

Note

Hon Bill English
Minister of Finance



Note

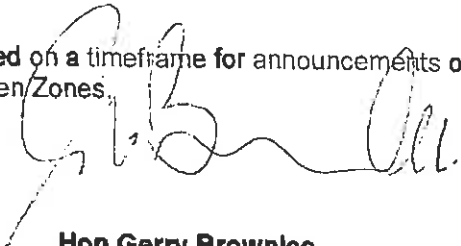
Hon Gerry Brownlee
Minister for Canterbury Earthquake
Recovery

Released by the Minister for Canterbury Earthquake Recovery

6 Note a separate paper is being prepared on a timeframe for announcements on rezoning of the Orange Zones into Red and Green Zones.

Note

Hon Bill English
Minister of Finance



Hon Gerry Brownlee
Minister for Canterbury Earthquake
Recovery

Note



Hon Bill English
Minister of Finance

15 / 7 / 2011



Hon Gerry Brownlee
Minister for Canterbury Earthquake
Recovery

14 / 07 / 2011

Released by the Minister for Canterbury Earthquake Recovery

Purpose of report

- 1 This report seeks a decision on areas of Selwyn and Waimakariri Districts that can immediately be zoned Green.

Background

- 2 On Monday 11 July, Cabinet authorised the Minister of Finance and Minister for Canterbury Earthquake Authority to jointly decide areas of Canterbury land which can be zoned 'Green'. Green Zones are where there are no significant issues which prevent rebuilding in these areas, based on current knowledge of seismic activity (CAB Min (11) 26/16 refers).
- 3 This report seeks a decision on areas in Selwyn and Waimakariri Districts that can immediately be zoned Green in order to provide as much clarity for residents based on the best information currently available, as quickly as possible.
- 4 A separate briefing deals with timeframes for the Orange Zones, and policy issues related to the offer of purchase of Red Zone insured residential properties will be separately submitted to Cabinet.

Clarification about land zoning in Selwyn and Waimakariri Districts

- 5 Minister Brownlee, in his media statement of 23 June 2011, said:

"The zone mapping released by the Government on 23 June does not include the Selwyn District Council area as the land in this district was not badly affected by the major aftershocks. Any properties with land damage in the Selwyn District from the 4 September earthquake or subsequent aftershocks are being dealt with on an individual basis."

- 6 The zone maps released by Government on 23 June 2011 only include properties in the Christchurch City and Kaiapoi Ward of Waimakariri District Council. Rather than showing up as completely unzoned on the LandCheck website, these areas appear White – leading to reluctance from some insurers to complete assessments for properties in these areas, and confusion for residents. The White Zone result on LandCheck was intended for the Port Hills and Central Business District White Zones.
- 7 Officials propose that the Selwyn District and Waimakariri District other than the Kaiapoi Ward (which is already zoned into Red, Orange and Green) be zoned Green to clarify this issue (refer maps in Appendix A).
- 8 After the 4 September 2010 earthquake, Selwyn District Council commissioned a liquefaction report for the district which was prepared by Geotech Consulting Ltd dated 8 February 2011. This report recommends a lateral spread zone of 150m on each side of the Halswell River plus any other drains or waterways deeper than 3 metres. It goes on further to state that 'buildings within a lateral spread zone should be constructed with foundations designed to withstand significant ground extension...' and so forth.
- 9 Although Tonkin & Taylor has not mapped these areas, officials consider that these areas can still be zoned Green, because these properties most likely can be remediated on an individual basis under the normal insurance and regulatory process. A recent discussion with Tonkin & Taylor and Geotech Consulting Ltd supports this advice. This

is consistent with other Green areas in Christchurch City and Kalapoi, for which the repair or rebuild process can begin, noting:

- 9.1 No significant land issues prevent rebuilding based on current adopted seismic standards.
 - 9.2 Land damage may be present but this can be repaired on an individual basis as part of the normal insurance process.
 - 9.3 Insurers can continue claim settlements on repairs and rebuilds on individual properties.
 - 9.4 Department of Building and Housing (DBH) is preparing engineering guidelines for repair/rebuild of houses in these areas.
 - 9.5 Some properties may require specific engineering design to comply with the DBH guidelines.
 - 9.6 Decisions on when to commence rebuild/repairs should take account of ongoing seismic activity and potential for significant aftershocks.
 - 9.7 Some isolated properties that have severe land damage where repair costs exceed the Earthquake Commission assessed land value may be reclassified as a hold zone (orange) once identified.
- 10 The Department of Building and Housing residential foundation information map that is being prepared take this 150m strip into account for Selwyn District Council in the zoning for foundation design (i.e. geotechnical investigation and specific design likely to be required).
- 11 Treasury was consulted on this report and agrees with the recommendations and the Department of Prime Minister and Cabinet was informed.

Publicity

- 12 Minister Brownlee may wish to announce the Green Zones for the Selwyn and Waimakariri Districts (excluding the Kalapoi Ward already zoned) in his weekly press release on Friday 15 July. The LandCheck website will be updated from Friday this week so that the areas of Selwyn and Waimakariri Districts identified in this paper are re-zoned Green.

Recommendations

It is recommended that Ministers:

- 1 **Note** on Monday 11 July, Cabinet authorised the Minister of Finance and Minister for Canterbury Earthquake Authority to jointly decide areas of Canterbury land which can be zoned "Green" (CAB Min (11) 26/16 refers).
- 2 **Note** that the zone mapping released by the Government on 23 June did not include the Selwyn District Council area or Waimakariri District Council area other than the Kalapoi Ward, as the land in these districts was not badly affected by the major earthquakes, and was not mapped by Tonkin & Taylor.

- 3 **Agree** the Selwyn District and the Waimakariri District other than the Kalapoi Ward be zoned Green to clarify this issue.
- 4 **Note** the LandCheck website will be updated on Friday 15 July to reflect recommendation 3.
- 5 **Note** the Minister for Canterbury Earthquake Recovery may announce this at his press conference this Friday.
- 6 **Note** a separate paper is being prepared on a timeframe for announcements on rezoning of the Orange Zones into Red and Green Zones.



Rosalind Plimmer
Interim Manager Recovery Strategy, Planning & Policy
13 July 2011

Appendix A – Areas recommended for reclassification as Green Zone

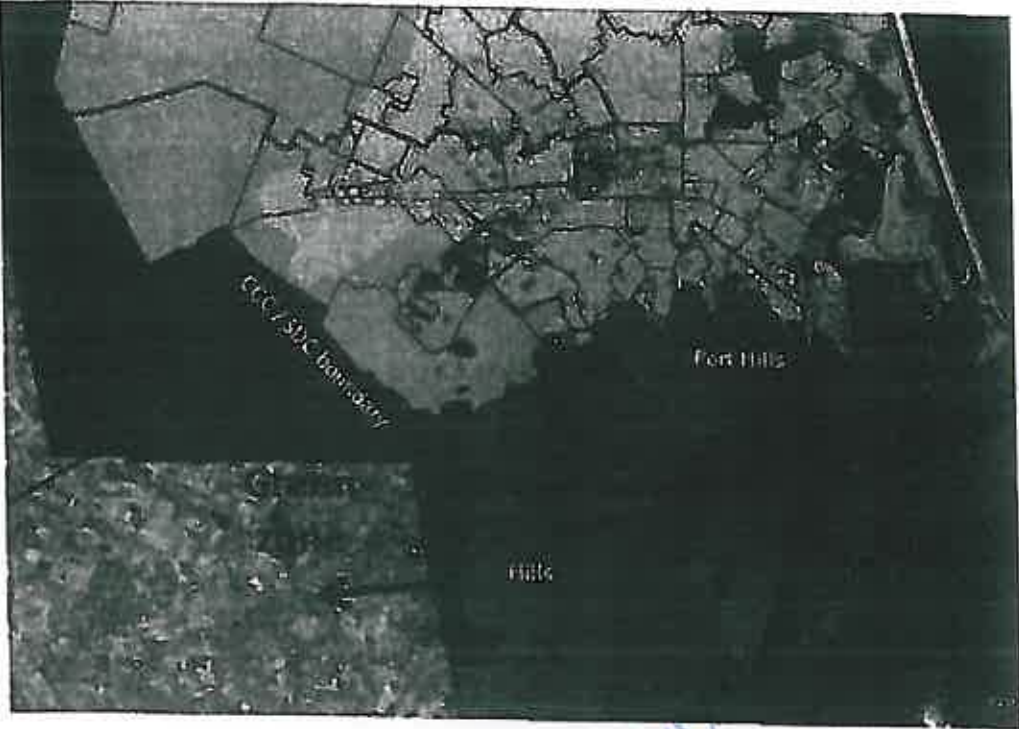


Figure 1: Selwyn District areas south of the boundary with CCC recommended for Green Zone classification.



Figure 2: Waimakariri District areas north of Kaiapoi Ward and the boundary with CCC recommended for Green Zone classification.