

Brooklands red zoning process

FACT SHEET

The Crown identified residential red zone land in order to extend a voluntary offer to purchase properties on badly damaged land. The Crown offer to purchase red zoned properties in the Brooklands area expired in April 2013 (for most properties).

Timeline for zoning decisions, and land ownership and management

2011 – 2012

Following the Canterbury Earthquakes, the Crown developed an emergency social policy response to enable owners of badly damaged land in greater Christchurch to move forward with greater certainty.

Between June 2011 and November 2011 the Crown zoned nearly 500 properties red in the Brooklands area.

The red zoning in Brooklands was reviewed in 2012, which confirmed that the green/red criteria had been applied consistently and boundary lines were drawn sensibly.

Post April 2016

For those properties purchased as part of the Crown offer process, the land then became owned by the Crown. Land Information New Zealand (LINZ) is currently responsible for managing the land on the Crown's behalf.

The red zone land was cleared of buildings and, since that time, LINZ has been responsible for maintenance including mowing, fencing, security and tree trimming.

Council has continued to be responsible for roading, lights and infrastructure such as water supply and waste disposal.

In April 2016 Regenerate Christchurch was established under the Greater Christchurch Regeneration Act 2016. The Act states that

only Regenerate Christchurch can be the proponent of a Regeneration Plan or the exercise of the power in section 71 for any part of the Christchurch Residential Red Zone, including Brooklands.

Post mid 2020

Under the Global Settlement Agreement between the Crown and the Christchurch City Council, the red zone land in Brooklands owned by the Crown will be transferred to the Council on 1 July 2020.

From the date of the transfer of ownership, the Council will be responsible for maintenance, including mowing, fence maintenance, security and tree trimming.

The Greater Christchurch Regeneration Amendment Bill is currently before the House of Representatives. If it is passed it will:

1. Disestablish Regenerate Christchurch.
2. Enable other agencies to act as the proponent in relation to a Regeneration Plan that relates to an area that includes any of the Christchurch District residential red zone. The Bill also proposes that the 'residential red zone' definition be removed from the Act which means that residential red zone land will be treated the same as green zone land under the Act.
3. Remove the powers under section 71 of the Greater Christchurch Regeneration Act (2016). Section 71 provides for a streamlined process to suspend, amend or revoke certain policies or plan including the Christchurch District Plan.

Frequently Asked Questions

What does the residential red zone label mean from a planning perspective?

The Crown's policy response to the Canterbury Earthquakes involved a process of categorising properties as green zone or residential red zone. This decision was based on the extent of land damage sustained by the earthquakes in specific areas and whether the remediation of land was realistic and cost-effective.

The residential red zone categorisation was a process that occurred outside the Christchurch District Plan. However, during the District Plan review process an interim zone called the Specific Purpose (Flat Land Recovery) Zone was created. This zone largely mirrored the flat land areas that were red zoned as part of the Canterbury earthquakes.

The Specific Purpose (Flat Land Recovery) Zone is intended to be an interim zone which protects the flat land residential red zone from development and activity that may compromise or impede options for long term recovery and future opportunities. The zoning safeguards the existing rights of privately owned properties, while enabling temporary and land management activities. New subdivision, intensification and development activities are discouraged. There are also several specific rules for Brooklands which grant similar rights to the previous Living Rural Settlement zoning for that area.

What does the green zone label mean from a planning perspective?

As with the red zone, the green zone categorisation was a process that sat outside the Christchurch District Plan. It therefore has no relevance from a planning perspective.