

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: Draft Transition Recovery Plan
Date: Monday, 6 July 2015 11:33:05 a.m.

To whom it may concern

I have read the draft transition recovery plan and believe we need to see Option 3 implemented and the rebuild of the central city should be led by a council led agency with close support of government.

Kind regards

[REDACTED]

Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: Draft Transition Recovery Plan
Date: Tuesday, 7 July 2015 10:56:21 a.m.

Hi,

Your first major problem is that bureaucrats have a very low level of IQ and therefore you will never be able to satisfactorily resolve this problem.

The second area is the interference of politicians who have no nous and will only cock things up and look to blame somebody else.

I feel for you as you have a problem which will never be solved satisfactorily to all and sundry.

[REDACTED]

Sent from my iPad

Released by the Minister for Canterbury Earthquake Recovery

From: [MFD_ScanToEmail](#)
To: [REDACTED]
Subject: Message from "cftip036"
Date: Wednesday, 12 August 2015 10:34:24 a.m.
Attachments: [20150812103421628.pdf](#)

This E-mail was sent from "cftip036" (Aficio MP C4501).

Scan Date: 12.08.2015 10:34:21 (+1200)
Queries to: [REDACTED]@cera.govt.nz

Released by the Minister for Canterbury Earthquake Recovery

Serial	SID	Time	Do you have any views on the powers and provisions that will be needed in the new legislation to support regeneration? (see chapter 3 for more information)	Do you think that the proposed new arrangements for the central city will create the 'step change' needed to drive business confidence and investment in the central city? (see chapter 5 for more information)	Why or why not?	Are there any other changes needed to build confidence and encourage investment in the central city rebuild?	What are your views on the proposal for regular monitoring and public reporting on priority areas in order to hold agencies accountable for addressing recovery issues? (see chapter 8 for more information)	In your opinion, is there a better way to report on these recovery issues?	Any other comments	Name	Address	Email	Resident of	Other
4	1833	3 Jul 2015 - 11:02am	I think a gradual hand of to local government is good. Would have been nice to capture the transport aspect-maybe have a model similar to Auckland Transport for chch as there are issues with ECan/CCC/CERA.	Yes	Hope so	Metro Sports is a massive time frame- could the stadium part be build first as a stage, then the more complex pool built separately. Anchor projects should be speed up to give business certainty. I'm involved in volleyball, and the national club volleyball championships used to be in Christchurch every 3/4 years- I can't see it coming here until the stadium is completed- will be amazing with a high roof that most Basketball and Netball gyms do not have.	Transparency is great for getting the community involved and avoiding surprises	I think by project is great		[REDACTED]	[REDACTED]	[REDACTED]	Christchurch city	
5	1836	7 Jul 2015 - 1:46pm	Work within the current framework. Allowing CERA or whatever the ability to re-write the rules is allowing them to say "One law for us, one law for everyone else." If you can't do what you want within the current regulations and laws, there is probably a good reason for that.	No	For a true "step change" to happen we need a new leader - not Gerry, and central government needs to butt out. Hand it back to the locals, the ones who are affected and who have to live with results.	Real consultation, not the fake superficial "consultation" that has been done so far.	The Central Governments ideas on "priority areas" is so different from the local communities ideas that we may as well not even bother. We can all see what is being achieved and what isn't, we don't need some out-of-touch Wellingtonian telling us with PowerPoint slides.		CERA or whoever takes over the Residential Red Zone needs to start listening to those who actually live there. Stop cutting down native seedlings, stop clearing the land wholesale, and most of all, stop farming Canadian Geese by sowing high maintenance lawns everywhere. No one has the time or money to continually mow useless grass that will get ripped up eventually anyway. Once again it comes down to consultation and actually listening. Never mistake hearing for listening, they are two very different things.	[REDACTED]	[REDACTED]	[REDACTED]	Christchurch city	
6	1861	9 Jul 2015 - 11:28am	Yes, there has been too little movement and too much interference caused by government involvement. If the Christchurch council had autonomous powers to carry out the steps required, instead of CERA (or it's replacement), then the success of the city would be far greater. Napier was a great example, local businesses working with the council to revive the city. I urge the government to step back to a support role and give the powers afforded to CERA to the Council to push things over the line. referring to page 20 of the Draft Transition plan (5.2) I suggest this approach is adopted: "a Christchurch City Council-led recovery approach, with the Crown in close support"	No	CERA has lost credibility, people don't trust the EQ minister or CERA. This will have a direct impact on business confidence. The new replacement for CERA will be tarred with the same brush, nobody expects them to be any different, it is the same organisation with a different name, led by the same bumbling idiots.	Remove Gerry Brownlee, preferably from the country; he has lost credibility and lost the trust of the people and businesses in Christchurch and probably the nation. Also his carbon footprint is damaging to New Zealands eco image.	Stop awarding projects to incestual partners such as Fletchers, e.g. the housing development project. Open it up for tender and make it a transparent process. Cantabrians don't trust Fletchers due to their mismanagement and corruption during the housing repair process with EQC.		Give the power back to the people before they start to riot.	[REDACTED]	[REDACTED]	[REDACTED]	Christchurch city	
7	1875	9 Jul 2015 - 3:33pm	Where CERA functions are transitioned to other government Agencies, it will be important that the new legislation delegates decision making powers to the relevant Agency CE's in order to undertake the functions effectively.	Yes	Given the mix of accountabilities for anchor projects between local and central government, having an aligned delivery vehicle and governance model is important to ensure momentum is maintained.	Strong and visionary leadership. Reduce or eliminate local government political conjecture on the delivery process.	Useful to retain a centrally led monitoring and reporting function.		Overall I support the transition plan. One point I wish to make is that where the plan provides for operational management of residential red zone land to transfer to LINZ, discretionary decisions about interim land management or land use need to be made by LINZ under an appropriate statutory framework. The role of the decision-maker is to make a judgement taking into account all relevant information. While it is reasonable to consult DP/CMC on interim land use applications to assess the impact on future use, (having to reach agreement on decisions (page 26) may compromise the decision making process due to predetermination. I suggest the legislation reflect the need to consult and take account of the impact on future land use options, (along with environmental and other impacts) but not require agreement. This could also be managed through supporting guidelines to be considered when making decisions, that prevent interim land uses that would compromise long term future use options.	[REDACTED]	[REDACTED]	[REDACTED]	Christchurch city	[REDACTED]

Released by the Minister for Canterbury Earthquake Recovery

Serial	SID	Time	Do you have any views on the powers and provisions that will be needed in the new legislation to support regeneration? (see chapter 3 for more information)	Do you think that the proposed new arrangements for the central city will create the 'step change' needed to drive business confidence and investment in the central city? (see chapter 5 for more information)	Why or why not?	Are there any other changes needed to build confidence and encourage investment in the central city rebuild?	What are your views on the proposal for regular monitoring and public reporting on priority areas in order to hold agencies accountable for addressing recovery issues? (see chapter 8 for more information)	In your opinion, is there a better way to report on these recovery issues?	Any other comments	Name	Address	Email	Resident of	Other
8	1883	11 Jul 2015 - 8:57am	No opinion.	No	I have next to no confidence in the government's stated plans for future Christchurch. <input type="checkbox"/> From the very beginning, Christchurch residents have been lied to by the government, and exposed to great clouds of disinformation by our real masters - large NZ-based and international corporations. <input type="checkbox"/> We here simply do not know the full truth, so I am unable to comment upon the situation. <input type="checkbox"/>	1. Replace the present Minister for Earthquake Recovery. He has become a symbol of the arrogance and failure of the leadership of the so-called Rebuild. <input type="checkbox"/> 2. Re-think the whole idea of rebuilding on the present unstable former central city site. Reconsider starting from scratch in the west of the city, near the airport. <input type="checkbox"/> 3. Actually listen to the authentic voice of the people. Several years ago, we emphatically rejected more ugly steel, concrete, and glass box buildings in ChCh, after public consultation. Did anyone in power listen to this? No! You know what is best for us. Yeah, Right, Tui Beer! :-) 4. Set up a totally transparent and Royal Commission, chaired by an independent judge from overseas, with full investigative powers to FULLY review all Council, CERA, and Government decisions on Christchurch since the earthquakes. <input type="checkbox"/> 5. Also give the Royal Commission judicial powers to investigate any possible cases of Government, CERA, and Council corruption or cronyism.	See above.	See above.	Words fail me!				Christchurch city	
9	1884	13 Jul 2015 - 2:16pm	I do I would like the People of Christchurch to be able to have a say in their future; however, the government has already proven that they will do whatever they want over the ordinary people's needs. Case Proven with the memorial chosen by the people and over ridden by Mr Brownlie. disgusting	No	very few people want to go into the centre city, it is too full of memories. what about ensuring people have AFFORDABLE HOUSING??	Let the PEOPLE of Christchurch choose what they want it is our lives not a memorial to ego's in government!	more bollocks... it is lip service not real... the people have no choices	public referendum of the people of Christchurch! and stick to what they want!!!	I don't trust this process any more than any of the others, so much money wasted by ego's only wanting their memorial or cut of everything... it is not about what the people want or need.				Christchurch city	Have left Christchurch temporarily because of the upheaval and cost to rent!
10	1885	13 Jul 2015 - 3:14pm		No		To increase confidence, we need things to start happening quickly. CERA gave us the blueprint, and never asked the public what they thought of it. They then said it couldn't be changed as everything was decided on but At the moment, the government anchor projects being delayed and being put into question, this does not inspire confidence. The government needs to ask the public what they think of the projects. I'm sure they would prefer not to, so if they won't ask us, at least build the damn things already. they promised they would fix our city, it hasn't been done.			We do not need another government department in charge of the recovery. CERA needs to hand over to the CCC after a transition period in which they pass over the relevant info and requirements. CERA is not democratic, and has left us with little place for public opinion (just look at the earthquake memorial) local government puts a larger emphasis on the public's view which is needed. We live here, not some overpaid bureaucrats from wellington.				Christchurch city	
11	1886	14 Jul 2015 - 3:00pm	No	Yes	I Believe Christchurch Strives on small businesses which creates Jobs so the more opportunity people bring in the more people with jobs and therefore more wealth.	There needs to be more diversity in businesses and job creating, people need to be encouraged to think outside the box and buildings need to be created in a way where people can achieve their business goals.	I think it is a good idea, reviewing and perfecting is important as I want to live in a well equip City.	Technology is important and Jobs should be created where people are not waiting as long for answers relating to reports and concerns there needs to be a promise with how long these systems will last for.	I believe parks and play recreational areas need to be implemented into the plan. Somewhere for children to play, families to get together and celebrate life in general. I believe Christchurch also needs to think about Ideas on how to attract tourists to the City, that would bring in more money and create jobs.				Christchurch city	
12	1887	14 Jul 2015 - 3:35pm	CERA have been a handbrake to development in the Central City as can be seen by the significant regeneration outside the area of their control.	No	Need new people and changed thinking to effect any step change.	CERA has been too hard to deal with - not making decisions and the Avon River precinct is a classic example of their failure to deliver. Contractors who could do the work not interested in even tendering.	Monitoring is important as it will show the lack of progress to date		Do not want to see CERA staff who were employed on large salaries just transfer to the new organization.				Christchurch city	
13	1888	14 Jul 2015 - 5:12pm	the council requires government support <input type="checkbox"/>	No	It is imperative that funding priorities be redirected from the convention centre and stadium and the town hall put on hold, and immediate focus put into mixed use commercial (ground floor) + residential (upper levels) buildings on council land in the heart of city.	It is imperative the transport developments be completely taken away from car orientated projects. to transforming existing roads to be dominated by space for bus and bike lanes genuinally all the way from the city centre right out to Rolleston and Rangiora. t MUST become more appealing to bus or bike than it is to take the car if congestion is to be combatted and health and wealth of the people of Canterbury to thrive over the next 50 yrs	public reporting is essential	If there was a regular have your say dead line (once a season for example), where all businesses and tertiary institutes were issued with a notification before the date in which the next flush of have your say submissions were to be collated. Then perhaps more working adults and (importantly) students would be aware and would take the time to communicate their thoughts, feelings and ideas.	Busses, Bikes + Inner city mixed use residential and commercial spaces that can be adopted by locals INSTEAD of cars, convention centres and stadiums. This is imperative to the demographic success of Chch over the next 50 Years!!!!				Waimakariri district	
13	1889	14 Jul 2015 - 5:12pm	the council requires government support <input type="checkbox"/>	No	It is imperative that funding priorities be redirected from the convention centre and stadium and the town hall put on hold, and immediate focus put into mixed use commercial (ground floor) + residential (upper levels) buildings on council land in the heart of city.	It is imperative the transport developments be completely taken away from car orientated projects. to transforming existing roads to be dominated by space for bus and bike lanes genuinally all the way from the city centre right out to Rolleston and Rangiora. t MUST become more appealing to bus or bike than it is to take the car if congestion is to be combatted and health and wealth of the people of Canterbury to thrive over the next 50 yrs	public reporting is essential	If there was a regular have your say dead line (once a season for example), where all businesses and tertiary institutes were issued with a notification before the date in which the next flush of have your say submissions were to be collated. Then perhaps more working adults and (importantly) students would be aware and would take the time to communicate their thoughts, feelings and ideas.	Busses, Bikes + Inner city mixed use residential and commercial spaces that can be adopted by locals INSTEAD of cars, convention centres and stadiums. This is imperative to the demographic success of Chch over the next 50 Years!!!!				Waimakariri district	

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14	1890	14 Jul 2015 - 6 38pm	<input type="checkbox"/> There needs to be greater provision for community involvement (not just consultation) in future plans be they regeneration or recovery oriented. This means working in conjunction with rather than just consulting community organisations and representative groups. It is noted that one of the powers that remains is that of the Minister to create further recovery or regeneration patterns in consultation with 'strategic partners' and the community forum. This needs to be extended to include other forms of community engagement, not just the community forum, which has in many ways not been effective at engaging the public. <input type="checkbox"/>	No	<p>The new arrangements need to take a very critical take on what has not worked in the last five years. Some of the proposals make sense such as the 'one stop shops' for consents etc. However, a concerted effort needs to be made to engage small and medium local business owners in coming back into the Central City. Buoyed by the success of grassroots and local organisations in creating and maintaining transitional spaces, businesses of a similar scale and ethic would be a good fit for encouraging a diverse and flexible local economy that would work alongside a larger scale economy of developers and corporations. Give the significant absence of businesses from the Central City, taking a new approach to investment and growth makes sense, particularly given the success of small scale local initiatives. <input type="checkbox"/></p> <p>Furthermore, a greater attention to the livability of the Central City needs to be undertaken to encourage people to actually visit and eventually live in the central city. The large cities which Christchurch is trying to align itself with have large urban residential populations. A greater focus on creating an environment that people feel a sense of belonging to and ownership of will increase interest in the CBD. By focusing solely on the attractiveness of the city to investors, the government is missing half of the equation, that being the people needed to frequent these businesses.</p>	See above.			Democratic elections should be returned to ECAN and the control of the recovery/regeneration plan be handed back to the Council - which is the locally democratically elected governance structure. The return of democratic functions to both these organisations will contribute to greater buy in and ownership of the recovery in Christchurch. This is desperately needed, as to date, confidence in the political processes surrounding the recovery is quite low. Alongside a critical analysis of what has and has not worked in the last five years, this would make a major difference to the success of the recovery in Christchurch.					
15	1891	14 Jul 2015 - 8:18pm	I believe that ccc have proven themselves responsible and capable and that the time is right to make them leaders of the recovery with govt support.	No	<p>most buildings so far are developer driven. many are motivated purely by profit. the resulting quality is generally poor, both architecturally and from an urban design viewpoint. i don't believe we are yet building future heritage to replace that which we lost - instead, we're ruining our city with cheap, selfish, dysfunctional and for the most part, ugly buildings, which i think we will regret in the future. i fear that once the poor urban quality becomes apparent, there will be a huge lull in confidence and capital will flee. in order to turn this around, i believe we need a focus on urban design, on art and architecture, on family friendly and child friendly and elderly friendly placemaking, and on creating a truly green sustainable solar and 'different' city to attract new capital investment. simplifying processes for developers may achieve quantity but i don't believe it will help quality at all.</p>	yes. we need leadership and vision. I'm grateful to all mr brownlee has achieved but i believe it is time for change now, and a leader who is more involved in the community and the arts would be appreciated.			thanks for the opportunity to comment. thanks for all cera and the govt has done. now is a great time to stop and halt any further demolitions, all heritage remaining is very precious. now is a great time to put the right people in charge of the rebuild - inspiring leaders who have a vision beyond attracting capital, and preferable some people with an understanding of city making and urban design principles. also, 31% of private insurance claims outstanding, 5 years on, is intolerable. please prioritise sorting these out, as well as the additional claims eqc hasn't yet dealt with. eqc are largely incompetent, please address that too. and finally, please please fund the cdb properly so that they can adequately pick up the pieces resulting from the stresses caused, in the hospitals and the mental health units. thank you.				Christchurch city	
16	1892	14 Jul 2015 - 9 01pm	<p>Give the Cera budget to our current council:<input type="checkbox"/></p> <p>Build affordable housing for the working class<input type="checkbox"/></p> <p>Look after the east. <input type="checkbox"/></p> <p>Allow Christchurch people to have their say.</p>			Yes							Christchurch city	
17	1893	15 Jul 2015 - 8 50am	The new legislation should take the lightest hand possible, and return control to City Council where the public have a much greater influence. I agree with the principles of the green frame - but the implementation has been lackluster.	No	<p>I believe that business confidence and investment will come from relaxing rules around car parking requirements (let the market decide how many parks are required) while retaining urban design standards to ensure a quality central city. Page 18 has a glaring error: " Achieving its objectives will continue to require significant recovery work..." it would be helpful to define "commercial discipline". I do not believe we need "Regenerate Christchurch" as a standalone agency - we need to invest and empower staff at Christchurch City Council, and we need to address public confidence in our local governance.</p>	Chapter 8 does not recommend any reporting measures on which to comment. The fifth issue, economic growth, is particularly problematic as growth can involve significant equity / social justice disparities.	Yes - conduct a large sample annual survey of the populace to determine happiness / satisfaction. Caveat reporting on things like number of days to process consents by recognizing the large variation in the type of consent application.						Christchurch city	

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18	1894	15 Jul 2015 - 12:55pm	<p>The council needs more power to override central government inertia. □</p> <p>□ I suggest flipping most of the powers, and allow the council to take action against the minister when he doesn't carry out his duties appropriately. When a plan is made the council should be able to influence the plan, and once it's committed to they should be able to force the minister to implement it. They should also be able to force the minister to come up with a plan when he doesn't do so, and the alternative should be that the council can implement their plan using the minister's budget. Simply saying "council can complain about ministerial inaction" hasn't worked. □</p> <p>□ The council should remain directly elected by the people of Christchurch. Any move to a CRC-style "minister's pets" council is unacceptable. □</p> <p>□ The timeframes should not be pushed out. If the authority cannot do necessary work within five years it should be replaced and a new authority appointed. □</p> <p>□ I initially supported the dictatorial powers given to the minister, because I expected them to be used to get things done. Frankly, I did not much care whether he rode roughshod over the "no pink houses" or "matching the rest of the street" town planning nonsense. I wanted to see stuff built. Look at Hawkes Bay, they leapt in boots'n'all and build whatever was fashionable at the time. I expected Brownlee to do the same "build me a mall. No, two malls. Here. Now" style, not "someone needs to give me some money", "you have to do all the work", "stadium first, houses later. Much later. If you're nice to me". That approach did not work and continues not to work.</p>	No	<p>It looks like more of the same. Shuffling the organisational structure while leaving the same people in charge will achieve very little. □</p> <p>□ The "step change" needs to be back to a democratic government. Both central government run schemes in Canterbury seem to be very unpopular with the people they affect, but very popular with the select few who are profiting from them.</p>	<p>Perhaps if central government actually spent the money they're budgeted, rather than continually talking about all the money they're going to spend and their amazing plans, which are due to start next year. That's "next year" starting in 2010 and we still haven't seen most of the money. Most of their involvement seems to have been in preventing local people from rebuilding. □</p> <p>□ The "attract investors" stuff is all very well, but we're still in "kick start by central government" mode because of the very effective destruction of investor confidence and prevention of rebuilding that seem to be the minister's main achievements. How anyone with his powers and budget could produce the deadlocks and delays he has managed is beyond me.</p>	<p>It's a good start. Everything funded by government should be subject to the OIA and because the Christchurch rebuild is supposed to be happening fast the time frames for responses should be reduced.</p>	<p>Yes, radical transparency. That will annoy and hopefully frighten those trying to arrange things for private benefit, while greatly assisting those who want to help. If someone can't do their deal with government out in the open with people watching, they shouldn't be doing that deal.</p>	<p>I support the "Option 3+" campaign for local autonomy. We've had five years of "something might happen soon" from the current mob but not a lot of actual progress. It's time to let the residents take their city back, and time for the people with money to start spending it as directed by those residents. □</p> <p>□ We don't need a stadium or conference centre, those are money pits. What we need are homes and shops. Things that everyday people need to live their lives. And high end stuff is not what's in demand. If you really wanted to make a public, dramatic shift building a big whack of public housing would be amazing. And effective. Even more dramatic, simply say "every resident will be living in a home that meets the rental WoF standard within five years" and do it. We built Benmore Dam using a lot of student labour, we still have the SVA and similar groups, what we lack is permission for them to do what's needed. The government-funded insulation program was a great idea, why not embrace and extend that? □</p> <p>□ By this stage after the Napier earthquake most of the houses had been rebuilt, and the central city did not look like scattered building sites surround by abandoned land the way Christchurch central city does. Those in charge should be ashamed of themselves.</p>						Nelson. Lived in Christchurch for 10 years. Would move back, but...
19	1895	15 Jul 2015 - 3:19pm	<p>It is time for the powers and provisions to be transferred back to the Christchurch City Council. I am against the development of a new government agency to control the future of Christchurch.</p>	No	<p>Business's need security and confidence in plans. When central government gets involved, then decisions are made in Wellington, in a large bureaucracy that really has its own agenda, and there is too much political influence on decisions. As the people of Christchurch do not own the decisions made, they do not have a stake in the outcome.</p>	<p>Buildings are not a city. A city is a group of communities that share a centre for business and convenience. Some cities have communities living in the central city. This was dying in Christchurch anyway, and it will be a struggle. The governments commitment to return government departments to the central city is useful. □</p> <p>□ The description of areas of use is questionable. The forced introduction of large expensive projects like a covered rugby stadium, and a large conventions centre make me very angry. I do not want to have to pay for them. It is not fair.</p>	<p>If the present is anything to go by, not much. Under Cera Government, city councillors and private contractors share responsibility. Who are the private contractors responsible to?? Who supervises and guarantees there work. I do not believe that they are not taking advantage of the situation of supervising their own work. The proof is in the set up with no accountability and also that not one contractor has been found wanting?? Not one?? weird?? Bet they love sharing a barbecue with John Key reflecting on how they will spend their profits. this new agency will not be any more able to hold agencies (what? don't you mean contractors?) accountable. Remember public opinion only matters to those elected.</p>	<p>The City Council should be the one reporting on Recovery issues. □</p> <p>□ "Reporting" does not actually get anything done. It is part of the new way, where a check list seems to be worth more than the actual job. It is the City Councils job to manage the recovery.</p>	<p>In an emergency it is often important to give more powers to the Government than what would normally be acceptable in a democracy. Like in times of war. Well, the war is over and it is time for democracy to return to Christchurch.</p>					Christchurch city	
20	1896	15 Jul 2015 - 9 05pm	<p>I would prefer less decisions made by CERA, as I don't feel their plans adequately reflected what people asked for during the initial consultation process that was run by the council.</p>	No	<p>Because we are still being saddled with two massive white elephant projects: The stadium and the convention centre.</p>	<p>Yes, build us a covered central market please, just like everybody asked for back at the "share an idea" phase.</p>				<p>I was also very disappointed by the way CERA, Brownlee etc, dismissed the possibility of having light rail as part of the rebuild. Such a wasted opportunity.</p>					Christchurch city

Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: Submission
Date: Friday, 10 July 2015 8:45:57 a.m.

Regarding the following choices;

"The Advisory Board on Transition noted that there is a wide spectrum of options that could address the challenges and provide leadership and delivery of central city recovery. It identified three points on that spectrum for consideration (all of which would involve establishment of a commercial entity to deliver Crown-led major projects and agreed joint Crown–Council projects):

- Crown-owned, fully autonomous Christchurch Development Agency
- a commercially-oriented Christchurch Central Regeneration Authority jointly established by the Crown and Christchurch City Council
- a Christchurch City Council-led recovery approach, with the Crown in close support."

My preferred position is option 3 - "A Christchurch City Council led recovery approach with the Crown in close support."

Cheers

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: MY SAY
Date: Tuesday, 14 July 2015 1:43:54 p.m.

Please put the people first !. Get them into homes. Put a bomb up the insurance companies. Get the roads done.

The Blue Print was way to premature and be honest is way out of our budget !.

We can still have these wants...just work more with the CCC...give them the say so , so people know who is leading the way. Give the CCC more money and make sure it goes where its meant to!...NOT on wages...same if its a new authority!!.

Lots of spending so far and not much to show for it. Don't out price the City for it own residents !!.

Don't force us to sell off our income from our assets....we will need that later !.

Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: Draft Transition Recovery Plan - HAVE YOUR SAY
Date: Tuesday, 14 July 2015 4:55:40 p.m.

Hello,

Thank you for the opportunity to have my say.

[REDACTED] and commuting into Chch daily.

I believe priority MUST be taken away from The Convention Centre and The Stadium and The Town Hall. (YES! please restore the town hall in its full integrity 100% support for this !!, but it can wait) and these two Imperative points (below) taken very seriously in unity by both Council and the Government working together for the health and wealth of the people of Canterbury. There are no indicators to justify that convention centres and stadiums are called for in Chch by the international market. These massive developments will do NOTHING in the short term or long term local vibrancy and attracting tourists and are proven world wide to be economically Unsustainable. It would be a mistake for our city to keep these at the top of our priority list.

1. I would like that same amount of government funded support REDIRECTED into intensive mixed use commercial and residential buildings all on all cbd council land.

Dynamic Food + Retail opportunities for locals to adopt, on the Ground Floors with Active street fronts, arcades and inner courtyards and green spaces. With mixed demographic residential property occupying the 4-5 stories above for both purchase rent or lease (including working class/social housing opportunities). I believe (based on proof from research and statistics) this will within a very short space of time, bring loads of **DAILY** vibrancy back onto the streets of Chch city. This quite simply is the pinnacle of Demographic Success for Chch over the next 50 years.

2. The success of this must be partnered by a genuine new approach to transport. It is vital that to stop Investing in new car orientated infrastructure and focus on maximising the use of what we already have for the success of Intensified Bus use and Cycle ways.

Car lanes should become smaller and slower and priority given to wide bus and bike lanes detached from traffic. This approach needs to be seen through loyally via a WEB from the City... right out to Rolleston and Rangiora at the very least ideally to Ashburton and Amberly for a fully complete range of options for Chch city commuters . It is practically impossible to bike from Rangiora into the city and there are people including myself who would choose to given the option. As it stands to work in Chch is to own a car and sit in traffic for far to many hours of your life. This can only be turned around by making it easier for people to opt to take public transport or bike (no matter how far out, urban sprawl has pushed you)... than it is appealing to opt to take a car!!!! This takes political Guts!!! But the population WILL respond and its proven that this approach is **the true antidote congestion**. I quote Rob Adams urban planner for Melbourne City - "No city has managed to overcome congestion issues by building more roads". It is a waste of time and money and destroys vibrancy, wellbeing and health both economically and sustainability.

Again, Thank you for the opportunity to have my say.

Sincerely



Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: Draft Transition Recovery Plan
Date: Wednesday, 15 July 2015 12:07:14 p.m.

1. A review of the original agreed projects in the light of the current reality . Govt & City Council to work together on priorities which should be those MOST used by public. The Govt should not continue to impose its ideas of whats most important.

I rate highly the need for promised multi Sports centres (rather than just Leisure centres). Also the Avon development.

I particularly believe that the old stadium should be repaired & not a new one built; Dunedin experience; very intermittent use; greater use of Sky to watch matches nowadays.

I continue to question the thinking behind the size etc of Convention Centre.

2. Govt to be more upfront re funding & to honour at least what it promised. Clearly funding is at the core of many issues.

3. Intention to gradually pass full power back to City Council within 3-5 years.

4. Much more emphasis on the needs of less well off areas, usually more affected. Promoting resolution of all claims within a year.

5. A practical recognition of the need for social housing

[REDACTED]

[REDACTED]

[REDACTED]

Released by the Minister for Canterbury Earthquake Recovery

From: [Redacted]
To: [info \(CERA\)](#)
Subject: submission to the draft the Transition Recovery Plan
Date: Thursday, 16 July 2015 11:32:40 a.m.

Below is the Ministry of Health's submission to the draft Transition Recovery Plan which has been released for public comment by Thursday 30 July 2015.

Submission to part 3 : Legal framework for ongoing recovery

The Ministry of Health notes the need to prevent land affected by the Canterbury Earthquake (Canterbury District Health Board Land Exchange) Order 2014 becoming inconsistently defined in primary legislation (Christchurch City (Reserves) Empowering Act 1971 and Christchurch Hospital Act 1887) as a result of the expiry of the Order. The intent of the Order was that the legislative amendments made would continue in perpetuity after the expiry of the CER Act. This may require some amendment to the relevant primary legislation. The Ministry of Health looks forward to working with CERA to ensure new legislation will ensure that a legislative solution is in place post April 2016.

The Ministry of Health's contact is:



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Code	Date	Name	Question	Submission	Submission	Submission
27	6/07/2015	[REDACTED]	Do you have any views on the powers and provisions that will be needed in the new legislation to support regeneration?	Oh yes I always have something to say...however on a more serious note I think we all owe it to all NZers to "have our say".		
28	11/07/2015	[REDACTED]	Do you have any views on the powers and provisions that will be needed in the new legislation to support regeneration?	<p>Is this really a request?</p> <p>We are a family first CERA not last!</p> <p>That means that you need to presume your part of this family too.</p> <p>If you want to serve this request CERA then reconnect with the rest of the human community first. Allow for the power of the human community to serve this request and to unlock the communities potential as the Heart to serve any and all requests human and non-human (river-ways, oceans, fauna etc).</p> <p>!DA</p> <p>Turing machine (monologue or circle-free system) http://www.cs.virginia.edu/~robins/Turing_Paper_1936.pdf</p> <p>'reverse' Turing machine (dialogue or circular system) http://gcfapp3.azurewebsites.net/Home/ReverseTuring</p> <p>Global Cooperative Forum (human dialogue system) http://gcfapp3.azurewebsites.net/Home/</p>	<p>(11/07/2015) No, because people or the Heart are excluded from the conversation to begin with.</p> <p>The presumption being made is that somehow people have to come together in order to enact and 'be' change. That's a false presumption or the description of a monologue system.</p> <p>CERA have to build a dialogue system instead and allow for people to presume Heart relationship with one another and to get on with the job of serving one another.</p> <p>CERA should use the internet to build a system that coordinates all of our 'requests' and 'services' together as one system or human family. Allow for people to scale over any request and to ensure that appropriate services and energy are being made available to those requests when they're needed.</p> <p>!DA</p> <p>Turing machine (monologue or circle-free system) http://www.cs.virginia.edu/~robins/Turing_Paper_1936.pdf</p> <p>'reverse' Turing machine (dialogue or circular system) http://gcfapp3.azurewebsites.net/Home/ReverseTuring</p> <p>Global Cooperative Forum (human dialogue system) http://gcfapp3.azurewebsites.net/Home/</p>	
29	11/07/2015	[REDACTED]	Do you think that the proposed new arrangements for the central city will create the 'step change' needed to drive business confidence and investment in the central city? Why/Why not?	<p>Canterbury</p> <p>Embezzlement</p> <p>Rapacity</p> <p>Annexation</p>	<p>You really don't have any answers do you. The billions you've spent establishing your forces here. 5 yrs later and still no clue.</p> <p>How about going back to Wellington.</p> <p>You've managed to ruin Chch in quite a short time.</p>	<p>Not long to wait now. You've done well stalling it this long and you'll get the shortage of good rope you were hoping for.</p>
30	14/07/2015	[REDACTED]	Are there any other changes needed to build confidence and encourage investment in the central city rebuild? Why/Why not?	Get rid of Gerry Brownlee and the Natz govt. No confidence in govt = No confidence for investors.		
31	15/07/2015	[REDACTED]	Are there any other changes needed to build confidence and encourage investment in the central city rebuild? Why/Why not?	<p>I am concerned about the probability of Regulatory Capture.</p> <p>It is beyond any reason that only a minuscule percentage of properties in coastal areas have been raised or rebuilt at required height. Has CERA looked into this?</p> <p>https://en.wikipedia.org/wiki/Regulatory_capture</p>		

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32	15/07/2015	[REDACTED]	Facebook Advert	Duncan Garner from Radio Live was broadcasting from Christchurch today and he told it as it is in the east . And how all the development is in the west. And how the roads were "disgusting". And how he would not pay his rates and tell them to get stuffed!! I'm lucky I live in south west and have nearly got my house repaired. We get our roads gritted on the icy mornings - unlike the east I have been told by friends who live there. Christchurch is one city, we should all be treated the same regardless of socio-economic status. Come on CERA do not widen the divide between haves and have nots .	Fix the East side!!!!!!!!!!!!!! (15/07/2015)	
33	15/07/2015	[REDACTED]	Facebook Advert	Just hurry the \$\$\$\$ up its been 4 years or ready instead spending 20million + \$ on a flag we all ready have 2 flags the current 1 or Maori flags a		
34	15/07/2015	[REDACTED]	Facebook Advert	You've [REDACTED] the whole city, wake up your ideas, you're all overpaid beauracrats!!IM		
35	15/07/2015	[REDACTED]	Facebook Advert	Get on with your decision, abide by the courts ruling & pay up, with compensation for the loss of use of the money these people are owed!!!		
36	16/07/2015	[REDACTED]	Facebook Advert	Rebuild, what a joke.The city's a mess and the east is still munted.The fat cats are no doubt filling there pockets.		
37	16/07/2015	[REDACTED]	Facebook Advert	Show pictures of the east , oh yeah rite to ashamed too		

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Serial	SID	Time	Do you have any views on the powers and provisions that will be needed in the new legislation to support regeneration? (see chapter 3 for more information)	Do you think that the proposed new arrangements for the central city will create the 'step change' needed to drive business confidence and investment in the central city? (see chapter 5 for more information)	Why or why not?	Are there any other changes needed to build confidence and encourage investment in the central city rebuild?	What are your views on the proposal for regular monitoring and public reporting on priority areas in order to hold agencies accountable for addressing recovery issues? (see chapter 8 for more information)	In your opinion, is there a better way to report on these recovery issues?	Any other comments	Name	Address	Email	Resident of	Other
38	1897	18 Jul 2015 - 9:38pm	Option 3 nothing else to say....	No		Yes give us our city back...and hand over the money that was promised so we can rebuild without a top heavy expensive staff of hundred fleeing this city dry....	Bollocks	The people of ChCh have had enough hand 1 over .. The mess that CERA has made and is still making is unbelievable and an ongoing nightmare for us all...	Yes mental health, emergency care, and ChCh Hospital have done a fantastic job over the last 5 years. They have managed brilliantly and the board is unbelievably good. They have the trust of ChCh peeps, which is more than CERA and Govt has. Do you want to know what it's like after 5 years... we are constantly on edge, I can't sleep at night without the radio going, aftershocks put my heart rate back up and recovery is (faster) but not here they... People in ChCh are going to be plagued with ongoing health issues for years.... Funding should be without issue...and don't get me started on social housing...I'm appalled at the lack of care shown to our disadvantages and challenged peeps.			Christchurch city		
39	1898	19 Jul 2015 - 5:02pm	My impression is that CERA has done very little so far, so whether or not it has powers is rather moot. It seems to have given up on important things like ensuring CBD demolitions are carried out in a timely fashion and progressing the residential red-zone future planning, while at the same time demonstrating why governments should not involve themselves in property development. And how it is going to build houses for the rich in the eastern frame when housing for the poor would seem a higher priority. It is now very unclear why the CBD land purchases were needed.	No	Or maybe. I think businesses not in the various "precincts" have a confidence well aligned with the commercial challenges it's hard to get tenants to pay the necessary rents. There is unlikely to be a step change, and I'm not sure it is desirable.	Private investment has occurred, generally where the government isn't (Victoria St, Sydenham). What lessons have been learned from this?	Would have been good to have them for CERA all these years...	Less reporting, more action. Maximise private decision-making then we need less reporting but get more progress!	No				Christchurch city	
40	1899	20 Jul 2015 - 5:32pm							I think the implementation of future use of the red zone decisions in Waimakariri requires further thought. The plan notes that Regenerate Christchurch will possibly be the entity responsible for implementing flat land future use decisions. This would work well for the Christchurch red zones as Regenerate Christchurch will have good links into CCC and a good understanding of their organisation, decision making processes and planning regulations. However it may not work for Waimak, as it has separate planning regulations, a different organisational structure and different decision making processes. The red zones in Waimak are significant portions of their communities, but smaller and potentially perceived as not as exciting/meaningful as CCC. I think it is possible that Waimak could be ignored/forgotten/not prioritised. If Regenerate Christchurch is to be used, I think it needs something in it's set-up to ensure Waimak is not left by the wayside.					
41	1900	20 Jul 2015 - 7:50pm	Remove CERA and its bureaucratic taxpayer-funded leadership employees from any decision. I am disgusted at what you have achieved in four years.	No	Have no confidence in any partnership CERA have supported.	Leave it with the private sector. They appear to be the only sector creating change.	even this question alone is a typical CERA question. Spit it out!	Remove CERA from partnership. Leave it to private sector. They are the only ones who have demonstrated activity.	Your communications team is farrrrrrrr too large. Cull 95% of it and you might start seeing effective communication.				Christchurch city	

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	Channel	Name	Date	Question	Submission
42	Facebook	[REDACTED]	17/07/2015	Facebook advert	Citizens take control of your own city.
43	Facebook	[REDACTED]	18/07/2015	Facebook advert	<p>Its so very hard to have to live in what we (cantabrians) always thought as our lovely garden city..sit and wait and watch while 2/3rds of our city is slowly coming together..Then above all the people's voices we STILL HAVE THE FORGOTEN EAST...YES alot have moved on to new homes (these were the lucky ones) The forgotten ones are the people that for one reason or another DIDNOT have insurance or are STILL WAITING FOR INSURANCE CLOSURE...Its now coming up...5years... And while us lucky ones sit in our LOVELY WARM HOUSES those people of the east FREEZE AND GET SICK IN THERE BROKEN HOMES.....</p> <p>Whats in the GREATER planing for these people????</p>
44	Facebook	[REDACTED]	18/07/2015	Facebook advert	Go [REDACTED] Gerry and cera and who ever sham snake oil dealers who replace you.
45	Facebook	[REDACTED]	20/07/2015	Facebook advert	Don't ask for our opinions on draft plans etc. we have done this so many times on different polls etc. and know that our voices do not count at all. Have given up, so tired of it all.
46	Facebook	[REDACTED]	20/07/2015	Facebook advert	Ignorant ccc . Fix all the city . Theres not one construction project underway in the New Brighton shopping precinct. Feel left out and forgotten.

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47	Facebook	[REDACTED]	20/07/2015	Facebook advert	I'm a born and bred Christchurch girl. But I am so over the east. Can't wait to leave and move to the north island . Don't care if I never come back.
48	Facebook	[REDACTED]	20/07/2015	Facebook advert	Yes Brighton has had it's day, needs to be reinvented , or just stick a giant shopping plaza as a destination beyond any thing we have now, like a smaller Chadstone in Melbourne, inside warm , with, flowers, trees, palms, colorful, with the scent of spices , food, and music, with cafes and seating areas with a view to the ocean.
49	Facebook	[REDACTED]	21/07/2015	Facebook advert	Cera r just PM Shrugitovs foot soldiers.....hijack our democracygrrrrrrrrrr!
50	Facebook	[REDACTED]	21/07/2015	What are your views on the proposal for regular monitoring and public reporting on priority areas in order to hold agencies accountable for addressing recovery issues?	CERA OH YES I KNOW THESE [REDACTED] EACH [REDACTED] IN CERA ARE SHARE HOLDERS IN FLETCHERS YES THE [REDACTED] OUTFIT THAT FARMERS ALL REBUILD WORK OUT AND THESE [REDACTED] ARE GOING TO DESTROY ALL THEIR RECORDS SO THAT NO ONE CAN SEE WHAT THEY CROOKED [REDACTED] ARE UP TO AND TO HIDE THE FACT THAT OUR LYING PRIMESINISTER IS A BIG SHAREHOLDER IN FLETCHERS .
51	Facebook	[REDACTED]	21/07/2015	What are your views on the proposal for regular monitoring and public reporting on priority areas in order to hold agencies accountable for addressing recovery issues?	Late last year I met with the mayor and Roger Sutton and told them the people need to be told what the plan is for fixing our roads. They both said "great idea". But I think with Roger's moving on that suggestion has been 'lost'.

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52	Facebook	[REDACTED]	21/07/2015	What are your views on the proposal for regular monitoring and public reporting on priority areas in order to hold agencies accountable for addressing recovery issues?	CERA have spent more than 150 million dollars on wages through the tax payer in the last 5 years. Fix the roads. No PR. Fix PH
53	Facebook	[REDACTED]	21/07/2015	What are your views on the proposal for regular monitoring and public reporting on priority areas in order to hold agencies accountable for addressing recovery issues?	Lost" ho bloody ho. Sorry to break the news to you guys.. But this whole fiasco is "rigged".
54	Facebook	[REDACTED]	21/07/2015	What are your views on the proposal for regular monitoring and public reporting on priority areas in order to hold agencies accountable for addressing recovery issues?	CERA has been a bully, intimidating, undermining, over-riding a colossal fantasy that has made this city an empty shell and spent millions of \$, meant to be given to NZ People in their hour, day, weeks and years following a tragedy. They have systematically ignored, to the detriment (of) the peeps of Christchurch, only to preen and fluff their peacock feathers
55	Facebook	[REDACTED]	21/07/2015	What are your views on the proposal for regular monitoring and public reporting on priority areas in order to hold agencies accountable for addressing recovery issues?	A total load of [REDACTED] have they started yet and who are they

Released by the Minister for Canterbury Earthquake Recovery

Ref	Channel	Name	Date	Question	Submission
56	Email	[REDACTED]	22/07/2015		<p>Personal submission on The Draft Transition Recovery Plan</p> <p>By [REDACTED]</p> <p>Thank you for this opportunity to submit on Greater Christchurch Earthquake Recovery Transition to Regeneration, the Draft Transition Recovery Plan.</p> <p>My submission focuses on two issues: community involvement, and the arrangements for interim management of and decisions about the residential red zone. Community involvement</p> <p>Five years after the first earthquake to hit Christchurch, it is time to hand local control back to the people of Christchurch, and their elected representatives. There is no excuse for organisations such as the Christchurch City Council and the Canterbury District Health Board to be relegated to support roles, while the national Government and ministries retain leadership. Local agencies and the people of Christchurch need to lead the continued recovery of our city – with central Government in the support role.</p> <p>I endorse Option 3+ a stronger, smarter recovery of Christchurch, led by the people and communities that make up our city.</p> <p>I urge the Government to allow the people of Christchurch to determine their own future – as citizens of other New Zealand cities and towns do. The emergency is over. We are adult and intelligent enough to lead our own recovery. Stop standing in our way, and let us get on with it.</p> <p>Management and future of the residential red zone</p> <p>I am particularly concerned about the proposed splintering of responsibilities and roles in managing and determining the future of the residential red zone.</p> <p>It is proposed that three agencies – Land Information New Zealand, the Department of the Prime Minister and Cabinet, and the new central city agency Regenerate Christchurch – will have differing roles in managing red zone land or determining future use.</p> <p>Many people in Christchurch feel alienated from the residential red zone, and powerless to affect decisions on its future. This splintering and blurring of functions between three agencies can only add to that sense of alienation and powerlessness.</p> <p>The splitting of day-to-day management and decisions on interim use (LINZ) from advice on long-term options (the Department of the Prime Minister and Cabinet, or even Regenerate Christchurch) is a false division. It will also complicate and put barriers in the way of genuine community engagement and involvement in decision-making.</p> <p>The people of Christchurch deserve to deal with one accessible and transparent agency – an agency that is fully committed to allowing environment and community-focused interim use projects, and to maximising local input into final decisions.</p> <p>I urge the Government to rethink its approach on management of and decision-making about the residential red zone.</p> <p>I urge it to keep all functions, wherever possible, with one agency.</p> <p>I urge it to ensure that agency's processes and policies are transparent, that it is set up to be approachable and easy to engage with, and that it is committed to genuine, and maximum, community consultation and input at all stages of decision-making.</p>
57	Email	[REDACTED]	23/07/2015		<p>We wish to add our support to our daughters submission. Her submission reflects our thoughts very well - we could not have written as clearly as we think she does.</p> <p>[REDACTED]</p> <p>Wigram Christchurch 8042</p> <p>Thank you for this opportunity to submit on Greater Christchurch Earthquake Recovery Transition to Regeneration, the Draft Transition Recovery Plan.</p> <p>My submission focuses on two issues: community involvement, and the arrangements for interim management of and decisions about the residential red zone.</p> <p>Community involvement</p> <p>Five years after the first earthquake to hit Christchurch, it is time to hand local control back to the people of Christchurch, and their elected representatives. There is no excuse for organisations such as the Christchurch City Council and the Canterbury District Health Board to be relegated to support roles, while the national Government and ministries retain leadership. Local agencies and the people of Christchurch need to lead the continued recovery of our city – with central Government in the support role.</p> <p>I endorse Option 3+ a stronger, smarter recovery of Christchurch, led by the people and communities that make up our city.</p> <p>I urge the Government to allow the people of Christchurch to determine their own future – as citizens of other New Zealand cities and towns do. The emergency is over. We are adult and intelligent enough to lead our own recovery. Stop standing in our way, and let us get on with it.</p> <p>Management and future of the residential red zone</p> <p>I am particularly concerned about the proposed splintering of responsibilities and roles in managing and determining the future of the residential red zone.</p> <p>It is proposed that three agencies – Land Information New Zealand, the Department of the Prime Minister and Cabinet, and the new central city agency Regenerate Christchurch – will have differing roles in managing red zone land or determining future use.</p> <p>Many people in Christchurch feel alienated from the residential red zone, and powerless to affect decisions on its future. This splintering and blurring of functions between three agencies can only add to that sense of alienation and powerlessness.</p> <p>The splitting of day-to-day management and decisions on interim use (LINZ) from advice on long-term options (the Department of the Prime Minister and Cabinet, or even Regenerate Christchurch) is a false division. It will also complicate and put barriers in the way of genuine community engagement and involvement in decision-making.</p> <p>The people of Christchurch deserve to deal with one accessible and transparent agency – an agency that is fully committed to allowing environment and community-focused interim use projects, and to maximising local input into final decisions.</p> <p>I urge the Government to rethink its approach on management of and decision-making about the residential red zone.</p> <p>I urge it to keep all functions, wherever possible, with one agency.</p> <p>I urge it to ensure that agency's processes and policies are transparent, that it is set up to be approachable and easy to engage with, and that it is committed to genuine, and maximum, community consultation and input at all stages of decision-making.</p>
58	Email	[REDACTED]	23/07/2015		<p>To Canterbury Earthquake Recovery Authority From [REDACTED]</p> <p>Submission on Regenerate Christchurch</p> <p>And the other travellers came walking down the track And they never went further, and they never went back Then came the churches, then came the schools Then came the lawyers, and then came the rules Then came the trains and the trucks with their loads And the dirty old track was the telegraph road From Telegraph Road - Dire Straits</p> <p>Introduction</p> <p>1. This submission looks at a number of key issues that need to be addressed in the establishment of Regenerate Christchurch. It cannot be denied that the recovery process under CERA's management and direction has drifted from the community hopes and motivation that were apparent during the "Share an Idea" campaign and in the time following the earthquakes. CERA and the Government also appear to have ignored the key research on post disaster recovery with regard to community involvement and the impact on sustainable recovery. A high level of community disengagement has occurred as a result of insurance related issues, rebuild and repair issues, and the total lack of consultation over the planning. This is directly traceable to the policy development processes adopted by CERA and the over control exerted by the Minister for Canterbury Earthquake Recovery through the Strategy and Governance team within CERA. The Minister's decision to veto the CCC's plan in 2012 was a major mistake and resulted in the recovery is still being debated, lacks support and is in the main stalled. The public gave their views with enthusiasm but the Minister decided he knew better. A one man view v approximately 60,000 submissions. Is it little wonder that the current plans have little public support. CERA's role should have been as an enabler. Under S3 of the CER Act 2011 there are strong indications of that. These were expressed in CERA's purpose, vision and values. In precise; to return the city to the community as expeditiously as possible. It could be argued this is what is happening with the Recovery Strategy, but in reality it defies that requirement. The CCC and the community is not directly involved in the way that an effective, efficient and sustainable recovery demands.</p> <p>2. At its inception and establishment CERA was focussed on its main task, which it set out in its statement of intent as below</p> <p>The operating environment was to be characterised by 1</p> <p>1. The need for swift action, particularly around providing temporary housing, repairing infrastructure, helping businesses to re-open, and assessing houses, buildings and land</p> <p>2. Effective and efficient consultation with local residents, businesses and other stakeholders</p> <p>3. Appropriate control over significant amounts of government expenditure on the recovery effort</p> <p>4. The need to ensure that recovery roles and responsibilities are clear, so that activities do not overlap</p> <p>3. It cannot be denied that the selection of individuals with different skill sets is required - their current skill sets do not match the recovery imperatives as they are generally beyond the capabilities of the current government officials. It is important to not repeat that in the Recovery Strategy and in the establishment of Regenerate Christchurch.</p> <p>4. The other problem relating to this was the over control by the Minister, who despite being a local representative appeared to be dealing with things without due consideration for the way that Christchurch politics work. He was a party political stance and hence he isolated large sections of the community. This meant that only certain vested business interests were consulted fully over the developmental and recovery processes. This over control led to the development of a fear culture within CERA and confusion over whether the organisation was serving the Minister or the public; its tendency was to acquiesce. This caused the current stasis as the Minister's imperatives had primacy. In effect this was a move across the governance/management boundary. The current rules and regulations set around the central city rebuild will not guarantee success and this is the reason that the bulk of the private commercial developments have actually occurred outside of the Blueprint area. Building costs and hence rental costs will make it prohibitive for the right type of business mix to be involved in the new CBD. The old CBD was made up of a failing retail sector supported by banks, accountants, lawyers and few public servants all propped up by increased parking fees. The way the new plan is being developed seems to mirror that. A city is a 24/7 organism not a 9 to 5 workplace. First the people then the other developments. The old concept of a CBD is irrelevant given the major changes that have occurred in the way people transact.</p> <p>5. The Government's intent was set out in Part 1 S3 of the CER Act. The key points of that were to enable community participation, focused, timely and expedient recovery, to face late, co-ordinate and direct and to restore. That indicates that CERA should have been an agile and engaging organisation that consulted widely and worked closely with the CCC. The words "focussed, timely and expedient" are mentioned twice in S3. In its CCRP, the Government's stated strategic intent was to deliver a visionary and investable CCRP, incorporating an investment and marketing strategy, ensuring that the recovery was self-sustaining whilst building momentum and confidence in the future of Christchurch through that Recovery Plan. The Government also indicated that the plan would be bold and a grid with the aspirations and desires of the people of Christchurch. How was that going to happen when 60,000+ submissions given with passion and excitement were largely ignored? This indicates a high degree of arrogance towards the people of Christchurch and that the CCU structure was not aligned with the intent nor did it perform in line with its brief. Those issues are directly traceable to poor strategic thinking at all levels. The political squabbles between the Central Government and the CCC was also detrimental to the recovery process. It has meant that effective dialogue and hence effective joint planning towards sustainable recovery has not been able to happen. The question arises as to who hijacked the process?</p> <p>The Way Ahead for Regenerate Christchurch and the People of Christchurch</p> <p>6. Urban sustainability has three elements, social, cultural and commercial, and these have not been addressed in any balanced sense to date. The future demands a better balance with more cultural and social engagement. Given that the original plan demanded consultation it is imperative that it is at the forefront of the new organisation. The citizens of Christchurch require the vibrancy and vitality of a city driven by a balanced mix of culture, arts and commerce. This is the only chance we have to get it right. Without that, the recovery will not be self-sustaining because large numbers of the very people required to sustain it will be turned off and hence will not engage with the plan. In that regard the new organisation needs to be led by the elected representatives of Christchurch with Government assistance, but there needs to be input from a wide range of community organisations and individuals. What might be viewed by some as fringe groups, organisations such as Life In Vacant Spaces, Gap Filer, Greening the Rubble etc have a real and vital part to play in the debate about the city's future development. What regard they need to have a chair at the table within the Regenerate Christchurch.</p> <p>7. The writer (whilst employed by CERA) wrote the following three paragraphs in June 2013 as part of a longer commentary on the recovery process as assessed at that time. "The regulatory and financial constraints should neither prevent us from delivering the new heritage to and for Christchurch nor building a city that the future generations can be truly proud of; smart, highly connected and a place that encourages active participation. Internationally there is great interest in what will happen in Christchurch and thus this city needs to have its own unique character in order to continue to attract the international audience. Our embracing of the cultural and artistic elements will be essential to support the commercial activities. This may indicate the need to reposition the anchor project programme. A city is more about the people than the buildings. It is as Lewis Mumford described; primarily a space of culture, society and civilisation."</p> <p>The replacement of the key facilities is well underway, and from the viewpoint of the citizenry that means roads, power, water and sewerage. It certainly does not mean a convention centre or a stadium. They have little or no impact on people on a day to day basis and hence they cannot see the value in those projects at the moment. Despite what conventional wisdom might indicate (group think perhaps) tourism is not increased by convention centres. There are undoubted economic benefits but do they outweigh the actual cost of the building over its lifetime? Tourism is increased by unique experiences and we have this opportunity to develop unique experiences for Christchurch and Canterbury. It is the unique character of the destination that attracts the convention business and hence the first part of the central city recovery needs to be the development of that unique vision; the spatial plan delivered part of that - it delivered a concept of open spaces etc but the question is "what needs to come first"? buildings, public art, open spaces, people or what? All activity follows people and it always has. What should that unique experience look like? It is strongly suggested that it does not look like a convention centre or a 50,000 seat covered stadium. The real economic benefits could be generated by other experiences that are actually unique to the region; be they arts, music, culture, architecture or what. The arts play a big part in that as they are an integral part of every culture. By their very nature they ensure full engagement with the public and the communities. Levels of public engagement are not easily measured within the reporting structure that has been established within CERA to meet the SSC requirements. In some regards engagement is conceptual, it's about feelings or will belong to them."</p> <p>8. This indicates that very little has occurred in relation to recovery in the last two years simply because of the lack of engagement and consultation with the public. It would appear that there has been a high degree of arrogance applied to the recovery process especially in the CCU and from the Strategy and Governance Group of CERA. It is apparent that there has been a lot of theorising, memo writing and policy development but little action. That comes from the way in which CERA was structured and the high numbers of career bureaucrats. This will be improved with the realignment in a number of ways</p> <ul style="list-style-type: none"> • A change of Minister to one who can bring an inclusive approach to the city recovery process. • A locally (CCC) driven recovery process in order to pick up on the initial enthusiasm demonstrated in the "Share an Idea" process. • A small agile and efficient structure that is not restricted by the over control of government agencies. • Holding the new organisation accountable for consultation. There is real evidence that previous Government consultation was only done with direct commercial interests. (The previous Director CCU has been criticised in the Press for a lack of consultation over a number of projects). • Selection of a highly qualified, visionary transformational CE who can take the people along with the plan. • Selection of an expert board drawn from groups that will provide a wide view of the recovery process. • The inclusion of the free thinkers, rule questioners, the risk takers, the challenging, the decentralists, the visionaries, the outspoken, the young plus transformational leaders in the new structure. • The diversion of some of the anchor project money into developing a modern, mobile and viable city that includes effective and efficient public transport systems. The current bus dependent plan is unsustainable in the long term and hence we need to identify long term transportation solutions. • By some real strategic thinking that visualises the city of the future. 9. In this regard the preferred option is an extended version of Option 3 and hence the proposal of the Option 3+ group is supported. It provides the only option for the wider inclusion of the community. It is also the only option that will ensure sustainability and thus address the true needs of the community. Without that the recovery will be a failure because it will not meet the original intent under which CERA was established. <p>If we are talking about a transitional process then we need to see real transition. The CCC is the body charged under legislation to govern the city so it is the right body to lead us out of the current position.</p> <p>Central Government needs to move out of the recovery space to enable the people of Christchurch to take an active part in the city's recovery. This is an imperative and essential for the sustainable future of Christchurch.</p> <p>[REDACTED] 23 July 2015</p> <p>I have presented my submission on the Draft Transitional Recovery Plan, with my most notable motive being that I support Option 3+, as I deem it to be the only option given that will enable the people of Christchurch to have a voice. The localisation of control and decision making being put back into the Christchurch City Council and its people seems obvious to be the best choice to move forward as a community together. There is an utmost importance of local people having a voice in the city that they not only live but breathe, and therefore have a greater understanding of and are more deeply invested in. I do not agree with the other proposals offered as they indicate that Christchurch is still in need of centralised and overarching control. When in fact for the rehabilitation and an energised movement forward for Christchurch as a city and a peoples we need quite the opposite. As a city and society Christchurch needs the centralisation of power over its own city. We are no longer in an emergency situation and therefore the retention of the current powers that are in place are reasonably obsolete. The current model exercises that CERA and the CCU are the star players in the decision making and the general control in central city rebuild. I do not believe that Christchurch is completely ungrateful for the support that has been given for the past five years but there have been obvious mistakes made and I truly believe this is due to the main decision making being exercised by individuals and companies that are not local and therefore lack an experienced understanding of the mechanics of our city and further, they lack a depth in their investment to a holistic approach with regards to the restoration of our city. The people of our city have endured 5 years of the rebuild, being operated by Wellington, but now it is time for the people who actually live here to once again have the greatest say in the direction of Christchurch. This is not only for the benefit of the city itself but for the people of Christchurch to feel a regeneration of trust, power, connectivity to each other and the city, the rebuild, and the intricacies of the many and wider communities in Christchurch. That is why I support Option 3+, as presented in Chapter 5 - A Christchurch City Council-led recovery approach, with the Crown in close support. There needs to be much greater local involvement in decision making, for people to have a sense of ownership about the rebuild. Without this I fear that many people of Christchurch, already weary and exhausted from the last five years, will continue to uninvest in the rebuild and the city itself. This potential and likely withdrawal of emotional investment would have a tremendously detrimental effect on Christchurch. The government is here to serve us, we are owed a voice in the city that we choose to live in and localised power and control is non negotiable for this to happen. If the government executes their existing plans, the Christchurch City Council will be babysat and overruled until 2020. They will be powerless and therefore the communities and people of Christchurch will be even more powerless.</p>

Released by [REDACTED] Canterbury Earthquake Recovery

Released by the Minister for Canterbury Earthquake Recovery

Serial	SID	Do you have any views on the powers and provisions that will be needed in the new legislation to support regeneration? (see chapter 3 for more information)	Do you think that the proposed new arrangements for the central city will create the 'step change' needed to drive business confidence and investment in the central city? (see chapter 5 for more information)	Why or why not?	Are there any other changes needed to build confidence and encourage investment in the central city rebuild?	What are your views on the proposal for regular monitoring and public reporting on priority areas in order to hold agencies accountable for addressing recovery issues? (see chapter 8 for more information)	In your opinion, is there a better way to report on these recovery issues?	Any other comments	Name	Address	Email	Resident of	Other	
Repeat	1897	Option 3 nothing else to say....	No		Yes give us our city back...and hand over the money that was promised so we can re build without a top heavy expensive staff of hundred fleecing this city dry....	Bollocks	The people of ChCh have had enough hand it over .. The mess that CERA Has made and is still making is unbelievable and an ongoing nightmare for us all...	Yes mental health, emergency care and ChCh Hospital have done a fantastic job over the last 5 years. They have managed brilliantly and the board is unbelievably good. They have the trust of ChCh peeps, which is more than CERA and Govt has..... Do you want to know what it's like after 5years....we are constantly on edge, I can't sleep at night without the radio going, aftershocks put my heart rate back up and recovery is (faster) but not healthy. <input type="checkbox"/> People in ChCh are going to be plagued with ongoing health issues for years.... <input type="checkbox"/> Funding should be without issue...and don't get me started on social housing...I'm appalled at the lack of care shown to our disadvantages and challenged peeps.				Christchurch city		
Repeat	1898	My impression is that CERA has done very little so far, so whether or not it has powers is rather moot. It seems to have given up on important things like ensuring CBD demolitions are carried out in a timely fashion and progressing the residential red-zone future planning, while at the same time demonstrating why governments should not involve themselves in property development. And how it is going to build houses for the rich in the eastern frame when housing for the poor would seem a higher priority. It is now very unclear why the CBD land purchases were needed.	No	Or maybe. I think businesses not in the various "precincts" have a confidence well aligned with the commercial challenges: it's hard to get tenants to pay the necessary rents. There is unlikely to be a step change, and I'm not sure it is desirable.	Private investment has occurred, generally where the government isn't (Victoria St, Sydenham). What lessons have been learned from this?	Would have been good to have them for CERA all these years...	Less reporting, more action. Maximise private decision-making then we need less reporting but get more progress!	No.				Christchurch city		
Repeat	1899							I think the implementation of future use of the red zone decisions in Waimakariri requires further thought. <input type="checkbox"/> <input type="checkbox"/> The plan notes that Regenerate Christchurch will possibly be the entity responsible for implementing flat land future use decisions. This would work well for the Christchurch red zones as Regenerate Christchurch will have good links into CCC and a good understanding of their organisation, decision making processes and planning regulations. However it may not work for Waimak, as it has separate planning regulations, a different organisational structure and different decision making processes. <input type="checkbox"/> <input type="checkbox"/> The red zones in Waimak are significant portions of their communities, but smaller and potentially perceived as not as exciting/meaningful as CCC. I think it is possible that Waimak could be ignored/forgotten/not prioritised. If Regenerate Christchurch is to be used, I think it needs something in it's set-up to ensure Waimak is not left by the wayside.						
Repeat	1900	Remove CERA and its beaucroatic taxpayer-funded leadership employees from any decision. I am disgusted at what you ahve achieved in four years.	No	Have no confidence in any partnership CERA have supported.	Leave it with the private sector. They appear to be the only sector creating change.	even this question alone is a typical CERA question. Spit it out!	Remove CERA from partnership. Leave it to private sector. They are the only ones who have demonstrated activity.	Your communications team is farrrrrr too large. Cull 95% if it and you might start seeing effective communication.				Christchurch city		
60	1901				Some form of Govt/CCC/Cera directive/requirement needs to be placed on all demolished/vacant sites in the 'CBD' requiring the sections to be grassed. It's a disgrace driving around the city seeing all of the depressing concrete/ruble vacant sites. This has been done on only a handfull of sites and looks amazing and simply makes the whole area more attractive rather than looking at grey flat concrete/rubble sites. This is the simplest and most cost effective way to make the cbd more attractive and inviting seeing the rebuild is going to take many years.			Some form of Govt/CCC/Cera directive/requirement needs to be placed on all demolished/vacant sites in the 'CBD' requiring the sections to be grassed. It's a disgrace driving around the city seeing all of the depressing concrete/ruble vacant sites. This has been done on only a handfull of sites and looks amazing and simply makes the whole area more attractive rather than looking at grey flat concrete/rubble sites. This is the simplest and most cost effective way to make the cbd more attractive and inviting seeing the rebuild is going to take many years.				Christchurch city		

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61	1902	I consider that more powers should be returned to local government than proposed. I oppose significant powers to be further retained for another half decade.	No	Central Govt-led direction has in my view led to significant distortion, not only of the democratic process, but also in favour of unnecessary, excessive projects that will not benefit Christchurch, like the convention centre. I believe that closer attention should have been paid to local voices and local elected politicians, and that the new proposal do not address these deficits sufficiently.						Auckland		Auckland
62	1903	I think it abhorrent that the people of Christchurch have little or no control over how the city is being rebuilt. I do not think that CERA needs to be replaced with another central government body that will not be answerable to the citizens of Christchurch.	No	CERA has had 5 years to do this. Re-arranging the bureaucracy is not going to help.	Give control back to the people of Christchurch. Of the proposed options only option 3 comes anywhere close to giving the residents of Christchurch some say in how the city is to be rebuilt.	Do less reporting, and do more doing. The rebuild is taking far too long.				Auckland		
63	1904	The powers need to be devolved to the city council. CERA has done a good job but the local people need to drive this now, with government support.	No	No the convention centre will use too much money and space	Consult consult consult. Get the locals involved and central government get their houses repaired and give them some hope.	It is vital that independent monitoring is present at every step.	The monitoring need to be and needs to be seen to be independent and not covering up mistakes.					Manawatu
64	1905	I want democracy, not another ex National Party cronie appointed to tell us what to do :(Why are we forced to build a covered sports stadium ??? The Dunedin stadium has never made a profit, yet it had the monopoly of being the only covered stadium in the South Island. It is complete madness to build another loss making stadium, even more stupid is to borrow money to build a loss making stadium !! These white elephants sit empty most of the time, and are full less than 1 % of the time. They are not used by most residents, and do not represent value for money in any way shape or form. As a rate payer I say NO to the proposed stadium, our city does not need or want it. Secondly I am opposed to selling assets. These provide a good service to our city and provide valuable dividends. It is important to retain ownership over services, or crazy things like the extremely unpopular Auckland wharf extension happen. Keep the assets, reduce waste and stupid expenses like a covered stadium !				Christchurch city	

Released by the Minister for Canterbury Earthquake Recovery

Draft Transition Recovery Plan

Written Comments Form

RECEIVED

20 JUL 2013

The purpose of developing the Draft Transition Recovery Plan is to set out proposals for the transition of the Government's role in greater Christchurch's recovery to long-term recovery arrangements.

The Draft Plan includes key contextual information, and proposals for new recovery legislation, a set of new recovery arrangements for the central city and an approach for reporting on priority recovery issues. It also sets out the Government's decisions on the transfer of recovery responsibilities of the Canterbury Earthquake Recovery Authority (CERA) to other central government agencies.

This is your opportunity to provide written comments on the Draft Plan. You can answer as many or as few questions as you like.

1. Do you have any views on the powers and provisions that will be needed in the new legislation to support regeneration? (see Chapter 3 for more information)

yes

2. Do you think that the proposed new arrangements for the central city will create the 'step-change' needed to drive business confidence and investment in the central city? (see Chapter 5 for more information)

Yes No Why or why not?

3. Are there any other changes needed to build confidence and encourage investment in the central city rebuild?

yes put someone in power who doesn't want all the famous

4. What are your views on the proposal for regular monitoring and public reporting on priority areas in order to hold agencies accountable for addressing recovery issues? (see Chapter 8 for more information)

need more public involvement and told what's going to happen and do the like

5. In your opinion, is there a better way to report on these recovery issues?

yes post in mail to everyone and use media more

Any other comments:

No

Released by the Minister for Canterbury Earthquake Recovery

Feedback must be received no later than 5pm
Thursday 30 July 2015. For more information or to
give your feedback online visit: www.cera.govt.nz

Please fold along the dotted lines and secure edges before sending
it to the freepost address. If you are attaching other sheets of paper,
please put it in an envelope before posting it.



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Freepost Authority CERA



Draft Transition Recovery Plan
Freepost CERA
Canterbury Earthquake Recovery Authority
Private Bag 4999
Christchurch 8140

Comments Form (Personal details optional)

Not to be released

Name
Address
Email



Resident of:

- Christchurch city
- Waimakariri district
- Selwyn district
- Other (please specify):

If you choose to provide your details they may be made public. All feedback becomes public information.



Draft Transition Recovery Plan

Written Comments Form

RECEIVED
23 JUL 2013
BY: _____

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The Draft Plan includes key contextual information, and proposals for new recovery legislation, a set of new recovery arrangements for the central city and an approach for reporting on priority recovery issues. It also sets out the Government's decisions on the transfer of recovery responsibilities of the Canterbury Earthquake Recovery Authority (CERA) to other central government agencies.

This is your opportunity to provide written comments on the Draft Plan. You can answer as many or as few questions as you like.

1. Do you have any views on the powers and provisions that will be needed in the new legislation to support regeneration? (see Chapter 3 for more information)

Yes. This section (outlined) illustrates a very poor understanding of many important factors in introducing any form in new legislative requirements

2. Do you think that the proposed new arrangements for the central city will create the 'step-change' needed to drive business confidence and investment in the central city? (see Chapter 5 for more information)

Yes No Why or why not? The current design has not genuinely considered the relative importance of Accessibility for many important amenities e.g. Car parks, Town Hall, Convention Centre etc

3. Are there any other changes needed to build confidence and encourage investment in the central city rebuild? (see Chapter 5 for more information)

Yes, there are many major changes required. (Suggest an improved consultation process with local folk)

4. What are your views on the proposal for regular monitoring and public reporting on priority areas in order to hold agencies accountable for addressing recovery issues? (see Chapter 8 for more information)

Currently not one person has any knowledge of reporting mechanisms completed by CERA. Therefore require an independent authority

5. In your opinion, is there a better way to report on these recovery issues?

Should complete this task

Any other comments:

I am concerned (similar to many other folk) about the very poor standard in quality outlined within this document. It portrays a minimal of understanding exists within the creators of this very important document.

Feedback must be received no later than 5pm
Thursday 30 July 2015. For more information or to
give your feedback online visit: www.cera.govt.nz

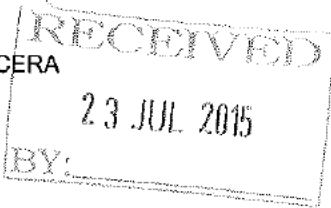
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Draft Transition Recovery Plan
Freepost CERA
Canterbury Earthquake Recovery Authority
Private Bag 4999
Christchurch 8140

Comments Form (Personal details optional)

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Residence

Address

Waimakariri district

Selwyn district

Other (please specify):

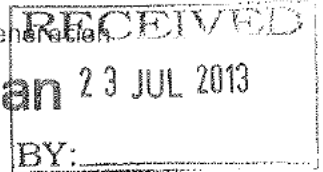
Email

If you choose to provide your details they may be made public. All feedback becomes public information.

Would welcome the opportunity of a verbal submission
solely with the Ministers involved in other process!

Draft Transition Recovery Plan

Written Comments Form



The purpose of developing the Draft Transition Recovery Plan is to set out proposals for the transition of the Government's role in greater Christchurch's recovery to long-term recovery arrangements.

The Draft Plan includes key contextual information, and proposals for new recovery legislation, a set of new recovery arrangements for the central city and an approach for reporting on priority recovery issues. It also sets out the Government's decisions on the transfer of recovery responsibilities of the Canterbury Earthquake Recovery Authority (CERA) to other central government agencies.

This is your opportunity to provide written comments on the Draft Plan. You can answer as many or as few questions as you like.

1. Do you have any views on the powers and provisions that will be needed in the new legislation to support regeneration? (see Chapter 3 for more information)

POWERS & PROVISIONS NEEDED TO SUPPORT GENUINE REGENERATION ARE IMMENSE*

2. Do you think that the proposed new arrangements for the central city will create the 'step-change' needed to drive business confidence and investment in the central city? (see Chapter 5 for more information)

Yes No Why or why not? DECENTRALISATION SUBURBAN SHOPPING MALL MODEL CURRENTLY EXISTS AND IS TOO STRONG AN ALTERNATIVE. AN URBAN PROJECTS/DEVELOPMENT HAVE NOT ACHIEVED LOCAL BUY-IN.

3. Are there any other changes needed to build confidence and encourage investment in the central city rebuild?

YES. REGENERATIONALLY SUBURBAN SHOPPING MALLS NEED TO BE LEVULATED OUT OF EXISTENCE AND REPLACED WITH EXTENSIVE CYCLEWAYS/PUBLIC TRANSPORT SERVICES A HUB (CBD). THIS REVERSES YEARS OF POLICY HENCE ANSWER TO QUESTION 1.

4. What are your views on the proposal for regular monitoring and public reporting on priority areas in order to hold agencies accountable for addressing recovery issues? (see Chapter 8 for more information)

WILL NOT BE VERY EFFECTIVE AS LOCALS ARE DISFRANCHISED THEREFOR DISINTEGRATED AND DISTRUSTING.

5. In your opinion, is there a better way to report on these recovery issues?

YES GET BUY-IN FROM LOCALS SO THEY BECOME INTERESTED IN REPORTS AND FEEL THEIR INPUT IS VALUED E.G. VICTORIA SQUARE

Any other comments:

CERA AND 'THE BLUEPRINT' IN MY OPINION HAVE PROVIDED FANTASTIC DIRECTION AND THROUGH SUPPORTING MENTAL HEALTH OF INDIVIDUALS AND SOCIETY DURING A TIME OF DISASTER. HOWEVER AT THIS JUNCTURE IT IS IMPORTANT (FOR CONTINUED HEALTH OF INDIVIDUALS AND SOCIETY) THAT THOSE SAME INDIVIDUALS/SOCIETY (IS NOW GIVEN) HAVE FULL CONTROL OVER THEIR DESTINY. PTO

THIS IS A LONG PROCESS WHICH IN MY OPINION SHOULD NOT BE RUSHED THROUGH (MOST CERTAINLY NOT DECIDED IN 100 DAYS!)

IT IS IMPORTANT TO REMEMBER THAT THE ENDOWMENTS OF SEVERAL GENERATIONS OF INDIVIDUAL FAMILIES THAT MAKE UP CHRISTCHURCH WERE TOUCHED AND IN SOME CASES DESTROYED FOREVER.

THE PRIMARY CONCERN MUST BE FOR THE MENTAL HEALTH OF EACH AND EVERY CHRISTCHURCH FAMILY. A MOST IMPORTANT NEXT STEP THEREFOR (IN MY OPINION) IS TO GIVE BACK CONTROL (WHICH CONTINUED TO SUPPORT) AND ALLOW REFLECTED AND THANKS FOR ~~INDIVIDUAL~~ INVALUABLE NATIONAL ASSISTANCE DURING A TIME OF NEED.

Feedback must be received no later than 6pm
Thursday 30 July 2015. For more information or to
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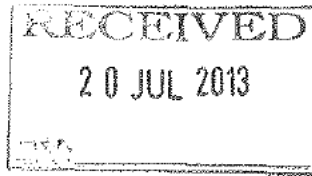
Name _____
Address _____

Email _____

Resident of:

- Christchurch city
- Waimakariri district
- Selwyn district
- Other (please specify): _____

If you choose to provide your details they may be made public. All feedback becomes public information.



P: (03) 379 1739 | F: (03) 365 5977
160 Bealey Avenue
PO. Box 741, Christchurch 8014
www.pegasus.org.nz
info@pegasus.org.nz

14 July 2015

Draft Transition Recovery Plan
Freepost CERA
Canterbury Earthquake Recovery Authority
Private Bag 4999
Christchurch 8140

Dear Sir/Madam

Re: Draft Transition Recovery Plan

Thank you for the opportunity to give feedback on the Transition Recovery Plan.

Pegasus Health is a large primary health care organisation with a long history and commitment to the people of Greater Christchurch. Pegasus Health sees the Transition Recovery Plan and its proposed approach as critical to Greater Christchurch's positive future.

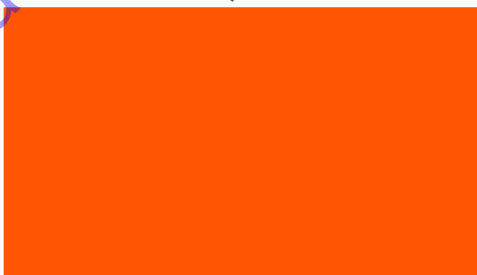
We are highly supportive of this proposed approach in the plan that sees a transfer of the leadership in the recovery and regeneration to local institutions in Greater Christchurch. We believe this is timely and see that Pegasus Health is and will be an active collaborator.

We endorse the Transition Plan's identification of the need to address the psychosocial needs of people as a priority. We too recognise that though many people are able to positively get on with their lives, there are many, particularly vulnerable populations, that are still struggling. We are still witnessing a high level of demand on our general practice and primary mental health services.

We note the statement that "The Canterbury District Health Board will continue to be responsible for delivering specialist psychosocial support services (including mental health services)." We believe this is limited and we encourage the finalised plan to include reference to the wider Canterbury Health System and the leadership of the collaborative initiative – the Canterbury Clinical Network. This would be more encompassing of the actual efforts of health services (including primary health care) to meeting the needs of those in need of psychosocial support services.

We look forward to being a strong partner with other parties in Greater Christchurch's regeneration.

Yours sincerely



Released by the Minister of Canterbury Earthquake Recovery

Ref

	Channel	Name	Date	Question	Submission
69	Facebook	[REDACTED]	22/07/2015	Facebook advert	Cera r just PM Shrugitovs foot soldiers.....hijack our democracygrrrrrrrrrr!
70	Facebook	[REDACTED]	22/07/2015	Facebook advert	We live in the North West in a wrecked house with the front popped off and plants growing in. Eqc lying cheating bullying and playing games. Don't think it's all sparkly over this side folks ... Di
71	Facebook	[REDACTED]	22/07/2015	Facebook advert	Well maybe the east is not the best place for lots of people?
72	Facebook	[REDACTED]	23/07/2015	Facebook advert	in response to comment above: Im. damn shore the east isnt but till gerry. gets off his butt and does. what he gets paid for people of the east will suffer

Released by the Minister for Canterbury Earthquake Recovery

Ref

Channel	Name	Date	Question	Submission
73	Facebook		In your opinion, is here a better way to report on recovery issues?	Why yes. How about the minister of the department sit down once a month and have a televised Q/A session from a board made up of elected members of the community from relevant organisations and groups? It would take someone with great honesty and genuineness to be able to display to the public a sense of accountability and assurance that we are not being led aimlessly along like a donkey and the carrot . The rider gets where they want go but the poor donkeys stay hungry.
74	Facebook	24/07/2015	In your opinion, is there a better way to report on recovery issues?	In response to comment above: I like this idea a lot.
75	Facebook	24/07/2015	In your opinion, is there a better way to report on recovery issues?	In response to comment above: Love it. Great idea
76	Facebook	24/07/2015	In your opinion, is here a better way to report on recovery issues?	In response to comment above: well said.
77	Facebook	24/07/2015	Facebook advert	Why did you not allow the Centennial pool to be fixed (for a quite paltry sum really), justifying that decision by saying the Metro Sports Centre would replace it, and then turn around and delay the latter by YEARS, despite supposed certainty of time frames and all the accompanying propaganda? And what about other delayed projects? Certainty? Yeah, right ...,
78	Facebook	24/07/2015	Facebook advert	When will the people of the East start doing things for themselves in the East and stop waiting for someone else from another part of the city to do it for them?
79	Facebook	25/07/2015	In your opinion, is here a better way to report on recovery issues?	has a great idea but sadly I can't see that the current minister would have any more interest in the general public (carpers & moaners) of Christchurch than he has in the past. I may sound cynical..but I would love to be proved wrong!!
80	Facebook	25/07/2015	In your opinion, is here a better way to report on recovery issues?	Αυτό λέγεται στα ελληνικά "δημόσια διαβούλευση", μόνο που δεν γίνεται στην Ελλάδα. Translated by Facebook to: This is called in English ' public consultation ', Only in greece.
81	Facebook	25/07/2015	In your opinion, is here a better way to report on recovery issues?	Yes bypass chch nedia!
82	Facebook	25/07/2015	In your opinion, is here a better way to report on recovery issues?	you win the Internet today. Exactly what is needed. 4yrs ago
83	Facebook	25/07/2015	Facebook advert	It is absolutly rediculas when the building was rebuilt to replace westende jewlers, then to buy it so as to knock it down. That is extravagant to the extreme. The roads inner city are a bit like having dementia with every day being a new experience
84	Facebook	26/07/2015	Facebook advert	I like the way they knock down new buildings with multimillion dollar payouts to make way for a very important piece of infrastructure - the green belt (commonsense fail)
85	Facebook	26/07/2015	Facebook advert	In response to comment on 20/07/2015: The New Brighton shopping precinct is on privately owned land & is not controlled by the CCC..

Released by the Minister for Canterbury Earthquake Recovery

Ref	Serial	SID	Do you have any views on the powers and provisions that will be needed in the new legislation to support regeneration? (see chapter 3 for more information)	Do you think that the	Why or why not?	Are there any other changes needed to build confidence and encourage investment in the central city rebuild?	What are your views on the proposal for regular monitoring and public reporting on priority areas in order to hold agencies accountable for addressing recovery issues? (see chapter 8 for more information)	In your opinion is there a better way to report on these recovery issues?	Any other comments	Name	Address	Email	Resident of	Other
86	1	1906	I am in favour of Option 3 - which puts control of the new entity back in the hands of the Christchurch City Council, with support from the Crown.	No	Need less control from central government, and let the Christchurch City Council make the major decisions going forward.				Transit on arrangements with a CERA-like entity hanging around until 2020 not a good idea. Central Government has achieved very little in a 18 years. Time for the Christchurch City Council to do what needs to be done to restore the city. Absolutely should not be forced to sell the city's assets.				Wellington	
87	2	1907	Absolutely. It is high time central government ceased to be involved in the rebuild process. This by all expert opinion should be by now be the responsibility of local body representation.	No	Where is the return on investment to encourage business? At present the proposed approach makes everything subject to Gerry Brownlee's whims and central government's political objectives, which are neither conducive to confidence from the investment community.	Local democratic empowered governance.	The rebuild process is a shambles and a disgrace, but who is holding the current bodies responsible?							Auckland
88	3	1908	Put control of the new entity back in the hands of the Christchurch City Council, with support from the Crown. Central govt should download recovery responsibilities to local authorities.											
89		1909	The powers to override other documents via recovery plans (new regeneration plans) and using s27 should be removed. Section 27 particularly.	No	I think some of the proposals will assist but I think what is proposed doesn't sufficiently involve the council/local input then it is not truly a locally led recovery. What is proposed should be integrated with the new Development Chch Ltd	Govt get on with and finish the anchor projects it's meant to be doing as soon as possible	Reporting and monitoring is needed but make sure there are enough 'doers' not just reporters/monitors		Don't let there be a one minister decision-maker any longer. Use a co-governance decision making group of crown and council for important local decisions. If you aren't going to let the council back into the decision making tent then it should be two ministers at least making decisions if not an indecent government panel			Selwyn district	But work in the city	
90	5	1910	The transition of control needs to be to the Christchurch City Council with guidance and support of Government. The regeneration needs to be driven by and from Christchurch, as proven by the debacle that Victoria Square was, to be altered much against and to the annoyance of the local public.	No	There are too many delays and too much bureaucracy to make the recovery speed up.	The Government needs to get the conference centre sports (Rugby) stadium back on the priority list and not delay these and other important developments to encourage tourism and bring larger events to the town. Because the Town Hall is being restored does not mean to delay and reduce the size of the conference centre. Christchurch needs this now.			It has been stated that not a Christchurch road will be brought back to the condition they were in before the quake, this is disgusting as most roads we travel on going to the east are a shambles and need to be negotiated with care. Many roads in Christchurch were not before the quake now they are much worse. I recently update my car as we live in Rangiora now, I wouldn't have done that if it was in Dallington Christchurch!			Waimakariri district		
91	6	1911	It seems to me that Central Government only requires the powers set out as needed in the plan because they want to be in a position of control over the rebuild process. Most of the legal provisions vested in CERA through the CER Act were promoted as required in order to get a rebuild underway in a timely fashion. After 5 years it can no longer be argued that timeliness and public safety are justifiable arguments for such draconian provisions. Most of the powers for Central Government reportedly required under this transition plan will be executed by existing government agencies with existing rights of act. All the powers currently vested in CERA through the Act exist in some form or other in other acts. Its time for a much more decentralized approach within the pre-existing framework that gives the power back to the City's directly elected officials. Outstanding orders made under the current act should, if they have not been acted as of now, are no longer required and should be reversed.	No	The proposed arrangements (Option 2) still involve two parties with mixed and conflicting objectives. Central Government has a responsibility to the national electorate and has made promises to that electorate that are directly in conflict with the needs of the City. CCC are a legally elected local authority with clear alignment between their objectives and the objectives of the City electorate. Over the past 31 years Central Government has been at great pains to have clear alignment between the objectives of public organisations and the electorate they serve. Options 1 and 2 are in direct opposition to that political tenet and the divisive and disconnected way in which the rebuild has progressed so far is the proof of the failings of such an approach. The act that central government is promoting an organisation called Regenerate Christchurch in direct opposition to the Council's recently formed Development Christchurch shows that Central Government have not learnt the lesson. Option 2 is still a messy, unclear halfway house. Option 1 is undemocratic. The only rational, democratic option on the table is option 3. Especially as the plan makes it quite clear that most of the powers sought by the Crown in this process will be executed by existing Government agencies. Central Government will already be well represented in the regeneration of the City and the CCC is already in a good position to work with those agencies directly and has more of an incentive to get it right because they are directly answerable to the city constituents through an already established legal framework.	Whatever transitional arrangements are put in place, more involvement of the citizens of Christchurch has got to be a central requirement. The post-earthquake period was a relative success because of the hope and commitment the involvement and consultation processes such as Share an Idea promoted. The subsequent period has ridden rough shod over that hope and paced the commitment at risk. Central Government, through CERA and the CCDO, have got to take responsibility for that. No one, who is looking to invest confidently in a City given the time frames involved in getting returns on those investments) are going to do so confidently when the people they are dealing with are responsible to an electorate that does not have to live alongside the consequences of their actions and decisions. Investors have the right to deal directly with the people accountable to the Citizens of Christchurch for the outcomes they are being asked to invest in. Option 3 is the only option presented that promotes that relationship.	The need for monitoring and reporting on the 5 priority areas is supported. However, most of the processes for that already exist within existing agencies. In terms of published material, CCC has been as active as any other agency in reporting the state of the rebuild. As a supporting partner Central Government should expect transparency over the process as the CCC should be able to expect transparency from the agencies Central Government will delegate their responsibilities to.	Yes. Reporting on progress so far has been largely through the print media and key persons forums (e.g. Construction Industry engagement meetings). By their nature, these channels exclude ordinary citizens. Not enough use has been made of TV documentaries and debates. Finding out what is going on has become more and more difficult. Encourage local film and documentary makers to build a body of work that reports on issues and progress.			Christchurch city			

Released by the Minister for Canterbury Earthquake Recovery

REF	Channel	Name	Date	Question	Submission
93	Email	[REDACTED]			To whom it may concern, I would like to show my support for option 3+ as outline by the discussion taking place at http://option3plus.org.nz/ . We NEED a local and democratically led rebuild that is focused on people. I am completely disappointed that the current government has removed so many democratic values from Canterbury over the past six years. Kind regards, [REDACTED]
94	Email	[REDACTED]	26/07/2015		Dear CERA, I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. too many regulations and back pocket deals have made the rebuild of our city a complete mess. We need less control and more action, less red tape so that those with money to invest can get on and do it! The government should be forcing the insurance companies to play fair & get every claim settled, rather than seeking to make a huge profit from the delays.
95	Email	[REDACTED]	26/07/2015		Dear CERA, I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
96	Email	[REDACTED]	26/07/2015		Dear CERA, I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
97	Email	[REDACTED]	26/07/2015		Dear CERA, I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. I totally support the people of Christchurch controlling their own rebuild in a democratic way. The first priority surely must be warm and safe housing instead of grandiose schemes. Only local communities can make these decisions.
98	Email	[REDACTED]	26/07/2015		Dear CERA, I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
99	Email	[REDACTED]	26/07/2015		Dear CERA, I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
100	Email	[REDACTED]	26/07/2015		Dear CERA, I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. The rebuild has been stymied since ccdu took control and came up with a plan we didn't ask for, don't want, and can't afford. The city needs to grow back more organically. Small-scale local projects need to be supported and grandiose mega-projects shelved. And control needs to be back with the people of chch. Thanks,
101	Email	[REDACTED]	26/07/2015		Dear CERA, I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Enough is enough, and local people need to be safely and properly housed! and local people also NEED to be in charge of Their City!! The stalling tactics need to cease NOW!

Released by the Minister for Community Earthquake Recovery

102	Email	[REDACTED]	26/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
103	Email	[REDACTED]	26/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Who better to take charge of the ongoing rebuild and improvement of such a unique city than the people of Christchurch themselves? Local residents should have the dominant voice in matters that clearly impact them more than anyone else. An outside government agenda smacks of a dictatorship!</p>
104	Email	[REDACTED]	26/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
105	Email	[REDACTED]	26/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I'm sick of seeing the insurance money syphoned out of the city where it's needed.</p>
106	Email	[REDACTED]	26/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
107	Email	[REDACTED]	26/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Please allow a release of the energy of the people of Christchurch into rebuilding their city by removing unnecessary central government powers that are not resulting in progress on the rebuild.</p>
108	Email	[REDACTED]	26/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
109	Email	[REDACTED]	26/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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111	Email	[REDACTED]	26/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>This Christchurch recovery should be managed by the people of Christchurch and their leaders.</p>

Released by the Minister for Canterbury Earthquake Recovery

112	Email	[REDACTED]	26/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
113	Email	[REDACTED]	26/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
114	Email	[REDACTED]	26/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Why shouldn't the locally elected representatives make decisions about the rebuild. They have to live with the result and the result should be livable.</p>
115	Email	[REDACTED]	26/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>de centralised thinking should be worth a try for Nz. Perfect opportunity for Govt interests to step back and let us all have some say.</p> <p>Thanks,</p>
116	Email	[REDACTED]	26/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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118	Email	[REDACTED]	26/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>We need immediate action for these poor families</p>
119	Email	[REDACTED]	26/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
120	Email	[REDACTED]	26/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
121	Email	[REDACTED]	26/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>

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123	Email	[REDACTED]	26/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
124	Email	[REDACTED]	26/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Local communities need to be empowered to determine the regeneration of their neighbourhood.</p>
125	Email	[REDACTED]	26/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>We totally support any new agencies to be run by independent groups elected by the community. We were involved with Share an Idea but many of the ideas appear to have foundered under the current regimes.</p>
126	Email	[REDACTED]	26/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
127	Email	[REDACTED]	26/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I want to see Christchurch as the people of Christchurch want it. Mr Brownlee should have no more say than any other citizen. He has destroyed more than enough of this city, possibly even more than the quakes did with his "i don't want/like it, so therefore it has to go" attitude. I have felt so disenfranchised by his attitude. I'm over living in Gerryland and want to live in Christchurch</p>
128	Email	[REDACTED]	26/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
129	Email	[REDACTED]	26/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Many in the Christchurch community have lost confidence in the ability of central government to fully appreciate and value the views of local people. We believe the Christchurch City Council and local leaders are better able to ascertain and implement what is best for us. Central government has already taken and kept control of our environmental agency, and appears to be using that monopoly to further party objectives at odds with the long-term interests of the people of Canterbury. We strongly believe it hat in the interests of democracy it is time for the recovery to be returned to local control.</p>
130	Email	[REDACTED]	26/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>

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132	Email	[REDACTED]	26/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Please, give us back control of our city.</p>
133	Email	[REDACTED]	26/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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135	Email	[REDACTED]	26/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Let's live by democratic, not autocratic principles.</p>
136	Email	[REDACTED]	26/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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144	Email	[REDACTED]	26/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Because locals have a greater vested interest in making their community/s visible</p>
145	Email	[REDACTED]	26/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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147	Email	[REDACTED]	26/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I agree with the above. I also want to see Ecan restored to the people. A thing that really bugged me was the power given to Minister Brownlee. I did not trust some of his judgments, such as those that made a mess of the insurance. It may have happened under any other single person. Instead of a single person in that role, a trio representing the three main political parties could have judged things better. An example is the failure to get the insurance industry to work cooperatively for their clients. Another serious flaw was to put a single building company in sole charge, so there was no competition and lots of ripoffs. Perhaps some of the failings of the current system could still be repaired but these comments may better be kept in reserve for future disasters. One comment about Victoria Square, the reasons for having it, the reason 'To meet family members' really grates. Hoping these help, [REDACTED]</p>
148	Email	[REDACTED]	26/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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153	Email	[REDACTED]	26/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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155	Email	[REDACTED]	26/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The rebuild needs to be guided by VALIDATED strategies, ie strategies which are simultaneously: 1. logical; 2. supported by compelling evidence that they will actually work; 3. worth it (see "Validating Strategies www.gowerpublishing.com/isbn/9781472427816 Such validated strategies are totally dependent on citizens and communities making them work - so citizens and communities MUST drive the rebuild.</p>
156	Email	[REDACTED]	26/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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162	Email	[REDACTED]	26/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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165	Email	[REDACTED]	26/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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167	Email	[REDACTED]	26/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Christchurch's recovery needed a lot of money from central govt, and so there was a case that it should have a tight hold on finances. But that's coming to an end. We need coordination, but planning needs to take people along with it, or else we end up with never-ending arguments about the stadium Victoria Park, transport options and the like. If National likes small government where those who are affected have input, it needs to let go now.</p>
168	Email	[REDACTED]	26/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>

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172	Email	[REDACTED]	26/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I think it is well over due to pass over the control of the recovery to the local Council and communities. The Government taking over post earthquakes was appropriate and appreciated, it was extraordinary times, but its now time to cut the strings and let democracy take its course. We have to be able to stand on our own two feet (so to speak) The Government to continue to have the ability to over rule any local decisions is not democratic, especially 4+ years post quakes.</p>
173	Email	[REDACTED]	26/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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175	Email	[REDACTED]	26/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Unfortunately the experience of this current executive is that it will fight with tooth and claw to not only retain but increase it's control over every aspect of public life I can while at the same time abdicating it's social responsibilities in the interests of enhancing the private interests of its members and commercial associates. This government long-since ceased to be a legitimate executive administration and should now be simply ignored and dismantled.</p>
176	Email	[REDACTED]	26/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>

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178	Email	[REDACTED]	26/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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183	Email	[REDACTED]	26/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I am tired of waiting for things to happen in Brighton where I live. The deplorable state of the area (quake damaged roads, in particular) is causing massive headaches for local residents and visitors alike. A new system involving local leadership - especially in suburbs like Brighton, which is unlike any other, and has many able passionate leaders - would enable solutions to be made more efficiently and effectively. Let Brighton lead the way on this. We could be the guinea pig, and trial a new system of local leadership. We are ready. We currently have all major community groups in Brighton working collaboratively, and could easily model a new system to work alongside government/council. Thank you.</p>
184	Email	[REDACTED]	26/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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189	Email	[REDACTED]	26/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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192	Email	[REDACTED]	26/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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194	Email	[REDACTED]	26/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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Released by the Minister for Canterbury Earthquake Recovery

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201	Email	[REDACTED]	26/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
202	Email	[REDACTED]	26/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Yes return it to the people to do the rebuild, run it with women in all top places, budget better, stop the wastage. Also who is in charge is accountable.</p>
203	Email	[REDACTED]	26/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Community-led development all the way! For the people by the people! The people of Christchurch definitely deserve to see some positive movement, after all they have continued to stay committed to the city - even when others left. The very best of luck to all the people coming together for transformation change!</p>
204	Email	[REDACTED]	26/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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Released by the Minister for Canterbury Earthquake Recovery

Ref	Channel	Name	Date	Question	Submission
207	Email	[REDACTED]	25/07/2015		<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The thing that CERA should have been used for was to MAKR the insurance companies pay and pay quickly like in other countries around the world like Florida USA and Queensland Australia. The insurance companies here have got away with criminal actions.</p>
208	Email	[REDACTED]	25/07/2015		<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
209	Email	[REDACTED]	25/07/2015		<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Part of recovery is to regain control of our democratic rights. That should not and must not be delayed any further. LET MY PEOPLE GO!</p>
210	Email	[REDACTED]	25/07/2015		<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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219	Email	[REDACTED]	25/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>This is not a third world country but the way this government is spending tax payers money on lining their own ganders we will be very soon. It's a pouring people are still waiting to have this mess sorted out. Thanks</p>
220	Email	[REDACTED]	25/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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222	Email	[REDACTED]	25/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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Released by the Minister for Canterbury Recovery

224	Email	[REDACTED]	25/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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Released by the Minister for Canterbury Earthquake Recovery

229	Email	<p>[REDACTED]</p>	25/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Local people are much closer to the issues and understand what processes are needed to help get ALL people back on their feet in Christchurch more quickly than current mechanisms allow. It's a crying shame that central Government believed it should control the renewal of the city when they are so far removed from LIVING amongst it everyday.</p>
230	Email	<p>[REDACTED]</p>	25/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Priorities seem to be all [REDACTED]-versy - edifices that cost a fortune to build and a fortune to maintain, and the more of them there are in a country the less benefit to the towns in which they are located because there is a finite pool of users. Stadiums and conference centres! Meanwhile decent people whose "fault" was living where the earthquakes did the most damage are still living in wrecked housing with wrecked plumbing, water in the wrong places - walls, floors - and mould and rot and stress and endlessly being duckshoved around by insurance companies and various government and other inspectors and "assistants" and "welfare agencies" who specialise in hindering not helping.</p>
231	Email	<p>[REDACTED]</p>	25/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>They should hand the reins over and focus on the many other issues instead of spreading itself so thin and weakly supporting Christchurch. It's like they don't actually care about the people living in Christchurch, prompting that Christchurch should take charge of itself, who better to do something than yourself? Many people have felt powerless because of this and a lack of action and all of the botch ups are further fueling peoples anxiety about the situation. The government has far too much on it's plate to continue trying to support the rebuild, when Christchurch's own residents are willing to do it themselves aka being a kiwi.</p>

Released by the Minister for Canterbury Earthquake Recovery

232	Email	[REDACTED]	25/07/2015	<p>To whom it may concern,</p> <p>I would like to show my support for option 3+ as outline by the discussion taking place at http://option3plus.org.nz/. We NEED a local and democratically led rebuild that is focused on people. I am completely disappointed that the current government has removed so many democratic values from Canterbury over the past six years.</p> <p>Kind regards, [REDACTED]</p>
233	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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235	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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Released by the Minister for Canterbury Emergency Recovery

237	Email	<p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p>	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I support fully Christchurch having an elected by its citizens an independent board to guide the rebuild. They need area representation so communities get what they recognise as needed, not what someone who adopts the 'better than thou' approach and attitude. There is presently far too much political interference rather than political support in the Canterbury region and because a MP doesn't agree with what the community representatives have proposed a bullying approach is adopted. Sacks the elected representatives and claims total authority. The upshot has resulted in one very large mess. Certainly not democratic in approach or practice. Politicians are elected to work on the behalf of all the community and that has not been well demonstrated over the past 4 years for the people in Christchurch. Quite the opposite</p>
238	Email	<p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p>	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
239	Email	<p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p>	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>People in Christchurch have voices, and can speak when needed. There are areas people that don't live here ever see, or know enough about what is happening, and they want to do is, have their say, and take no notice of all the people here. Hand it back to Christchurch City Council.</p>

Released by the Minister for Canterbury's Future Recovery

240	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>It's just common sense.</p>
241	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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244	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>

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	245 Email	<p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p>	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>A Fair Deal for Christchurch The Christchurch earthquake was a catastrophe that was national in its impact and significance but that required the people of Christchurch to pay its terrible price. In the four years that have since elapsed, they have had to shoulder the burden of rebuilding shattered lives and a devastated environment. There has been no shortage of sympathy and encouragement from the rest of the country, and the government has played its part in financing the restoration of essential infrastructure. But the government's help – provided to Christchurch on behalf of all the people of New Zealand – has been limited by a hard-headed and largely artificial distinction between what is seen as properly the responsibility of central government and what falls to be dealt with by Christchurch itself. We now see the impact of that distinction. It means that the people of Christchurch must face a substantial financial burden on their own, in addition to the other losses they have suffered. They are to face substantial rate increases over the next three years and their city's finances will suffer from a further loss of income as a result of the forced sale of up to \$750 million worth of city assets – assets built up over many years. They are faced with the need to shoulder these burdens because the law, as presently defined, takes no account of their special circumstances and requires them, come what may, to balance their books. The people of New Zealand, through their government, may in other words offer sympathy, but when it comes to costs, Christchurch must – from this point on – take responsibility for rebuilding the city on its own. The government's position on this issue is hard to fathom. No one doubts that the national economy has benefited greatly from the investment that has been made and will be made in rebuilding the city. Our GDP growth, and the level of economic activity, have been stimulated by the increase in public funding; the earthquake forced the government's hand to increase public spending that they would, for ideological reasons, not otherwise have undertaken. The re-building of Christchurch, however funded, will continue to provide great benefits to the national economy in terms of employment and output.</p>
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Released by the Minister for Canterbury and the Ombudsman for Children's Recovery

				<p>national economy in terms of employment and output. But the priority given by the government to the short-term problem of reducing its own deficit means that it is unwilling to invest in gaining the further benefits potentially available to the national economy from not leaving the people of Christchurch to find the money on their own. There must be the suspicion that the government is not unhappy at the prospect of asset sales and the opportunity thereby offered to private investors to make a profit. But, setting aside issues of fairness and national solidarity, the government's stance is in any case hard to justify in purely economic terms. We can see this clearly when we examine the responses of governments around the world to crises of various sorts. In the aftermath of the Global Financial Crisis, and the threat then posed to the stability of the banking system, governments like those in the US and UK had no hesitation in creating new money to bail out the banks and to get the economy moving again. The US Federal Reserve has created no less than \$3.7 trillion of new money – so-called “quantitative easing” – and the Bank of England has done likewise to the tune of £350 billion. The Bank of Japan, at the behest of the Japanese government, has created huge quantities of credit directed to productive investment and even the European Central Bank – so long demanding austerity and reduced government deficits – has changed course dramatically. In New Zealand, we saw our own smaller version of the willingness to bail out financial institutions in the \$1.6 billion help provided to South Canterbury Finance. If it can be done to help the banks and finance companies, why can't it be done to help the people of Christchurch – especially when that investment would provide such a good return to the economy as a whole and wouldn't just disappear into the balance sheets of financial institutions? There is, after all, a powerful economic pedigree for such an approach. John Maynard Keynes famously articulated two great insights. First, he said, while there are obviously intrinsic reasons for a scarcity of land, there is no intrinsic reason – in a country that is sovereign in respect of the creation of money – for a scarcity of capital. And secondly, he observed, the creation of credit for productive purposes will not be inflationary if the increased production it is designed to bring about actually materialises. And, for those who are still nervous about the government stepping in to help in this way, consider this. If we don't object to the huge volumes of new credit for housing purchase created for their own purposes by the banks, why should we be so reluctant to see the government act on a much smaller scale in the public interest to help the economy as a whole and the people of Christchurch? That would be the proper response on a national scale to what is a national and not just a Christchurch issue. Bryan Gould 1 March 2015 www.bryangould.com/a-fair-deal-for-christchurch/</p>
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253	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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256	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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258	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>

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260	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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266	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>




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270	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I live here. It's our home. It affects me directly</p>
271	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>

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274	Email	<p>[REDACTED]</p>	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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277	Email		25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The rebuild has already been so mishandled that business no longer wants to return to the CBD as they are now well settled and inner city is too expensive even tho wasteland. We are losing workers because housing rents are far too high so how are the city council going to pay for city resources when the city is losing residents! Gerry Brownlee helps no-one and Govt is dismissive of any referendum of the people - so how do these people know what is best for those of us in Christchurch?</p>
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284	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>

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286	Email		25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Most of the "buildings" going up look like lego blocks, surely local designers have a better imagination than that, ChCh was once a beautiful city with a varied architecture now all buildings are starting to look as if a computer with only one data line is designing them.. ☐</p>
287	Email		25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Live locally act locally.... ☐</p>

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289	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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295	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>

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301	Email		25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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304	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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309	Email	<p>[REDACTED]</p>	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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312	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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318	Email	<p>[REDACTED]</p>	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The housing needs of many people still have not been met - including very slow processing of insurance claims.</p>
319	Email	<p>[REDACTED]</p>	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>

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323	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>

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325	Email		25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>They are the ones that have to live with the rebuild and know best what they need so the rebuild should revolve around them and they are capable to run it. Let them</p>
326	Email		25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The people of Christchurch have a right to have a say about how their community is rebuilt and they have a right to be heard. There have been far too many delays and far too many procrastinations. The people who live there know what they want for their city and it is way past time that this happened. Stop pretending to listen and let us get on with it.</p>

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328	Email	<p>[REDACTED]</p>	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>It is about time we were back to leading our own recovery. We have proven ourselves to have the talent locally and we need to get rid of outsiders dictating to us what they think we need. It has not gone well once from what I can see - right from the start the utter waste of money - renting campervans for over a Million when only one person rented them. IT is about time we had control of our own city. □</p>
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338	Email	<p>[REDACTED]</p>	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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341	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>It is the people of Christchurch who have to live with the results of the rebuild and they should be able to choose what is done.</p>

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352	Email	<p>[Redacted]</p>	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>It is time for the return of civic democracy and a recovery led by Christchurch communities who know what they need, not technocrats and politicians in Wellington making absurd decisions like stadia and conference centres which do not reflect the realities of Christchurch.</p>





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361	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>

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369	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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373	Email	[REDACTED]	[REDACTED] 07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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378	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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382	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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387	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>

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392	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>

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403	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Christchurch people have to live in the city. They are quite capable of making decisions large and small about the community in which they live. ☐</p>
404	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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407	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Locally led is best practice and supported by evidence around the world re post disaster recovery</p>
408	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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411	Email	<p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p>	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The recovery has seen the systematic removal of facilities from the east side of Chch with scant regard of those who live there. Time for local input instead of men who live in Wellington making executive decisions on a place they dont live in and quite frankly, dont care about it seems, to those who live here.</p>
412	Email	<p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p>	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>

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414	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Christchurch knows best what it wants and needs - let us decide.</p>
415	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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418	Email	<p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p>	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The new Christchurch inner city should be architecturally designed using sustainable materials. It should innovative and brave which will bring tourists flooding in to see an exciting new concept.</p>
419	Email	<p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p>	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>CERA has run its course and it is time now to put the power and return this back to the local community and to their jurisdiction.</p>

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420	Email	<p>[REDACTED]</p>	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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	424 Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>An Example of the detached approach that is in place, is the huge areas of land grasses up, that we are not allowed even to walk on, owinf to the fences and large signs stating CROWN LAND. Why do they have such a dreonian approach to us still. We are moving on, and want the GOVT to move on and off our shoulder. We the people of CHCH Know what we wwnt and don't want, so why is it that it falls on deaf ears. Let us have a REAL say in what is happening and more importantly the future direction of the city. Please don't lumber us with unnecessary debt, we already have enough to replace and son't need any more white elephants to hang round our necks. Please no over the top convention centre, and no covered stadium. This can wait we are happy with the present stadium, and there is a possibility theat the other old stadium can be revived, so just because it is not in the chosen corner, why cant it be repaired at a much lower cost. If in the future the coffers ar flush, then we can cover it. PLEASE LISTEN TO US</p>
	425 Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Whilst many of us have been repaired, there are far too many unnecessary horror stories of multiple moves, disgusting housing situations, greedy building businesses who too often go under as they've done a runner with the money or spent it on over fancy vehicles that are far too nice to get dirty. Many of us also appreciate the genuine hard work being done. The collapse of so many buildings occurred in the first place from cutting corners and corruption. Please stop repeating this. ☐</p>











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426	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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428	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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432	Email	<p>[REDACTED]</p>	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>This has gone on too long!!!! These people have out their lives and trust in our government and insurance companies who are NOT helping. These people contributed to the life od Christchurch and now they have been neglected!!!! Help and rebuild!!!! They are good people who have been let down!!!! Please do something and help.</p>

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434	Email	  	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The maxim that there should be no taxation without representation is no just hollow words. No credible or sustainable solution to Chch's problem can be forced on the city!</p>
435	Email	  	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Yes to local inputs and democracy. I have always been critical of the appointment of Gerry Brownlee who happened to be the local National MP at the time of the earthquake but who had little, if any, experience with management of the large scale disaster that afflicted Christchurch. Gerry's management, consequently, led and leads to a disaster of greater magnitude than the earthquake itself. The exit of Roger Sutton, with a proven track record, was another blow. The present government, with its emphasis on fiscal solutions (throw money at the problem of choice, or withdraw it) does not have the necessary "people" connection. Come on Christchurch, get some real management competence, outside the present political choices, even offshore</p>

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439	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence</p>

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443	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>

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460	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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463	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>We have an opportunity to make a very special new city here. It could become a tourist mecca with longer stay visitors than travelling further. Just returned from a month touring Europe and they have all embraced the new modern with what was left of the important older parts. We need to take lessons here. Prague has half a million visitors a week as an example. We can do that here.</p>
464	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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466	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>

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468	Email		25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Local government exists to support, plan and develop on behalf of its local communities. It is also best placed to reflect the aspirations of those communities. Recognising and respecting decisions and processes of locally elected politicians is fundamental to a healthy thriving democracy. It is now time to hand back control to those who are ultimately accountable to their own communities. □</p>
469	Email		25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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472	Email		25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>CERA might have been needed in the first year or so after the quakes - and they have done some good things - but they've also stuffed up a lot of things. Why redo the central city plan after the councils great share an idea weekend. What a waste of money requiring the council to do that and then redoing it all! There have also been a lot of buildings destroyed that didn't need to be. the red zone failures. Not exercising powers in those early days to make insurers deal with claims in a timely way - they did that in Queensland. The council won't get it all right either but at least it's putting the recovery back in the right hands, with much more community involvement. Government agencies may need some powers to finalise what CERA has been doing but don't let it be up to one Minister to decide the continuing recovery of Christchurch. ☐</p>
473	Email		25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Id like to see more transparency in the big projects. Also more international urban design experts consulted and listened to, assisting decision making moving forward. ☐</p>

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476	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>People are planning our city and they dont live here. The areas that cera are in charge of remain barren whereas the areas outside of the control is bustling with activity. Return our city to us</p>
477	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>We live here and are the best people to make the decisions for a cohesive recovery. keep your fingers out of our pie please</p>

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482	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>

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487	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>

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492	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>

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494	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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496	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Please listen to these people. Thank you ☐</p>
497	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>

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500	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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502	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Are we going to have a democracy or not? If it isn't at least own up to it and let us know, and let Robert Mugabe know too so you guys can be dictatorship buddies..</p>
503	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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510	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The Government delays, and insurance companies sluggish reactions are nothing less than a dereliction of duty - and should be exposed and rectified.</p>

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514	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The record of governmental control has been lamentable so far. People living in Christchurch, elected to make decisions on their behalf by the citizens of Christchurch, are in a far better position to know what is needed there, what will work there and what will contribute to a vibrant rebuilt city.</p>

Released by the Minister for Canterbury Earthquake Recovery

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516	Email		25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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519	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I support a community led rebuild. I think it's time to build trust, admit mistakes and move forward.</p>
520	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Communities have been disbanded by the National government. The drive for 'super-cities' is evidence of this. There is an irony that this government wants to relinquish control of prisons, education, health, ACC, essential services, etc, etc, etc... yet they hold on to anything that may run against their agenda which includes not allowing people who voice against them to have any say. Funding freeze on the public broadcasting (Nat Radio)service is obviously because intelligent people (who are the listeners) can see through the govt smokescreens. Neo-liberalism is a threat to democracy and this government is profoundly neo-liberalist. You CERA are not abiding by the people.</p>

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522	Email	<p>[REDACTED]</p>	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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531	Email	<p>[REDACTED]</p>	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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537	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>

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541	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Listen to the voice of people who live in Christchurch.</p>

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552	Email	<p>[REDACTED]</p>	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Christchurch is Our Community. Let us as the citizens decide what our priorities are and let decisions be made locally.</p>
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556	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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562	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Widespread concern in ChCh about the direction of policy development.</p>
563	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>



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569	Email	<p>[REDACTED]</p>	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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571	Email	<p>[REDACTED]</p>	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>

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	572 Email		25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I believe a locally led recovery would have a lot more passion than what has been shown over the past 5 years. I believe local Council and other local agencies are a lot more interested in getting Christchurch up and running again than what has been shown by the New Zealand Government Agencies in the past 5 years. Christchurch was really devastated and its people are STILL hurting. Its time the power was given back to Local authorities and the Government stepped away. Christchurch needs the PASSION of Cantabrians to get the City moving forward. Government ministers and Government Bodies DO NOT have the Passion and sense of URGENCY that Cantabrians have always had. GIVE OUR CITY BACK TO THE PEOPLE WHO CARE!!!!</p>
	573 Email		25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>There are too many agencies and layers to the rebuild, without any of them seemingly feeling the need to communicate with each other. Each one of these agencies are clipping the ticket (making a profit) as they pass the job down, with often four or more layers before any tools are actually picked up. This has resulted in the process being incredibly slow and very expensive. An example I recently was made aware of by a carpenter, a wall that before the earthquake would have cost \$300.00 to paint, after the earthquake now \$1500.00.</p>





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574	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Essentially we will end up with the sort of city ONE PERSON wants, if this special power continues to apply. It hasn't helped that the person chosen happened to be almost exactly wrong for the role, but putting that to one side: NO one person can do justice to, nor should ever have, this sort of veto stranglehold on the future of an entire city.</p>
575	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>There have been too many delays in the rebuild of Christchurch. Communities are waiting far too long for repairs.</p>
576	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>We still have people living in tents & garages almost 5 yrs later. The council need to step in & look after them , not art centres & stadiums</p>

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577	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>corruption by the government in collusion with fletchers to make money from the rebuild at the expense of the people of the city is a disgrace, gerry brownlee cant even control what he puts in his mouth let alone control what goes on in the rebuild ,he is typical of this government an incompetent buffoon</p>
578	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
579	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>My long term vision for Otautahi (Christchurch) would be to see the East side thrive again especially New Brighton Mall. Use the red zone land for parks and recreational activities eg walkways, play grounds, the planting of fruit tree's or even build a swimming complex using some of this land.The East side is dying so we need the government to step up and support our area. I also ask that NGO's like PEEPS be considered for maintenance work maintaining the plantings and general up keep of the red zone properties. Again our NGO's are also suffering, especially around funding.</p> <p>Thank you</p>

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580	Email		25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Stadia and convention centres will not breathe life into the city. A vibrant city centre needs to grow out of the hopes and work of the inhabitants. Likewise broken houses and communities. Get out of the way, government. ☐</p>
581	Email		25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>It is time the Government withdrew from its position of power over the Christchurch rebuild. It is time the people of Christchurch, its communities and its Council resumed their democratic right to manage their city without the possibility of Government overriding locally made decisions. I support that the new structure for the Christchurch rebuild must be independent of Government direction or influence.</p>
582	Email		25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
583	Email		25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>

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584	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Where else in the western world following such earthquakes would you find local residents still occupying damaged homes while so much money has been spent on sporting and arty things. These are 'nice to have', but people are more important and they need to have 'normal' life restored as soon as possible. That's now a major requirement in Christchurch.</p>
585	Email	[REDACTED]	25/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I have been actively opposed to central government control of earthquake recovery and of local and regional government. I petitioned the Governor-General at the time that the legislation wresting power from an elected Regional Council was introduced. Nothing that has happened since has convinced me that the outcome would not have been better had the government merely supported the local authorities in dealing with the emergency rather than sidelining them and the people's voice and interests in the process. At this late stage, it is ludicrous and tyrannical to maintain central government control. Return our democracy at once!</p>

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Ref	Channel	Name	Date	Question	Submission
586	Email	[REDACTED]	24/07/2015		<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Decisions should be made locally, by elected representatives accountable to the ratepayers.</p> <p>Thanks,</p>
587	Email	[REDACTED]	24/07/2015		<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I believe the recover and rebuild of Christchurch should be inclusive of the public and that their voices should reflected in the rebuild of the city. This cannot be achieved if there is no direct input from public, or if this input is quashed by heavy-handed Ministerial influence.</p> <p>Thanks,</p>
588	Email	[REDACTED]	24/07/2015		<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Because the current rebuild is not going well as it is and the CCC are presenting much better and more long term sustainable ideas.</p> <p>Thanks,</p>
589	Email	[REDACTED]	24/07/2015		<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Our city will last for 100s of years, we need to understand and own it. So much has been lost that unless we are involved in making it we won't have the same sense of place- we know from other cities that a sense of place means connection and results in the agency to build our businesses, raise our families and respect its infrastructure. We aren't building a showhome- we are building a living breathing city.</p> <p>Thanks,</p>
590	Email	[REDACTED]	24/07/2015		<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>the city needs to be given back to the people. No one wants a convention center.</p> <p>Thanks,</p>

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591	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The best way for any infrastructure to serve the needs of the people it is built for, is to allow those people to determine what their needs are and how they should be met. A city not built for the people will not be utilized, the quality of life will suffer, and the long-term prosperity of the economy will also decline, as we should have learned from so many examples across the globe already. We need a livable Christchurch, recreated for the people, by the people.</p> <p>Thanks,</p>
592	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The same laws and policies should apply across NZ. Citizens need to lead the development of new communities in Christchurch. Thanks,</p>
593	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The Christchurch rebuild, although a problem that affects the nation, should be continued by the council alone. The people of Christchurch, those directly effected by the earthquakes, know what of their city needs to be fixed, and how to go about it. Thanks</p>
594	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Communities need to be at the forefront of creating post-quake Chch. The people who live here know what they want - please listen to them! Thanks</p>
595	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Too slow Thanks</p>
596	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Christchurch needs to be rebuilt and restored in no time.</p> <p>Thanks,</p>

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597	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The people who live in the community are those best placed to make the decisions, as they will be the ones living in the rebuilt city Thanks</p>
598	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>It's time for the decision making to return to Christchurch people, and the NZ Government to take a step back. Please increase available funding to Christchurch and allow locals greater say in decision making process.Thanks,</p>
599	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I feel our Christchurch people should be the ONLY ones to decide what is to happen here in Christchurch. We have been so bullied by EQC (so our homes are NOT fixed properly and yelled at by The engineers some of whom are not even qualified) Time to let go and let us do the choosing as to what we actually need for our City. We have a good voted in Council. LET THEM DO THEIR JOB and keep Government out of more decisions. Our community is keen to work hard to put things right and not be interfered with. Thanks,</p>
600	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Christchurch needs to be empowered!Thanks,</p>
601	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Give us back our water democracy and no to CERA imposing their agendas on us Thanks,</p>
602	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Please, NO convention centre - let the businesses who stand to benefit pay for it. And NO stadium - let businesses and sports codes pay for it. Focus on infrastructure, and getting ordinary people rehoused with their insurance claimed sorted out. Interference by central government is NOT democracy.Thanks,</p>

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603	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The current system dilutes our democracy. Thanks</p>
604	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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610	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>local control means the people concerned have a chance to establish and direct their own opportunities for an empowered locally led community</p>
611	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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615	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>There has been a lot of public anxiety about mismanagement and possible corruption from day one. Real transparency is required.</p>
616	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>

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617	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I fully support the local community leading the recovery of Christchurch!!</p>
618	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I am aware of a great number of local leaders who have been supporting others in vulnerable situations in Christchurch or who are leading local community development initiatives to restore community activities and connections since the earthquakes. These are the types of activities that will rebuild the fabric of the city and are the people best able to name what the needs are in the city and should be more directly supported through the Council and agencies supporting post-earthquake redevelopment.</p>
619	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Central control has been proven a failure, we need to have local control driven by the City Council and other local groups.</p>
620	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
621	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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Released by the Minister for Canterbury Earthquake Recovery

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626	Email	[REDACTED]	24/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. The community knows itself better
627	Email	[REDACTED]	24/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Thanks
628	Email	[REDACTED]	24/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.Thanks,
629	Email	[REDACTED]	24/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.

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631	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. low income housing first; vanity projects and flash big centres later.</p>
632	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. The community knows what is best for itself. This has been shown by the multitude of community projects that have maintained the heart of Christchurch.Thanks</p>
633	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.Thanks</p>
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637	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>It is well past time. Thanks</p>
638	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.Thnaks</p>
639	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.Thanks</p>
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643	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Gerry Brownlee does not have the interests of the people of Canterbury at heart. He had been more interested in supporting the Insurance companies and EQC to rip us off Let the new CCC team lead it. That is what we voted them in to do. Thanks</p>

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645	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Auckland and Christchurch have been seized by big money interests are are not governed democratically. Rule by corporates does not represent the interests of most groups in NZ. Restore local government in Christchurch and Auckland. Down with Council Controlled Organizations (CCOs) in Auckland and end the emergency powers in CHCH!!!! Thanks</p>
646	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Thanks</p>
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648	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Democracy means power in the hands of the People, we pay your wages remember! Thanks</p>
649	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Thanks</p>

Released by the Minister for Canterbury Community Recovery

650	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>It is time. Otautahi CHC needed, and is grateful for, the support it has received post earthquake. It is now time to shift authority back to the city's own elected government. It won't be easy and there may well be mistakes, but that is the prerogative of the citizens and an important part of the recovery itself. Thank you ...</p>
651	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Thanks</p>
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654	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Responsibility should be carried locally as well. Government red tape makes the process slower than it should be. Thanks</p>
655	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Christchurch people know what they want because they know what they miss. Thanks</p>
656	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Thanks</p>
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661	Email	[REDACTED]	24/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Thanks
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663	Email	[REDACTED]	24/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Thanks
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667	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The people of Christchurch know best what they need. Please trust the people, they live there, stop delaying and let them get on with the recovery. Thanks</p>
668	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Who knows better than the local people, let them make their own decisions Thanks</p>
669	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Thanks</p>
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671	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.Thanks</p>
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674	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Time for Gerry to quit. The emergency is over, it's time for the community to lead the rebuild. Thanks</p>
675	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Thanks</p>
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681	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. The rebuild is not sensible. The land is subject to flooding and of course earthquakes. It is a waste of NZ money, being a National political sop to garner votes. Therefore, let Chch residents rebuild if they want but don't commit our money to it. Thanks</p>
682	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.Thanks</p>
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685	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Thanks</p>

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686	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Chch needs to reestablish the very damaged east side we need good well functioning infrastructure. The plans for the central city do not need to include the large developments as proposed by the government ie the convention centre the sports stadium for the elite we do need to have a good rugby and cricket sports ground and we need retail in town as well as cafes and places for night life but not the extravagant proposals we</p>
687	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Thanks</p>
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689	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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693	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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695	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Thanks</p>
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699	Email	[REDACTED]	24/07/2015	support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.Thanks
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703	Email	[REDACTED]	24/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Thanks
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712	Email	[REDACTED]	24/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Thanks
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723	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.Thanks</p>
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728	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Thanks</p>
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731	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The people of Christchurch have been through so much and for far too long. They deserve some certainty, that is not too much to ask, especially as they have been paying their taxes and rates not just before the earthquakes, but eversince too. Give the people of Christchurch what the rest of us take for granted. Thnaks</p>
732	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>As a person that grew up in Christchurch, I have been appalled by the Government's flat earth approach to the Central City. It has compromised the recovery socially and economically! In the eastern suburbs and elsewhere people affected by the earthquakes have been marginalised. Like my brother in Woolston that still has not a viable solution to his earthquake affected home! Time for local control! Thanks</p>
733	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Thanks</p>
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739	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The Christchurch people have been through enough and it just seems to drag on and on. Giving the power back to the Council and the community will fill them with fresh hope and renewed energy and motivation to rebuild their city. Thanks</p>
740	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Thanks</p>
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742	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Thanks</p>
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745	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Get the corporates and brownlee out of there, locals can do it. Thanks</p>
746	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.No confidence in the Key government. Thanks</p>
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748	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I think Christchurch should be rebuild to support a locally led recovery. I think the Minister should not have the ability to amend relevant plans and by-laws directly. I think council, community groups, or and independent board that can act without Ministerial influence. Thanks</p>
749	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Thanks</p>
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Released by the Minister for Canterbury Earthquake Recovery

751	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Community input via meetings, text, email, Facebook, Twitter, websites & forms. Thanks</p>
752	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Thanks</p>
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755	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>the one thing we have learnt from the chch earthquakes is the power of community - local community... this recovery must take advantage of this remarkable power.... Thanks</p>
756	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Thanks</p>
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760	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Thanks</p>
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762	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. I believe it is the Christchurch City Councils business to plan for Christchurch's future development and not the business of Jerry Brownlee. If I were a Christchurch resident, I would be furious with the Government's continued involvement. How misguided are the Government when they think they know what is best for the residents of Christchurch, when in reality their only business is to make sure Christchurch is funded for the projects the people of Christchurch decide, and in the order they wish to prioritise them. National Government: Get out of Christchurch. Leanne Dalzeal is totally capable of leading Christchurch, not you. The people of Christchurch voted Leanne as their leader and not you. Thanks</p>

Released by the Minister for Canterbury Earthquake Recovery

763	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>There are several reasons that I think make it particularly important that recovery be locally led. Firstly, as a red zoner and as someone who chose to stay in the East, it has been evident that the government's geographical distance from the area has meant that serious mistakes have been made and continue to be made. Areas that suffered little damage were red zoned because of their proximity to more badly damaged areas, exacerbating the housing crisis. Conversely badly damaged areas were zoned green and these areas continue to deteriorate, ignored, while the health and welfare of those in those areas also deteriorate. The ideas for the residential red zone are sometimes grandiose, other times ignored completely, and the proposal to divide the responsibility for the residential red zone between three different agencies is a recipe for disaster. There would be further disagreements, internal bickering and nothing would get done. We have seen that the most successful projects since the earthquakes have been grass roots up, not government down. Groups such as Gap Filler, the Student Volunteer Army etc are examples of this. The neighbourhoods were magnificent in joining together</p>
764	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The people of Christchurch must have a say in how their city recovers from the earthquakes.</p>
765	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The best forward momentum comes from involving the community.</p>
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773	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Thanks</p>
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Released by the Minister for Canterbury and the Environment Recovery

778	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The local community know their city better than anyone from the outside. I am sure there are well qualified and experienced people to help. I am positive that a city rebuild lead by the community would be insightful and passionate. Thanks</p>
779	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Thanks</p>
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782	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The people of Chch have been through a dreadful disaster and their recovery has been painfully, apallingly slow. Please, National government. let them sort themselves out from now on. They couldn't do worse than you have.Thanks,</p>
783	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The people of any community know their community well. They should be trusted to be given this opportunity. Thanks</p>
784	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Thanks</p>

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791	Email	[REDACTED]	24/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. This city has a proud tradition - that is valuable in itself. There is the talent in Christchurch to take the lead, to build the city for the city. This is what is needed.Thanks.
792	Email	[REDACTED]	24/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. While I recognise that CH ch rebuild is not an easy fix, but cording to people in CHCH , there is enough local expertise to make it happen. Money is a huge factor obviously but there have been significant amounts wasted in the last 5 years, with some key projects having massive over runs and most not yet started because of budget blow outs. Thanks

Released by the Minister for Canterbury Public Recovery

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797	Email	[REDACTED]	24/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. The mental anguish that has effected everyone in the East in particular has been horrendus for them throughout the quakes with being ripped off buy govt insurance the rebuild itself has been a total rip of has been mentally draining no other person in that side of town would understand what has happened their during quakes they did not live in that terror only watched on T.V so yes it should be under the city council. Thanks
798	Email	[REDACTED]	24/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Thanks
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803	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Thanks</p>
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805	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Let Christchurch residents decide what their recovery should be!!!</p>
806	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Christchurch will never be stable until it can stand on it's own!</p>

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813	Email	[REDACTED]	24/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. The people of Christchurch have gone through extremely difficult times, and need to feel that they are in control of their own futures.
814	Email	[REDACTED]	24/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.

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816	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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829	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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831	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Christchurch belongs to the people who live there first & foremost & then to the people of NZ so control of how it rebuilds belongs with its residents!</p>
832	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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834	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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836	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.Thanks</p>
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840	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Thanks</p>
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842	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Thanks</p>
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844	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Thanks</p>
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848	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>This is our city therefore we should have more of a say. Thanks</p>
849	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Should only build/replace what the city can afford, not go into debt for grandiose schemes. What are the essentials/what would be nice/what can we do without. Thanks</p>
850	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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854	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Thanks</p>
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858	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Thanks</p>
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862	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Gerry has lost his way. Let's let the locals choose Thanks</p>
863	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Thanks</p>
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871	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Thanks</p>
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				<p>New Orleans. It is essentially a problem of coordinating expectations... ." By that he meant simply that each person's incentive to move home and rebuild depends on his or her confidence that others will do likewise. "But achieving this coordination in the circumstances of New Orleans seems impossible." See also Primer on Henry George's "Single Tax" in this issue. So economics has come to this. Only yesterday, the approved posture was not to recommend programs, but merely to advise timidly on how different ones might work, covering one's back with caveats. Now our top dog has gone the next step, and advises us that nothing can work, not even the market. A discipline with roots in Utilitarianism has morphed into Futilitarianism. text version of image San Francisco after the great quake and fire of 1906. (photo: Arnold Genthe; courtesy of George Eastman House) Actually, there is a time-tested way to solve the problem that defeats the most advanced economics theory. American urban settlers and investors have a long history of building and rebuilding cities by "coordinating expectations." In 1891 the traveling Lord James Bryce wrote of Americans, "Men seem to live in the future rather than in the present: ... they see the country not merely as it is, but as it will be." They achieved critical urban mass by faith in each other, a mutual faith more economic than theological. "The chief tax is in every State," Bryce noted in 1891, "a property tax... ." The property tax at that time fell in many places mainly on land values, because that is most of what there was to tax. This tax was the mechanism for "coordinating expectations." Each landowner felt the pressure to use his land, knowing his neighbors felt the same pressure at the same time. (There were also pioneering religious and ethnic groups that fostered mutual faith, as the Greek Orthodox community is doing now in its small part of New Orleans. In the game theory Schelling & co. study, we are all greedy monads, so such things do not happen in the models--and who cares about the extra-modular [i.e., real] world outside the laptop?) It's not that Schelling never heard of the stimulative effect of taxing land values. In 1969 I had the privilege of presenting it to a seminar at the Brookings Institution. I suggested raising the land tax, and lowering sales taxes and taxes on buildings. Most attendees listened with at least moderate sympathy, notably excepting Schelling, who objected that any change in tax policy would break the social contract, destabilize expectations, shatter investor confidence, and risk bringing the world down in ruins. In 1966 I had spoken on the same point to a New Orleans civic group, sponsors of a Brookings urbanism program. They were charming hosts, eager for ideas about how to clear "undesirable" neighborhoods but obsessed with preserving Le Vieux Carré, which they saw as unique, wholesome, a money machine, and too fragile to survive competition that would replace it with the commonplace. Like Schelling, they chose stasis, with the results that we see today. Actually, there can be no stasis: buildings depreciate every year, and need constant upkeep, operation, adaptation to markets, and often replacement. A going city or region, leveled by catastrophe, has an easier time returning to critical mass than does a new city or region flying blind. London renewed itself after the Great Fire of 1666; Schenectady after Frontenac razed it in 1690; Lisbon after the 1755 quake; Dutch cities after flooding themselves out to balk successive Spanish, French, and German invaders; Moscow after 1812; and Washington, D.C., after 1813. In 1848 John Stuart Mill highlighted "the great rapidity with which countries recover from a state of devastation; the disappearance, in a short time, of all traces of the mischiefs done by earthquakes, floods, hurricanes, and the ravages of war." Since then there have been a series of such rebirths: Atlanta after Sherman; Chicago after 1871; swaths of Wisconsin after the epic 1871 fire named for little Peshtigo; Johnstown, Pa., after the killer 1889 flood; San Francisco after the quake and fire of 1906; Flanders after World War I; Tokyo after 1926; the Mississippi Valley after the great flood of 1927; Nanking after Japan's devastating occupation. After World War II came Germany's Wirtschaftswunder, and the rebuilding of Coventry, Rotterdam, Tokyo again, Hiroshima, Nagasaki, and Russia after Hitler. There was Anchorage after its quake; Kobe after its; and on and on. Permanent hazards may remain, as in New Orleans. Yet, Chicago was rebuilt on the foundation of its "stinking swamp," where the city's architects and engineers pioneered the modern skyscraper on deep caissons. Tokyo was rebuilt at the confluence of four tectonic plates, and after 1945 with no navy or army of its own. San Francisco was rebuilt on the San Andreas Fault, and went high-rise on its crazy hills while Los Angeles was still capping building heights and opting for sprawl. Much of the Netherlands thrives below sea level. After disaster, location remains, and location makes cities. Greater New Orleans was recently the largest port in the world in tonnage shipped. People, enterprise, and investment also make cities. Herein lies the greater hazard for man</p>
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					<p>American cities wither away not with a bang but with a whimper, like Buffalo, Cincinnati, Detroit, Camden, or St. Louis. New Orleans today has a kind of dynamism that those cities lack. Demand for its real estate is holding up, and rising in the unflooded areas like Gentilly Ridge. Even in the flooded and abandoned areas there is strong demand from absentee bottom-fishers looking for a free ride up the price elevator as the efforts of others bring back the neighborhoods. Yet this kind of dynamism is worse than stasis. These absentees choke out other buyers aiming to commit themselves—to rebuild and reside and make neighborhoods. As "Each man kills the thing he loves," do-nothing investors collectively drive away the very people who could make their dreams come true. Many of them have no plans, but are waiting for other people's plans. Coordinating expectations like those adds up to nothing. Tragically, the tax system in New Orleans—as nearly everywhere else—penalizes builders and doers, and spares free riders. Consider born-again San Francisco, 1907 to 1930, as a case study in success. What can it teach New Orleans? It had no state or federal aid to speak of. The state of California had oil, but didn't even tax it, as Louisiana (rightly) does. It did have private insurance, but so does New Orleans today. It had no power to tax sales or incomes. It had no lock on Sierra water to sell dearly to its neighbors, as now; no finished Panama Canal, as now; no regional monopoly comparable to New Orleans' hold on the vast Mississippi Valley. Unlike Los Angeles (whose smog lay in the future) it had cold fog, cold-water beaches, no local fuel nor easy mountain passes to the east. Its rail and shipping connections were inferior to the major rail, port, and shipbuilding complex in rival Oakland, and even to inland Stockton's. It was hilly; much of its flatter space was landfill, in jeopardy both to liquefaction of soil in another quake and to precarious land titles. Its great bridges were unbuilt, so it was more island than peninsula. It was known for eccentricity, drunken sailors, tong wars, labor strife, racism, vice, vigilantism, and civic scandals. In its hinterland, mining was fading and irrigation barely beginning. Lumbering was far north around Eureka; wine around Napa; deciduous fruit around San Jose. Berkeley had the state university, Sacramento the capital, Palo Alto Stanford, Oakland and Alameda the major U.S. Navy supply center. How did a city with so few assets raise funds to repair its broken infrastructure and rise from its ashes? It had only the local property tax, and much of this tax base was burned to the ground. The answer is that it taxed the ground itself, raising money while also kindling a new kind of fire under landowners to get on with it or get out of the way. Historians have obsessed over the quake and fire but blanked out the recovery. We do know, though, that in 1907 San Francisco elected a reform mayor, Edward Robeson Taylor, with a uniquely relevant background: he had helped Henry George, more than anyone else, write Progress and Poverty in 1879. George, of course, is the one who wrote and campaigned for the cause of raising most revenues from a tax on the value of land, exempting labor and sales and buildings. (See "A Primer on Henry George's Single Tax.") In 1907, single-tax was in the air, and it was natural to go along with Cleveland (Mayors Tom Johnson and Newton Baker), Detroit (Mayor and later Governor Hazen Pingree), Toledo (Mayors Samuel "Golden Rule" Jones and Brand Whitlock), Milwaukee (the "sewer socialists" and Mayor Dan Hoan), Chicago (Mayor Edward F. Dunne, ex-Governor J.P. Altgeld, muckrakers Ida Tarbell and Henry D. Lloyd, editor Louis F. 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It is these people and their good works that made San Francisco so famously livable, the cynosure of so many eyes, and gave it the massed economic power later to bridge the Bay and the Golden Gate, grab water from the High Sierra, finance the fabulous growth of intensive irrigated farming in the Central Valley, and become the financial, cultural, and tourism center of the Pacific coast. Mayor Nagin of New Orleans tells the world that Katrina wiped out most of his tax base, so he is</p>
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				<p>impotent. By contrast, in 1907 Mayor Taylor's Committee on Assessment, Revenue, and Taxation reported sanguinely that revenues were still adequate. How could that be? Because before the quake and fire razed the city, land value already comprised 75% of its real estate tax base. San Francisco also taxed "personal" (movable) property, but it was much less than real estate, and secured by a lien on land. The coterminous county and school district used the same tax base. They also made extensive use of special assessments on lands benefited by specific public works. In other words, San Francisco had adopted most of Henry George's single tax program de facto, whether or not they said so publicly. It was a jolt to replace the lost part of the tax base by taxing land value more, but small enough to be doable. This firm tax base also sustained the city's credit, allowing it to finance the great burst of civic works that was to follow. Taylor supported the next mayor but one, James Rolph (1911-1930), who oversaw a long period of civic unity and public works. "Sunny Jim" Rolph expanded city enterprise into water supply, planning, municipally owned mass transit, the Panama-Pacific International Exposition, and the matchless Civic Center. Good fiscal policy did not turn all the knaves into saints: Rolph eventually fell into bad company with venal bankers and imperialist engineers. But San Francisco rose and thrived. New Orleans, sited below the Mississippi River and its levees, has its own special problem. Milton Friedman and his like-thinkers proclaim that markets have solutions for everything that governments botch. Building levees, however, demands cooperation guided by some overall authority, which is what governments are for. A levee protects the land behind it only by shunting water onto other lands, which then require their own levees to shunt the water back, and downstream, and even, as it turned out, upstream. Competition among levee-builders becomes a vicious spiral. Over a century it has led step-by-step to levees four stories high. Analytically, the problem is analogous to that of rivals pumping water or oil from a common pool, or fishermen competing by taking fish from each other. In those other contexts, private-property fanatics (i.e. most modern economists) see a "tragedy of the commons" and prescribe privatization. Levees, however, are there to protect lands already private, and call for different thinking. Since the Mississippi Valley covers half the country, the central authority has to be federal. In the great flood of 1927, Calvin Coolidge let Herbert Hoover make himself czar of the river system. Hoover, who fostered cartels in industry, declared that prosperity can be organized by "cooperative group effort and planning"—i.e., by coordinating expectations consciously, from the top down. It was too late, however, to keep the power elite of New Orleans, who ran Louisiana, from dynamiting the levee protecting St. Bernard and Plaquemines Parishes, saving the city by flooding the rednecks. These responded by electing Huey Long governor in 1928, breaking New Orleans' hegemony for good. Meantime, Hoover and a few rich power-brokers organized the Tri-State Flood Control Commission to coordinate efforts among at least Louisiana, Mississippi, and Arkansas. Hoover's approach achieved coordination by making local governments pathetic supplicants (like Mayor Nagin and Governor Blanco) at the public trough.</p>
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887	Email		24/07/2015	

Released by the Minister for Canterbury Recovery

888	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I live abroad but seeing the effects on my hometown of Christchurch during and after the earthquakes and with my elderly mother still living there, I care deeply about what happens to its future. Visiting friends and relatives, I am dismayed to hear horror stories of a top-heavy decision making process that leaves out the people of Christchurch, especially those most in need, it's poor and its displaced. At the other end, a successful homeware and high fashion store, run by family friends in one of Christchurch's best maintained historic brick factory buildings is constantly under threat of closure for a mammoth stadium complex. I am baffled by the decisions that seem to happen outside of the people who are living in Christchurch. Therefore, I fully support a fresh approach to the decision making process, led by people and those who are actively engaged with documenting and implementing their views, feelings and logical opinions.</p>
889	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Currently little has been implemented, what little progress has been via private and commercial interests. Farical plans like the Victoria Square proposal were a waste of money but mire importantly, TIME!! There was little wrong with Victoria square, we the residents of Canterbury DIDNT want it changed, but countless hours, consultants and money has been wasted while core services are still wanting for some. And now, we are being told there is not enough money in the pot to properly fix infrastructure. This money wasting has to stop. We need to feel like some progress, ANY progress, us happening. You have had your chance, hand tge reigns over to us, tge passionate and committed citizens if Canterbury. We have a vested interest. We want to get off the merry go round and get action. I HATE visiting central Christchurch, the city I love, we need to get the blood flowing through the veins of our city's heart again, and that will not happen until you cut the ties and let us lead our own recovery.</p>
890	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Thanks</p>
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892	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Thanks</p>

Released by the Minister for Canterbury Regional Recovery

893	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Thanks</p>
894	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Thanks</p>
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896	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>While I appreciate that we can't rebuild ourselves without help from many others, it is OUR city for US to live & thrive in. Let us have more say in our future. Thanks</p>
897	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Listen to the population, some of whom have lived in Ch.Ch for generations. THEY are the ones that know what goes on in their community, not some M.P. in faraway Wellington.</p>
898	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Thanks</p>
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904	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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Released by the Minister for Canterbury Earthquake Recovery

910	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Your mandate was intended to exist for five years, that ends next year. A new name does not change that fact that emergency powers are no longer necessary and the rebuilt of Christchurch should be returned to the people Christchurch.</p>
911	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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913	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Thanks</p>
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915	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Thanks</p>
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Released by the Minister for Canterbury Earthquake Recovery

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919	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Thanks</p>
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923	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>This will only work if central government also hands over the required funding. I am an Auckland and I see a huge need for more local autonomy and funding here. I can only imagine it is tenfold in Christchurch. Local bodies know best how to address local problems Thanks,</p>
924	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The reading I have done to do with disaster recovery points to local incentives are the ones that work and last and I believe it.</p>

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925	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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927	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>It is appalling that the people of Christchurch have had to endure a prolonged 'state of emergency' for so long. Government has failed in allowing a third world situation to drag on for so long with no end in sight. It's time to put an end to the pussyfooting and incompetence and allow the people of Christchurch to put their lives back together themselves since our CERA and our Ministers seem incapable of doing so.</p> <p>Thanks</p>
928	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Get Christchurch back to what it was before the quakes. This is my home town i know i haven't live in Christchurch for a lot of years. but the people of Christchurch need to get back their lives. Thanks</p>
929	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>the government has dictated to our people since the earthquakes destroyed our city. We were asked to a "Share an idea" years ago in hope we would have a say on what could happen in our city., it was council run and it was thoroughly disappointing that it was only to do with the central city. We had hoped it would be for all damaged areas. It should have been. Instead the govt encouraged the council to asset strip QEII from the east. They have taken no notice of the needs and wants if the people East. We need New Brighton Rd repaired and the Avon River and estuary attended to. Instead the govt have spent millions doing up the river where there is minimal damage and little impact on surrounding homes and businesses. PLEASE listen to the people of Christchurch. Most of us just wanted recovery of the whole of the East, not a new city centre. Thanks</p>

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930	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>No-one knows better than the people living in ChCh in the years after the quakes, about what they need. I am totally sick of the endless delays in getting people back into safe warm homes. After all the trauma they have suffered it is disgraceful that all this time later, so many are still not able to rest and recover in comfortable well-mended or replaced homes. Let the rebuild be put into local hands immediately! Thanks</p>
931	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>It has taken far too long now. The rebuild should have been finished years ago. It's a scandal. Thanks</p>
932	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>CCC needs to reclaim control over their city as much as CERA has helped with the initial shock and push it has reached a point where the council should be able to make decisions and create it as Christchurch's city not the government city. Thanks</p>
933	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Thanks</p>
934	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Too much stalling, controlling, postponing, amending, and downsizing or cancelling without consultation with the citizens of Christchurch. We are the people who live in this environment and we should have input into our own environment. We need to stay connected and involved, be able to input our energy and strengths to help with the rebuild - otherwise more of us will disconnect, opt out, and move away from our once loved home town! Those of us who have been able to overcome the depression of the loss of much of our city need to stay connected, involved and contribute ideas and energy for recovery. Thanks</p>
935	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Thanks</p>

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937	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I do not trust that central government have all of Christchurch resident's interests at heart. Sadly, it seems clear that those I grew up with and the suburbs in which we live are still getting priority. Where is the voice of Maori and the Eastern Suburbs being heard? In the Eastern Suburbs and those like them, while my old homes in Merivale and in Fendalton are fixed and all of us got a solid payout for the damage we sustained to our homes in Feb 2011. It is not an accident this happened. Time for all the voices from all the suburbs to be heard. Nga mihi mahana, Na [REDACTED] Thanks</p>
938	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>As I see it the govt has had to much say right from the beginning. They are not for the people but only out to save them selves money. There should not be delays as has been pointed out by the "campbell live" program.They have been very arogant about this whole affair and like to think that they are the only one who are able to organise the rebuild. It should now be handed over the the people of Christchurch.</p>
939	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>It's time to let Christchurch decide it's own future.</p>
940	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Democratic participation by the inhabitants of Christchurch is the only way that the city will be restored speedily and competently. "Solutions" imposed from outside by people who have no stake in the future of the city, but think that they know best what should happen will not allow Christchurch to be restored. Thanks</p>

Released by the Minister for Canterbury Earthquake Recovery

941	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>This project belongs to the people of Christchurch, not government. Thanks</p>
942	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Thanks</p>
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946	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>So sick of politicians making decisions about our city. If Brownlee had his way it would be named after him. The government has caused undue stress and hardship to many people and i for one will not forget. The PM said nobody would lose out = total rubbish. Get them out and let local council make the decisions on what is best for us, at least they do listen, not the so called friends in Wellington. Thanks</p>
947	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Lets see the people who live and work in the area create the new spaces and places and not those who make policy decisions. This is an amazing opportunity to do new things in the city. The young people need to be able to share their knowledge in the field of new technology. Thanks</p>

Released by the Minister for Canterbury Recovery

948	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>You've destroyed enough of our heritage. Let the people of our city save what's left. Thanks</p>
949	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Thanks</p>
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952	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The process of Government has not done the best it could do for Christchurch. There are still people not homed, if Govt. has money to spare get them fixed first. Forget yourselves and think of christchurch. Thanks</p>
953	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>People in a neighbourhood are in the best place to know, enact and live with the consequences of the moves and resources they need to get back on track.</p>
954	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The command-and-control approach has not resulted in recovery in the three years since the second quake. The people of Christchurch have much better ideas about what they need than you do. Let them go free. Thanks</p>
955	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Thanks</p>

Released by the Minister for Canterbury Earthquake Recovery

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958	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Thanks</p>
959	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Local leadership for local issues. It is just time to let Christchurch get on and work out themselves what they want to be. Thanks</p>
960	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Help the people in Christchurch, they have suffered long enough. Thanks</p>
961	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I am convinced that local people can make more informed, faster and better decisions for their own city. The government's track record on this is far from adequate. Its time to let the local people determine their future. Thanks</p>
962	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>we want our say back Our City Our Say</p>

Released by the Minister for Canterbury Recovery

963	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Plus the Residential Red Zone needs fences taken down and to be made a public space. Local groups can help look after it and do planting and weeding. Fruit trees, native plants thriving, birds returning. A space for all to enjoy. So much better for Christchurch people than fenced off areas of lawn and a few trees dotted here and there.</p>
964	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>It's time for the Government to step back and let the ratepayers get on with the many tasks and challenges facing Canterbury. Hand holding by central Government is not moving the rebuild forward fast enough. Honour the commitments you made to the province after the earthquakes and let Canterbury sink or swim on its own. At least the region is then accountable for its own decisions. Thanks</p>
965	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Thanks</p>
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969	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Thanks</p>

Released by the Minister for Canterbury Regional Recovery

970	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Decisions about Christchurch need to be made by the people who live there. Thanks</p>
971	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The rebuild should be run by people who actually live here and know whats best for our great city. Thanks</p>
972	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Thanks</p>
973	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Thanks</p>
974	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Thanks</p>
975	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I signed this because its taking way too long to rebuild this magical city to better than former glory! Ex-cantab.. and past time for my family and friends still living through this on a daily basis.</p>
976	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>People should be free to help each other without the interference of the state. The state does not represent the interests of the people, the state perpetuates state power.</p>
977	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.Thanks</p>

Released by the Minister for Canterbury Earthquake Recovery

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979	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Thanks</p>
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981	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Christchurch needs to become a city for Christchurch citizens. In other words, we need to be listened to by our own elected representatives. We will have a city design forced on us by bureaucrats who don't live here and don't understand our culture. Who wants an unaffordable stadium smack in the middle of our city? This is ludicrous, how will this be paid for in the future as it stands like a massive empty behemoth? Our rates are going up 30% over the next three years and unfortunately, necessarily so, but to add to this the burden of a massive stadium which will not cover the costs of it's construction for years is insanity. Thanks</p>
982	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>It has taken far too long to get the help the Christchurch people need. It is heartbreaking to see the suffering in my beautiful home town. Enough is Enough.</p>
983	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>

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986	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>You, the Government have done a good job up till now. What's needed moving forward now is for the people of Christchurch to take care of their destiny and determine what's best for their city. Thanks</p>
987	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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994	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
995	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
996	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The great cities of the world have grown organically- building on what is there, rather than what is prescribed. This organic growth is not being supported in Chch currently. It needs to be. Relax controls. Ignore the blueprint. Encourage new approaches. Support inner city living. Thanks</p>
997	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
998	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>JUST GIVE CHRISTCHURCH BACK TO THE PEOPLE THAT LIVE HERE. AFTER ALL WHEN N CHRISTCHURCH KNOW WHAT WE WANT BETTER THAN GOVERNMENT BULLYING</p>

Released by the Minister for Canterbury Community Recovery

999	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The Ministerial influence needs to stop, as the people of Christchurch have voices and can make decisions without Ministerial assistance. Listen to the citizens of Christchurch with regards to the rebuild ... they have presented perfectly accountable ideas and opinions on the rebuild. Thanks</p>
1000	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1001	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The Christchurch rebuild should be locally-led, especially by those who have suffered most, physically and mentally. And after all we should give some thought to the church of Christ!!</p>
1002	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Thus far the grandiose plans for rebuilding the city centre have ignored the real needs of ordinary people for safe, warm housing. The fact that there are still people living in caravans and garages this long after the earthquakes is an indictment of the government. There are many systems that could have been instituted quickly to get people housed and communities functioning again. Given the problems with infrastructure, this was the ideal opportunity to go for off-grid housing solutions: solar power, rainwater collection and composting toilets. And no, it's not pie-in-the-sky stuff. Just as a start, have a look at this site: www.cubeproject.org.uk/ - prefabricated insulated, self-sufficient buildings which are even recommended as shelter after natural disasters. Given New Zealand's capacity for innovation, local industry could have taken up manufacturing similar units and got people into sensible accommodation, as communities, long ago. National spent a lot of time prior to its election complaining about the 'nanny state' it insisted the Labour government had created. We now seem to have not a nanny, but a dictator. Time to let go and allow local people to fix the problem.</p> <p>Thanks,</p>
1003	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>

Released by the Minister for Canterbury Earthquake Recovery

1004	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1005	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1006	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>New Zealanders believe in democracy Christchurch citizens believe in democracy, and they need to be able to fully recover from the disaster so stop demeaning Christchurch and give them back complete democracy. They certainly continue to need financial support, please give them that with with good FAITH. Thanks</p>
1007	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The rebuild needs to come from the grassroots community. We know what's best for our city and our communities & we should be empowered to rebuild our city. Thanks</p>
1008	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1009	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Delay, mismanagement of the rebuilds and of money, cronyism and lack of transparency over decision making makes me want to see the back of this government in our city.</p>
1010	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Christchurch is the city we live in, it is not a legacy project for John Key and his cronies. Emergency powers have already dragged on unnecessarily for far too long.</p>

Released by the Minister for Canterbury Earthquake Recovery

1011	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1012	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1013	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The Minister and the Central Government have had their turn at rebuilding Christchurch. They have failed dismally. The only parts of the city to have regenerated are those that have been developed privately or have had support from the Council. Meanwhile Central Government has taken large parts of prime area in the central city for private development, such as the convention centre, which most citizens will never use and which will sit empty for most of the time. The green frame has turned into a land grab that has forced out small business owners on the promise of a development that would benefit all ChCh citizens, now we learn that the land is to be sold off to favoured developers. All the ideas asked for by the Council at the Share an Idea event were ignored by the Central Government. It is time that Christchurch homeowners and business owners have the chance to rebuild our city now, the way we want it, because the Government has failed. Thanks</p>
1014	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1015	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>No other city in NZ has been through the devastation Christchurch has, and yet the people of Christchurch, the rate payers are not given a say in how this city is run. There has been nothing but delay, excuse, money wasted, and lies from the government led rebuild of our city. Time is nigh to give Christchurch back to the people of Christchurch. Thanks</p>
1016	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>

Released by the Minister for Canterbury Recovery

1017	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1018	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1019	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>It was deemed wrong by a world symposium held in Auckland just after the earthquake and this Govt ignored the direct result to NOT set up CERA. The arrogance is clearly visible with the outcomes plain for all to see that so much money has been wasted and seriously poor decision making has taken place and it must stop. Brownlee is solely responsible for the failed progress of the rebuild and the wanton waste of taxpayer money. He should be held personally accountable and criminally investigated.</p>
1020	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1021	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The erosion of democratic processes seems to have become a hallmark of this government and nowhere is that more evident than in Canterbury. We have suffered an earthquake, but that has not removed our ability to think, feel, and act like any other citizen of the country. While we value the assistance and support of national government, that should not be in the form of imposed decrees. Local residents must be given back the power to decide our future and design our city as we see fit. Thanks</p>
1022	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>

Released by the Minister for Canterbury Earthquake Recovery

1023	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>All this red tape has stifled local initiative. Local people should be able to decide what happens in their local area. I do not live in Christchurch but am dismayed and ashamed for New Zealand that there are still so many unresolved issues and people without proper homes.</p>
1024	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1025	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Christchurch people have a vision for their city and should now be able to consult with the local Council and varied communities. "Command and control" may have been appropriate for a short time after the earthquakes, but now the Minister and CERA need to hand back control to Christchurch citizens. It is their city and they will see more clearly what is appropriate and what are the priorities.</p>
1026	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1027	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Local councils and community groups are the most familiar with the needs of their particular localities and therefore best positioned to make decisions surrounding these issues.</p>
1028	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1029	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>This is because party politics have no place in rebuilding the city and the people of Christchurch know better what they need and how to prioritise.</p>

Released by the Minister for Canterbury Earthquake Recovery

1030	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1031	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The rebuild has been put off for TOO long. Let local authority have the reins and rebuild with speed and careful planning.</p>
1032	Email	[REDACTED]	24/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I feel most sincerely that EQC, Fletchers and CERA, under the control of the EQC minister and the Prime Minister, have wasted millions of dollars, which should have been used to get the city back on its feet, rectifying shoddy repair work (Fletchers), delaying claim settlements (EQC), and wasting money on studies and surveys and plans for grandiose white elephant projects, which the city patently does not need. The "old boy network" has obviously been in exuberant operation during this entire fiasco, and should cease immediately! I would like to say that this whole, badly flawed, process has been done with the best of intentions, but in all honesty I cannot! I know that these have been extraordinary times - the worst civil emergency/natural disaster in the history of this country, but, come on, guys! Almost five years?? Unacceptable and insupportable! Remove the minister from any further influence in this process! And Fletchers! And CERA! We have not paid EQC levies since they were introduced to pay for this shilly-shallying - they were intended for precisely this series of events, but the fund is not being used either correctly or transparently!</p>

Thanks,

Released by the Minister for Canterbury Earthquake Recovery

Ref	Channel	Name	Date	Question	Submission
1033	Facebook		27/07/2015	Facebook advert	Revolt and riot!! Revolution is the only answer!
1034	Facebook		27/07/2015	Direct to page	I support the CCC option for leading the next stage of Christchurch's recovery. The government led process of the past five years had some good ideas to start but has been slow to deliver. It feels like we have been the victims of some massive bait and switch con job. Promise us a bright new future. Knock down everything in sight. Oh no, not enough money and the timeframes to deliver anchor projects just keep drifting away. At least the City councillors are accountable and must be re-elected or replaced if not up to the job.

Released by the Minister for Canterbury Earthquake Recovery

REF	Channel	Name	Date	Question	Submission
1035	Email	[REDACTED]	27/07/2015		<p>With many of CERA's responsibilities ending and those that remain transferred to existing organizations, MBEI, Land Transfer, there is no need for a Regenerate Christchurch Board. Christchurch has its own leaders, we do not need another level of governance. If as the document asserts full recovery will take decades then the most important decision to be made from this consultation is to restore Christchurch to the same standing as every other New Zealand City Council. We have a local very senior Minister of the Crown and his associate to ensure Christchurch receives continued funding for earthquake repairs, both city and suburbs. Wellbeing, infrastructure and roads are nationwide issues, there are already existing organizations tasked with providing and monitoring these aspects of the rebuild. Chapter 5. Our Council has already set up a structure to attract, monitor and support investment in the city, local property developers have been the ones to show confidence in regeneration. The best outcomes will come from us all working together, therefore I support Option 3 [REDACTED] Chch 8051</p>
1036	Email	[REDACTED]	27/07/2015		<p>CORE members welcome the move to create a new entity to manage the central city within the four main avenues and to transit some of the functions of CERA /CCDU over the next five years to the CCC.</p> <p>Community views</p> <p>It is not surprising that the Government has recognised the need for such an organisation prior to the official expiry of the CER legislation early next year. Furthermore the transitional authority is likely to better reflect the views of the community in general and the inner city in particular. CORE felt that the push to reform Victoria Square and the crowns views on demolishing the town hall were examples of the crown being out of step with the community which has decided to retain Victoria Square substantially as is and also to restore the Town Hall. Many of the comments we have received were on the basis that change is good but that some key buildings in Christchurch need to be retained to provide continuity with the past and the linkage required in any transitional metropolitan change.</p> <p>Town Hall</p> <p>The restoration of the Town Hall should be viewed as financially advantageous for the city in ensuring it received the maximum benefit from insurance funds as well as crystallising timer frames for completion to give the CBD a much needed civic and community venue. The uncertainty surrounding the start/finish/size and cost of the proposed convention centre would have no doubt assisted in council coming to the conclusion of retaining the Town Hall. It should be noted that in 2010 the Town Hall hosted over 280 events and that upon completion will provide a multi venue facility to 100% NBS and capable of hosting 2500 persons.</p> <p>A clear linkage through Victoria to connect the Town Hall with the convention centre and performing arts precinct needs to be created so these amenities can work together. Hotel development should be encouraged in this area to support these venues.</p> <p>Central City Anchor Projects</p> <p>Notwithstanding the above it is imperative that firm decisions be made on the Convention centre as soon as possible. The delays surrounding this have negatively impacted upon the surrounding area and in particular Cathedral Square. Delays have also retarded hotel and hospitality developments complimentary to this to begin which form the basis of a second wave of commercial prosperity for the city. Various stakeholders remain on hold pending decisions regarding the convention centre. Complimentary to this is the status of the performing arts precinct in whatever form it is likely to take. These facilities should be integrated into the new Town Hall and hubbed around Victoria and cathedral Squares to create unique venues for the city and visitors. Timely decisions regarding these need to be made.</p> <p>The area north of the square is in need of certainty and clear communication to stakeholders (ie those affected by these projects) and to the wider community as there is a sense that little if anything is happening in this area. Ensuring the active edge of these amenities is lively to the pedestrian environment will be important in preventing the amenities creating 'dead zones' when not in use which will have a negative effect on businesses in the area.</p> <p>The anchor projects are the largest developments yet to happen in the CBD and need to be completed to define the areas in which they will be built. Very little private sector development will occur until these projects are commenced and defined.</p> <p>Cathedral Square- central city</p> <p>Cathedral Square needs urgent attention and efforts need to be made to move ahead with the Cathedral either as a restoration as a prime heritage structure in Christchurch or as a rebuild in some form. The withdrawal of the ANZ from taking space in a Cathedral Square development, the lack of private sector development in and around the square and the sense of impasse and stagnation are hindrances to the private sector getting involved. Action on the library/Convention centre/Cathedral and performing arts will do much to turn this around.</p> <p>Its now 100% critical that the anchor projects commence in order to see secondary development occur in these areas. The longer the delays, the greater the uncertainty and the higher the risk owners will lose confidence in the CBD. Confidence in the blueprint is waning due to delays and uncertainty and with each passing month it will be harder to retain and recover investment.</p> <p>Attention should be given to reducing the easterly through the square perhaps by ensuring multi level apartment buildings are constructed at the Manchester st/Worcester st junction on East frame land and ensuring the Cathedral or replacement structure are sufficiently large to become wind breaks.</p> <p>A decision needs to be made on what the cathedral Square is now. It has always been a place of ceremony and assembly and should return to this. The rate payers over the years have contributed significant sums to the preservation and operating costs of the Cathedral and therefore need to have a say in what happens as no doubt the ratepayers will be asked to continue to contribute ion the future.</p> <p>Blueprint.</p> <p>This needs to be viewed as a living dynamic document that is vibrant enough to be adjusted, altered and changed during the continuum of its life. The parts of the blueprint that have and are working are very positive but those that are not then we need to be bold enough to listen to the community and interested groups and be prepared to embrace change for the better. Do we need and can we afford a new covered stadium or should we repair the old one? The idea of a covered stadium ranking 24 from 24 projects should be reviewed in favour of getting insurance funds to repair the existing stadium which can then be re used. The Government should contribute some of its proposed contribution for a covered stadium to augmentation of ground conditions at AMI to enable re insurance to be obtained. In this way the cost to the council would be minimal and the government would have a saving whilst the city would get a stadium back Does the convention need to be a certain size or can it be smaller or different? The current AMI stadium could be remediated as an interim (25 year) plan and the next generation of citizens decide what they want in the future when the population and dynamics are changed.</p> <p>The blueprint needs to have provision for the city to grow and evolve organically over time and as the inhabitants require. It is not necessarily desirable that the future of the city be dictated for the next century after a 100 day aspirational plan. This will not be what many current and future citizens of the city want. The city and the future should not be imprisoned by an inflexible design that is incapable of elasticity in the future otherwise future generations will feel little of no connection with the CBD if they cannot influence it in their generation.</p> <p>This generation does not have to complete everything because in 15-25 years time the population of the area may be 100,000 persons larger thus providing a greater regional GDP from which projects can be paid for from an expanded commercial and residential rating base.</p> <p>East Frame</p> <p>It is good news that Fletchers have become the developer of choice for the area which is likely to take a reasonably long period of time. Our regrets are that the other bidders should have been given some frank advice up front about their chances of success. The crown is a 50% owner in Fletchers and is the land owner in the East Frame. I do not believe the process has contributed to a sense of transparency about the crowns dealings with the private sector as this bid was all about recovery of money up front for the land. There are similarities to Fletcher's 'winning' demolition bid on the Crown Plaza Hotel despite other parties (Ceres) having a superior bid, elements of which were used by Fletcher's in their promotion.</p>

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				<p>If the private sector is to be engaged then CERA/CCDU/Crown needs to be transparent and give the private sector confidence it can engage as an equal party on all matters.</p> <p>Transparency,</p> <p>Its critical with the new organisation that the public feels engaged and that they can see its workings from the outside and have the ability to input. After all this is their city and they will live in it and are paying for it. It is not for others to dictate what the local populous should have. Even if the public chooses not to be engaged the structures nevertheless need to accommodate them. You will always get better outcomes from a collective group approach than individual decision making.</p> <p>Stakeholders and the people of Christchurch do not want further 'Top Down' 'Command and Control' structure affecting their future and so the new entity needs to reflect that with regular reporting and input opportunities that are democratically and representatively structured.</p> <p>Architectural Design in the City.</p> <p>Its very apparent to the observer that many of the designs of new buildings in the CBD are lacklustre. We seem to have developed a post earthquake stylised design of low slung boxes or cuboids consisting of two- three storey glass facaded steel framed cubes. These have little architectural merit and add little to the street scape of the city. We seem to be imprisoned by designed conceived in the shadow of the earthquakes that do not contribute to the enhancement of the CBD. We should try to encourage better designs such as the Deloittes building on Cambridge Terrace.</p> <p>The low buildings and open spaces have made the CBD a more windy and desolate area whereas the taller buildings broke up the wind. We need to strive for buildings which can help define the city for the future because building define cities which are often know for their buildings. Sydney- the Harbour Bridge, Auckland- the sky Tower, Paris the Eiffel Tower, New York The Empire state etc. It would be regrettable for Christchurch to become a city of non descript 2-3 level glass cuboids with little or no heritage architecture and a uniformity of design driven by structural engineers and a lowest cost option. The opportunity to create iconic architecture vests with the Government and council who have the resources and the responsibility to create that definition for the city. The very icons that defined Christchurch are under threat of demolition (ie the Cathedral) and what will replace them?</p> <p>Kind regards,</p> <p>[Redacted]</p>
				[Redacted]
				<p>Name [Redacted] Resident of Christchurch Address [Redacted] Christchurch 8148</p> <p>Written Comments</p> <p>1. Do you have any views on the powers and provisions that will be needed in the new legislation to support regeneration? I support the proposals to reduce the area covered by the special legislation and devolve greater responsibility to the local authorities. I believe these should be maximised, i.e. the recovery regime "normalised" as much as possible. In particular, I would like to see an end to practices such as those under ECan and the current hearings for the CCC District Plan, where the normal rights of appeal available to those in other parts of the country are removed from Christchurch citizens and the overall process conducted in such a way that ordinary citizens are shut out of the process, e.g. through dispensing with prior consultation (e.g. on Stage Two of the proposed CCC Plan), and weighting the submission process in favour of "experts", including incorporating cross-examination into the hearing process, rather than relying on inquiry by those conducting the hearing. I feel that the accumulation of such processes in post-earthquake Christchurch both disempowers the community and makes residents into second-class NZ citizens. Needless to say, this does not inspire feelings of "a strong sense of ownership and pride in the regeneration of their city and region." I believe, therefore, that these processes should also be normalised post April 2016, with a far greater commitment from both government and local decision makes to empowering and enabling the community to participate, rather than the opposite.</p> <p>2. No comment</p> <p>3. Are there any other changes needed to build confidence and encourage investment in the central city rebuild? Although it may not be something one can legislate for, I would like far greater attention to be paid to visible -- and audible -- leadership in terms of the next phase of Christchurch's recovery, both in terms of a vision for the city as a physical environment, but also a social and cultural one, i.e. a community. We need to hear our leaders talking about their dreams and their passion for Christchurch and what it--and we--can be. I believe the central city is where this sort of leadership and articulation of vision can really take place and should engage political, business, and community leadership. I would like to see a framework for this approach provided under the transitional regime.</p> <p>4. What are your views on the proposal for regular monitoring and public reporting on priority areas in order to hold agencies accountable for addressing recovery issues? I think the one vital (and glaring) area that appears to be missing is monitoring of the effect of insurance companies such as IAG 'bailing' on the last and most difficult overcap repairs. Effectively, what they are doing is transferring the risk for the most complex to property owners (and indirectly the community/taxpayer). I personally don't believe this should be permitted and that it is something the transitional regime should address. At the very least, it should be monitored. The recovery regime should also identify the ongoing support that the property owners "thrown off the raft" in this respect may need to be able to "swim" and not "sink" (without a trace.) The current proposals disperse the monitoring among a number of agencies and responsibilities (e.g. CAHB, MBIE, Councils) whereas I consider it should be a very clear and focused area of responsibility and monitoring under any new recovery legislation.</p> <p>5. No view, except as it pertains to my observation under 4.</p> <p>6. Other Matters Future use of red zone land as with Comment 3 and the central city, I believe that the use and management of the red zone land is not just a technical matter for LINZ in terms of day-to-day management, but needs to be specifically addressed under the ongoing transitional regime in terms of its long term use and function within the city. Again, I believe it's an area where leadership in the form of leading discussion and sharing visions is essential to build not only the optimism discussed by the Advisory Board, but also a sense of "surprise" and "delight" in the end purpose/use of the land. I believe enabling community involvement in discussing options for the future use of the land should be built into the recovery regime legislation and that delivering a community benefit should be a specific consideration when reaching a decision on proposed options. Thank you for the opportunity to make this submission.</p>
1037	Email	[Redacted]	27/07/2015	

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1038	Email	[Redacted]	27/07/2015	<p>I would like to formally comment on the Draft Transition Plan and the proposals it contains to carry forward the government's role in the delivery of recovery and regeneration in Christchurch from April 2016.</p> <p>I agree that a transition is necessary and agree in principle with the formation of Regeneration Christchurch. However, like many others, I fear that this will simply be a continuation of much of CERA by another name. I have noted over the last three years, since the CERA Blueprint overtook the Council's popular Share an Idea plan, that the major projects (since called Anchor Projects) the city proposed (eg rugby stadium, convention centre), have stalled badly and seem to have succumbed to "Government Department" paralysis.</p> <p>Instead of having Regeneration Christchurch fall under the umbrella of CERA I favour Option 3 (at the top of Page 20), where the City Council is able to take on much more responsibility for the recovery/regeneration – lead the recovery with the Council in support.</p> <p>I believe that with an independent board and far less interference from Wellington and CERA, Regeneration Christchurch, the recovery and the important "Anchor Projects" will gain the momentum they deserve. I do not favour option 2 – a joint commercially-oriented authority with CERA having a 50% or more share would simply not work, as a central Government agency cannot (and has not so far at CERA) work with the commercial sector.</p> <p>I do not agree that the development agency planned by the City Council should be jointly run with CERA. CERA has shown it cannot do this sort of work and does not have a good reputation with the commercial sector.</p> <p>If you genuinely want to achieve the "step-change" you so often refer to in the Draft Transition Plan you will have to devolve a lot more responsibility to the city – not just the City Council, but city leaders. There is a wealth of expertise in this city in business and in social/cultural and iwi organisations that could achieve a lot more for the recovery of this city than CERA has or is likely to do if partnered equally with the City Council. The perception is and is likely to continue that CERA has taken control of the central city and has held up the sort of development the city's local bodies, social, economic, cultural, youth and iwi leaders could do. Having these people on the Regenerate Christchurch board is a start but it is not enough. We need to give Christchurch's leaders the responsibility for the regeneration of this city or it will take another four years of not much happening.</p> <p>[Redacted] Christchurch 8014. Resident of Christchurch City.</p>
1039	Email	[Redacted]	27/07/2015	<p>To Whom it may Concern,</p> <p>I think it's time that Christchurch stood on it's own two feet and managed itself again. It's time for local democracy to work again. It's time for central government intervention to stop. It's so ironic that a command and control system has been imposed on Christchurch when the central government is so market orientated. I'm tired of money being wasted on reports often written by people who don't know our area. I'm tired of the lack of real communication. I'm tired of Cera legislation locking out the voice of the community for some recovery projects. It's time for a local led common sense approach. No big stadiums, no giant convention centres, we don't need those things. We need affordable housing, community facilities, small business able to operate in the central city, sustainable solutions. No gold plating that we can't afford. Get quirky back. Keep the small containers and the other interesting spaces. Remove bland, think smaller not big. Have passion at the heart of the recovery. Only locals can deliver that. Don't create the Transition to Recovery team. Let our council and our citizens create our future from April 2016.</p> <p>[Redacted]</p>
1040	Email	[Redacted]	27/07/2015	<p>With many of CERA's responsibilities ending and those that remain transferred to existing organizations, MBEI, Land Transfer, there is no need for a Regenerate Christchurch Board. Christchurch has its own leaders, we do not need another level of governance. If as the document asserts full recovery will take decades then the most important decision to be made from this consultation is to restore Christchurch to the same standing as every other New Zealand City Council. We have a local very senior Minister of the Crown and his associate to ensure Christchurch receives continued funding for earthquake repairs, both city and suburbs. Wellbeing, infrastructure and roads are nationwide issues, there are already existing organizations tasked with providing and monitoring these aspects of the rebuild. Chapter 5. Our Council has already set up a structure to attract, monitor and support investment in the city, local property developers have been the ones to show confidence in regeneration. The best outcomes will come from us all working together, therefore I support Option 3 [Redacted] Chch 8051</p>
1041	Email	<p>Name [Redacted] Resident of Christchurch Address [Redacted] Christchurch 8148 [Redacted]</p>	27/07/2015	<p>Written Comments</p> <p>1. Do you have any views on the powers and provisions that will be needed in the new legislation to support regeneration? I support the proposals to reduce the area covered by the special legislation and devolve greater responsibility to the local authorities. I believe these should be maximised, i.e. the recovery regime "normalised" as much as possible. In particular, I would like to see an end to practices such as those under ECan and the current hearings for the CCC District Plan, where the normal rights of appeal available to those in other parts of the country are removed from Christchurch citizens and the overall process conducted in such a way that ordinary citizens are shut out of the process, e.g. through dispensing with prior consultation (e.g. on Stage Two of the proposed CCC Plan), and weighting the submission process in favour of "experts", including incorporating cross-examination into the hearing process, rather than relying on inquiry by those conducting the hearing. I feel that the accumulation of such processes in post-earthquake Christchurch both disempowers the community and makes residents into second-class NZ citizens. Needless to say, this does not inspire feelings of "a strong sense of ownership and pride in the regeneration of their city and region." I believe, therefore, that these processes should also be normalised post April 2016, with a far greater commitment from both government and local decision makers to empowering and enabling the community to participate, rather than the opposite.</p> <p>2. No comment</p> <p>3. Are there any other changes needed to build confidence and encourage investment in the central city rebuild? Although it may not be something one can legislate for, I would like far greater attention to be paid to visible – and audible – leadership in terms of the next phase of Christchurch's recovery, both in terms of a vision for the city as a physical environment, but also a social and cultural one, i.e. a community. We need to hear our leaders talking about their dreams and their passion for Christchurch and what it – and we – can be. I believe the central city is where this sort of leadership and articulation of vision can really take place and should engage political, business, and community leadership. I would like to see a framework for this approach provided under the transitional regime.</p>

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				<p>approach provides under the transitional regime.</p> <p>4. What are your views on the proposal for regular monitoring and public reporting on priority areas in order to hold agencies accountable for addressing recovery issues? I think the one vital (and glaring) area that appears to be missing is monitoring of the effect of insurance companies such as IAG 'bailing' on the last and most difficult overcap repairs. Effectively, what they are doing is transferring the risk for the most complex to property owners (and indirectly the community/taxpayer). I personally don't believe this should be permitted and that it is something the transitional regime should address. At the very least, it should be monitored. The recovery regime should also identify the ongoing support that the property owners "thrown off the raft" in this respect may need to be able to "swim" and not "sink" (without a trace.) The current proposals disperse the monitoring among a number of agencies and responsibilities (e.g. CAHB, MBIE, Councils) whereas I consider it should be a very clear and focused area of responsibility and monitoring under any new recovery legislation. 5. No view, except as it pertains to my observation under 4. 6. Other Matters Future use of red zone land as with Comment 3 and the central city, I believe that the use and management of the red zone land is not just a technical matter for LINZ in terms of day-to-day management, but needs to be specifically addressed under the ongoing transitional regime in terms of its long term use and function within the city. Again, I believe it's an area where leadership in the form of leading discussion and sharing visions is essential to build not only the optimism discussed by the Advisory Board, but also a sense of "surprise" and "delight" in the end purpose/use of the land. I believe enabling community involvement in discussing options for the future use of the land should be built into the recovery regime legislation and that delivering a community benefit should be a specific consideration when reaching a decision on proposed options. Thank you for the opportunity to make this submission.</p>
1042	Email		27/07/2015	<p>Subject Draft Transition Recovery Plan Do you have any views on the powers and provisions that will be needed in the new legislation to support regeneration? (see chapter 3 for more information) No comment. Do you think that the proposed new arrangements for the central city will create the 'step change' needed to drive business confidence and investment in the central city? (see chapter 5 for more information) No comment () Yes () No Why or why not? Are there any other changes needed to build confidence and encourage investment in the central city rebuild? Yes, allow residents direct involvement in the process. The central city consists of more than just businesses and the Chamber of Commerce. After all we are paying for a large portion of the rebuild as citizens of NZ and residents of Christchurch. What are your views on the proposal for regular monitoring and public reporting on priority areas in order to hold agencies accountable for addressing recovery issues? (see chapter 8 for more information) You are simply adding another layer of bureaucracy to an already bloated operation. It is not necessary nor is the huge amount spent on PR and media hype justified. The money would be better spent assisting individuals with their claims and rebuilding damaged infrastructure. Just get on with doing the job please. In your opinion, is there a better way to report on these recovery issues? Tell the truth and stop the PR and media hype. It's a waste of time and money. Any other comments There is little confidence at the moment because few ratepayers trust Cera/central government to do the job. The city is no longer under a state of emergency and Cera is no longer needed. Restore democracy starting with reinstating an election of councillors at Ecan, dismiss the commissioners. Allow Christchurch City Council more control of the daily operation of rebuilding the CBD. I have confidence in the Council but very little in Cera. Move non essential projects to the back burner. Make the convention centre smaller and locate it in an appropriate place. Repair AMI Stadium instead of building an unnecessary 30,000 seat covered stadium which is poorly sited in a prime central city location. The 100 day masterplan is a bit of a disaster at this late date, it's time to revisit the overall proposal and make major adjustments to it.</p> <p>Personal details These fields are optional. Name</p>
1043	Email		27/07/2015	<p>CORE members welcome the move to create a new entity to manage the central city within the four main avenues and to transit some of the functions of CERA/CCDU over the next five years to the CCC.</p> <p>Community views It is not surprising that the Government has recognised the need for such an organisation prior to the official expiry of the CER legislation early next year. Furthermore the transitional authority is likely to better reflect the views of the community in general and the inner city in particular. CORE felt that the push to reform Victoria Square and the crowns views on demolishing the town hall were examples of the crown being out of step with the community which has decided to retain Victoria square substantially as is and also to restore the Town Hall. Many of the comments we have received were on the basis that change is good but that some key buildings in Christchurch need to be retained to provide continuity with the past and the linkage required in any transitional metropolitan change.</p> <p>Town Hall The restoration of the Town Hall should be viewed as financially advantageous for the city in ensuring it received the maximum benefit from insurance funds as well as crystallising timer frames for completion to give the CBD a much needed civic and community venue. The uncertainty surrounding the start/finish/size and cost of the proposed convention centre would have no doubt assisted in council coming to the conclusion of retaining the Town Hall. It should be noted that in 2010 the Town Hall</p>

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				<p>hosted over 280 events and that upon completion will provide a multi venue facility to 100% NBS and capable of hosting 2500 persons.</p> <p>A clear linkage through Victoria to connect the Town Hall with the convention centre and performing arts precinct needs to be created so these amenities can work together. Hotel development should be encouraged in this area to support these venues.</p> <p>Central City Anchor Projects</p> <p>Notwithstanding the above it is imperative that firm decisions be made on the Convention centre as soon as possible. The delays surrounding this have negatively impacted upon the surrounding area and in particular Cathedral Square. Delays have also retarded hotel and hospitality developments complimentary to this to begin which form the basis of a second wave of commercial prosperity for the city. Various stakeholders remain on hold pending decisions regarding the convention centre.</p> <p>Complimentary to this is the status of the performing arts precinct in whatever form it is likely to take. These facilities should be integrated into the new Town Hall and hubbed around Victoria and cathedral Squares to create unique venues for the city and visitors. Timely decisions regarding these need to be made.</p> <p>The area north of the square is in need of certainty and clear communication to stakeholders (ie those affected by these projects) and to the wider community as there is a sense that little if anything is happening in this area.</p> <p>Ensuring the active edge of these amenities is lively to the pedestrian environment will be important in preventing the amenities creating 'dead zones' when not in use which will have a negative effect on businesses in the area.</p> <p>The anchor projects are the largest developments yet to happen in the CBD and need to be completed to define the areas in which they will be built. Very little private sector development will occur until these projects are commenced and defined.</p>
				<p>Cathedral Square- central city</p> <p>Cathedral Square needs urgent attention and efforts need to be made to move ahead with the Cathedral either as a restoration as a prime heritage structure in Christchurch or as a rebuild in some form. The withdrawal of the ANZ from taking space in a Cathedral Square development, the lack of private sector development in and around the square and the sense of impasse and stagnation are hindrances to the private sector getting involved. Action on the library/Convention centre/Cathedral and performing arts will do much to turn this around.</p> <p>Its now 100% critical that the anchor projects commence in order to see secondary development occur in these areas. The longer the delays, the greater the uncertainty and the higher the risk owners will lose confidence in the CBD. Confidence in the blueprint is waning due to delays and uncertainty and with each passing month it will be harder to retain and recover investment.</p> <p>Attention should be given to reducing the easterly through the square perhaps by ensuring multi level apartment buildings are constructed at the Manchester st/Worcester st junction on East frame land and ensuring the Cathedral or replacement structure are sufficiently large to become wind breaks.</p> <p>A decision needs to be made on what the cathedral Square is now. It has always been a place of ceremony and assembly and should return to this. The rate payers over the years have contributed significant sums to the preservation and operating costs of the Cathedral and therefore need to have a say in what happens as no doubt the ratepayers will be asked to continue to contribute in the future.</p> <p>Blueprint.</p> <p>This needs to be viewed as a living dynamic document that is vibrant enough to be adjusted, altered and changed during the continuum of its life. The parts of the blueprint that have and are working are very positive but those that are not then we need to be bold enough to listen to the community and interested groups and be prepared to embrace change for the better. Do we need and can we afford a new covered stadium or should we repair the old one? The idea of a covered stadium ranking 24 from 24 projects should be reviewed in favour of getting insurance funds to repair the existing stadium which can then be re used. The Government should contribute some of its proposed contribution for a covered stadium to augmentation of ground conditions at AMI to enable re insurance to be obtained. In this way the cost to the council would be minimal and the government would have a saving whilst the city would get a stadium back. Does the convention need to be a certain size or can it be smaller or different?</p> <p>The current AMI stadium could be remediated as an interim (25 year) plan and the next generation of citizens decide what they want in the future when the population and dynamics are changed.</p> <p>The blueprint needs to have provision for the city to grow and evolve organically over time and as the inhabitants require. It is not necessarily desirable that the future of the city be dictated for the next century after a 100 day aspirational plan. This will not be what many current and future citizens of the city want. The city and the future should not be imprisoned by an inflexible design that is incapable of elasticity in the future otherwise future generations will feel little of no connection with the CBD if they cannot influence it in their generation.</p> <p>This generation does not have to complete everything because in 15-25 years time the population of the area may be 100,000 persons larger thus providing a greater regional GDP from which projects can be paid for from an expanded commercial and residential rating base.</p>
				<p>East Frame</p> <p>It is good news that Fletchers have become the developer of choice for the area which is likely to take a reasonably long period of time. Our regrets are that the other bidders should have been given some frank advice up front about their chances of success. The crown is a 50% owner in Fletchers and is the land owner in the East Frame. I do not believe the process has contributed to a sense of transparency about the crowns dealings with the private sector as this bid was all about recovery of money up front for the land. There are similarities to Fletcher's 'winning' demolition bid on the Crown Plaza Hotel despite other parties (Ceres)</p>

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				<p>having a superior bid , elements of which were used by Fletcher's in their promotion.</p> <p>If the private sector is to be engaged then CERA/CCDU/Crown needs to be transparent and give the private sector confidence it can engage as an equal party on all matters.</p> <p>Transparency,</p> <p>Its critical with the new organisation that the public feels engaged and that they can see its workings from the outside and have the ability to input. After all this is their city and they will live in it and are paying for it. It is not for others to dictate what the local populous should have. Even if the public chooses not to be engaged the structures nevertheless need to accommodate them. You will always get better outcomes from a collective group approach than individual decision making.</p> <p>Stakeholders and the people of Christchurch do not want further 'Top Down' 'Command and Control' structure affecting their future and so the new entity needs to reflect that with regular reporting and input opportunities that are democratically and representatively structured.</p> <p>Architectural Design in the City.</p> <p>Its very apparent to the observer that many of the designs of new buildings in the CBD are lacklustre. We seem to have developed a post earthquake stylised design of low slung boxes or cuboids consisting of two- three storey glass facaded steel framed cubes. These have little architectural merit and add little to the street scape of the city. We seem to be imprisoned by designed conceived in the shadow of the earthquakes that do not contribute to the enhancement of the CBD. We should try to encourage better designs such as the Deloittes building on Cambridge Terrace.</p> <p>The low buildings and open spaces have made the CBD a more windy and desolate area whereas the taller buildings broke up the wind. We need to strive for buildings which can help define the city for the future because building define cities which are often know for their buildings. Sydney- the Harbour Bridge, Auckland- the sky Tower, Paris the Eiffel Tower, New York The Empire state etc. It would be regrettable for Christchurch to become a city of non descript 2-3 level glass cuboids with little or no heritage architecture and a uniformity of design driven by structural engineers and a lowest cost option. The opportunity to create iconic architecture vests with the Government and council who have the resources and the responsibility to create that definition for the city. The very icons that defined Christchurch are under threat of demolition (ie the Cathedral) and what will replace them?</p>
1044	Email		27/07/2015	<p>To whom it may concern,</p> <p>This is my submission on the Christchurch Draft Transition Plan</p> <p>The CER Act focused too much on efficiency and not enough on effectiveness and in this I mean effectiveness for all. In Chapter 3, section 3.1 there is a point around "restoring the social, economic, cultural and environmental wellbeing of greater Christchurch communities". Where did this attitude go when people were and still are waiting for a fair resolution to their insurance and housing issues? How can you make sure this statement or point is upheld from your chairs in Wellington? The essence of the legislation I believe is wrong. Considerations from which this legislative document was made should have been worked from the bottom up not the top down.</p> <p>So far I do not believe the government has led the recovery of our city with an all-inclusive, Cantabrian-orientated attitude. Te Runanga o Ngai Tahu, Mike Greer Homes, Carter Group etc. are losing tendering processes to Fletchers, many of the roads and possibly the underground works are not being repaired and most importantly Cantabrians do not know when these works will happen and Cantabrians are generally being kept in the dark about certain anchor projects and how much this things will actually end up costing. The Council is in debt and the government continues to drive anchor projects and is forcing the Council to chip in. Do Cantabrians know all the facts around the options for example between the costs of repairing the old stadium to building a brand new one? Do they even want a Convention Center? I am not convinced the government is really in touch with Cantabrians and therefore option one of section 5.2 I cannot put my support behind.</p> <p>Option 2 is in my mind even worse. This I read as a "money-oriented Recovery Authority" and although investment is needed to support a cash stripped Council I do not believe we have been supporting our local businesses to stimulate them into providing for this gap. Again this is efficiency vs. effectiveness or in my mind, inclusiveness. This should be a community or Cantabrian-oriented Recovery Authority because who has to live with the results come the wins or losses of projects and works? Cantabrians. Also if we were to look at this path why not increase support for local businesses and organisations? Almost half of Fletcher Buildings is owned by foreign banks so NZ money is leaving NZ shores. The NZ government is not proving to me they care about Kiwis financial or social wellbeing.</p> <p>Option 3 to me seems to make the most sense. It is an option that puts locally elected representatives at the top who have a closer relationship with the people who live here with the daily issues. How can someone in Wellington truly understand what Cantabrians deal with on a daily basis? We drive to work every day on bumpy quake-ridden roads, we also drive around to shops and outlets that we may not have usually visited because our old ones are now gone because of the earthquakes and we also have had many friends and family members leave the city because of the quakes. Does central government live and breathe that every day? I don't think so. But who does? Councilors do. They were here in September 2010 and February 2011 and they have sat on chairs behind desks here in Christchurch since those days. They live here and breathe here. The issues and projects to them are real, they're everyday issues and the projects are what they will have to live with and they do not just read about the issues in a submission put on a desk or listened to on Campbell Live at home at night and the projects aren't something they will just see when they fly down to visit for a weekend.</p> <p>To me all the other questions of this submission form are irrelevant and linked in with the essence of where this is all stemming from and that is that the government should just take a step back and let the Council take the forefront of the recovery efforts. I thank the government for what it has done so far in times of hardship and when there really was no hands on Kiwi experience on these types of disasters and recovery efforts but now is the time for change – locally led change. This is now a time for Cantabrians to truly have a say in what they will have to live and breathe on a daily basis.</p> <p>Thank you for your time.</p> <p>Kind regards,</p> <p></p>
1045	Email		27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The current regime is patently not working! Time to listen to the locals!</p>
1046	Email		27/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>

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1047	Email	[REDACTED]	27/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1048	Email	[REDACTED]	27/07/2015	<p>Because it's been too long and there is so many areas need addressing asap. ☐</p> <p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Because I don't think the people of Christchurch want the same things for their city that the government wants for them. I'm a fan of democracy and this government has a habit of overriding it, especially in Canterbury. I think the important decisions should be made by those affected, not imposed on them from on high.</p>
1049	Email	[REDACTED]	27/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I agree entirely with all of the above.</p> <p>Thanks,</p>
1050	Email	[REDACTED]	27/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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1053	Email	[REDACTED]	27/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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Released by the Minister for Canterbury Earthquake Recovery

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1063	Email	[REDACTED]	27/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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1065	Email	[REDACTED]	27/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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1068	Email	[REDACTED]	27/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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Released by the Minister for Canterbury Earthquake Recovery

1074	Email	[REDACTED]	27/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>It is important that the views, interests and concerns of the people most directly affected by the rebuild are appropriately represented in the rebuild process. Authoritarian edicts and heavy handedness from central government go against democratic principles. ☐</p>
1075	Email	[REDACTED]	27/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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1077	Email	[REDACTED]	27/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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1083	Email	[REDACTED]	27/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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1085	Email	[REDACTED]	27/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I absolutely support this report and I will always believe that the local council, community members(public), and local supporting networks, will always have a better understanding and direction in what they would prefer or need in their community. ☐</p>

Released by the Minister for Canterbury Earthquake Recovery

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1090	Email	[REDACTED]	27/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>It seems that it is no longer possible to consensually rebuild at the same speed that was reached after the 1931 Napier earthquake, even though we have better resources in every way except, it would seem politically. It is a damning indictment of New Zealand that so little has been achieved so many years after the earthquakes. There is no shortage of expertise and involvement in the city and the region but as in local government across the country the Wellington based national government refuses to trust the local inhabitants to take responsibility fir their region.</p>
1091	Email	[REDACTED]	27/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1092	Email	[REDACTED]	27/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I am both angry and disappointed with how the Christchurch earthquake recovery has been handled. It seems as though so many people have been treated uncaringly and inefficiently by government agencies whose role is to assist. It also appears that many of the most badly affected by the quakes, such as many elderly people, have been left to the last to have their houses repaired or a reasonable settlement reached. It appears as though many wealthy people in the least quake-affected areas had their houses repaired before those in most need. This is NOT what I expected in a country which prides itself on its' fairness and lack of corruption. Time for the Minister and central government to let the local authorities handle the next 20 years of the rebuild. ☐</p>
1093	Email	[REDACTED]	27/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>1. Central govt have a role to play in being around the table. It is important that they participate as a partner and not at the head of a hierarchy. By participating in this process central govt will have confidence. 2. As a city we need to transition back to a democracy, this has been absent for some time. 3. Its not what we are doing that is important but how we do it(inclusive participatory process) that makes the difference. 4. Even at a local govt level there needs to be more of process that includes the village concept in decision making. 5. Our young need a sense of hope and invariably that is by including them in authentic ways that reflect this as their world as well. 6. Central govt role is one of governance therefore facilitating a process rather than dictating an outcome. ☐</p>
1094	Email	[REDACTED]	27/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The people of Christchurch know what they want and what is needed, they do not need the government dictating what shall be done. Five years later and the Government is still dragging the chain, leave the people of Christchurch to rebuild their city and get their lives back in order without having to jump through Government hoops. All the Government and CERA need to do is settle all the claims fairly and honestly, which should of been done long ago.</p>
1095	Email	[REDACTED]	27/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Christchurch's future depends on new world thinking that is - collaborative community governance,empowering active citizenship and innovating to create new alliances, funding relationships and ways of working. This can not be top down driven. Planning the work and working the plan will not take Christchurch to where it needs to go. Time to be a bit more creative, organic and enable locals to really lead. ☐</p>

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1096	Email	[REDACTED]	27/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>As a Christchurch-born and raised New Zealander with family in Christchurch I have been shocked at the exclusivity of the government dealing with my much loved city. Ministerial influence has gone too far and for too long and has slowed and complicated the re building particularly of the lives of Christchurch people. End the emergency powers now and let Christchurch live again. [REDACTED]</p>
1097	Email	[REDACTED]	27/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I am very concerned at the weakening of the democratic process in Christchurch. Our community needs direct input into important decisions that will affect all of our lives. The best way to do this is to devolve leadership to our locally elected representatives - the Christchurch City Council and community boards.</p>
1098	Email	[REDACTED]	27/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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1100	Email	[REDACTED]	27/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1101	Email	[REDACTED]	27/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Option 3+ please... The last five years of the recovery/rebuild in Christchurch has seen those in power reward people without passion... Return the leadership back to the local council and local communities -) ☐</p>
1102	Email	[REDACTED]	27/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1103	Email	[REDACTED]	27/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>It is right time to reengage our community with process of decision making. The Christchurch community understands her needs better than anyone else. The above suggestions are the right pathway to achieve healthy and vibrant community. ☐</p>
1104	Email	[REDACTED]	27/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The people of Christchurch have suffered enough and are the best placed to make decisions about their future city. Central government needs to step back into a support rather than leadership role. Honest to god - how many millions wasted on the flag debate when our second largest city still looks like a war zone? CERA needs to step aside. ☐</p>
1105	Email	[REDACTED]	27/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Christchurch people know best what Christchurch people need and want. Cut the red tape and lets get on with this. We need a city we can show off and enjoy. I would like to see this in my life time.</p>
1106	Email	[REDACTED]	27/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1107	Email	[REDACTED]	27/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>

Released by the Minister for Christchurch Earthquake Recovery

1108	Email	[REDACTED]	27/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Cantabrians know what's best for Christchurch not bureaucrats in Wellington.</p>
1109	Email	[REDACTED]	27/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>It's time for the rebuild to be driven locally with an understanding of both how the city was like to live in, and how it is to live in presently.</p>
1110	Email	[REDACTED]	27/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>It appears that NZ has demonstrated a very poor ability to handle a major disaster and while quick to dismiss democracy they are very slow to reinstate it. Local Govt from the Community involved must surely be a better choice!</p>
1111	Email	[REDACTED]	27/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1112	Email	[REDACTED]	27/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1113	Email	[REDACTED]	27/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1114	Email	[REDACTED]	27/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1115	Email	[REDACTED]	27/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>How can the proposed continuation of centralised power over rebuilding chch be justified on the basis of the international evidence pertaining to long-term recovery from natural disasters? ☐</p>
1116	Email	[REDACTED]	27/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The Christchurch community needs to have the autonomy to rebuild their city the way that they wish. They don't need Government control, what they need is for the Government to step out of the way and let the people who were most affected by the earthquakes have the freedom to build the city that they really want. Anything less is adding further insult to injury. ☐</p>
1117	Email	[REDACTED]	27/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1118		[REDACTED]	27/07/2015	<p>Dear CERA,</p> <p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>

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1119			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I hold these views because I think many of the decisions made to date have had unintended and perverse outcomes (e.g. the green frame to protect central city values has just made it less likely that the central city will be developed). Moreover, I think that those who are paying should have a huge say in what they pay for. Central government has NOT paid for EQC - that is, or should be, just another insurer, albeit one that central government is expected by the general population to underwrite. Central government HAS paid for a lot of infrastructure, and hence should have some say in what is done, but it should not have the predominant say. Central government HAS proposed to spend a lot on various major projects, but this should not give it the right to determine how big those projects should be. I refer in this regard to the proposed Stadium and Conference Centre in particular, with both being far larger than I believe is justified, and than the people of Christchurch want. I'm disappointed about some aspects of the pace of recovery, the appalling performance of EQC, the attempted ruination of all that I like about Victoria Square (and the stupidity of getting rid of one of the few central city that supports our sense of place) and the failure to take full heed of the Share an Idea campaign. Please give Christchurch back to the residents, and to their elected representatives. We will make mistakes, but they'll be OUR mistakes.</p>
1120			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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1123			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1124			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Local people, people who live in the city every day, know what is needed locally.</p>
1125			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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1129			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>It needs to be got on with, 5 years is too long ☐</p>
1130			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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1134			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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1138			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Things need to get back to normal as soon as possible for the sake of all those who live in Christchurch and have had to go through the last 5 yrs.</p>

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1139	[REDACTED]	27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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1146	[REDACTED]	27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. I've submitted on the Draft Transitional Recovery Plan, and said that I support Option 3+, as I believe it is the only proposal that will let the people of Christchurch have a say about the direction of the city they live in, work in, and pay rates in. I believe the proposals give too much power to the Minister, for too long. For example, there is no need for the Minister to have the power to demolish buildings in the CBD without going through the appropriate processes. We are no longer in an emergency situation, and I don't think that there is any need for the retention of these powers. Under the current model, CERA and the CCDU have had the key role in central city rebuild. While there have been some successes, they are few and far between. The most exciting developments in the city are outside of the area of CERA's control; I don't think that we should be trusting the same people who have largely failed in the central city to lead the rebuild for another 5 years. The people of this city have tolerated 5 years of Christchurch being controlled by Wellington, but now it is time for the people who actually live here to once again have the greatest say in its direction. That is why I support Option 3, as presented in Chapter 5 - A Christchurch City Council-led recovery approach, with the Crown in close support. There needs to be much greater local involvement in decision making, for people to have a sense of ownership about the rebuild. This hasn't been happening with the current governance structure. One of the biggest issues in reporting on the state of the rebuild has been the lack of transparency from government on key metrics. I would like to see these reported back proactively every quarter, rather than having to rely on individuals using the OIA to find the information they are looking for. The government is here to serve us, not to hide things from us. If the government implements their current plans, then the Christchurch City Council and its elected representatives will be sidelined until 2020. They will be powerless to stop the government forcing them to sell down working assets like the port and the airport, whilst forcing them to pay for boondoggles like a covered stadium. We only have until July the 30th to make a submission, so please, if you want to see some power restored to the people who live here, get involved, and support Option 3+.
1147	[REDACTED]	27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. LET's fix our roads, let's not worry about a stadium and a convention centre right now. Let's listen to what people want.
1148	[REDACTED]	27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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1150	[REDACTED]	27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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1152	[REDACTED]	27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. I am not prepared to allow an attack on our freedom of democracy by any government of any colour to go unchallenged. Political parties of the "I know best" ilk do so at their peril to
1153	[REDACTED]	27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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1159			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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1161			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
1162			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. And this is true - I really think this is the only decent thing to do. Why should those the local population voted to run the city continue to be by-passed? Maybe they can do it better than CERA - maybe the Christchurch council is more in tune with what needs doing than CERA. Let them have a go! I don't think they can do a worse job so it seems reasonable to make this the time for change.
1163			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
1164			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Grand-standing and expensive projects like the stadium and the convention centre are not priorities. Nor are they at all likely to run at a profit, judging by the experience of other major cities. Building a flexible, mixed use and people orientated city centre should be the priority.
1165			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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1167			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. The people of Christchurch will provide much better assessment and planning than a Minister can. An entire city rebuild requires more responsibility than simply being handled by whichever individual holds that portfolio.
1168			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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1171			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
1172			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. This is just one of the worst of many examples of this government's bullying that borders on the totalitarian. Return democracy to Christchurch.
1173			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
1174			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. The continuing repair and restructure of the city needs to be lead by those living in it and directly exposed to it!
1175			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
1176			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. I recently visited Christchurch for the first time since the earthquakes, and I was shocked to see the devastation, particularly in the CBD. The media tells us that the rebuild is past its peak, but clearly this is not the case. If it is, then I am very worried for the future of Christchurch and the people who live there. It looks like a war zone. Something needs to be done and what has been happening up to now clearly isn't working and isn't driving building or infrastructure improvement, or helping the people of Christchurch.

Released by the Minister for Canterbury Recovery

1177	[REDACTED]	27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I think people living in Christchurch know what they want to happen so it should be locally led.</p>
1178	[REDACTED]	27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1179	[REDACTED]	27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1180	[REDACTED]	27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1181	[REDACTED]	27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Bring back democracy in Canterbury, stop the Minister and the Government acting irresponsibly. The assets of the people of Christchurch must not be simply sold off cheaply to the big businesses. Big business, Fletcher's mainly, who dictate to the government under the current Neo-liberal ideology, are set to profit hugely from the rebuild, and the people of Christchurch still do not have houses to live in. This government is not acting on behalf of the people of this region, but acts undemocratically when it puts the profits of the corporates first.</p>
1182	[REDACTED]	27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1183	[REDACTED]	27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>It has been sad to see how agonisingly slow progress has been for Christchurch. It is time to allow the people who have been so badly affected to take control back, they know better than anybody else what their specific needs are.</p>
1184	[REDACTED]	27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1185	[REDACTED]	27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I think the government has controlled the rebuild decision making long enough. It is time to let the people of Christchurch take control and have a say about their future city.</p>
1186	[REDACTED]	27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Civil emergency laws were more than adequate to be used for this disaster. It need never be given such blatant dictatorship power to Cera/The Minister and the rest of the selling off and quick buck making from things falling off lorries to particular businesses always getting 1st dibs. This city needs to carry on with local and national laws intact to ensure a robust process is taken to ensure the rebuild is not a 'private Idaho' for a select moronic few that will cast the city into a trippy one horse town nightmare.</p>
1187	[REDACTED]	27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1188	[REDACTED]	27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1189	[REDACTED]	27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Am quite disgusted at the length of time it is taking to replace or rebuild the properties that were badly affected in the earthquake. Currently have tenants who have moved up here and have been paying their rates and insurances for properties that cannot be lived in. This is a disgrace and not only that still waiting for a payout from insurance companies. This all needs to change. If they had stopped paying these rates I bet something fast would happen.</p>
1190	[REDACTED]	27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1191	[REDACTED]	27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I personally believe the time has come for Christchurch people to take control of the future of our city. We know and understand what our children need in the future, and they too have much to contribute. Please listen.</p>
1192	[REDACTED]	27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1193	[REDACTED]	27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1194	[REDACTED]	27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I think that it is important for the people of Christchurch to rebuild their city, their way, every person of Christchurch needs to be part of the rebuilding so that they can work it together in a concerted effort and each and everyone of them will be able to call it their city.</p>

Released by the Minister for Canterbury Earthquake Recovery

1195			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The minister and CERA have been a waste of time and money. His scorecard is the ruined cathedral and numerous other piles of rubble, and the families living in inadequate housing or impoverished by dodgy insurance practices. I would not recommend Brownlee for any position requiring competence or honesty.</p>
1196			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1197			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I was affected by the earthquakes. I am disgusted in the way that the EQC and other government departments did not do their job properly. They harassed people, left them to fend for themselves, made life extremely difficult for them, cost them money. I can not imagine anyone doing a worse job than the Government and it's minions. Locally led recovery can not be anywhere as bad as the job the Government has done so far.</p>
1198			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1199			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Local people know what's best for their community and we don't like BIG GOVERNMENT</p>
1200			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1201			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The people of Christchurch have waited for 5 years to have their city re-built. Why has it taken so long?</p>
1202			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>the govt appears to have just slowed the process down and it is the private sector and the CHCH people who have achieved the changes to date</p>
1203			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1204			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1205			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1206			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1207			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I found, in particular, the opinion piece by J McCrone, "The Press" 11 July 15, deeply disturbing. I have no confidence in the current Government being able to separate its own political agenda of short term privileges for a select minority of New Zealanders, from the basic medium and long term needs of the citizens of Christchurch.</p>
1208			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1209			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1210			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Democratic rights must be restored immediately to Christchurch people. For 5 years the people who best know their own city's and communities' priorities and aspirations have been denied the right and the means to run their own affairs. It's past time for non-elected agencies and central government to butt out and allow Christchurch's ratepayers and communities to again exercise their democratic rights to determine their own priorities for development and services provision.</p>
1211			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1212			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Local people (as opposed to someone who lives mainly in Wellington) know the community and the way the society works. We need less government interference, let the locals speak for the locals.</p>
1213			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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Released by the Minister for

Recovery

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1216			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
1217			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. its a disgrace to see the delays and that the "people " of CHCH who are the most important are not listened to Let them have a say in the process/progress in their city... Why cant we for once lead the world on our decision making and recovery after an event like this Show how its done not lag behind Its a disgrace that some people are still living in conditions that they should not be...Come on chch STAND STALL AND PROUD
1218			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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1220			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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1223			27/07/2015	support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Democracy demands that the people who are most affected should be the ones most involved in the decision making. That means the residents of Christchurch and their elected council and community organisations. So the government should butt out and hand over to those who really care.
1224			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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1227			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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1230			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. After the napier earthquake a unique and beautiful rebuild began, different from other new Zealand cities, led by the ideas and designs that suited this gorgeous and successful city. Let Christchurch have its say to do the same and to refeast themselves, uniquely, in their rebuild. Let them enjoy similar success and identity without the nanny state attitude that would stymie innovation.
1231			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. It is time for CERA to go. They have done what was required at the time but that time is up. Let the citizens of Christchurch decide their own future from here on in.
1232			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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1234			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Christchurch residents have been continually disempowered since the earthquakes- by horrendous natural disaster, by battles with nameless, faceless insurance companies and sadly also by the New Zealand government in its bid to control the rebuild. Even though the Christchurch City Council (and its residents) has been made financially responsible for an extraordinary amount of money for the rebuild they have had plans limited by control from the government. You can't have it both ways! Christchurch residents have to live there, they have to pay for it, they should have a far greater say in what is to happen next. All of them should have a say not just those with influence. <input type="checkbox"/></p>
1235			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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1237			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Recovery from such a major earthquake will never run as smoothly as people would wish, locally or at government level. If the people of Christchurch are asking to take the lead in the direct their city takes and to take on full responsibility for managing their recovery's direction, I believe they should be allowed this responsibility.</p>
1238			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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1240			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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1242			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Democracy must be allowed to prosper in Christchurch and not be overruled by heavy-handed Government intervention. It is not right for the citizens of Christchurch to be denied the right to a say in their own future and that of their city.</p>
1243			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I have a daughter who lost her home in the first earthquake. I feel the local bodies and people should be given control of the city again to see it restored and recovered the way they want. <input type="checkbox"/></p>
1244			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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1246			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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1248			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>

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1274			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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1276			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. This point in the rebuild of Christchurch post-earthquakes is a good point to be handing all powers and responsibilities back to local groups, especially the CCC - with central govt. support of course. It was a tough job, and open to debate whether or not it has been handled well, but now is the time - then we only have ourselves to moan (or be happy) about.
1277			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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1285			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. The Christchurch council and community groups are more than capable of making their own decisions.
1286			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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1290	[REDACTED]	27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>It seems undemocratic not to let the residents of Christchurch have a say over their city and their lives. Best Regards [REDACTED]</p>
1291	[REDACTED]	27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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1294	[REDACTED]	27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Since the two Christchurch earthquakes, the government has been shown to be completely out of touch with the pain and suffering of the citizens and unsympathetic to the privations these poor people have suffered and continue to suffer. At least the council and local communities, being in situ, are far more likely to have their fingers on the pulse of the ongoing challenges and far more empathetic with the requirements of the city's inhabitants. □</p>
1295	[REDACTED]	27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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1299	[REDACTED]	27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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1310			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I am very keen on moving to Christchurch but have been waiting to see what eventuates. It needs to be locally led.. as were the original settlements in NZ (and not just NZ)</p>
1311			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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1313			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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1317			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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1319			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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1322			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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1325			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1326			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>All of our democratic country should be run in a democratic way. We have District and Regional councils whose responsibility is to manage their local areas. There is no legitimate reason that I can see why Christchurch should not have the same democratic rights as the rest of the country. Already there has been too much irresponsible interference by central government in the recovery process, which I believe has caused detrimental effect for many people. Give back full responsibility to the locally elected council with the central government and the minister having no more say than they do anywhere else in the country. Be sure though that this measure should not lead to any reduction in the financial commitment, made by the government, required to give Christchurch a chance to fully recover.</p>
1327			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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1333	[REDACTED]	27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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1335	[REDACTED]	27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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1341	[REDACTED]	27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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1348	[REDACTED]	27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. It is time to let the locally elected candidates take control of the rebuild. 4 years is too long to wait. Action is needed now!
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Released by the Minister for Christchurch Recovery

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1357			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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1359			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. I think it is now time to return the powers to rebuild back to the Council and the people of Christchurch. The government is dragging the chain over the planning and implementation and the people need to see far more progress after this length of time.
1360			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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1363			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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1367			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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Released by the Minister for Canterbury Earthquake Recovery

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1379	[REDACTED]	27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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1381	[REDACTED]	27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. It is vital Christchurch people have a valid input into the rebuild of our city. We are the ones living here and our voice needs to be heard and taken into account when decisions are being made. The only way this will happen is if local groups make decisions that are implemented.
1382	[REDACTED]	27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. The citizens of Christchurch have bravely endured the unimaginable...the endurance limit is unacceptable. The people of Christchurch have earned the right to determine how they rebuild. They are courageous beyond words and I admire their strength, patience and the wisdom and values they will draw upon to rebuild and heal both the emotional and physical wounds created by such devastation. It is their right to drive the rebuild...NOT the Governments.
1383	[REDACTED]	27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. As a Canterbrian not currently living in Canterbury I absolutely support a locally led recovery. It's bad enough that the Government removed the democratically elected regional council before the September 2010 earthquake is essential! This government has eroded democratic processes at an alarming rate, e.g. now they're considering removing the elected DHB Board members, after dismantling democratic processes within our Universities. Wake up NZ we are being sold off to vested interests whose primary focus is profits. □
1384	[REDACTED]	27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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1388	[REDACTED]	27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. The rebuild is taking far too long under the present structure!

1389	[REDACTED]	27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>As an X Christchurch person I am so angry and can't believe the national gov. is being so heavy handed in this democratic age.</p>
1390	[REDACTED]	27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>LOCALLY - LED ALL THE WAY</p>
1391	[REDACTED]	27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I have several friends who still haven't had their claims resolved - four years is way too long! Time to get on with it once and for all.</p>
1392	[REDACTED]	27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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1394	[REDACTED]	27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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1400	[REDACTED]	27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1401	[REDACTED]	27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1402	[REDACTED]	27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The rebuild has been hijacked by political ideology and inappropriate business only focus, deity the world applauded original which was u democratically and stupidly scrapped in preference to pandering to Big Jerrys political friends. They need to realise that people, their families and welfare must come first and business will thrive naturally. Putting wealth first over health is why the recovery hasn't happened. The secret planning of a few politically oriented men, has overturned the experts and achieved very little. Give Christchurch back to the people and the people's plan as it always should have been.... They know what they are doing (the Town Planners) leave it them and the world acknowledged plan will ensure Christchurch flourishes. There was a line of corruption from Jerry Brownlee through Roger Sutton and into their secret dealings to rest the rebuild away from democracy and common sense.</p>
1403	[REDACTED]	27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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Released by the Minister for a Locally Led Recovery

1409			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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1411			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. The Cathedral Square needs fixed including the Cathedral, this is the heart of Christchurch. No one survives without a heart!!!
1412			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
1413			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. We are a community that should be engaged in the direction that our city takes through local government.
1414			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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1416			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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1418			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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1424			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Christchurch people spoke in 2011 about their eagerness to take responsibility for making Christchurch an outstanding community exemplar, and a resource for helping others in need in the future. Now we feel crushed and ignored, but we still have the energy and eagerness to be engaged in our own city recovery. We want control of some things, and more say in others. For our health and wellbeing we need to be involved. ☐
1425			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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1427			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.

Released by the Minister for Land and Recovery

1428			27/07/2015	<p>support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Christchurch residents know what is best for their city, they live there and should have the chance to reorganise their broken city as part of their healing journey let alone getting the city the way it would suit them best</p>
1429			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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1432			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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1434			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>To be proud of an environment, the inhabitants need ownership of it. A Government lead 'recovery' will saddle Cantabrians with a beast borne from bureaucracy and with very little passion. Rather than contest nature Christchurch needs to embrace it. It should embrace its hydrated landscape and become a Venice of the south. Also do John Britain proud and build his integrated transport network. Lincoln used to have a rail-line now subdivision and traffic congestion aline it with Auckland. Be different! Be smart!</p>
1435			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>South Island Communities have a strong sense of community and all the skills necessary to take responsibility for the re-build of Christchurch. Central Government is promoting de-centralisation - in theory? □</p>
1436			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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1442			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1443			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The vision for Christchurch's rebuild must have maximum input from those with local knowledge not central government</p>
1444			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The Government are hell bent on maintaining control come hell or high water. The people need hope and they will not get it unless the Government stop keeping CERA under the thumb.</p>
1445			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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Released by the Minister for the Environment

Christchurch Recovery

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1450			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. I support a locally led recovery and would claim that this requires engagement, work, vigilance and co-operation by those who request it and wish to drive it. So I'm asking that there be found a way of engaging the early vision and energy of the locals by increasing the visibility, responsibilities, accountability and hence the effectiveness of the Community Boards. I believe that CERA has not listened or heard the community voice in spite of spending lots of money. I don't think that either CERA or the Government understood that more of the city was damaged than the CBD and that that mattered. I don't think that CERA and the Central Ministries who go under the sector called "other agencies" understand this city and it's stories and people at all. If they had been effective the grass roots groups of which I am a participant wouldn't be making submissions. I am aware that lots of Cantabrians have tried to influence the government system and are now tired out and disillusioned. Christchurch is made up of South Islanders - many remember being rural and recognise why the South Island can not be dismissed. We put sustainability and deep connections with the Southern land than we hear is common for city dwelling folk i.e. Aucklanders upon whom so many directions for NZ seem to have been modelled. NZ, is a small island state, it has a low population, but definitely many with rural origins and memories. Christchurch could be so different if it wasn't being run from the North. We are different and given a chance may well develop the uniqueness which fits with being "the city of the plains" If we win this then we have to be ready to ACT on it and do a more sustainable consistent job in spite of the disappointments and delays and red cones which have been showered on this bit of land - it's not going to be easy but at least we will be able to talk to each other again and roll our sleeves up again. ☐
1451			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Local people are best placed to weigh up all the competing interests involved in the Christchurch build. They should have a democratic say in the rebuild of their city.
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Released by the Minister for Canterbury Recovery

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1467			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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1470			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. I am very concerned that the housing shortage, especially low-income housing and state housing, does not appear to be a priority in the current rebuild planning. This is a very serious issue and one that will only grow more dire over the coming years. Basic housing is a necessity, and needs to come first.
1471			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Christchurch does not need the Government interference forcing it's own grandiose schemes, such as the convention centre and covered sports stadium in the central city. Christchurch needs to be able to make its own decisions on rebuilding the city. □
1472			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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1475			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. It's time the people of Christchurch were given the opportunity to take control of the rebuild of their city. It is outrageous that people have been in limbo for so many years, unable to rebuild their homes and their lives. The Government has to return control to local council and community groups so the city and it's peoples can make the decisions that affect their lives and livelihoods. I urge you to allow this to happen.
1476			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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Released by the Minister for the Environment and Heritage
 Christchurch Recovery

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1482			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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1485			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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1490			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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1500			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>

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1523			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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1526			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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1530			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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1534			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>You can probably think of a way of making decisions democratically and quickly (in this day and age) and probably would be allowed to pilot it in Chch. That way you can build a city based on the citizens priorities and everyone can see the process and understand why and what is happening.</p>
1535			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Put the power back into the hands of the Council, where it belongs.</p>
1536			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Christchurch people know what they need. They should be allowed to be the main voice.</p>
1537			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1538			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Christchurch is not in a state of emergency and therefore the sweeping powers given to Earthquake Recovery Minister Brownlee should be wound back. Christchurch Council is our locally elected body and I have confidence that it is the appropriate body to lead Christchurch's recovery. I am absolutely appalled at this Government's confiscation of our local democracy (refer ECAN and CERA) in order to ensure its ideologies and priorities are imposed upon us. That our central city (with the notable exception of those parts which mercifully found themselves outside the CBD Redzone cordon) is still in such a shocking state is an indictment of the present Central Government- controlled "recovery". Where is the community participation ? 5 years on from the onset of the devastating earthquakes, we still have no firm details on what the Government plans to impose on us for the inner city or when said "plans" will be actioned. The Government is seeking to retain complete control over the future use of the red zoned land in the east of Christchurch with no timetable for making decisions. I find this completely unacceptable. Governance of local affairs must be returned NOW to our local Christchurch communities. The proper role of Central Government should be to help our City Council achieve its democratically determined aims, not to rule over it.</p>

Released by the Minister for Earthquake Recovery

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1541			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. I believe the Government needs to support essential infrastructure not push stadiums and convention centres on our city. These will just cause us long term pain not gain. And should never have imposed the Blue Print Plan on us either. ☐
1542			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. It's almost 5years since Christchurch was damaged by the earthquake. People are still in dire straight, because this government has done nothing to rebuild homes, and Christchurch. Let the people that really care about Christchurch rebuild Christchurch.
1543			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. You're doing it wrong. There is no local demand for the larger vision you are implementing in your planning, so it will not be supported after the build and will be total Mathom.
1544			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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1546			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. The local communities and people of Christchurch need to be closely involved in the reconstruction and redevelopment of their city. They have had plenty of time to consider what kind of a city they want. The council are the appropriate body to lead the process into the future - with good support from the government. ☐
1547			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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1550			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Let Christchurch make their own decisions relating to recovery. They know what needs to be done, and who better to orchestrate the recovery process than their own local council? ☐
1551			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Get rid of Gerry and Donkey!
1552			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Christchurch is where I was born and raised, and it is very soul destroying to see the state it is in right now, so many years after the damage caused by the earthquakes. Given the lack of progress in getting Christchurch back on its feet it seems only right to try something new - the Ministers and the Government should be hands off, and those who are responsible for governing the city should be able to talk to their communities and find out what they want. Especially galling is the plan for the centre of Christchurch promoted by the Prime Minister, virtually none of which has successfully been implemented. Leave the people who live there to plan and design the future of Christchurch.
1553			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. We don't need a huge convention centre or a stadium. It hose who benefit supposedly such as the hotels and hospitality industry should stump up with the capital as should the sports body arguing for the large stadia i.e NZ rugby and Canterbury rugby. I'm also supportive of full democratic control returning to Ecan.
1554			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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Released by the Minister for the Environment and Heritage
Christchurch Earthquake Recovery

1556			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I believe that the local people have the vision, skills and energy to lead, design and implement the rebuilding of their communities. ☐</p>
1557			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1558			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Any recovery plan that relies on the good judgement of Gerry Brownlie has to be barking mad. Seriously, there is ample evidence that large parts of Christchurch (especially in the east) have been disadvantaged by the existing recovery plan.</p>
1559			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1560			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I have been into the Christchurch CBD only once since the quakes, but all I saw were empty building spaces, and they were still taking buildings down and clearing rubble, even though this was 3.5yrs after the fact....Haiti recovered faster than this, and we're supposed to be a "better equipped" nation. Also, there are no more night clubs in the CBD because Mr Brownly "doesn't want them in MY city". I read that an overseas tourist commented on having nothing to do in the city after dark.....the night life attracts the tourists just as much as the day-time activities. So, Christchurch also needs someone in charge who actually knows what it takes to make a city that thrives, rather than someone who only wants to build a city that only they want. It's time to put it back in the hands of someone who knows what the city wants/needs, not what some dictator wants the city to have</p>
1561			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The people of Christchurch need to be the ones deciding what happens to their city, it should not be decided by a couple of ministers! ☐</p>
1562			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>It has been 5 years since the Christchurch earthquakes and it is no longer reasonable for the Government to use emergency powers. Christchurch citizens have shown their resilience and self-sufficiency throughout the recovery process and deserve to be able to govern themselves in the limited way that all NZ communities have local democracy. Local governance in NZ is already very weak compared with other countries, and parliament holds ultimate sovereignty. Christchurch residents should at the very least be able to vote for the representatives who make important decisions about their city.</p>
1563			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>those who are part of Christchurch (the locals) are the ones who know best what is needed and can give this rebuild the attention it needs. ☐</p>
1564			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>When people have involvement and ownership over their own outcomes they are more committed to seeing them through.</p>
1565			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Why should the people of Christchurch not have the respect and trust of the Government when it comes to being able to cope with democracy. All the other cities have elections why not Christchurch?</p>
1566			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>It is a travesty of natural justice that has left the eastern suburbs so absolutely neglected in the rebuild process. The roads are shocking. The large red zoned areas are wasteland turning the once lovely suburbs into ghettos. I never thought I would see such neglect in my home town, it is shameful. The power in the hands of central government will focus resources on the business districts and out west. We need the power back in the hands of the locals who actually live there - they will do the right thing for the residents. The emergency is over - give the leadership back to the people!</p>
1567			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I find it just plain 3rd world that residents in red zone are still not sorted out and insane that it's taking so long to sort out the mess. Power to the people. ☐</p>

Released by the Minister for Earthquake Recovery

1568	[REDACTED]	27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Government's involvement after the Christchurch earthquakes should've been restricted right from the start to disaster relief and clean-up. Anything to do with the rebuild belongs in the hands of local leaders and community, with maximum support from the Beehive. ☐</p>
1569	[REDACTED]	27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1570	[REDACTED]	27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I think the local people know their community best and can be more responsive to needs. This doesn't need to be a government issue.</p>
1571	[REDACTED]	27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1572	[REDACTED]	27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The acute situation is over, it is time for Christchurch to be given the autonomy it deserves and other cities have. ☐</p>
1573	[REDACTED]	27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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1576	[REDACTED]	27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I know huge efforts have been made by Government and CERA to rebuild Christchurch but it's clear there are significant problems in key areas of the rebuild. Now it's time to let the people of Christchurch drive the rebuild, to let them take more responsibility for themselves. 5 years is enough, please let them get on with it. By all means be a source of expertise, let your records and experience be a resource. But please let the council and the people of the city make the choices and live with them. Don't retain any kind of ability to tell them how they should do things. It's been too long watching them struggle as government agencies are bogged down in red tape and simply don't get anything done! Enough.</p>
1577	[REDACTED]	27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I believe central government has had too much say in the Christchurch rebuild, and that it is time for them to hand the whole thing back to local government and people to get on with. The people of Christchurch have had too little say in what has happened since Feb 2011, and it is time for change.</p>
1578	[REDACTED]	27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1579	[REDACTED]	27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Just make things ok 4 families..... I am from WEst coast SO chch was my uni fun time...bushini☐. Happy days...kia kaha kouTOu...arohanui xx</p>
1580	[REDACTED]	27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Christchurch badly needed central Government help to keep the rebuild moving, but after 5 years it is time for the rebuild to be more democratic and to be locally controlled. ☐</p>
1581	[REDACTED]	27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Don't erode our democracy!</p>
1582	[REDACTED] nz	27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>the national party should not hold the power over the Chch rebuild. There is no place for national politics in the Chch rebuild.</p>
1583	[REDACTED]	27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>over the last seven years democracy has been under attack from the government . citizens and local bodies need to control their own affairs first and only then with assistance from central government</p>

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1586			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. It is not acceptable that after so many years still a lot of Christchurch citizens are still waiting for their claims to be settled while insurance and government engage in costly discussion about who is responsible and going to do the work. Let Christchurch people under Christchurch leadership decide how they best get back into a normal life. □
1587			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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1590			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Christchurch residents need to have a direct say in how their community rebuilds not the minister or his officials regardless of how well meaning they maybe. Locals know what is best for their own community not someone sitting detached in a comfortable office....
1591			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
1592			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. NZ HAS LET CHRISTCHURCH DOWN. □
1593			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Our democratic process was already being undermined by the Regional counselors being replaced and then the earthquake happened and it was like what Christchurch people actually want and need just didn't matter anymore. I am tired of Brownlee turning up on the media to stroke his own ego while doing nothing to support the people who are in serious need, even 5 years after the event itself.
1594			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
1595			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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1600			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
1601			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. I think it's disgusting that there are still people who are homeless or living in unsafe and unsanitary conditions almost 5 years on from the September 2010 earthquake. These are our families CERA and you're spending tax payer funds. Please surrender control to a locally led recovery and let these people move on with their lives. □
1602			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.

1603			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The rest of the country is missing out on essential government funding and policies because they are too focused on Christchurch. Look at northland. High unemployment, The rail system between hawks bay and gisborne needs repair. The Pyke river coal mine bodies recovery never happened after john key promised on national television. Yet the government is too concerned on having their say and input entirely on christchurch</p>
1604			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>People in Christchurch need to feel their needs are being listened to in the rebuild.</p>
1605			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Most important for the people of a region to have alot of input into their communities as they live there, they know what they want and what works. Government most certainly don't and should step back, be willing to help if asked but not interceed when unwanted.</p>
1606			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Christchurch people have the right to self-determination. In particular, Christchurch must not be forced to build amenities such as a convention centre and covered stadium unless or until a sound business case can be made for them</p>
1607			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I believe that the decision makers have been doing what they think is best for the city, but it's time to really listen to the people of the city and give them more input and ability to act so that our city can move forward. As someone who grew up and worked in the central city, and watched it collapse on 22 Feb and be demolished in the years since, it is disappointing how stagnated the rebuild is there. Also as someone who's had a life long interest in the East, it's disappointing to see how stuck such a large percentage of our community is, because the rebuild in these areas has been shunted into the 'too hard' basket. The stagnant rebuild in all areas is impacting on the people of Christchurch in many ways - health issues because of stress, financial issues that add to the stress, relationship issues because of the stress. Many people wonder when will this nightmare end, and they are all beyond exhaustion because of the ongoing impact of a natural disaster. The emergency has long since ended, so it's time to put that behind us and begin to really focus on what we need to do to rebuild our lives and our city. It's time to return the city to local leadership and trust that the people in all areas of Christchurch have what it takes to rebuild a city that New Zealand will be proud of, and inspired by</p>
1608			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1609			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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1611			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1612			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Too many people are still waiting</p>
1613			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1614			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>It is time for the communities and people of Christchurch to "own" their own rebuild. Communities make the best decisions locally, and not by handed down methodology.</p>
1615			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence</p>
1616			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence</p>
1617			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Some time after the earthquake there were people still living in there garage, because there house wasn't fit to live in, due to cracks. Their were others still putting up with outside loos with buckets in them, as make shift ones. If I was living there I would expect to get back to normal living at least within the first year. ☐</p>
1618			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>

Released by the Minister for Climate Change Recovery

1619	[REDACTED]	27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
1620	[REDACTED]	27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
1621	[REDACTED]	27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. The residents need to have local people with local knowledge, who were affected by the quakes to be making their decisions based on that knowledge. Local voices need to be the main ones, not bureaucrats from Wellington.
1622	[REDACTED]	27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
1623	[REDACTED]	27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. It is time that the govt let chch look after its own recovery and the govt stepped back and gave us our autonomy to run our own city. We appreciate the govt's help was needed at the beginning and we appreciate the help we received but its time for us to run chch though our council.
1624	[REDACTED]	27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
1625	[REDACTED]	27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. It's our City and the people whom are voted in to run it should be left to do so. WITH the support of Government. Put all your political leanings aside work together. GET IT DONE ! Put the people first and get their roofs over their heads, roads fixed, sewages done then get on to the wish list. Private developers are doing us a great job. Make it easier for the little investors to get a foot in the rebuild and stop saying NO. !
1626	[REDACTED]	27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
1627	[REDACTED]	27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. The people and ratepayers need a say in what is happening to their city. For too long things have been moving too slowly, I also believe some unnecessary decisions on some rebuilds should have only have been made with council input.
1628	[REDACTED]	27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. It's long past time you return to local democracy in Christchurch.
1629	[REDACTED]	27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Please return leadership and democratic power to the Christchurch community. Time and patience are running out!
1630	[REDACTED]	27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
1631	[REDACTED]	27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Let the people of the city of Christchurch make the decisions about what they want for their city. After all, they are the ones that live there - not the Government.
1632	[REDACTED]	27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
1633	[REDACTED]	27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Because the people of Christchurch have suffered enough. Let the people here control how their city is going to be shaped for the future.
1634	[REDACTED]	27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
1635	[REDACTED]	27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.

Released by the Minister for Canterbury Earthquake Recovery

1636			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
1637			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Local control would be much more inclusive and consultative of local experience, views and preferences. Central government is a politically driven beast most strongly influenced by what serves its own political survival in any matter stirring different strongly held views. The decision makers for Christchurch should be locals, firmly embedded in the experience of what is best for Christchurch and what her community aspires to.
1638			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
1639			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
1640			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Your not even people focused your money focused.. this isnt what New Zealand is about...wake up !!...WE HAVE.
1641			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. I feel extremely disappointed with the way the rebuild is NOT going, the lack of democracy and consultation in the planning and the design of our city, the fact that it is our rates and taxes that are spent on it/ going to be spent, and the lack of justice that entails. I know many people feel that way - even though they may not get around to writing it. I also feel depressed, angry and powerless over it all. ☐
1642			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Homes have NOT been replaced or built fast enough Many "experts" have collected vast sums of money as pay for doing virtually nothing! Time for a change, flash amenities don't compensate for basic housing needs ☐
1643			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. It's time for the government to open it's books in an ethical, honest way to the true amount they have allegedly put into the rebuild, then step back and let Cantabrians choose their own future. Perhaps every member of parliament needs to live in Christchurch until the rebuild is completed, then it would happen faster.
1644			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. The wishes of Christchurch residents were expressed in the Share an Idea process. There is great disappointment that few of these desires have eventuated. Local people for local issues.
1645			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
1646			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. The decision making process led from wellington is out of touch with what christchurch residents require. I have had direct experience with this through the courts. It is time to change who leads our recovery.
1647			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Decisions without shared wisdom and consideration is both dangerous and premature to the longevity of the culture of that community
1648			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Let the Christchurch elected leaders and the community develop their city in the style and manner they desire and need. It is the local voice which needs to be heard.
1649			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
1650			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
1651			27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. It's simply called democracy ☐

Released by the Minister for Canterbury Recovery

1652			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>This is because the Minister only has an interest in the bottom line, and insuring that his business cronies get first dibs on all the most lucrative rebuild contracts coming up. He has shown absolutely no interest in preserving what is left of our city's built heritage, despite the wishes of the majority of the residents, as was shown with the Town Hall - a hugely important building, locally and nationally. We, the people, won that one, but not without an unnecessary and expensive fight. □</p>
1653			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>It is time local government and the community have more of a say in the decision making.</p>
1654			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1655			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1656			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Get the community of Christchurch going and get their lives back to normal as soon as possible.</p>
1657			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Enough is enough we have waited a long time and for what.... Our houses are still broken, our streets are still broken and we are broken!! Forget the cbd fix our roads and fix our houses!</p>
1658			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Not only a rebuild of the cbd is necessary but also the affected suburbs need immediate attention. Five years on and still the people of Christchurch suffer. When is politics going to cease when it impedes on Cantabrians livelihoods. The government should never had interfered at the beginning where so many promises have been broken leaving disheartened residents feeling vulnerable and ignored. Give the power back to the Christchurch council. No ministerial influence should be permitted. The people need their voices heard and deserve to be treated as such. I only hope that someone or something takes this seriously so positive change can be created for the people of Christchurch. □</p>
1659			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1660			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The people of Christchurch need and deserve to be at the heart of the rebuild. There is no excuse for the further delays and unnecessary barriers for people needing to get on with their lives. the community we well able to initiate action and get themselves together without outside help for many months until the government stepped in. Its time for you to step aside and let the experts on the ground take over. □</p>
1661			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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1663			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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1666			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>People need to be heard to create viable communities.</p>
1667			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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1674	[REDACTED]	27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. It's important that the citizens of Christchurch in partnership with the Council are in charge of the regeneration phase. After all it is OUR city! ☐
1675	[REDACTED]	27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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1679	[REDACTED]	27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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1686	[REDACTED]	27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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1689	[REDACTED]	27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. More government subsidies for people bringing \$ into Christchurch to build. Cost of materials has doubled since earthquake making this counter productive to progress. Make it attractive for local investors to be part of rebuilding hope and community in such a beautiful and historical place.
1690	[REDACTED]	27/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. The recovery should not be run by a bunch of big-wigs in Wellington who know next to nothing about Christchurch's unique culture and most certainly nothing about what it's like to spend atleast 3 months by candle light doing your business in a neighbourhood portaloos. Take away power, water and sewerage from the politicians and watch how fast things change.

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1692			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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1694			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>It's really urgent to support people in Christchurch.</p>
1695			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Gerry Brownlee has absolutely no qualifications relevant to earthquake recovery. The government has ridden roughshod over local wishes and tried to force unaffordable white elephants on us. There is no doubt that Roger Sutton was shafted because he didn't like the Minister sitting on his face. Thanks to Brownlee and the CERA legislation we have lost a vast amount of our built heritage much of which did not have to go. We now have a doughnut city where the bit the government has made itself responsible for remains an utter shambles while all around the shattered CBD new buildings have appeared and people are getting on with their lives in them. The CBD is a perfect illustration of why government needs to get out and stay out.</p>
1696			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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1700			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The rebuild and repair of Christchurch has taken too long and has been hampered by inefficiency. Decisions have been made and certain projects prioritised that are not in the best interests of the people of Christchurch</p>
1701			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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1703			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1704			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>they built a police station first instead of fixing homes and rehousing communities...To many people getting researched out....Many people are still suffering mentally....</p>
1705			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1706			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I don't live in Christchurch at the moment but I visit friends and I cannot believe that some people are still living in homes that aren't fixed. There has been advertisements for employment in reconstruction but from what I've heard from family and friends that there is so much red tape and slow response plus actions are near nil.</p>
1707			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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1710			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>enough is enough surely in 5 years all could have been streamlined, stop using christchurch as a political football and give control back to the people</p>
1711			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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1715			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>It's about time the victims of the traumatic earthquakes that destroyed their city got the chance to put it back together, without prolonged, divisive, government interference. Which is hindering the people in getting on with their lives.</p>
1716			27/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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1731	1	1828	There is a strong need to re-establish local body democracy in Canterbury. Democracy and full council functions need to be re-established immediately to the CCC and to ECAN.	Yes	Only if the costly anchor projects imposed on the citizens of Christchurch are scaled back. Expensive projects like the Conference Precinct and Covered 5 stadium should be delayed. Very few Conference Centres are profitable. Why should the rate payer be saddled with a loss making venture? The main purpose of the leg stadium should be the re-establishment of local body democratic control via local government. The Step Change needs to drive business confidence and investment in the central city is less important than the need to re-establish democracy in Canterbury.	The wanton destruction of existing and slightly damaged buildings has imposed unnecessary costs onto the citizens of Christchurch.	The monitoring process needs to be more effective transparent and efficient and democratic. Agencies strategic partners such as ECAN and Ngai Tahu are no longer democratic bodies. Democratic local bodies such as CCC should play a larger monitoring role in some of these recovery issues.	Local body democracy should be re-established to ECAN immediately. These recovery issues should then be reported via democratic local body government.	All efforts on concerning the expiry of the CER Act should go through a selected committee process in Parliament. An Order in Council is not a satisfactory process or something as important as the restoration of democracy. The central government coup on ECAN was largely driven by the desire to restore order or vigilance. It is concerning that SCRT seems to be largely composed of companies with vested interests such as Fulton Hogan, Fletcher, McDermott, Dowell and Downer NZ, on its board. If the central Government wants to impose a variety of costly Anchor Projects on Christchurch they should contribute more to the costs. The costs due to decisions made by undemocratic bodies such as HGGs, CCDC, and SCRT should be borne by the Central Government. The Central Government should be paying its promised financial share of the rebuild. The white elephant anchor projects need to be reconsidered, delayed or abandoned and more empowerment given to the CCC to make decisions on the rebuild. The Central Government needs to stop pressuring the CCC to sell state payer assets which have helped keep our rates down in the past.							
1732	15	1827	We are no longer in an emergency situation so wherever possible the recovery should continue with decisions made through the existing legal framework, not special powers. The default position should be that functions are carried out by the Council under normal democratic local government processes. I welcome the Government's endorsement that control should return to the people of Christchurch. I would be at odds with the view for a government minister to then still have veto over council plans. Councils are elected by the people and are accountable to them therefore the Council should take the lead with government in support. The Crown and Council must work together in a more coherent and engaged manner and the Crown needs to work in SUPPORT of the Council. There should only be ONE development organisation which should be small and agile and focused on outcomes rather than being process driven. Elected representatives should be elected only when required on a project by project basis. The recovery organisation could be overseen by an independent board rather than a government minister. People who are living and breathing the recovery, involved everyday, living here have the best perspective, not someone who spends most of their time in Wellington and who has many other responsibilities.	No	The Draft Transition Recovery Plan - "5.2 Addressing five recovery challenges for the central city" only is a commercial grade. If this is how for the Recovery Plan extends then the step change will not be enough to effect the progress required unless the cultural and social recovery is taken into account as well as the commercial. Unless the people who live here are engaged and positive about the future of their city, what hope is there of attracting commercial investment? The interesting things that have occurred as part of the transitional moment have brought us to the forefront of the world. These things in themselves as well as great projects like The Arts Centre and The Lane Theatre Royal have occurred outside of the reach of The Blueprint and CER Act. It appears that CER Act has not been successful at all acting investment into the central city. Any new recovery agency needs to be more open and consultative with local property experts and engage with the community.	Transparent decision making and accountability of those involved. The right people, not bureaucrats who can't make decisions.	There should be as few central government agencies involved as possible and then reporting will be such an issue. If the recovery is community and council led then the people who need to want to know will do so. The council has shown it is more than capable of reporting and keeping the public informed in a consultative manner. Most people are usually not able or willing to engage with plans and policies on a large scale but when something is local or holds a special interest then there should be a way for those affected to be engaged and to have their say. This is one more reason that we need to approach the recovery of Christchurch on a village by village basis not just address the blueprint area. Regarding the priority areas listed - 'improving people's well-being' and 'repairing and replacing housing' the Crown's money would be better spent on directly trying to impact these areas rather than compiling statistics and reporting. When you are one of the 1000 people affected whose house hasn't been fixed, or who is still waiting for a complex land claim to be settled, it does not help to see the statistics of how many other people are sorted. You don't want to do a survey on how much stress this is causing you. You actually would rather know that the government was seriously looking at the dysfunctional EDC organisation or putting more funding into the health system, rather than taking it out.	I'm not sure why there is so much emphasis on reporting in this document. What should have been happening is that politicians in Wellington should be coming down to Christchurch and witnessing what is going on (or not going on) with their own eyes. They should have been listening to the people of Christchurch report to THEM about what was needed. I have no confidence that any reporting back to government has been accurate or effective. As far as reporting to the people of Christchurch about what is going on with the recovery - we live here - we can see what is and isn't happening!	The Resident at Red Zone Land should not be controlled by the Crown/LNZ, or some indefinite time period with no indication of what is to be done with it. The red zone and the badly affected eastern sea of Christchurch, as well as other neighborhoods and suburbs needs to address the removal of a recovery agency. The recovery of these areas is as important, or more so, to many of the people of Christchurch. While people's homes and neighborhoods are still not fixed, people are suffering and social recovery will not occur. There needs to be consultation with these communities so that they can be part of their own recovery. The Crown should be concerned about the welfare of its citizens not just the physical improvement of the central city. There is nothing in its document that shows any real commitment to this.							Christchurch city
1733	16	1828	There needs to be more democratic oversight in the decision making process. There needs to be more democratic control of the Strategic Partners and vested interests presently involved in the current process.	Yes	(A qualified yes). Only if the Anchor Projects and large white elephant projects imposed on Christchurch are scaled back and made more affordable. The main purpose of the leg stadium should be to re-establish local democratic control through local government. Investment in the central city is of less importance than the need to re-establish democratic control through local government.	The re-establishment of local democratic control through local government. There needs to be more democratic oversight of Strategic Partners such as ECAN and Ngai Tahu which presently are undemocratic in nature. The existing model seems inefficient, ineffective and non-transparent in its decision making process.	There needs to be a re-establishment of local democratic control through local government.	Democracy and full council functions need to be re-established as soon as possible for both the CCC and ECAN. The decision making process needs to be made transparent and the role of Strategic Partners' needs to be reduced, as they are undemocratic in nature.	The CCC should be given its promised financial support so that it can play a significant role in the rebuild of Christchurch. The cost resulting from decisions made by undemocratic bodies such as HGGs, CCDC and SCRT, should be borne by the Central Government which created these undemocratic structures originally. Financial cost sharing constraints made by undemocratic bodies are now restricting CCC's ability to make democratic decisions embracing the needs and wishes of the people of Christchurch. These constraints need to be reviewed to ensure that decisions can have a strong local democratic input. Any costs due to inefficient decisions made by undemocratic bodies such as CER Act, HGGs, SCRT, CCDC, and SCRT should be taken up by the Central Government which originally created these bodies. The expensive anchor projects need reviewing, and delayed or abandoned if the costs are too great. The rebuild activity and tax take to the Central Government needs to be shared back to Christchurch so that some of the financial burden is also off the CCC and the CCC should be encouraged to retain its assets. The Central Government has a moral obligation to increase its contribution to the rebuild. The efforts on related to the expiry of the CER Act should go through a selected committee process and full discussion in Parliament. This important restoration of democracy is too important and needs more than just an order in council.						Christchurch city	

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				<p>NZCPS CERA did not consider the NZCPS when they conducted their planning/zoning. Likewise, the statutory obligations of planning for a 100-year risk were not considered.</p> <p>Access to information Homeowners have been denied access to land information on the basis that the information is commercially sensitive. In fact, they have been presented with outdated information that excludes over 100 earthquakes. These facts have been brought to the attention of CanCERN, EQC, MBIE and Council. There is still no explanation for why these documents have not been updated and are still being presented as current. The EQC stage 3 land report dates the last earthquake as occurring in June 2011. Yet we experienced over 100 earthquakes of magnitude 4-6.2 after that, most of which struck under the eastern suburbs.</p> <p>CERA, Briefing to the incoming minister The CERA Briefing to the incoming Minister, October 2014, states the following: "As reconstruction continues over the next 10 years, a greater focus on developing and realising the vision for greater Christchurch is needed to ensure that long-term recovery is self-sustaining." "The eastern suburbs of Christchurch city, which suffered the greatest housing and land damage in the earthquakes, are now experiencing greater rebuild and insurance complexities. The residents of these areas, many of whom have pre-existing vulnerabilities such as low incomes and/or a disability, are experiencing a more challenging recovery than those in other areas of greater Christchurch. Other issues may complicate claim resolution, such as where owners have cash settled and will therefore have to manage potentially complex rebuilds or repairs themselves in a period of cost inflation. Under-insurance and/or deferred maintenance may mean some owners face funding shortfalls and need to make additional contributions to complete rebuild or repair. Helping owners understand their insurance policies, rights and obligations relating to property ownership and technical aspects of their repair or rebuild is the preferred approach to resolving claims and reaching flexible solutions that meet the individual needs of the parties. CERA will therefore continue to support owners to facilitate faster resolution of insurance claims through supporting the Residential Advisory Service to provide independent information, technical advice and facilitation." The residents in the Eastern suburbs were no less insured than anyone else in the city. In fact it has been identified that there was more underinsurance in the western part of the city.</p> <p>Indemnity/accountability Indemnity insurance is a priority for the recovery authorities. The only problem is that with full indemnity cover there is no accountability. Without accountability unsustainable practices can take place. CERA Community Forum The CERA community forum is one of the administrative structures whereby the Minister is expected to receive input from the community. Our experience when serious matters are brought to the table of this organisation. The minutes from the forum were not published until an OIA request was lodged six months later. The issues brought up were written off as a misunderstanding. The concerns pointed out to the forum are reflected in the results of a recent MB E inspection of 14 properties, where 13 of them failed.</p>
				<p>The root of this problem was presented to the CERA forum in June 2013. Large sections of the minutes of the forum have been blanked out, which does not instill confidence. In short, we do not see that the forum is serving its intended purpose.</p> <p>1. Do you have any views on the powers and provisions that will be needed in the new legislation to support regeneration? (see Chapter 3 for more information) Future insurance is a crucial element for the residents of Christchurch. As current legislation stands, large parts of the coastal areas in Christchurch face a future without any insurance cover or mortgages. The legislation powers should be used to enforce minimal low-cost insurance availability. If that cannot be achieved, rezoning needs to be considered. The EQC does not provide cover for flooding unless it is caused by another disaster. It may also decline cover for a hazard that already attaches to a property (Section 72 notification). In turn, insurance companies may reject a claim for hazard damage that has already been rejected by the EQC. This leaves property owners totally exposed to natural hazard risks. A recovery that leaves fully insured people in this position cannot be considered a successful recovery. Legislative powers need to focus on sustainability and consider that people's lives are being planned for. Planning and decision-making that only takes the perspective of a political cycle can be very damaging for the city. The community will always elect representatives for long-term planning. However, politicians focus on 3-year planning cycles, since they cannot be sure they will be in office after the next election, Council, on the other hand, can take both approaches. The more consultation there is between the Council and community leaders the better the balance will be between short- and long-term approaches to issues. Legislation should not be allowed to delay sustainability simply in order to reduce costs. Christchurch hazards have been mapped by both ECan and CCC. According to the RMA 86(B) (3)(a), any notified hazard relating to water in coastal areas must be implemented upon notification, including the increase in the finished floor level (FFL) to 12.3 m above the Christchurch City datum. Council has informed homeowners that the hazard maps have not become operative because the district plan was passed by an Order in Council. As a result of this, residents have been denied sustainable planning and left at risk. It appears in this case that the legislation is obstructing sustainability, and any future legislation needs to consider this danger. We suggest that homeowners be provided with financial subsidies, including legal assistance. We propose the independent election of 5 individuals by the communities who would have the role of assisting with negotiations, submissions on laws, bylaws, plans and other instruments of the recovery.</p> <p>2. Do you think that the proposed new arrangements for the central city will create the 'step-change' needed to drive business confidence and investment in the central city? (see Chapter 5 for more information) Yes No Why or why not? We fully support the idea of a Christchurch City Council-led recovery approach, with the Crown in a role of close cooperation. With the active engagement of community leaders, we believe this is the best solution, and the only way to restore the trust required to re-unite the city and move it forward. We cannot change the past but we can plan for a better future. Community engagement, sustainability and transparency are key components for success. Without these, there is the potential for the city to fragment and for serious conflicts to develop. The "too-hard basket" is overflowing and needs to be dealt with to avoid public unrest. We believe many aspects, such as a one-stop shop for resource consents and building consents, would help simplify processes. The long-running disputes over insurance claims must be resolved, and homeowners' rights honoured. After nearly five years, a duty of care is owed to those affected and still suffering. One-sided arguments at the expense of the homeowner must stop. We are extremely concerned about the potential for "regulatory capture". This concern also extends to the well-funded central and local government training of selected "leaders in the community", and to other agencies such as RAS, which are mainly funded by the insurance industry. In far too many cases, there has been an absence of open and transparent communication. Independent and unbiased action in the interests of the communities affected are required from all such bodies and entities. Empowered Christchurch has no representative in this selected leaders group. 5.5 We are in favour of CCC endeavouring to attract private investors with the support of central government. We suggest that successful businesses in Christchurch should also be given an opportunity for input here, or encouraged to open up their networks. Investment by supporting industries could strengthen local successes. The business connections are already in place.</p> <p>3. Are there any other changes needed to build confidence and encourage investment in the central city rebuild? If the intention is to attract foreign investment to the city, added facilities are needed. For example, there is a serious lack of swimming pools and saunas in Christchurch. This is a fundamental facility in most cultures, Christchurch can excel in this field and utilise the unique greenery and natural attraction of the red zones. We fully support tourist and visitor attractions such as the Eden Project. "Christchurch – unique – green and clean".</p> <p>4. What are your views on the proposal for regular monitoring and public reporting on priority areas in order to hold agencies accountable for addressing recovery issues? (see Chapter 8 for more information) Independence on the part of recovery agencies and the honouring of the provisions and specifications in insurance contracts is a vital part of the recovery (cf. regulatory capture risk mentioned above). The briefing to the incoming minister illustrates how these aspects have failed. In December 2012, CERA published the TC3 Residential Rebuild Booklet. This is an extract from page 17: "Home owners should note the fact that most insurance policies in place at the time of the earthquakes will cover the cost of building consent requirements to raise finished floor levels to meet standards set in the Building Act. Insurers will continue to work productively with the Council, EQC and other agencies to provide best outcomes for policyholders. EQC and Insurers are working to prioritise the claims of vulnerable groups in the community." Considering the number of properties still sitting below high tide after the earthquakes, this indicates that something has gone wrong in the recovery and that original principles have been abandoned. Empowered Christchurch has reached an agreement with Council on a letter that protects the rights of vulnerable people. We suggest that issue of this letter is made mandatory for anyone seeking assistance from the RAS service.</p> <p>5. In your opinion, is there a better way to report on these recovery issues? We believe that, as regards residential recovery, monitoring should extend to code compliance certificates. According to figures published in 2014, only a fraction of repairs/rebuilds are completed with the issue of a code compliance certificate. To conclude the work to the required standard, someone must pay for the code compliance. Leaving things as they are could have serious negative consequences for the recovery and for the city as a whole. Any other comments: At the beginning of the recovery, the city's residents trusted blindly in the authorities. People had learned to expect government and the authorities to do the right thing for them and treat them with care and consideration. Some people of Christchurch have now lost this blind trust, and frustration is building up; it will take significant efforts to reverse this erosion of confidence and stem the build-up of anger. To achieve this, there needs to be access to complete and accurate information, transparency, engagement, sustainability, fairness and care. Let us remember the much-quoted assurance from the Prime Minister in 2011: "On behalf of the Government, let me be clear that no one will be left to walk this journey alone. New Zealand will walk this journey with you. We will be there every step of the way. Christchurch; this is not your test, this is New Zealand's test. I promise we will meet this test." Empowered Christchurch calls on the authorities to live up to this promise. After nearly five years of "emergency response", where sustainability has been sacrificed in the interests of speed, we can assume that this phase is now behind us. We see no reason why this period should be extended until April 2016. Lessons must be learned from the past. It is time to move into the restoration phase. Once seismic and building standards are corrected, and risks are notified, mapped and accepted, sustainability will be ensured. We need a city that is driven by the people that live in it, and enabled by a bureaucracy that accepts and mitigates risks, rather than transferring them to the most vulnerable of its residents.</p>
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Released by the Ministry of Environment and Conservation

1737	Email	[REDACTED]	28/07/2015	<p>To whom it may concern Please find attached our submission on the Transition to Regeneration Plan. Please acknowledge the receipt of this submission. (ACKNOWLEDGED)</p> <p>[REDACTED]</p> <p>OVTRK Co-Chairs on behalf of the OVTRK team --</p> <p>Submission on the draft Transition Recovery Plan Greater Christchurch Earthquake Recovery Plan: Transition to Regeneration from One Voice Te Reo Kotahi (OVTRK)</p> <p>We are independent and speak from the "NGO" sector - the Third Sector - allowing the voices of organisations that have not been formed by Government or Commerce to be heard, with over 100 organisations on our Register <onevoicetereokotahi.blogspot.co.nz></p> <p>The Organising Group of OVTRK has two overall concerns about the draft Plan:</p> <ol style="list-style-type: none"> its context - as stated in the recent Cabinet paper section 8.6 - the over-riding INFLUENCE remains with "the relevant Minister to amend relevant plans and by-laws directly (consistent with the provision of the CER Act)", retaining section 27 its lack of focus on the PURPOSE of "Regeneration" <p>OVTRK submits that there is a need:</p> <ol style="list-style-type: none"> for locally-led INFLUENCE in the Regeneration. <p>Our networks report a perceived lack of support by Government for recognition and respect of the yearning by the people of Christchurch to influence their own future. The work of local people who have formed Option3+ www.option3plus.org.nz has outlined the need to emphasise locally-led approaches. This is the campaign that has been promoted by Action Station <http://www.actionstation.org.nz/christchurch_feedback></p> <p>We agree with the CCC that any powers retained under section 27 should be exercised only at the request, and for the benefit, of affected local authorities, for a purpose that complies with the new Act.</p> <p>We also agree that those powers should be exercised jointly by the relevant Minister in conjunction with the Minister of Local Government in order to be consistent with the current local government decision-making framework.</p> <p>Councils should have the ability to ask relevant Minister(s) to exercise powers on their behalf, for example to support the implementation of a Regeneration Plan.</p> <ol style="list-style-type: none"> to focus on the PURPOSE of "Regeneration". <p>This should be consistent with the purpose of local government around the country (section 14(1)(h) of the Local Government Act - in taking a sustainable development approach, take into account (i) the social, economic, and cultural interests of people and communities; and (ii) the need to maintain and enhance the quality of the environment; and (iii) the reasonably foreseeable needs of future generations in the context of Te Tiriti o Waitangi (section 4)</p> <p>Such a purpose is also consistent with the over-riding whakatauki of Te Runanga o Ngai Tahu - mo tatou, a, mo ka uri a muri ake nei - for us and our children after us, as well as with the Share An Idea - Key Principles for Christchurch.</p> <p>A stated purpose is also important as the basis for a collaborative approach which is essential for successful Regeneration.</p> <p>In addition to, and in the light of, 1. and 2. above we also submit that</p> <ol style="list-style-type: none"> a new Greater Christchurch Community Initiatives Regeneration Plan be developed with the Greater Christchurch Urban Development Strategy Implementation Committee. This new Plan would support community initiatives that are not formed by statutory or commercial imperatives alone (OVTRK uses the shorthand "NGOs" for such organisations). These Community Initiatives may be place-based (like Avon Otakaro Network, Parklands Residents Association), interest-based (like Tenants' Protection Association, Christchurch Biodiversity Partnership) and identity-based (like Russian Cultural Society, Transgender Association). <p>This new Community Initiatives Regeneration Plan would allow NGO voices in Greater Christchurch to:</p> <ul style="list-style-type: none"> be heard be informed be enabled to work together <p>contribute to work done on Frameworks for Treaty-based, multicultural development where the indigenous status of tangata whenua and the role of tangata Tiriti (everyone else) are understood. Whether they are communities of place, of interest, or of identity these Community Initiatives are vital for a locally-led "Regeneration".</p> <p>The Urban Development Strategy Implementation Committee could provide support in enhancing programmes of work in this Community Initiatives Regeneration Plan that are relevant to particular Territorial Local Authorities, as well as those that are for Greater Christchurch more regionally focused issues. In addition they could channel any specific Crown-Council relationships that may be necessary to support any joint responsibilities.</p> <ol style="list-style-type: none"> for the Urban Development Strategy (UDS) 'refresh' which is proposed to include concepts of regeneration and development, under a new 'visible' governance group. <p>Depending on the final form of the legislation, the new 'visible' governance group in Greater Christchurch should involve the UDS partners (as a group or individually) on a territorial basis, in relationship with mana whenua and tangata whenua. This group will need to consider how local leaders will engage with central government officials and Ministers or their representatives to ensure transparency about:</p> <ul style="list-style-type: none"> working relationships to ensure locally-led approaches in association with the business unit within the Department of Prime Minister and Cabinet administration of the new legislation the nature of advice that is being presented to Ministers, including any advice on the future uses of the residential red zones development of any legal or planning framework to implement those decisions, policy and legal advice on the regeneration of greater Christchurch monitoring and reporting on the overall progress of recovery including on how relevant agencies are performing across the priority areas identified in the draft Plan to: <ul style="list-style-type: none"> improve people's wellbeing, repair and replace housing repair and replace infrastructure and facilities revitalise central Christchurch maintain economic performance in Canterbury. <p>In summary we submit that:</p> <ul style="list-style-type: none"> This proposed new Greater Christchurch Community Initiatives Regeneration Plan, along with the 'refresh' of the UDS with a new 'visible' governance group focussed on the PURPOSE outlined in 2. above, will assist locally-led INFLUENCE in leadership and development of Regeneration. By focussing on restoring respect for local decision-making and calling for evidence of working relationships between local and central government we have set out to address some of our OVTRK network's concerns about the many Christchurch residents who have not yet benefited at a practical level from the "Recovery". This approach would also address the hopes and aspirations and replenish the human spirit of even more residents. The role of the Minister(s) would be to protect the public interest and enable Councils to implement Regeneration. Any powers being carried over from the CER Act and exercised by the appropriate government agency should be in accordance with appropriate safeguards relating to the purposes of the new Act. <p>[REDACTED]</p> <p>OVTRK Co-Chairs On behalf of the OVTRK team --</p> <p>Email <ngovoices@gmail.com> <onevoicetereokotahi.blogspot.co.nz> P O Box 32035 Linwood Christchurch 8147 Direct line [REDACTED]</p>
1738	Email	[REDACTED]	28/07/2015	<p>Good day,</p> <p>I support the notion of a community led re-build, where community associations drive progress and prioritise needs. Shift from central command to a bottoms-up approach. The current strategy is bureaucratic excessively costly and feeds the desires of a few.</p> <p>I like to see real community people that live and breathe their represented folk and have been hurt hard physically and mentally be given more responsibility. I do not want over rated and over-valued government appointees to tell us what is best for us. Rate increases that grow exponentially will drive citizens out of the city eventually unless we have a paradigm shift in decision making. i.e communities that prioritise investment in basic needs and what is affordable first.</p> <p>Within nominated key community associations, I want to see sub-sets sanctioned micro-development. e.g A High Street retail precinct that has powers to accelerate re-development on a short, medium and long term basis.</p> <p>Above all we need people in the affected areas now. This means more temporary facilities that can be phased out over twenty years. More people more music, more culture. It's a paralysing drought out there and it's gone on too long.</p> <p>Create an environment for entrepreneurs and fresh blood that will drive vibrance, investment and wealth for all citizens. Free-up barren waste-land blocks on a lease basis for economic activity.</p> <p>Thankyou for providing this opportunity.</p> <p>Regards,</p> <p>[REDACTED]</p>
1739	Email	[REDACTED]	28/07/2015	<p>Content of attachment:</p>
1740	Email	[REDACTED]	28/07/2015	<p>Good morning, please find attached my submission to the above. (content below)</p> <p>[REDACTED]</p> <p>Submission on Greater Christchurch Earthquake Recovery: Transition to Regeneration, Draft Transition Recovery Plan, July 2015.</p> <p>[REDACTED]</p> <p>27th July 2015</p> <p>-----</p> <p>I support option three as outlined in the above plan for the future development of Christchurch following four years of central government control of the 'recovery' following the 2011 earthquakes.</p> <p>It is appropriate and timely that the Christchurch City Council take over the majority of the functions of CERA and be provided with appropriate funding and support from the government to direct and guide the future development of Christchurch. I believe that the majority of Christchurch citizens support such a move, even though they may not submit to this consultation process.</p> <p>Four years after the earthquakes hit it is now time for decision making on the future of Christchurch to be more transparent and democratic. It is completely unacceptable that decisions on this city, which will affect the lives of millions of people over the next 100 years, continue to be hidden from public scrutiny and done behind closed doors.</p> <p>Decisions made by the new structures also need to take into consideration the concerns of all the citizens of Christchurch, and not just the vested interests of the few and so-called 'strategic partners', and this can best be done through the City and District Councils and their community committees.</p> <p>I am very concerned that the proposed board of any new organisation developed under options one and two will not be democratic, and that Christchurch will continue to exist under a 'secretive autocracy' (like ECan) controlled by central government.</p> <p>The only protection against this unacceptably undemocratic state of affairs is to have publicly elected representatives on any governing body who can scrutinise process and policy.</p> <p>This is why most of the powers of the new governance structure should be in under the City Council, even if there are separate governing bodies created to lead the development process.</p> <p>This is why the first two options put forward in this proposal are unacceptable and counter to the public interest.</p> <p>I also submit that any changes to governance should go through a select committee process before being passed into law so it can be open to public examination.</p> <p>The CCC must have ultimate control through any new structure, with regard to key development bodies such as HIGGS, CCDU and SCIRT.</p> <p>Christchurch residents have had enough of secretive, undemocratic and autocratic decision-making. We are not interested in government selected 'strategic partners' having excessive influence on the future of our city. Our local bodies need to reflect the long democratic traditions, for which our forefathers struggled for over 200 years since the industrial revolution, and save their lives in the world wars.</p>

1741	Email	[REDACTED]	28/07/2015	<p>Do you have any views on the powers and provisions that will be needed in the new legislation to support regeneration? (see chapter 3 for more information): There was no community involvement in the establishing of this new legislation. We are sick and tired of being talked down to and disempowered. This is our place and we have not been allowed to take ownership in any of the decision making processes. The many opportunities offered to us to have our say have been prescribed, we were not invited to develop the questionnaire.</p> <p>Do you think that the proposed new arrangements for the central city will create the 'step change' needed to drive business confidence and investment in the central city? (see chapter 5 for more information): No Central city is the beating heart of Otautahi/Christchurch and yet there is no indication that this heart will be given the room and the wellbeing to flourish and be the place people want to live in, to visit, to spend time and enjoy meeting friends here, and showing it off to the visitors. Where are the people places? Our Kaumatua said, "Manaaki ki ka takata" take care of the people. Are there any other changes needed to build confidence and encourage investment in the central city rebuild? The most important change is to make it a people place that the people feel they have ownership and make it a place people can love. If the city is loved it will grow in confidence. What are your views on the proposal for regular monitoring and public reporting on priority areas in order to hold agencies accountable for addressing recovery issues? (see chapter 8 for more information): Once more this monitoring and reporting feels prescribed, and lacking in veracity In your opinion, is there a better way to report on these recovery issues?: Engage with the people of the city, ask us what we'd like to see reported on and how. Any other comments We want our city, and our rivers and our parks and gardens and most of all the Red Zone areas to become ours again. Personal details These fields are optional. Name Address: [REDACTED] 1 Email: [REDACTED] Resident of: Christchurch city</p>
1742	Email	[REDACTED]	28/07/2015	<p>Good morning, My name is [REDACTED]. I am an architecture and urban design professional and I would like to make known my support for Option 3+ for a locally led recovery. Any competent professional involved in city-making today will tell you that public involvement is essential in creating a vibrant, sustainable, successful city. It must be recognised that the social, cultural and environmental aspects of the city are interconnected with the economic - for a city to be resilient and flourish in all respects, giving the people an opportunity to contribute and build a sense of belonging and stewardship is essential. The Christchurch City Council have demonstrated strong leadership and a desire to involve the community in the continuing rebuild of the city. It is only through the empowering of local residents that the city will evolve in an economically, socially, environmentally and culturally sustainable manner and reflect the innovation, creativity and resourcefulness of its people. Thank-you. [REDACTED]</p>
1743	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups or an independent board that can act without Ministerial influence.</p>
1744	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The people of Christchurch have been through so much stalling and un-accessed insurance for rebuild of damaged home payouts yet still on long waiting lists, and Town Center rebuild has been slow to say the least with some commercial building still in ruins, yet the NZ government keeps making changes in direction and amendments to planning, so why not hand the rebuild & recovery back into the hands of the people that were and still are affected by the effects of the Earthquake that first caused the aftermath and now derelict buildings.</p>
1745	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1746	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Communities respond better and more enthusiastically if they can be seen to have been democratically elected representatives that they have some chance of making an individual contribution.</p>
1747	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>It should stay local as Christchurch people know what they want not Government in Wellington</p>
1748	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>It is time national Government took a step back and stopped hobbling local government decisions. The people of Christchurch need to reclaim their city and their communities, without political pressure from Wellington. Thanks for getting Christchurch this far, but now is the time for the citizens of Christchurch and their local elected agencies to take back the responsibilities for their city.</p>
1749	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The biggest mistake made in response to the earthquakes was the establishment of CERA and the consequent disempowerment of the people of Christchurch. This has been a bigger disaster than the earthquakes. It is time for CERA to get out of the way and let the people of Christchurch get on with regenerating the city</p>
1750	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups or an independent board that can act without Ministerial influence.</p>
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1753	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1754	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Great idea as long as some of the CCC executive members are not expecting massive fat pay packets! This would be my primary concern as the people of Chch have seen this happen time and time again.</p>
1755	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups or an independent board that can act without Ministerial influence.</p>
1756	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Christchurch now needs to be re-created by the people, not Government officials who have no sense of heart of the Christchurch community. Please let our Council and our own people now begin to re-create our beloved city - we do not need politicians</p>
1757	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Currently there are still many residents in Christchurch (especially in the East) who are without amenities for healthy living. There has been far too much emphasis on convention centers and other non essentials before fixing the homes of the public in need. The fancy convention centers can wait. FIX THE PEOPLE'S HOMES FIRST. THE VOICE OF THE RESIDENTS SHOULD BE HEARD BEFORE THAT OF THOSE WHO DO NOT RESIDE HERE. Local council should be able to head local matters... government decisions are too slow, too autocratic and don't look past the \$\$\$ to be gained rather than the supporting the people back to a place in life where they are free and able to contribute more to the making of \$\$\$ for the cit. Charity begins at home!</p>
1758	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>We need our city to be OUR CITY and not what is imposed on us by others who don't and can't share our heart because they simply are not one of us</p>
1759	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Christchurch should not be a government project/experiment. It needs to develop in ways that work for local people and that means decisions are made by local people</p>
1760	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Let the people speak!</p>

Released by the Ministry of Environment Canterbury

1761	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>A city is its people - the people of Christchurch must be allowed involvement in the future of their city. This is the only way that a vibrant, sustainable and successful city will be manifest. Any urban design or city-making professional knows this well, I am one myself. Building a city is an extremely complex activity and it is only through a sense of local belonging and responsibility that people will invest in the city and give it meaning and purpose once more</p>
1762	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence</p>
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1764	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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1771	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups or an independent board that can act without Ministerial influence.</p>
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1773	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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1777	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>the government needs to pull out of Christchurch ASAP and leave it to the local of this city</p>
1778	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Local communities must have the necessary autonomy to determine and lead the recovery of their own particular areas. This vitality must not be sacrificed to Government control. The rebuild of Christchurch must be locally led. I stand with the people and community groups and they have my support. [REDACTED]</p>
1779	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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1782	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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1786	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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1788	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups or an independent board that can act without Ministerial influence</p>
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1797	Email	[REDACTED]	28/07/2015	support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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1800	Email	[REDACTED]	28/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Why has the 'Share an Idea' consultation been pretty much ignored? I have seen this happen time and again. This consultation needs to be implemented.
1801	Email	[REDACTED]	28/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. The people of Christchurch are who should be being consulted regarding the amendment of plans and bylaws not the Government appointed Minister of Earthquake Recovery for Christchurch and democratic, agreed processes and plans between all involved parties acted upon
1802	Email	[REDACTED]	28/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. This National Government has allowed national debt to balloon to unacceptable levels. Christchurch has savvy residents who need to be able to get on with rebuilding the core of the city. Look at what is happening in Victoria St and Addington.. outside Cera's sphere.
1803	Email	[REDACTED]	28/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. We need our democracy back again. Our Council cannot do it's job effectively if the Minister can override them at any time. Plus we want our eCan back as well. No more commissioners stitching up Canterbury water. We want a fully elected eCan Board.
1804	Email	[REDACTED]	28/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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1806	Email	[REDACTED]	28/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence
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1808	Email	[REDACTED]	28/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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1812	Email	[REDACTED]	28/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Ideological zealots can not make pragmatic choices when it comes to helping Christchurch recover. The people need to own the solutions and the order of importance of projects to the wellbeing of their health and mental health. Mr Brownlee does not have a heart, he is an [REDACTED]
1813	Email	[REDACTED]	28/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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1817	Email	[REDACTED]	28/07/2015	support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence
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1819	Email	[REDACTED]	28/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. The "Share An Idea" made me feel hopeful and empowered. When government ignored that and came out with their own blueprint, my hopes were squashed...

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1821	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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1824	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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1827	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>"too many cooks spoil the broth" - how true for the Christchurch rebuild. The CCC knows the needs of Christchurch and its people.</p>
1828	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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1830	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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1833	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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1837	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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1839	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Many of the best ideas for the rebuild, either in the Central City or the suburbs, have been ignored in favour of those with deep pockets, and even many of them have walked away. We spoke overwhelmingly of having an innovative city with green buildings and rebuilds that favoured community. Instead we are getting bland concrete, sluggish progress, and people who are still living in substandard unrepaired and badly repaired housing. New housing areas are bland subdivisions with no green element, and little in the way of community facilities. The innovative things that have happened, though many are temporary, are those that happened from the ground up. We in Christchurch know what we want. We don't want grandiose schemes, such as the convention centre and the stadium: we want a vibrant city for all and the end of people struggling in damaged housing. The people of Christchurch must be able to direct their own rebuild. Cera has not listened. The emergency is well over. Let us direct ourselves, but please give us support in doing so.</p>
1840	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Recovery needs governance, yes, but it's not a warzone so it doesn't require emergency powers. The government needs to get on with reconnecting with the community as well as rebuilding</p>
1841	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>As a North Islander my knowledge of what is going on in Christchurch comes from the media. But I find it distressing that in NZ we have victims of a major disaster still suffering years later. Government control is clearly not working for them so it is time to try something else - local leadership.</p>
1842	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>It is ridiculous that after 5 years there are still many people living in damaged homes or trying to pay a mortgage and rent on separate homes because of stall after stall. Japan suffered a huge earthquake and tsunami a few months after Christchurch and they are nearly back up and running. why is the government spending ridiculous amounts of money on "consultants" instead of putting that money into rebuilding. Hand the reins back to those who are there and can see whats required and get it sorted.</p>
1843	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Get over yourselves government and let us get on with the rebuild ourselves.</p>
1844	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I lived in Christchurch for 5 years in my teen years and love this city. I also believe there is enough willpower and skill and vision among the people of Christchurch to take over the planning and rebuilding of their own city. It is time to let go!</p>
1845	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I believe the Govt is directed by an ideological agenda to create a car dependent spread out city, retention of the emergency powers makes the Christchurch community powerless to stop this.</p>
1846	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>

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1850	Email	[REDACTED]	28/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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1853	Email	[REDACTED]	28/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups or an independent board that can act without Ministerial influence.
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1859	Email	[REDACTED]	28/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. The local community must have input into the rebuild of Christchurch - they have the vast experience of living there and they know what is needed to bring a sustainable life and vibrancy back into the area.
1860	Email	[REDACTED]	28/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. People of Christchurch have always been independnetly minded and love and treasure their city and its assets, having worked for generations to protect what they value. For a successful rebuild the people of Christchurch must be fully involved in decision making. Their elected representatives must be in control of the process without the national government having veto powers over their decisions made in co-operation with the local people This is a basic principle of a democratic society .
1861	Email	[REDACTED]	28/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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1864	Email	[REDACTED]	28/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups or an independent board that can act without Ministerial influence.
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1866	Email	[REDACTED]	28/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. I retired and left Christchurch sooner than I would have liked. I lost faith in the government not long after the earthquake, at a time people were (and still are) struggling to find somewhere to live (rent or buy), firstly Jerry Brownlie and then the PM said on numerous occasions that there wasn't a housing crisis. I was gob-smacked. Their attitude of ignoring basic human rights e.g. having somewhere healthy to live et al have not changed as shown in the housing crisis in Auckland. I would hate to be a student/average to low-income worker in either Christchurch or Auckland.
1867	Email	[REDACTED]	28/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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1872	Email	[REDACTED]	28/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. All we ever hear about is the CBD & big business & the wonderfl FLETCHERS deal with the government to build housing for the innercity priced at 400k - 900k...way out of most peoples bdet.. this is not u the people...I live on the Eastside...the relevent words fail me on our issues cause I will swear too much
1873	Email	[REDACTED]	28/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups or an independent board that can act without Ministerial influence.
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1875	Email	[REDACTED]	28/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. The people of Christchurch, who know Christchurch well, are the ones to know how their city should be re-built. Let them have the final say and please do us all a favour and stop wasting tax payers money.

Released by the Ministry of Education

1876	Email	[REDACTED]	28/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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1882	Email	[REDACTED]	28/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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1884	Email	[REDACTED]	28/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Red zoning issues and on-going insurance disputes mean that people are still suffering over four years later. Central government, in my view, are doing nothing to assist. Their main agenda seems to be to push the big ticket items such as the convention centre and stadium, which will benefit some businesses but will have no direct benefit to ordinary people. If business people want a convention centre, let them fund it. The emergency is now well over, so the central government should get right out and let the people of Christchurch - and their elected representatives - continue with the rebuild unhindered. Anything less would be an unacceptable loss of democracy.
1885	Email	[REDACTED]	28/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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1887	Email	[REDACTED]	28/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. We all know our own business more accurately than anyone else can. Christchurch's proposals, if judged detrimental, can be openly debated.
1888	Email	[REDACTED]	28/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. government stop wasting money on, expensive inappropriate earthquake memorial, new flags, building a new stadium in Christchurch (the current one will suffice), and concentrate on getting our infrastructure fixed, housing problems sorted and places for young people to go to
1889	Email	[REDACTED]	28/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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1892	Email	[REDACTED]	28/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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1895	Email	[REDACTED]	28/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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1897	Email	[REDACTED]	28/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. As Cantabrians we are ready to lead our recovery from this point on. We have a right to determine our path and what is best for our region and our lives here. We are living the day to day, we are able to make decisions based on sound information, and prioritise, negotiate and plan for our needs. I have faith that our local government leaders can and should be given the power to make key decisions on our development. Our recovery from now on must be locally-led.
1898	Email	[REDACTED]	28/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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1900	Email	[REDACTED]	28/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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1902	Email	[REDACTED]	28/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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1904	Email	[REDACTED]	28/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.

Released by the Ministry of Earthquake Recovery

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1907	Email	[REDACTED]	28/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. I support the statement by CERA that "International research shows that, for recovery to be sustainable in the long term, it needs to be 'owned' and led by local communities and institutions" (2.5). For ownership to occur there must be meaningful interaction. I support the third option listed in 5.3, "a Christchurch City Council-led recovery approach, with the Crown in close support". With a changing culture within the Council toward a community planning and participatory practices to create "everybody's Christchurch" the Council can create genuine partnerships with communities that want the power to make decisions on things that affect them. There is a significant amount of frustration and disillusionment being felt by people in Christchurch regarding the lack of transparency and consultation during the rebuild process to date, and particularly the way the Crown has pushed ahead with projects such as the convention centre and the other anchor projects while many of the concepts generated through Share An Idea which made it into the original draft District Plan have been discarded. My concern is that there is nothing in the proposed legislation that indicates that the council will have more autonomy and I do not support that the Minister will continue to have the right of veto for years ahead. Communities have the right and the duty to make decisions on the issues that directly affect them.
1908	Email	[REDACTED]	28/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups or an independent board that can act without Ministerial influence.
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1912	Email	[REDACTED]	28/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
1913	Email	[REDACTED]	28/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. The potential for doing something great with the rebuild remains, as long as the energy that exists in the Christchurch community is harnessed, not crushed, as tends to happen when powers on high in Wellington think they know best and make top-down decisions
1914	Email	[REDACTED]	28/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Let the locals manage this. Gives a better perspective as they are on the ground seeing the effects whether good or bad on the rebuild Locals can also allocate work where possible to local companies, giving jobs to those who need them the most so that they can be part of repairing their city
1915	Email	[REDACTED]	28/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. The best interests of the community need to be decided by the community. The agenda at the foreground of the rebuild should reflect the needs of the people living in Christchurch, as well as grow the economy sustainably.
1916	Email	[REDACTED]	28/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. The people of Chch have lost much of their city, and with it their sense of place has been ripped away as a familiar and cherished urban landscape was destroyed. Much of that was not by the quakes themselves but by the demolition frenzy after them - much was hastily bowled with no thought to the benefits - financial as well as social and cultural - of rehabilitating buildings and areas. Any real recovery by the people needs to have them involved intimately at grassroots level, so they can start to take ownership of their environment again. Up to now it's been Government-controlled and led by commercial interests with their own agendas. If it's really desired that the public buy into the building recovery, they have to be at the centre of the process.
1917	Email	[REDACTED]	28/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups or an independent board that can act without Ministerial influence.
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1920	Email	[REDACTED]	28/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups or an independent board that can act without Ministerial influence.
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1922	Email	[REDACTED]	28/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
1923	Email	[REDACTED]	28/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. After the earthquakes, there was a sense of hope and participation in the rebuild of our city, as engendered by the Share an Idea meetings. Since then, the authoritarian erosion of democratic involvement has been disheartening, leading to an increasing sense of disconnection and apathy amongst many Christchurch citizens. It is time to return a sense of ownership to the people of Christchurch and enable community involvement and revitalisation to occur.
1924	Email	[REDACTED]	28/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. The rebuild is taking too long with grandiose ambitious plans like the stadium and CERA should let the locals just get on with it with what is most urgent, right now.
1925	Email	[REDACTED]	28/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Full democracy should be returned to Christchurch and Canterbury.
1926	Email	[REDACTED]	28/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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1932	Email	[REDACTED]	28/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups or an independent board that can act without Ministerial influence.
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1934	Email	[REDACTED]	28/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. It is not acceptable that the severe impacts of the quakes are still being endured every day by ordinary New Zealand voters living in Christchurch. While it is obviously impossible to fix everything overnight, the focus needs to be on enabling ordinary Christchurch people to live reasonably stress free lives. The government taking over decision making in Christchurch has delayed appropriate action, as has its reluctance to cover costs sensibly. Democracy must be experienced again in Christchurch and as soon as possible. New Zealand voters are aware of the predicament the people of Christchurch face and aware of the efforts made to distract from this reality.
1935	Email	[REDACTED]	28/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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1941	Email	[REDACTED]	28/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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1943	Email	[REDACTED]	28/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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1948	Email	[REDACTED]	28/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
1949	Email	[REDACTED]	28/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. You started so well, had us all involved including the children in making plans on how we wanted to see to see our City rebuild.... and then Nothing! Hold up after hold up and nothing happening. And not just in the CBD but also in our suburbs, we still have sewerage problems, we still have roading problems, we still have housing problems, and the city as whole has come to a grinding halt. If you are not going to help regain our momentum and rebuild, then step aside and let us get on it with! And be clear, our suburbs now take priority. A convention centre is no good when we still can't flush the toilet at home!
1950	Email	[REDACTED]	28/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. I, along with many others, have wondered why Government have argued for the urgent need for a conference centre and stadium (surely like to have rather than need to have) when sewerage was flowing into the river and people living in the most abject conditions. I feel that wiser more important choices will be made by "locals".
1951	Email	[REDACTED]	28/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups or an independent board that can act without Ministerial influence.
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1955	Email	[REDACTED]	28/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Connect people to the place in which they live and those they live alongside, and they will look after this place, its ecology and its people. In other words, for the wellbeing of the people, the city, the country and the environment, (and ultimately, the economy) it is essential that the Christchurch rebuild is locally led and is fair for all who live there.
1956	Email	[REDACTED]	28/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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Released by the Ministry of Education

1960	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>WE BELIEVE CHRISTCHURCH LOCAL GOVT (LOCAL COUNC L) IS CAPABLE OF THEIR LEADERSHIP RETURNED TO THEMSELVES LOCALLY. BECAUSE THEY ARE THE RESOURCES OF CHRISTCHURCH ITSELF. (LOCAL COUNC L, COMMUNITY GROUPS, WITH AN INDEPENDENT BOARD ... Give them back ownership of their community!</p>
1961	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I am shocked at the length of time this has taken. Looks like it is in the personal interests of directors to take their time and collect their large salaries. We are not third world, or are we. Let local people get on with it now.</p>
1962	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1963	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1964	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Local democratically accountable direction of the recovery will always be more effective than rule by diktat from Wellington</p>
1965	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Because for too long this disgusting management has gone on. These are NZer's being treated like third class citizens by out of control greed and corruption. In action = consequence.</p>
1966	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
1967	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>CERA were given a fixed time and then it should be up to ChCh to make the decisions for their city.</p>
1968	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>This is because the more people participate in the creation of the future of the city then the more people will respect and nurture and nourish it as we go. Because we tend to look after and protect our own. And the better and better it will become as we continue to provide avenue's for participation. And the people's voice will best be spoken by those whom the people have directly chosen to represent them... as long as that voice continues to carry out its designated people chosen role! :)</p>
1969	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The government taking control of Christchurch's rebuild has been a failure.</p>
1970	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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1972	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The people who live within the region have a voice that should be heard, it is their city after all. Its been five years, having input into the rebuild of Christchurch could be a way for citizens to gain closure as well as a new sense of hope and determination to begin anew.</p>
1973	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The obsession with the 100 plan is terrible we are watching this recovery from a day to day basis and we need to stop pouring money into a plan[100 day plan] that doesn't make sense at this stage of Christchurch rebuild.</p>
1974	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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1976	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>So far the approach to the rebuild has been very "top-heavy" and has not allowed much contribution from a grassroots level. There are numerous community organisations in Christchurch that are at the coalface, doing the work, hearing the people, and coming up with innovative, effective solutions to some of our pressing issues. Local and Central government should be working with these organisations and allowing the people who their decisions affect to have real input and agency in the rebuild. We need more change that comes from the ground up.</p>
1977	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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1982	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Christchurch needs to be rebuilt by the people who live and work there, not by our government holed up in Wellington. Our city has its own character and its own personality and we are the ones who understand it best. We are the ones who will continue to live here and move around our city, so why is the decision-making process being kept from us? It isn't fair. The government should preoccupy itself with making decisions which affect the country as a whole, and with running our "national" services. Decisions which only directly affect a particular city or region should be left to that region alone.</p>
1983	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>

Released by the Ministry of Earthquake Recovery

1984	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>We need democracy back in Christchurch. We had a plan that 62,000 people submitted ideas but it was thrown away for a think big project plan. Let the people of christchurch decide what type of city they want to live in. We do not need CERA. They have stopped the rebuild.</p>
1985	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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1989	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The ChCh rebuild should be world leading, sustainable, green and community focussed. All the things that came out of the very early 'Share an Idea' consultation period, and which on the whole seem to have been forgotten. Insurance companies and CCC should be encouraging (incentivising) sustainable building practices in any housing rebuild with energy efficient options such as solar power. All major developments should include these green technologies. New public builds should also all include a percentage towards public art, something major developments and cities overseas often encourage. This is a chance to make a ChCh that is exciting, energising and makes good use of our natural resources. Its discouraging to see so much of the rebuild bland, commercially focussed and of little architectural interest.</p>
1990	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>ChCh residents need more input into decision-making in the re-build. They live there-they know what is required- the Victoria Square renovation was a prime example of locals fighting to save aspects they value & saving money as well. Govt. finally listened -this energy would be better spent on productive changes & things the locals perceive as important.</p>
1991	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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1993	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I am amazed, when I visit Christchurch, at how long recovery and rebuild is taking. I believe a community knows what it needs best and Christchurch has the opportunity to really lead the way in rebuilding a sustainable, beautiful and creative city which is on the world map. See what the visionary artist Hundertwasser achieved in German towns. I have already seen loads of innovative and positive community ventures pop up in Christchurch. These were led by the community. Go for it Christchurch. Lead the way. [REDACTED]</p>
1994	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups or an independent board that can act without Ministerial influence.</p>
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1997	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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1999	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups or an independent board that can act without Ministerial influence.</p>
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2002	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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2006	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Since the earthquakes we've seen certain groups and suburbs marginalised as decisions are taken out of the hands of residents and democratic processes are shut down. There has been an appalling lack of meaningful community consultation on many decisions (for example the inconsiderate closure of schools). Time and time again the Government have made decisions for their own agendas instead of listening to the needs of the people. I have personally questioned Mr Brownlee about important issues such as climate change and he has made it clear that an equitable and sustainable recovery is not in his interests. It would be socially irresponsible to allow Mr Brownlee to continue to amend plans and bylaws. Democracy must be returned to Christchurch and residents should be given the support and the agency to make decisions for the communities they live in.</p>
2007	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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2009	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>

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2010	Email	[REDACTED]	28/07/2015	<p>support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>[REDACTED] has been publicly named as a child sex offender online- many many times. Quote"Chancellor was then replaced by the bisexual child sex abuser [REDACTED]" www.scribd.com/doc/256732672/The-SEX-COLLECTORS-Vol-3-40-Page-Sample-for-Web-16-March-2010#scribd Even in books in our libraries. We clearly have a problem now in this nation with child sex offenders running everything- 5 mp's have name suppression for child abuse, one of them was even protected during the last election. That's the state of it- a bunch of pedos running everything - via bribery and extortion. Its the Westminster model- and all protected by the pedofile ring judges and Bar assoc. And the Mayors are the same- a bunch of kiddie fiddlers www.youtube.com/watch?v=qqq1MvMy3cg And we need to stop it.</p>
2011	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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2013	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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2015	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>we voted for the councillors to look after our city and they and they only have been chosen to do so .democracy means something to most of us .In fact we have always been one of the counties that pride its self on or right to vote in the people we WISH to represent us in what field .</p>
2016	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Communities together become healthy when being empowered to be involved in decisions that affect them. Would any city in NZ appreciate another city taking over the plans made by their communities.. sure we needed an emergency team at the beginning of this nightmare ..but now! we NEED to stand tall..where no ax can chop our branches of growth!</p>
2017	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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2019	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Because I believe in community lead initiatives and have seen how this works in the most timely and productive styles. New Brighton, Sumner and Lyttleton communities have demonstrated this in a range of different areas that also set up sustainable and resilient organisations. It also seems to me, to be the most smartest way to work - from the bottom up, with a clear understanding of the communities needs and therefore the solutions with greatest impact - it involves the community members as active participants and this in itself builds resilient people and a healing process.</p>
2020	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Christchurch people are perfectly capable of leading the recovery process. It is our city, we have a democratic right (remember what that is?) to make decisions as to how the city will move on from here.</p>
2021	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>With locally led initiatives, problems that deem to be most important to fix can be detected on a first hand basis and therefore creating a more effective recovery system.</p>
2022	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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2024	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>We want to have our say. The Christchurch people are on an all time low we would like to see the council and the communities help rebuild Christchurch have their say how we would like our own city to look like. Some people are still living in damaged home's in winter lets hope that next winter we wont see this again. our aged staying in bed because they cant cope this is shameful people in damp unsafe homes it's all taking too long we are getting there very slowly the new homes are great but we still have so many damaged ones. The normal shops and business's should be pushed to be built in the center as to bring shoppers back. Large projects aside from the Town Hall be second on the list.</p>
2025	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>People who have to live with the future must have a dominant say in the design of that future.</p>
2026	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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2028	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I believe Christchurch needs a development agency for the whole of Christchurch because CERAs CCDU has failed to gain the trust of private investors. They have failed because they have concentrated on the jigsaw puzzle of the central streets and forgotten about the Christchurch brand. The share an idea had given the Council everything they needed to develop a vision for Christchurch, to sell us as a place to invest. They and us were then left in the cold. The new development authority must be locally led and include the whole of Christchurch as the centre is a part of the whole. It is the whole package, red zone developments included, that will bring investment. The new authority must have an advisory board that includes urban planners, architects, engineers, local community leaders as well as business leaders. The board must work with the council to develop a vision and strategy for the Christchurch redevelopment.</p>
2029	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I'm sick of our democracy being taken away from us, give us back our city and let us decide !</p>
2030	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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2034	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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2038	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
2039	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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2041	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The people of Christchurch have lived long enough with non-elected officials making decisions for them. It is time they had more control over the decisions that affect them and their community.</p>
2042	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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2045	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Leave the remaining standing structures be. If they were or are that badly damaged for need to be demolished, then after 13+ thousand quakes the structure(s) would have collapsed of their own will!</p>
2046	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I believe the special powers afforded to the minister and CERA need to come to an end and the rebuild become a true collaboration between council/community and the government. The community needs to be listened to and worked alongside not acted upon. The red zone land in particular and the east side of chch in general are indicative of a lack of progress and willingness to put first things first. All the great things to happen post quake have been community led projects from small to large. Four years on and we haven't fixed footpaths or roads yet, but the minister is fixated on creating government legacy type projects such as stadiums/conference centres. Hand the rebuild back to chch and it's citizens, empower the community groups already in the communities. The groups who know the wants and needs of its people best.</p>
2047	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Give the power back to the people and be absolutely delighted and surprised at what happens...</p>
2048	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>We do not want your Top Down idea of what Christchurch requires. These decisions are disabling any hope and progress. Give the power back to our communities and finally we will see positive and powerful action.</p>
2049	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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2051	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
2052	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>We are sick of being stalled in rebuild mode, with hopelessly expensive projects to pay for like the conference centre, and rugby stadium. retired folk like me cant afford the rates increases to pay for these 'white elephants'. we need freedom to choose at local level what is within our budgets.</p>
2053	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>My name is [REDACTED]. I'm an architectural designer, researcher and educator from Christchurch who has worked on a range of built projects in New Zealand, Australia and Asia including post-tsunami recovery in Sri Lanka. I have taught architectural design at Victoria University in Wellington, the University of Technology Sydney (UTS) and Sydney University. In Christchurch I'm currently working in architecture practice, and have also worked on the Festival of Transitional Architecture (FESTA) and the Arcades project. A significant concern I've had throughout the rebuild is with the 'quality of life' being made possible in the rebuilding city. As visiting journalist Peter Robb stated in the Sydney Morning Herald: A larger social imagination was hard to find in play over my three days in Christchurch. I had the feeling that the new city would be much like the old, only with lower buildings that were less likely to fall down. Given the city's origin in a bold if wacky social experiment, and New Zealand's outstanding history of advanced social practice in the last century, the future looked like being a letdown. www.smh.com.au/world/total-rebuild-20140321-34way.html#ixzz3hAZoxVMf Having been in the city significantly longer than Peter Robb, I agree with his sentiment entirely. The governments controlled developer-driven model of city making has been conspicuously free of 'social imagination' – possibly a deliberate effort to present investors with an attractive blank slate. The notion of designing from 'a blank slate' has long since been discredited in architectural research, blank slates simply do not exist, and to conceive rebuilding Christchurch in this segregated manner simply misses a myriad of wonderful local opportunities. The exclusion of local communities, heritage, cultural meaning, urban context and a related unwillingness to tackle bigger city-wide problems like affordable housing, public transport and climate change (all the messy uncertainties it was perhaps feared would discourage investors) have been a big mistake and have even worked against this simple intention. Why would anybody want to invest, emotionally and financially, in a 'blank slate' when better financial returns are available elsewhere, and when the city promotes profit making over visionary place making? In excluding community engagement the government has seriously misunderstood the specificities that make cities great, and for that reason needs to return control to locally engaged communities and authorities as quickly as possible. The best cities are unique. They have public spaces that invite a rich social and political life. They have striking local geographies and natural features, accessible to all and entirely unique to the place. They make space for unusual spatial experiments (not just ones trying to turn a profit) – something evident in the city through a range of very unique and innovative small grass-roots projects. They support their poor and vulnerable with intelligent infrastructure assisting them to integrate in communities, not pushing them into enclave suburbs where social problems develop. And they plan intelligently for the future and take leadership roles on serious issues like climate change. They also have architectural diversity through buildings that are a range of sizes, ages, materials and qualities – destroying heritage and instilling a minimum size for central city development only works against this. A Christchurch that achieves a unique high quality of life will stand a chance of keeping its educated young people from competitive cities like Wellington, Melbourne or London. This unique quality can only come from a dialogue between the local communities of a place and its authorities (electing them is a key part of this dialogue) and, unfortunately, CERA and Minister Brownlee have consistently failed to understand the importance of this. As such I support Option 3: " a Christchurch City Council-led recovery approach, with the Crown in close support." There is still a lot of opportunity for producing an inspiring Christchurch – community driven re-imagining of Red Zone land being one such opportunity. Cities need to be made by their people – not given to them like 'gifts'. Please return the powers of decision making to local citizens urgently so they can begin making their city their own again.</p>
2054	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>

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2057	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>As an Aucklander studying Christchurch for my Thesis project I am shocked at the amount of time this is taking, the lack of community involvement and the top-down decision making that appears to be resulting in many long-term failures. Re-building a city for people requires small business involvement but the businesses who have tried appear to have too much in their way to make it happen. A large stadium or convention centre won't bring people (or tenants) back in. Small businesses, community events, locally led initiatives and daring, cutting edge design and visionary planning (not rhetoric) will do this. Where are the incentives, the open doors, nurturing the minor players, getting the big players to come alongside them... When this happens then we can show the world that the new Christchurch has chosen to shun the mistakes of past era's and past planning and disconnected governance in favour of exciting alternatives that could just make this city sing again.</p>
2058	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Your overarching incompetency, money wasting and short sightedness have seen the city struggle while watching its guts been slowly torn out. Give it back to the communities who live in the areas and know what their area needs. Give it back to the local councils so they can help the communities get things into action. We do not need a fly by minister to dictate his wants and tastes over common sense. Time to go.</p>
2059	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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2061	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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2063	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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2065	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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2067	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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2070	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Many Christchurch people have had to fight for several years now and to have some input and be listened to would be an enormous positive step forward for the whole city. We live here, we know what we want, what our children want and what would be best for all of us. This is not a decision that can be made from Wellington. Give us our city back.</p>
2071	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Put the people first!</p>
2072	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The status quo has not led to an acceptable recovery result for the people of Christchurch. The right thing to do now is to hand power back to the people of Christchurch to rebuild their city, which is their home.</p>
2073	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>It is obvious that the minister for earthquake recovery and the government he is part of, do not care for Christchurch. Almost 5 years on yet homes and conveniences are still not repaired and the minister and his government continue to do their deals, largely behind closed doors with the big businesses. They do not care about Christchurch, or it's people, they only see it as another opportunity to make big dollars. We do not need a stadium. We need homes and conveniences repaired and a city rebuilt from the local communities upwards.</p>
2074	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Insistence by Cera on huge government initiatives like the massive conference centre will be disastrous for Christchurch.</p>
2075	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>In a true democracy, the people have the final say. In a communist state, we know that the peoples voices is over-riden and only those "at the top" get the Right to do as they wish. My father went to war to ensure that we have a true democratic society. What is presently being done in Christchurch by the central Government is NOT democratic. The focus on the business area's rebuild is so obviously not what the people want. If there was a local referendum, I strongly suggest that the focus would be else where. I desire a referendum for people of the city, to vote to have their say on what the people want.</p>

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2077	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I am not from Christchurch originally, but moved here 7 years ago and have adopted it as my hometown. Two years ago my partner and I bought our house in East Christchurch and it's really opened my eyes to how slow progress is. I live not far from the river and love to walk around there but the paths are in such bad condition that I have to avoid it when I have my son in his pram. It really is such a beautiful part of the city and I would love to see the redzone transformed into something that the public could use. I would love the roads and paths to be fixed. I think that this city needs the power to be in the hands of the people. The people who live here, who work here. The people that stayed through the earthquakes, and the people that moved here afterwards. This city has a lot of hope but needs action sooner rather than later to keep that hope alive.</p>
2078	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I think the basics need to be fixed first before big rebuilds like stadiums-and even childrens playgrounds which cost millions!! This is illogical.</p>
2079	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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2081	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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2083	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Decisions need to be made by Christchurch people for Christchurch people. While the support of central government is welcomed, it should no longer be in the position of leading the decision making process, but rather - as evidenced by the community engagement over Victoria Square - it should be a support partner to a locally led, locally inspired and locally planned regeneration. In addition, my concern is that the focus on the CBD, while important, obscures and dilutes the focus on the rest of our local community. A locally led and inspired regeneration must take into account the needs of the city as a whole.</p>
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2090	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>We're not in an 'emergency' situation any more and there is absolutely no justification for the continuation of emergency powers. Indeed these powers should have ended at least 2 years ago. The CERA model has not worked well for Christchurch and the last thing we need is yet another Government controlled CERA-like agency to take it's place. We don't want 'Regenerate Christchurch' with Gerry Brownlee at the helm ready to take the axe to any initiative he doesn't like. It's time to hand the power to control the future of their city back to the people of Christchurch</p>
2091	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The government does not have the best interests of Christchurch at heart, they have government interests! Land banking, saving money, personal investment. We need vitality, creativity, action and dynamism. We also need honesty and transparency. What are we given? Jerry Brownlee..!</p>
2092	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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2097	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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2099	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Although I don't live in Christchurch I have whanau and friends there. Week after week we see the incompetence of National led Govt, I know it is not a quick fix after devastation from a natural disaster but five years on and people still not knowing when their lives are going to return to normal. I am sure the Christchurch City Council has better qualified people than for one Minister Brownlee who doesn't seem capable of getting things back to some normality. Yes funding for a number of areas should be received from central government but this should be administered by Local Government</p>
2100	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I think the organisations and agencies have made/recouped their money and now it is time to leave it up to the Christchurch community to sort the rest out. Big business is killing the small business. Move out and leave some for the locals.</p>
2101	Email	[REDACTED]	28/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>

2102	Email	[REDACTED]	28/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups or an independent board that can act without Ministerial influence.
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2105	Email	[REDACTED]	28/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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2110	Email	[REDACTED]	28/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
To: [info \(CERA\)](#)
Cc: [REDACTED]
Subject: Submission - Draft Transition Recovery Plan July 2015
Date: Tuesday, 28 July 2015 1:31:37 p.m.
Attachments: [image001.jpg](#)
[Submission - Transition Recovery Plan.pdf](#)

Please find attached a submission from Canterbury Development Corporation (CDC) on the Draft Transition Recovery Plan July 2015 "Greater Christchurch Earthquake Recovery: Transition to Regeneration".

Please confirm receipt of this submission.

Regards,

[REDACTED]



[REDACTED] | INFRASTRUCTURE STRATEGY MANAGER
CANTERBURY DEVELOPMENT CORPORATION [CDC]
MOBILE: [REDACTED] | DDI: [REDACTED] | www.cdc.org.nz
PO Box 2962, Christchurch, Level 1, 99 Cashel Street, Christchurch 8011

Released by the Minister for Canterbury Earthquake Recovery

28 July 2015

Draft Transition Recovery Plan
Freepost CERA
Canterbury Earthquake Recovery Authority
Private Bag 4999
Christchurch 8140

Re: SUBMISSION – GREATER CHRISTCHURCH EARTHQUAKE RECOVERY: TRANSITION TO REGENERATION – DRAFT TRANSITION RECOVERY PLAN JULY 2015

Thank you for providing the opportunity to submit on the Draft Transition Recovery Plan. This submission is from the Canterbury Development Corporation (CDC).

As you will be aware CDC develops the economic development strategy for Christchurch City on behalf of the Christchurch City Council and supports businesses and business growth in Christchurch.

CDC's Christchurch Economic Development Strategy 2013 (CEDs) identifies ways in which to optimise the economy so that by 2031 Christchurch has a higher quality of life, better income, greater employment and is a vibrant and growing city attracting people from around the globe.

CEDs identifies five 'game changing opportunities' for the city's economic growth and success in attracting and retaining residents, migrants and businesses, and eight activities that 'keep the city competitive'.

Two of the five CEDs 'game changing opportunities' relate directly to earthquake recovery and regeneration and will be affected by the contents of this recovery plan. These are 'Successful central city design and build', and 'Maximising earthquake recovery opportunities'.

The changes made through the recovery plan will also impact on the following activities identified in CEDs that affect the competitiveness of Christchurch: 'Making it easier to do business'; 'Investment vehicles'; and 'Infrastructure'.

In preparing CEDs, a combined effort was made with CERA to ensure economic strategies and recovery plans are integrated, consistent and complimentary as the recovery lays the foundation for long-term economic growth.

General submission points:

1. CDC **supports** the development of a Transition Recovery Plan in principle as a way of giving statutory weight to the directions that are agreed, so that there is certainty in the way progress will be delivered.

2. CDC **supports** the re-affirmation within the plan that central government remains committed to the recovery of Greater Christchurch and that the rebuild remains one of Central Government's top four priorities.
3. CDC **supports** the focus on regeneration as opposed to recovery as the next phase of the evolution of Greater Christchurch.

Chapter in the Draft Recovery Plan to which the submission point relates:	Specific submission points:
Chapter 3	<p>4. CDC supports the development of new legislation to support work that needs to continue after April 2016, in particular:</p> <ul style="list-style-type: none"> • a legal framework for Crown land ownership; • powers to allow recovery works with an expiry date aligned to the expected completion of this phase at the end of 2018; • public safety and access restriction provisions; and • powers for collecting and disseminating information; <p>with appropriate checks and balances to ensure there are limits on the exercise of these powers.</p> <p>5. CDC supports the provision of ongoing statutory force to existing recovery plans. Implementation of the plans will stall if their statutory status is removed. An appropriate period for statutory effect could be set for existing plans that is aligned to the delivery timeframe for the plan.</p>
Chapter 5	<p>6. CDC supports the proposed approach of the Central Government involvement in the Central City rebuild being limited to completing projects it is funding through a new entity, with responsibility for planning and investment functions left to local entities to deliver.</p> <p>This recognises that commitment and completion of public sector projects is a catalyst for private sector investment and that investment attraction is a separate function to Central Government funding and completing its own projects.</p> <p>7. CDC strongly supports the recognition that bringing greater commercial disciplines and acumen to the delivery of major projects would significantly enhance the likelihood of successful and timely delivery of the vision for the Central City. force</p>

8. CDC **agrees** with the five identified key challenges for Central City recovery over the next few years. CDC **seeks** that the first priority be reworded to “*attracting investment in the city*”, rather than “*attracting investors into the city*” as this recognises that it is investment, rather than the source of investment that is important and puts equal value on investment from within the city e.g. through use of insurance settlements by property owners to reinvest or by the local developer community.

9. Further to point 7 CDC **strongly supports** the establishment of a new entity to deliver and develop Central Government and Council’s objectives for the regeneration of the city. CDC **believe it is essential that this entity has an independent commercial governance model with full control of funding allocated for projects** and **seeks** that this is incorporated into the investigation terms of reference. CDC also **seeks** that timeframes are set for the investigations that allow a rapid phasing from investigation to delivery of a new entity so that momentum is not lost through the establishment process and to deliver certainty in the operating environment within the city.

We note that the Draft Transition Recovery Plan is not clear on what the scope of this entity would include. The proposal on page 20 states that responsibility for “*regeneration functions*” carried out by CERA would be transferred to the entity. CDC **supports** the approach suggested and suggests that the specific nature of the functions and objectives that will be transferred will need to be clarified at the outset of the investigation process so that the entity is fit for purpose and appropriately resourced.

We also suggest that the entity will need a high level of commercial acumen amongst its staff and that Central Government outlines a clear exit strategy from the entity once recovery-focussed Central Government funded capital projects have been completed.

10. CDC **supports** the development of a single point of contact for approvals combining the regulatory functions of Christchurch City Council and Environment Canterbury as long as this can be done in such a way that simplifies and expedites the development process for businesses and residential property owners.

11. CDC **supports** the development of a single point of contact for investment attraction that is established by a local agency. CDC agrees that having multiple agencies involved in this task in recent years has led to confusion, duplication and inconsistencies and that withdrawal of Central Government from this role at this time is appropriate.

CDC **agrees** that Christchurch City Council is best placed to establish the single point of entry for investors.

Chapter 7	12.CDC agrees that their needs to be a home for residual Central Government responsibilities and ongoing policy advice and progress reporting as regeneration continues. CDC supports the inclusion of a unit within DPMC to deliver these functions as it reflects a continuing focus on “rebuilding Christchurch” as one of the four priorities of Central Government.
Chapter 8	<p>13.CDC supports the need for ongoing progress reporting to ensure that CERA responsibilities transferred to other Central Government agencies remain a focus and that the agencies are held accountable.</p> <p>14.CDC notes that there is no indication of which agency will have primary responsibility for monitoring under each of the priority areas outlined on page 30 or for what period of time. CDC seeks that clarification be added to the document to make it explicit who holds responsibility for each of these aspects.</p> <p>15.CDC notes that one of the priority areas for monitoring is “Maintaining economic performance in Canterbury”. The role of monitoring economic recovery was transitioned from CERA to CDC in 2013/14. This has been incorporated within CDCs wider economic performance monitoring framework and is published quarterly.</p> <p>16.Further to points 14 and 15 CDC seeks that it remain the agency charged with monitoring related to economic recovery given that the resources and processes have already been established within CDC to undertake this role. We acknowledge that new relationships may need to be forged with a number of Central Government agencies to ensure a consistent and coordinated approach and appropriate reporting channels as other functions transition from CERA.</p>

If you have any questions of clarification relating to the above points please contact [redacted] : [redacted]
or [redacted].



[redacted]
Chief Executive
Canterbury Development Corporation

From: [REDACTED]
To: [info \(CERA\)](mailto:info@CERA.govt.nz)
Subject: Greater Christchurch Earthquake Recovery: Transition to Regeneration. Draft Transition Recovery Plan July 2015
Date: Tuesday, 28 July 2015 3:11:25 p.m.
Attachments: [150707 PPL response to Earthquake recovery transition plan.pdf](#)

Please see attached response to the Greater Christchurch Earthquake Recovery: Transition to Regeneration. Draft Transition Recovery Plan July 2015.

Please confirm receipt?

Thanks and regards Draft

[REDACTED] Director | PropertyPathways Ltd
PO Box 83024, Johnsonville, Wellington 6440, New Zealand
L4, 75 The Esplanade Petone

M [REDACTED] | **T** [REDACTED]
Email [REDACTED] | Web www.propertypathways.co.nz

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Released by the Minister for Canterbury Earthquake Recovery

PropertyPathways Limited

**Response to the
Greater Christchurch Earthquake Recovery:
Transition to Regeneration
Draft Transition Recovery Plan – July 2015**



PO Box 83024
Wellington 6440
T: [REDACTED]
E: [REDACTED]



[REDACTED] – Director

28 July 2015

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Released by the Minister for Canterbury Earthquake Recovery

1. Introduction

- 1.1. PropertyPathways Limited (PPL) has been actively involved in the residential recovery since April 2011. We believe our experience leaves us well placed to provide input into aspects of the Greater Christchurch Earthquake Recovery: Transition to Regeneration - Draft Transition Recovery Plan – July 2015 (Recovery Plan).
- 1.2. PPL's primary role has been that of facilitation – to move claimants to a satisfactory settlement of their earthquake claims. PPL has provided this service to corporates (usually as part of a Human Resource support programme), private individuals and more latterly as independent advisors to the Residential Advisory Service (RAS).
- 1.3. PPL's services are not funded by the claimants (except private clients). This ensures our independence, which coupled with a constructive outcome focused approach, has earned the respect of EQC and the residential insurance sector.
- 1.4. PPL's experience provides an excellent base upon which to comment about the Recovery Plan as it relates to residential property.

2. How this response is structured

- 2.1. PPL's response to the Recovery Plan focuses on how support should be provided to homeowners still actively involved in the recovery process.
- 2.2. Each section is headed by reference to a specific section of the Recovery Plan.

3. Section 2.3 – What has been achieved in the recovery to date?

- 3.1. The adjacent statistics are misleading. Whilst EQC may maintain it has settled 95% of claims we doubt all of this 95% are resolved at Fletcher Earthquake Recovery (FEQR) (pre-construction) level. From a support perspective considerably more resource is required for claims in the FEQR phase.
- 3.2. The support effort is also higher for the remaining EQC cases. We suspect the lower private insurer percentage is driven by the recent increase in the number of cases being declared over cap by EQC (which reflects the effort required to resolve remaining claims that are inherently more complex).
- 3.3. There has also been an increase in cash settling; however, this doesn't necessarily result in satisfactorily completed repairs - it just shifts all the issues to homeowners, many of whom will likely need even more support.
- 3.4. We have a significant concern about the move by EQC and the insurers to cash settle homeowners. We hear the rhetoric

The Earthquake Commission has settled 95 per cent of under \$100,000 dwelling claims; private insurers have settled 61 per cent of claims over \$100,000.

61 per cent of dwelling claims with private insurers have been settled as at 31 March 2015, meaning that 39 per cent have yet to be settled.

this 'empowers' the homeowners; however, it fails to present an accurate picture of the amount of earthquake damaged housing stock that has been fully and properly repaired. PPL's experience is that there is a latent need emerging for support to homeowners who have been or will be unwillingly cash settled.

- 3.5. To better understand the resources needed to settle unsettled claims more information is required about;
 - 3.5.1. The number of completed repairs;
 - 3.5.2. The number of cash settlements (this reflects the number of cases that have been shifted to the homeowner and don't necessarily translate into completed repairs);
 - 3.5.3. The number of claims that are subject of disagreement, and
 - 3.5.4. The number of claims that are subject to legal proceedings.
- 3.6. This information will assist the government and other entities responsible for the Recovery Plan target their resources effectively.

4. Section 2.4 - What is still needed to ensure recovery continues

Services such as the Residential Advisory Service support property owners to resolve insurance claims. Additionally, the Government is working with some insurers on a case management approach to support property owners to make progress through the claims process.

This work is complemented by a range of community-based support. For example, the Red Cross Independent Advice Grant assists home owners to obtain independent professional advice on their earthquake-affected property if they have been zoned red or technical category 3 (TC3), or have more than \$100,000 of damage.

- 4.1. Private insurers have, in general, adopted a Case Management approach to claims management.
- 4.2. More recently, EQC concurrent with its restructuring of the Canterbury Home Repair Programme (CHRP) adopted a more pragmatic and solution focused case management approach to claim settlement. In the short time this has been in place PPL has noticed improvement in resolution. EQC / FEQR increased willingness to engage directly with PPL in a constructive manner has made positive improvement toward resolution. This change in approach can be further developed to improve efficiency and effectiveness.
- 4.3. The RAS is well placed to enhance this case management approach for complex, vulnerable and sensitive claims. To provide this, the RAS would require some modification because the current 'one size fits all' has difficulty addressing these claims. We envisage this could include, for example; case profiling to assess the owner capability; level of need; customer centric coordination of wrap-a-round support; operational authorities etc.

- 4.4. Despite the limited financial support provided by the Red Cross grants these are often not accessible to those outside of the various grantees criteria¹. Some interrogation of the reasons claimants need to seek independent expert advice is required.
- 4.5. EQC and insurers default options is to require claimants to provide their own 'expert reports' that are often in excess of \$1800 – many running to several thousand dollars. This makes a reasonable settlement beyond the reach of many claimants who feel they have no choice but to accept the insurers' unsubstantiated settlement offer.
- 4.6. Some improved avenue for recourse would be helpful in this area as these cases are inherently going to be more complex at this stage of the recovery process.
- 4.7. We believe EQC should commit to pay for those reports up front – particularly in cases where EQC's own assessments were not prepared by appropriately qualified experts. This approach would ensure EQC is more measured in who they ask for reports from.

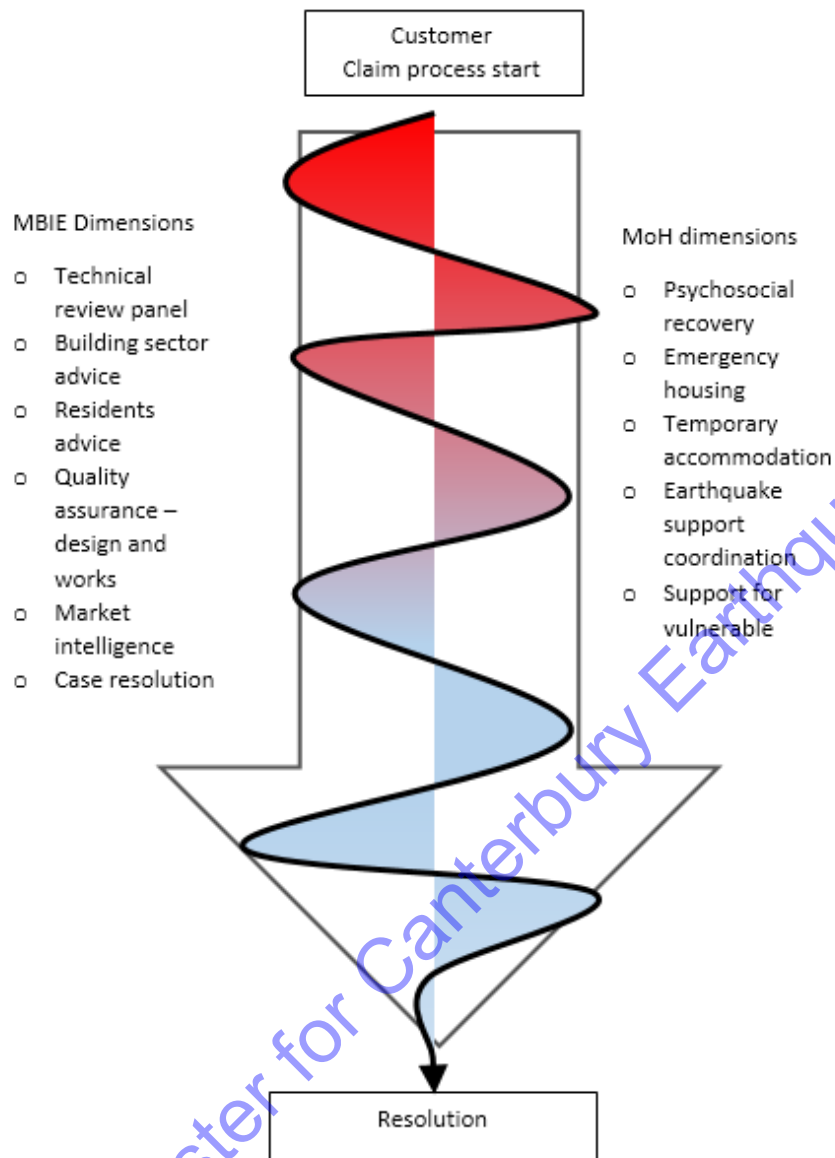
5. 6 New recovery arrangements

- 5.1. Chapter 6 describes two broad dimensions to the residential rebuild; namely

Dimension	Responsibility
Physical works and associated issues / implications	MBIE will be responsible for this dimension
Psychosocial dimensions	MoH will be responsible for this dimension

- 5.2. PPL's experience is that these two dimensions are inexplicably linked. The pathway to claim resolution is a series of touchpoints on both the MBIE and MoH dimensions. This is illustrated in the diagram below.
- 5.3. It will important to ensure that the RAS services of the Recovery Plan have ready access to the MoH resources as the need emerges on a case-by-case basis.
- 5.4. Case management is needed for a wide range of property owners' situations as the portfolio of unsettled claims are complex.

¹ For example what options are there for claimants who are not TC3 land, are less than \$100,000 and are not red zoned (these are the qualifying criteria for the Red Cross Independent Advice \$750 grant).



6. Summary and conclusion

- 6.1. The draft Recovery Plan covers a wide range of issues. PPL's response is focused on the claim settlement in the residential recovery. PPL's input is based on its experience in this area over the last 4 ½ years, including being an independent advisor to RAS since August 2014 and a respected participant with EQC and insurers in achieving residential property solutions
- 6.2. The statistics representing the state of the residential recovery are potentially misleading. This is because the numerical representation does not reflect the element of 'hardest and complex claims being last' and requiring greater effort to resolve.
- 6.3. The increase in cash settlements, often with unwilling claimants, means that the effort has moved from the insurance sector to the property owners. It is therefore misleading to use the percentage settled as a measure on the extent of the recovery.

- 6.4. The move to cash settlement, particularly when claimants are unwilling brings with it a need for potentially greater levels of support.
- 6.5. PPL supports in principle the proposed MoH / MBIE model; however, work is required to ensure a customer centric approach, clear inter-agency boundaries are defined and the agencies are appropriately empowered.
- 6.6. A case management approach is needed to handle the widely varying and complex needs of unsettled claims.

Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
To: [info \(CERA\)](#)
Cc: [REDACTED]
Subject: Submission on the Draft Transition Plan
Date: Tuesday, 28 July 2015 10:53:16 p.m.
Attachments: [AvON Submission_CERA Draft Transition Plan.pdf](#)

Kia ora

Please find attached the submission of Avon-Ōtākaro Network on the Draft Transition Plan.

Thank you.

Ngā mihi,

[REDACTED]

[REDACTED]

Co-Chair
Avon-Otakaro Network

[REDACTED]

www.avon.org.nz

Released by the Minister for Canterbury Earthquake Recovery

SUBMISSION ON THE DRAFT TRANSITION PLAN

Do you have any views on the powers and provisions that will be needed in the new legislation to support regeneration? (see chapter 3 for more information):

We are strongly of the view that these powers and provisions should be subject to the following limitations:

- Execution of Powers under the Act - should no longer rest with a single Minister but include a minimum of three Ministers from within Cabinet.
- Legal Framework for Land Ownership – The powers currently held by CERA’s Chief Executive to acquire, hold, mortgage, lease, dispose of, amalgamate, subdivide, improve and develop land on behalf of the Crown should NOT continue to be available to the Crown UNLESS they are consistent with and enable the implementation of a vision for the lands as a whole that is agreed and shared with the communities of greater Christchurch. *That is, no actions of the Crown should be allowed to compromise or prevent future uses of the residential red zone lands UNLESS with the agreement of the communities of Greater Christchurch.*
- Access Restrictions – that from April 2016, and *by default*, flatland residential red zone lands will have full and free public access. Any residual health and safety issues that relate to any specific sites within the lands must be clearly identified and contained to justify any access restrictions through a process that involves community consultation. *It is imperative for the wellbeing of communities that there exists a right of free access to the flat land residential red zone lands as soon as practically possible and certainly by April 2016.*
- Community Forum – The Community Forum is not representative, accountable to communities, effective, or allowed to be fully transparent in its deliberations and as such is not an appropriate vehicle for meaningful community participation in decision making processes. *Other vehicles modelled on international best practice must be implemented for meaningfully engaging communities in decision making – without this then the truism acknowledged within the draft plan will not be achievable: “International research shows that, for recovery to be sustainable in the long term, it needs to be ‘owned’ and led by local communities and institutions.”*

Do you think that the proposed new arrangements for the central city will create the ‘step change’ needed to drive business confidence and investment in the central city? (see chapter 5 for more information): No

Why or why not?

The proposed new arrangements in themselves will not drive business confidence and investment in the city:

- UNLESS: They align with a shared vision for the city that is clearly defined, transparent, ‘owned’, reviewed and reaffirmed regularly by the people of Greater Christchurch. To be sustainable and effective the regeneration framework must be well-grounded in an agreed set of guiding principles and visions for the city derived through robust iterative community engagement processes that are continually reviewed, tested and evolved over time (Share-an-Idea was an example of such effective engagement at one point in the process – unfortunately to date the only point).
- UNLESS: Central Christchurch is seen in the context of Greater Christchurch as a whole. By treating the central city as a special case the plan silo’s this off and disconnects it from the recovery of the remainder of the city and leads to non-sustainable recovery. As an analogy –

the small stretch of the Ōtākaro/Avon River within the four Avenues has been singled out for restoration yet unless this is undertaken in the context of the whole catchment – both upstream and downstream - it will prove an expensive and ultimately futile exercise - an unsustainable PR initiative. A holistic, integrated vision for the *whole* city is required for efficacious regeneration of the central city and beyond.

Are there any other changes needed to build confidence and encourage investment in the central city rebuild?:

YES – To be effective it must encompass a multiple bottom line approach not be based on commercial drivers alone. The draft plan acknowledges the need for both commercial acumen AND public good. It is our contention that the latter will not be achieved unless investors consider social, cultural and environmental recovery drivers along with commercial ones, only then will any investment be economically sustainable.

What are your views on the proposal for regular monitoring and public reporting on priority areas in order to hold agencies accountable for addressing recovery issues? (see chapter 8 for more information):

We agree with this approach in principle with the following qualifications:

- Any such reporting needs to be made fully public, transparent, accessible (simple to understand) and without any PR spin – accountability needs to be to the people of Greater Christchurch first and foremost;
- Reported data must be accurate, robust, relevant, unprocessed (un-sanitised) and sufficiently granular to be meaningful – too often wellbeing statistics for example are averaged across the whole city which disguises local pockets with very different profiles: recovery within Greater Christchurch is very locality specific, this must be recognised when collecting data and reporting back;
- Priorities must also, and separately, include measures of cultural and environmental regeneration.
- Reporting back must be regular – at least annually.

In your opinion, is there a better way to report on these recovery issues?:

Yes, they must consider and implement the above qualifications.

Any other comments:

It is our view that the recovery to date has been done **to** communities or at best **for** communities; it is now time for a 'step-change' and start the regeneration **with** and **by** communities. In short, the recovery now needs to be **locally driven**.

The proposed continuance of access restrictions to flat land red zone lands is a good analogy here: for the past 4-5 years we have been locked out of these lands that are on our back door step – an integral part of our communities. These are no-go areas that we venture into under threat of trespass or arrest. Communities have also been locked out of their own recoveries in the same way.

Communities have gradually disengaged with their own recoveries as they have become increasingly disempowered and disillusioned - with very significant impacts on wellbeing at individual, family and community levels. *This is not a result of the earthquakes; it is a result of the agencies' response to*

the earthquakes. It is now time to review how this can be addressed – we can do better than this, we *must* do better than this.

The transitional arrangements must allow for the creation of environments and mechanisms for ideas, innovations and opportunities to flourish, for clarity about decisions and regulatory requirements and for the option to revise, adapt, stage and/or scale future key design elements (eg ‘anchor projects’) according to iterative community feedback on the basis of all the latest information to hand.

We acknowledge that Central Government has invested considerable public monies in the red zoning processes and must be significantly involved in decision making processes with regard to this land.

However we also acknowledge the enormous lifetime investment communities have in these lands and the environments in which they lie. It is time that central government also acknowledged the latter and enabled local people a meaningful, accessible, inclusive and influential say in the future of these lands so that they become once again an integral part of our communities rather than simply part of the Crown estate.

Personal details

These fields are optional.

Name: [REDACTED] on behalf of Avon-Ōtākaro Network

Address:

Email: [REDACTED]

Resident of: Christchurch City

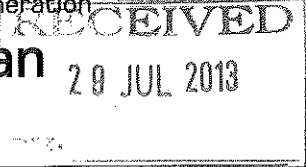
Released by the Minister for Canterbury Earthquake Recovery

Serial	SID	Do you have any views on the powers and provisions that will be needed in the new legislation to support regeneration? (see chapter 3 for more information)	Do you think that the proposed new arrangements for the central city will create the 'step change' needed to drive business confidence and investment in the central city? (see chapter 5 for more information)	Why or why not?	Are there any other changes needed to build confidence and encourage investment in the central city rebuild?	What are your views on the proposal for regular monitoring and public reporting on priority areas in order to hold agencies accountable for addressing recovery issues? (see chapter 8 for more information)	In your opinion, is there a better way to report on these recovery issues?	Any other comments	Name	Address	Email	Resident of	Other	
2115	1	1929	There should be provision in the new legislation for community engagement processes and feedback. Restoring the social, economic, cultural and environmental well-being of greater Christchurch communities is a job for the communities affected. Creating opportunities for Community Advisory Groups to make recommendations and decisions for the areas they represent could be one way of meaningfully partnering with the Christchurch City Council.		I don't know. <input type="checkbox"/> With the Christchurch City Council establishing a new entity, Development Christchurch Limited, as a single point of entry for investors with a focus on the generation and delivery of investment opportunities I am concerned that decisions that affect communities of greater Christchurch will be made in isolation. Strong and ongoing community engagement processes could alleviate this.	There needs to be full and free public access to the current Red Zone. The Red Zone acts as a strong green pathway linking the many communities along the Avon-Otakaro River to Central Business District and adds an extra dimension to possible business investment opportunities. This needs to be taken into consideration in the wider context of the Central City Business District planning.	The monitoring and reporting must be meaningful and a low for communities of purpose to feedback on these regularly.	I strongly support the focus on accountability, and also see transparency as being a significant issue. I believe that the Council does a better job of informing and consulting with the people of Christchurch than central government, and is seen as far more accessible to the communities in Christchurch.				Christchurch city		
2116	2	1930	My first reaction is, why have a city council, as it appears that the proposed powers for the replacement of CERA has drawn the council's teeth. <input type="checkbox"/> <input type="checkbox"/> Surely the Council must be put back in control of the city's destiny.	No	It is time central government stepped back and allowed the people of Christchurch, through the elected council to guide the recovery from this point on, with central government assisting where it is asked and can.		Yes, as above, CERA needs to cede power back to the city council.	I have spent time working in Christchurch, with both the city and district councils. The people of Christchurch deserve the right to be listened to, it is their city and their council's right to continue the good work that CERA has started.					As above	
2117	3	1931	Central Government need to keep a close eye on the C.C.C and breakdown the 'Old boys business network' that used to drive a lot of the changes in the central city. Getting rid of Bob Parker is a major step in the right direction to enable this. The C.C.C is a running joke and I as a rate payer have lost all faith in their ability to effectively run the rebuild and would be terrified if they were left to run their own devices. Leanne Daziel and her close councillors make sense as they have a larger vision than most of the other councillors constantly undermine. I think central govt. should legislate to combine the councils and make as super city council and get rid of the dead wood, and let Leanne get on with her job and stop all the delays in taking the city forward.		keep the council out of as many things as possible, let them do the administration but the major decisions need to be addressed by people that have these specialist skills. Many visiting overseas experts visited our city after the quakes and new and exciting international ideas were put forward but if no one acts on them they are just ideas. Sad as many of the great ideas just got diluted by the C.C.C and are now lost. This council is a national disgrace.	absolutely needs to happen	Go to the coal face when considering the people of Ch.Ch's needs. Not hard to get a govt employee on \$40.00 an hour to sit in reception alongside the Ch.Ch Hospital emergency receptionists on \$16.00 an hour to see first hand the desperate, mentally ill, and cold hungry children with a suicidal parents being relentlessly hounded by greedy landlords. Don't have to go far if you actually want to see the state of the nation.	Open your eyes see the pain that many people in this town can't leave due to the following factors <input type="checkbox"/> Ongoing insurance rangles <input type="checkbox"/> They simply don't have the education to allow them to move to greener pastures in Australia <input type="checkbox"/> They are caught paying high rents, some peoples rent has increased 80% since the EQ <input type="checkbox"/> Family needs <input type="checkbox"/> Blah blah blah the list could go on forever but his nation was built on looking after the weakest links and in Ch.Ch there are people through no fault of their own are now really doing it hard. We don't want handouts down here we want a chance to see progress as we go about our daily lives. We want to believe that the govt does care and that some of the massive amounts of cash bartered about are actually doing something for the ordinary people that live and love this city. WE WANT SOME HOPE. GIVE US BACK SOME MANA FOR OUR CITY.				Christchurch city		
2118	4	1932	It is nearly five years since the September 2010 earthquake. Since then we as a community have had an extremely well supported "have your say" engagement by the community which qualified where we want to go as a community - this provides an excellent framework for future direction. Our most recently elected council has demonstrated a paradigm shift in community engagement and democratic responsibility and we have a newly elected Chief Executive of the City Council who is well placed to support our democratically elected council. It is now time to completely re-empower our City Council and for the central government agencies to relinquish control over the decision making process for our future development so that future development reflects the culture of Christchurch and is not prioritized by economic policies based on agendas outside Christchurch. <input type="checkbox"/>	No	A SUSTAINABLE CBD will require local support by our local community - a belt social and business. The CBD culture will therefore need to be compatible with our local culture. A CBD designed by people / agencies outside Christchurch will not necessarily reflect the local culture and may not necessarily be sustainable.	Yes reinstate total democracy to Christchurch and the Canterbury Region, including the Regional Council.						Christchurch city		
2119	5	1933	The rebuild should be controlled by Christchurch residents and their elected local government authorities.									Christchurch city		
2120	6	1934	they should be subject to limitations <input type="checkbox"/> Execution of Powers under the Act - should no longer rest with a single Minister but include a minimum of three and a local council representative if possible. <input type="checkbox"/> Legal Framework for Land Ownership - The powers currently held by CERA's Chief Executive to acquire, hold, mortgage, lease, dispose of, amalgamate, subdivide, improve and develop land on behalf of the Crown should NOT continue to be available to the Crown. <input type="checkbox"/> Land ownership should enable the implementation of a vision for the lands as a whole that is agreed and shared with the communities of greater Christchurch. That is, no actions of the Crown should be a lower to compromise or prevent future uses of the residential red zone lands UNLESS with the agreement of the communities of Greater Christchurch. <input type="checkbox"/> Access Restrictions - that from April 2016, and by default, flatland residential red zone lands will have full and free public access. Any residual health and safety issues that relate to any specific sites within the lands must be clearly identified and contained to justify any access restrictions through a process that involves community consultation. It is imperative for the wellbeing of communities that there exists a right of free access to the flat land residential red zone lands as soon as practically possible and certainly by April 2016. And stop mowing it all, just do some wide walk ways that can act as firebreaks if necessary. <input type="checkbox"/> Community Forum - The Community Forum is not representative, accountable to communities, effective, or allowed to be fully transparent in its deliberations and as such is not an appropriate vehicle for meaningful community participation in decision making processes. Other vehicles modelled on international best practice must be implemented. <input type="checkbox"/> "International research shows that, for recovery to be sustainable in the long term, it needs to be 'owned' and led by local communities and institutions."	No	The proposed new arrangements in themselves will not drive business confidence and investment in the city. <input type="checkbox"/> UNLESS: They align with a shared vision for the city that is clearly defined, transparent, 'owned', reviewed and reaffirmed regularly by the people of Greater Christchurch. To be sustainable and effective the regeneration framework must be well-grounded in an agreed set of guiding principles and visions for the city derived through robust iterative community engagement processes that are continuously reviewed, tested and evolved over time (Share-an-Idea was an example of such effective engagement at one point in the process - unfortunately to date the only point). <input type="checkbox"/> UNLESS: Central Christchurch is seen in the context of Greater Christchurch as a whole. By treating the central city as a special case the plan sets this off and disconnects it from the recovery of the remainder of the city and leads to non-sustainable recovery. As an analogy - the small stretch of the Otakaro/Avon River within the four Avenues has been singled out for restoration yet unless this is undertaken in the context of the whole catchment - both upstream and downstream - it will prove an expensive and ultimately futile exercise - an unsustainable PR initiative. A holistic, integrated vision for the whole city is required for efficacious regeneration of the central city and beyond.	yes. Let the community decide. <input type="checkbox"/> To be effective it must encompass a multiple bottom line approach not be based on commercial drivers alone. The draft plan acknowledges the need for both commercial and public good. It is our contention that the latter will not be achieved unless investors consider social, cultural and environmental recovery drivers along with commercial ones, only then will any investment be economically sustainable.	We agree with this approach in principle with the following qualifications <input type="checkbox"/> Any such reporting needs to be made fully public, transparent, accessible (simple to understand) and without any PR spin - accountability needs to be to the people of Greater Christchurch first and foremost. <input type="checkbox"/> Reported data must be accurate, robust, relevant, unprocessed (un-sanitised) and sufficiently granular to be meaningful - too often wellbeing statistics for example are averaged across the whole city which disguises local pockets with very different profiles recovery within Greater Christchurch is very locality specific, this must be recognised when collecting data and reporting back; Priorities must also, and separately, include measures of cultural and environmental regeneration. <input type="checkbox"/> Reporting back must be regular - at least annually.	Yes, they must consider and implement the above qualifications	It is our view that the recovery to date has been done to communities or at best for communities; it is now time for a 'step-change' and start the regeneration with and by communities. In short, the recovery now needs to be locally driven. The proposed continuance of access restrictions to flatland red zone lands is a good analogy here for the past 4-5 years we have been locked out of these lands that are on our back door step - an integral part of our communities. These are no-go areas that we venture into under threat of trespass or arrest. Communities have also been locked out of their own recoveries in the same way. Communities have gradually disengaged with their own recoveries as they have become increasingly disempowered and disillusioned - with very significant impacts on wellbeing at individual, family and community levels. This is not a result of the earthquakes; it is a result of the agencies' response to the earthquakes. It is now time to review how this can be addressed - we can do better than this, we must do better than this. The transitional arrangements must allow for the creation of environments and mechanisms for ideas, innovations and opportunities to flourish, for clarity about decisions and regulatory requirements and for the option to revise, adapt, stage and/or scale future key design elements (eg 'anchor projects') according to iterative community feedback on the basis of all the latest information on hand. We acknowledge that Central Government has invested considerable public monies in the red zoning processes and must be significantly involved in decision making processes with regard to this land. However we also acknowledge the enormous lifetime investment communities have in these lands and the environments in which they live. It is time that central government also acknowledged the latter and enabled local people a meaningful, accessible, inclusive and influential say in the future of these lands so that they become once again an integral part of our communities rather than simply part of the Crown estate.				Christchurch city	

Released by the Minister for Canterbury Earthquake Recovery

Draft Transition Recovery Plan

Written Comments Form



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The Draft Plan includes key contextual information, and proposals for new recovery legislation, a set of new recovery arrangements for the central city and an approach for reporting on priority recovery issues. It also sets out the Government's decisions on the transfer of recovery responsibilities of the Canterbury Earthquake Recovery Authority (CERA) to other central government agencies.

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1. Do you have any views on the powers and provisions that will be needed in the new legislation to support regeneration? (see Chapter 3 for more information)

2. Do you think that the proposed new arrangements for the central city will create the 'step-change' needed to drive business confidence and investment in the central city? (see Chapter 5 for more information)

Yes No Why or why not? I support 'Regenerate Christchurch' but do not see how this will draw on 'the skills + passion of its people'. We have been excluded up to now + I do not see how this will change.

3. Are there any other changes needed to build confidence and encourage investment in the central city rebuild?

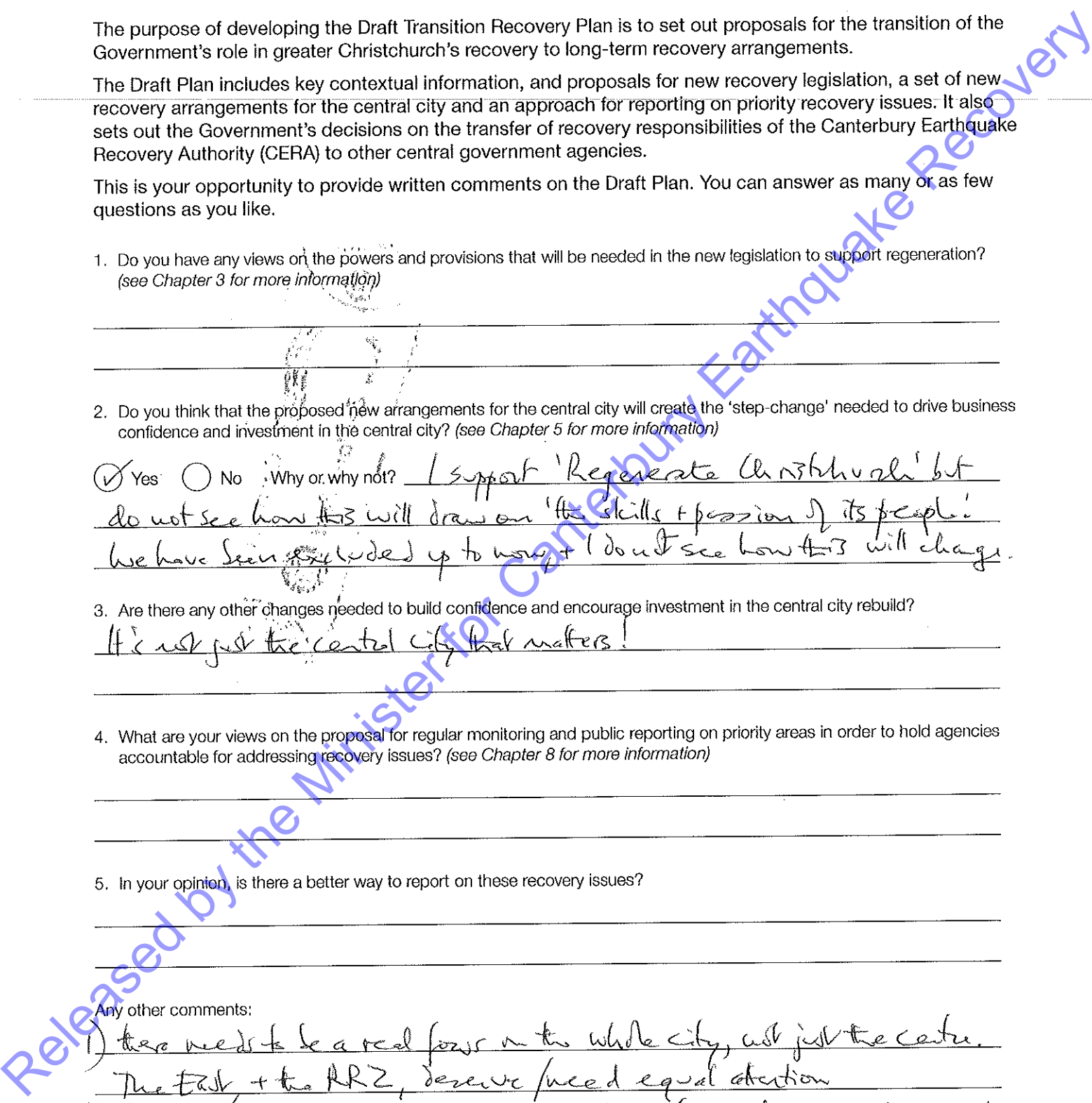
It's not just the central city that matters!

4. What are your views on the proposal for regular monitoring and public reporting on priority areas in order to hold agencies accountable for addressing recovery issues? (see Chapter 8 for more information)

5. In your opinion, is there a better way to report on these recovery issues?

Any other comments:

- 1) there needs to be a real focus on the whole city, not just the centre. The task, + the RRZ, deserve / need equal attention
- 2) it has been impossible for local expertise / skills to access the rebuild process. There is very poor networking between public institutions, the universities, local expertise - it's hard to see how these proposals will be more effective in that respect, or quite local 'passion'.



Feedback must be received no later than 5pm
Thursday 30 July 2015. For more information or to
give your feedback online visit: www.cera.govt.nz

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please put it in an envelope before posting it.



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www.cera.govt.nz

New Zealand Government



Draft Transition Recovery Plan
Freepost CERA
Canterbury Earthquake Recovery Authority
Private Bag 4999
Christchurch 8140

Comments Form (Personal details optional)

Name



Address

CHRISTCHURCH 8052

Email



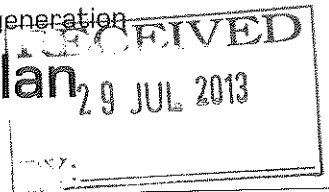
Resident of:

- Christchurch city
- Waimakariri district
- Selwyn district
- Other (please specify):

If you choose to provide your details they may be made public. All feedback becomes public information.

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1. Do you have any views on the powers and provisions that will be needed in the new legislation to support regeneration?
(see Chapter 3 for more information)

THESE PROVISIONS SHOULD ERR TOWARDS DECISIONS BEING MADE LOCALLY,
WITH CENTRAL GOVT. SUPPORT WHEN REQUIRED.

2. Do you think that the proposed new arrangements for the central city will create the 'step-change' needed to drive business confidence and investment in the central city? (see Chapter 5 for more information)

Yes No Why or why not? THE CENTRAL CITY WILL NEVER QUITE BE THE SAME -

- THIS NEEDS TO BE ACCEPTED - A LOT OF BUSINESS HAS MOVED WESTWARD.

THE STATE OF THE LAND IS NOT THAT GOOD FOR LARGE BUILDINGS - LETS LEAVE
SOME OF THE PRESENT OPEN SPACES - MORE PARKLAND IN THE SOFT AREAS.

- ~~3. Are there any other changes needed to build confidence and encourage investment in the central city rebuild?~~

REVIEW THE CURRENT POSITIONS OF THE "ANCHOR PROJECTS" STREET LAYOUT
COULD - AND MAYBE SHOULD, BE CHANGED, OPTIMISING THE BEST LAND
FOR BUILDINGS. WE HAVE A GREAT OPPORTUNITY TO REALLY GET THIS RIGHT!

4. What are your views on the proposal for regular monitoring and public reporting on priority areas in order to hold agencies accountable for addressing recovery issues? (see Chapter 8 for more information)

YES - BUT THERE WILL BE ON-GOING, UNFORSEEN ISSUES.

THIS IS A BIG JOB!

- ~~5. In your opinion, is there a better way to report on these recovery issues?~~

REF. 6.2: THIS WOULD BE BETTER DONE LOCALLY (CCC) WITH MIN. BIE SUPPORT.

REF. DEMOLITIONS: HAS LAND INFO. N.Z. GOT THE RESOURCES TO HANDLE THIS?

REF. RED ZONE LAND: LEASE IT OUT FOR GRAZING / MARKET GARDENING - NOW!

Any other comments:

REF. 7.1: THIS DECISION SHOULD NOT HAVE BEEN MADE BEFORE THE
CONSULTATION PROCESS - NEEDS BROADER OVER-SIGHT.

REF NGAI TAHU INFLUENCE: THIS NEEDS TO BE KEPT IN PROPORTION.

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Draft Transition Recovery Plan
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Canterbury Earthquake Recovery Authority
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Christchurch 8140

Comments Form (Personal details optional)

Name _____

Address _____

CHRISTCHURCH 8140

Email _____

Resident of:

- Christchurch city
- Waimakariri district
- Selwyn district
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Draft Transition Recovery Plan

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RECEIVED
29 JUL 2013

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1. Do you have any views on the powers and provisions that will be needed in the new legislation to support regeneration?
(see Chapter 3 for more information)

Further Govt powers not needed after CERA. Govt needs to fully fund CDHB to meet psychosocial needs of Christchurch and Canterbury and Westland. MoF Health is a negative force at present in its dealings with CDHB. See *

2. Do you think that the proposed new arrangements for the central city will create the 'step-change' needed to drive business confidence and investment in the central city? (see Chapter 5 for more information)

Yes No Why or why not? Convention Centre and Sports Precinct are

unnecessary and pursuit of such unworthy projects suck up energy, money, time and resources from developing business (shops) confidence. Cancel them!

3. Are there any other changes needed to build confidence and encourage investment in the central city rebuild?

Cancel further growth of suburban malls. Improve public transport (buses in Ch.Ch city) by giving all functions to Ch.Ch City Council. ECAV have ruined the Ch.Ch bus routes. Light Rail ignored for outlying areas as the only option.

4. What are your views on the proposal for regular monitoring and public reporting on priority areas in order to hold agencies accountable for addressing recovery issues? (see Chapter 8 for more information)

Transition to Regeneration is useless - waste of money, time, resources. Govt has proved how cruel + cold hearted, unimaginative ^{if it is} CERA in what Ch.Ch people + organisations needed for recovery over last 5 years. Restore ECAV to local democracy. Full powers to Ch.Ch City Council.

5. In your opinion, is there a better way to report on these recovery issues?

TRONT have been a negative force - simply a Govt clone while profiting greatly thru its corporate behaviour. Treaty of Waitangi ill-served by TRONT. Maori people (their iwi, hapu) are totally divorced from recovery whether or not they belong to TNgai Tahu.

Any other comments:

* Christchurch City Council continues to be pressured by Govt to sell its assets. It is now in capitulation mode even making it possible to sell Ch.Ch Airport, Port of Lyttelton and Orion. MoE Education terrorizes communities with targeting local schools eg Waimoni / Aranui cluster, Phillipstown

Manning Intermediate, Redcliffs to close. Govt colludes with commercial insurance companies to delay payouts, repairs etc. Govt's total involvement since 2010 has been to promote, dislocate, capitulation for the sake of their business friends.

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29 JUL 2015
BY:

Draft Transition Recovery Plan
Freepost CERA
Canterbury Earthquake Recovery Authority
Private Bag 4999
Christchurch 8140

Comments Form (Personal details optional)

Name

Address

Email

[Redacted Name and Address]

Ch. Ch 8024

Resident of:

- Christchurch city
- Waimakariri district
- Selwyn district
- Other (please specify):



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Yes No Why or why not? _____

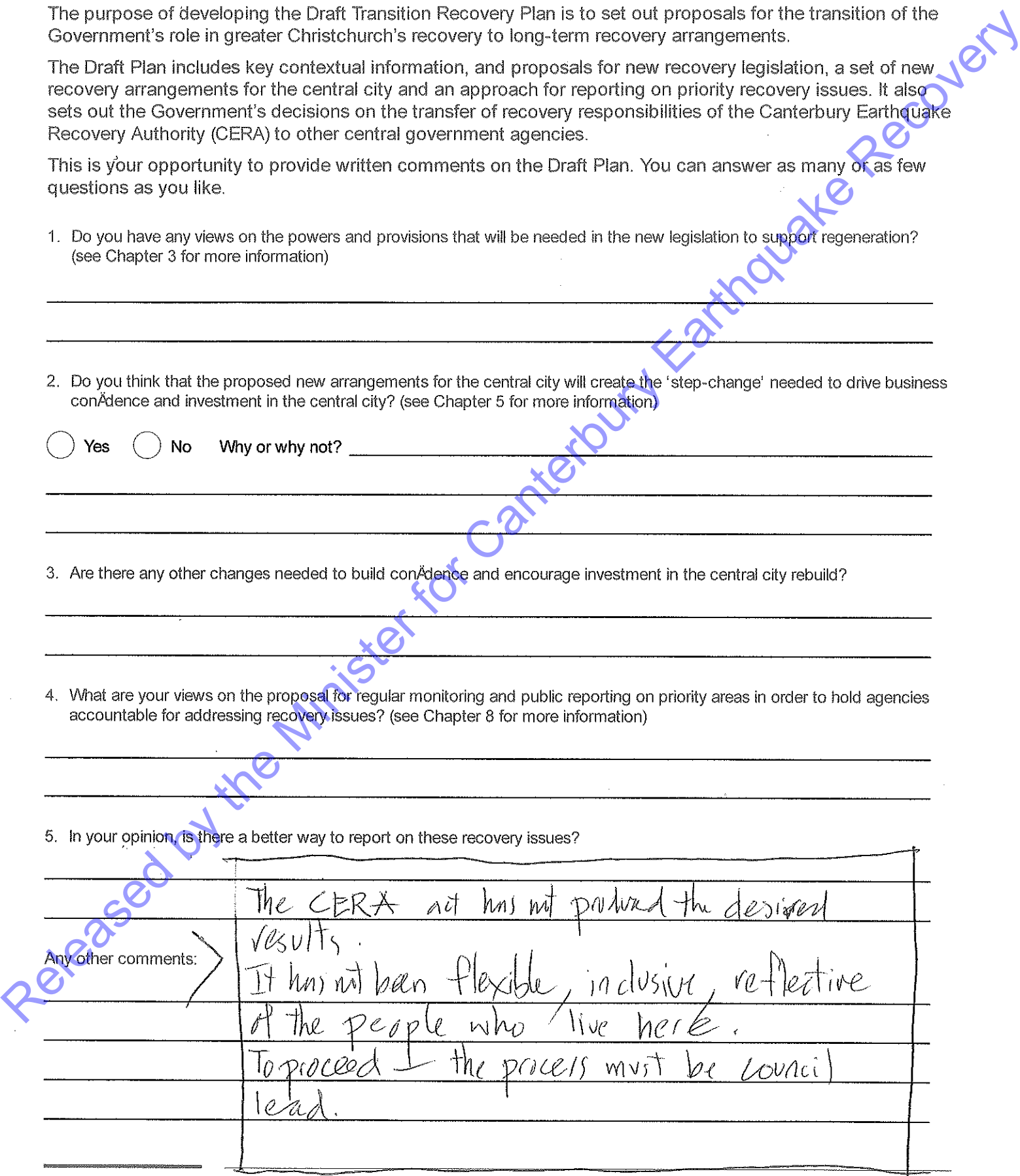
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5. In your opinion, is there a better way to report on these recovery issues?

Any other comments:

The CERA act has not produced the desired results.
It has not been flexible, inclusive, reflective of the people who live here.
To proceed - the process must be Council lead.



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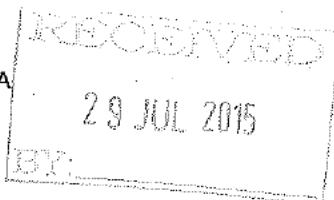


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Draft Transition Recovery Plan
Freepost CERA
Canterbury Earthquake Recovery Authority
Private Bag 4999
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Comments Form (Personal details optional)

Name: [Redacted]
Address: [Redacted]
Christchurch
Email: [Redacted]

Resident of:

- Christchurch city
- Waimakariri district
- Selwyn district
- Other (please specify):

If you choose to provide your details they may be made public. All feedback becomes public information.

	Channel	Name	Date	Question	Submission
2125	Facebook	[REDACTED]	28/07/2015	Direct to page	Think about the people when making your voice hear on the transition plan.
2126	Facebook	[REDACTED]	28/07/2015	Facebook advert	responding to comment from [REDACTED] on 20/07/2015 I can't see it ever happened either . its just promises. that's all
2127	Facebook	[REDACTED]	28/07/2015	Facebook advert	Daft recovery plan!
2128	Facebook	[REDACTED]	28/07/2015	Facebook advert	responding to comment from [REDACTED] on 22/07/2015 Yeah so treat it like a ghetto. This country was built on giving everyone a fair go and the east side is just being shat on. All under the guise of certainty and other weasel words.
2129	Facebook	[REDACTED]	29/07/2015	Facebook advert	There is a lot more to the recovery than meets the Eye. https://www.facebook.com/BrightsideTheSouth/posts/794276740692202
2130	Facebook	[REDACTED]	29/07/2015	Facebook advert	Why Bother No one is listening.
2131	Facebook	[REDACTED]	29/07/2015	Facebook advert	I have always been very supportive of Christchurch with a business in Victoria street I am so frustrated with what is going on !
2132	Facebook	[REDACTED]	29/07/2015	Facebook advert	Why is there a cgi picture of a construction site?? How much of taxpayers money paid for that, couldn't someone take a fucking photo in the city....money wasting [REDACTED]
2133	Facebook	[REDACTED]	29/07/2015	In your opinion, is there a better way to report on recovery issues?	In response to [REDACTED] comment on 24/07/2015 Fantastic idea!! How do we get this to happen??
2134	Facebook	[REDACTED]	30/07/2015	Facebook advert	At some points I think there will be some sort of inquiry into the miss management of this so called recovery plan ?

Released by the Minister for Canterbury Earthquake Recovery

REF	Channel	Name	Date	Question	Submission
2135	Email	[REDACTED]	29/07/2015		I would like to see the CCC being gifted Cera land purchases from red zoned land further more I think the CCC should allocate the land as parks and recreation areas, gardens and walkways and dog parks, reserves, picnic areas and sports fields and playgrounds. I have a large group of 13 martial arts clubs that all lost their dojo in the quakes. (currently at 250 members supporting this submission, and their families friends and past members) We wish for land to build approx a 1000m2 dojo hub upon. Many people aspire to a community that is disciplined, healthy fit, happy and sporty. We are that. Regards [REDACTED] [REDACTED] on behalf of us and our other member clubs here a [REDACTED] Ph [REDACTED]
2136	Email	[REDACTED]	29/07/2015		The following is my submission of comment on the Draft Transition Recovery Plan Section 2.5 (p.10) of the Draft Transition Recovery Plan document states: "International research shows that, for recovery to be sustainable in the long term, it needs to be 'owned' and led by local communities and institutions." The truth of this statement, and its almost total deviance from the reality of CERA's management of the Christchurch recovery could not be more apparent. It is for this reason that I support the third option listed on p.20 "a Christchurch City Council-led recovery approach, with the Crown in close support". As a Christchurch local I wrestle with the all too normal issues of living in a broken house in a city full of stress and growing social issues. And yet, since the earthquakes I've poured hundreds of volunteer hours into city-based community projects in order to make the city I love a better place until I can get back on its feet. These volunteer efforts receive attention from around the globe and even draw much needed tourism, but none of the community-led regeneration is actively supported by CERA, or the Minister for Earthquake Recovery- indeed I is actively discouraged. We need a livable city that is attractive and responsive to people. CERA has instead stuck firmly to the single strategy of chasing large-scale investment into Christchurch's CBD. Unfortunately, the slow pace of actual development to date and stark absence of transparency in their planning process simply can't inspire the confidence of investors. This both demonstrates CERA's inexperience as an organisation in 2015, and makes clear that the only path to sustainably re-develop Christchurch as a whole is to adopt a model of governance that places the people, the culture, and the creative capital of this city at its centre- namely Option 3. Any case for the extraordinary powers of the Minister for Canterbury Earthquake Recovery to remain in place has long since disappeared and it is completely unconscionable that these powers should continue until 2021. There is no longer a state of emergency requiring such powers. There is, however, a desperate necessity for community-led decisions made by an elected Council that are not undermined by the mixed messages and potential veto of an Earthquake Recovery Minister. The trust of Cantabrians in their city falters every time another usable building is demolished to make way for more blank-faced sites of rubble with uncertain future for their development. Rubble can't create sustainable jobs, and it doesn't enrich the social and cultural life of a city. As such I urge that the Minister no longer have the power to "erect, repair, demolish and remove buildings or structures" to both Crown land and private land, and to "maintain powers to make amendments to council plans, conservation strategies and bylaws in an expeditious manner" (p. 15). The selection of Option 3, "a Christchurch City Council-led recovery approach, with the Crown in close support" is the first step on the path to creating a sustainable, thriving city that attracts investment and people. Christchurch can not afford more failures. CERA and the Minister have failed to discriminate the difference between a short term building boom and long-term, sustainable growth. If not arrested now, CERA and the Minister's failure to plan a sustainable transport network, to encourage people to make their businesses and homes in the city, to engage and empower people in decisions about the assets that they pay rates for and the projects they will pay rates on in the future, and to give people passion about recovery and hope for the future could result in Christchurch becoming a train-wreck. A country the size of New Zealand can ill afford to waste the opportunity created by a disaster to "future-proof" our city. Myself and many other volunteers have invested our sweat and effort in trying to make Christchurch a livable city in the immediate post-disaster stage of the recovery. To ensure that the city has a sustainable future it requires decision-making power to be returned the Council and local authorities, and for the government to back the creativity and innovation of Christchurch people by selecting Option 3. [REDACTED] Christchurch 8014
2137	Email	[REDACTED]	29/07/2015		Written comment from [REDACTED] The purpose of the CER Act was to restore social, economic, cultural and environmental well being of greater Christchurch. The title of the proposal document refers to Greater Christchurch. I do not support the proposal to limit this area to a smaller 'city type' boundary, excluding Banks Peninsula, Selwyn and Waimakariri. The CER Act has been about provincial recovery. Leaving populations of a province, or indeed part of a province, under separate legislation that takes precedence over all other legislation in NZ needs to stop. Having some Cantabrians with right of redress and some with none leaves the city dwellers w/in less support. Already, NZ'ers on the whole are not fully aware of the feelings of legislation Cantabrians live under. The proposal to focus new legislation on the city and coastal marine areas needs to be seen as unfinished business. While there is still some demolition to attend to, it isn't actually CERa who does the demolition. This can continue without CERa type legislation. Currently the council can revoke resource consent under the CER act which gives it lots of leeway to hold power in the remaining months. Legalising land ownership of the red zone by the government, is proposed to be fully legislated by the time April 2016 arrives. Whence there is no need for CER Act type legislation providing directive powers through Orders in Council to continue either. Thirdly, the reasoning of the coastline from Conservation the coastal 1 and 2 is supposed to be through the hearings panel by February 28th, 2016, no later than the first week in March. Irrespective use of power. Under the CER Act both the Minister and the Chief Executive are to ensure they exercise their functions and powers in accordance with recovery purposes and only when reasonably considered "reasonably necessary". It is my firm opinion that the rezoning of land to coastal 1 and 2 has nothing to do with Canterbury recovery. Both the process of assessment and using an Order in Council to perform expedite this through legislation before the CER A governance ends is clearly a guinea pig trial for the rest of New Zealand. Furthermore, restricting ECan (notified June 12) jurisdiction over Coastal 1 and 2 zones has furthermore removed right of redress for individuals through the Resource Management Act 1991. My opinion is that the Minister has steered from his brief. The Act allows for serious breaches of confidence and misuse of authority by having no checks or balances other than the Minister being required to reflect on his conscience. The CER Act has removed, not restored, the economic and social well being of Eastern Christchurch communities in particular. Consultation- the futility of making comment to a Minister who has absolute power, who is given further absolute power in this "consultation" process to make his sole recommendations to the cabinet on how the new legislation should be drawn up is sadly laughable. As well the guise of consultation through submissions to a "Independent Hearings Panel" in the current Christchurch Replacement District Plan is also laughable when the Chair is chosen by the Minister. Hereto, I do not support any legislation that resembles the uncompromising powers of CER -A, that removes the rights of New Zealand Citizens within a nation that is renowned for its democratic rights. I do not support further legislation that continues the POWERS of the Minister and the Chief Executive to direct councils to take or stop action within a specified amount of time. I do not support the drawing up of Orders in Council to amend other legislation to expedite recovery, regeneration, or indeed "managed retreat" of populations (without recompense I might add). I do not support further legislation that gives current recovery plans statutory force. Not those plans existing, nor this proposed (Christchurch Central Recovery Plan , Land Use Recovery Plan , Lytle ton Port Recovery Plan or Residential Red Zone Plan.) I do not support legislation to allow regeneration plans. Christchurch east has continued to work hard in multiple community groups with regeneration proposals. We simply need local body council to move forward with its full power so we can continue to work through our community boards in the same way other NZ citizens do. I do not support legislation that continues any government executive or Minister to acquire, hold, lease, dispose of, amalgamate, subsidize, improve, develop on behalf of the crown. I similarly do not support further legislative power given to "recovery work" on private land. The government wouldn't get away with it in Cuba Street, Wellington, or the picture theatre in Devonport, Auckland. Clearly, there are buildings all over NZ that have potential risk. Mr West End Jester! I am sure doesn't feel his new consented building, built at 100% of the building code needed to come down. I do support the consultation of Ngai Tahu in decision making process as I also support the right of all New Zealanders in democratic consultation process. Under CER A rules I can make my opinion count through Ngai Tahu as I am friendly with my neighbour. However, wouldn't I be nice if we can't bend a powerful ear, that as individuals our ideas could be heard, and their worth be decided democratically. I have no faith that new legislation that ensures statutory force of plans instituted under Government Minister directive can sincerely place within itself checks and balances. Currently the Minister has clearly ignored his conscience check. "I am required to ask myself" that the action I directed today was reasonably necessary." Not even the question, "absolutely necessary" is required." What we have is a dictatorship with a right hand man. What is being proposed is that the dictatorship continue under a different name. My proposal is that we resume full constituent rights with full access to the representation in the processes of governance and democracy. Significantly, I propose that ECan status of jurisdiction is returned to pre 2011. The abolishment of the CER Act is absolutely necessary because it's proved to have no checks and balances and actions enforced have not restored social, economic, cultural and environmental well being of Greater Christchurch. Actions taken within it's legislation superceded all other legislation in NZ. This has successfully removed all interim steps of protest for Joe Cantabrians except the High Court. Under CER A and proposed legislation to continue with directives of absolute power - Orders in Council. As a citizen of Coastal 1, South Shore, New Zealand, I have no voice or right of redress. How could I be supportive of your proposal for similar legislation when I choose to live in a democratic country? Please acknowledge receipt of this comment before 5pm 30 July, 2015.
2138	Email	[REDACTED]	29/07/2015		We support COSS submission to CERA Transition Plan Kind regards [REDACTED] Christchurch 8011
2139	Email	[REDACTED]	29/07/2015		Dear Sir, We believe that the way forward is with democratic Autonomy, which we believe is with Option 3 Christchurch is suffering from an overdose of centralist thinking with huge expensive projects when we just want minimal comfortable public facilities. We do not need a large conference centre, or large covered stadium. We also need to conserve our carefully acquired assets of the Lytle ton Harbour Company, Airport, and other public Facilities which are making money. We have the talented personnel already available and should be allowing them to get on with the job. Regards, [REDACTED] ph [REDACTED]
2140	Email	[REDACTED]	29/07/2015		I support Option 3 (+). I think it is vital that control of this process is returned to the people of Christchurch - through their democratically elected City Council. Christchurch and Canterbury have had far too much of central government imposed decisions that are a denial of democracy. [REDACTED] Christchurch 8022
2141	Email	[REDACTED]	29/07/2015		I support Option 3, provided that the CCC and other local groups are truly the dominant forces, the leaders of the recovery, with government support. Control should be returned to the local communities, with transparency in the whole process. We want and need local decisions and local solutions to the recovery. [REDACTED] Chch 8022
2142	Email	[REDACTED]	29/07/2015		To whom it may concern Subject: Draft Transition Recovery Plan My name is [REDACTED] and My concern with the Recovery Plan is with what happens to neighbourhood streets that have been used since the earthquakes for carparking? In particular I'm talking about Juniper Place in Burnside. This quiet cul de sac is now a full time carpark for businesses in The Technology Park on Sir William Pickering Drive. According to the rules and regulations set out by Sir Gil Simpson and other members of the Tech Park Board when the park was set up, the businesses had to supply sufficient carparking for their staff and customers. However with the earthquake qu it understandably this area had a surge in new businesses. New buildings have been built and there has been a huge increase of people parking in the area. The Christchurch City Council put up parking restrictions about two years ago to help alleviate the congestion of parked cars. This worked for a while but now there has been a huge influx of cars being parked in Juniper Place all day long since the beginning of this year. Noticeably the company, Fu ton Hogan, park their vehicles in the street and the company has taken upon itself to build a walkway at the end of the cul de sac through to the back of their premises. This was done without any consultation with the residents of Juniper Place. Not like a few years back when we were lucky enough to have the reserve at the end of the cul de sac redesigned and the residents were consulted and informed of the process. So what has happened to the Tech Park Rules and why have they been disregarded by the businesses in the Tech Park? This is a major concern not just for the residents who now can no longer park outside their properties but also for Roydgate School who have a drop off point in Juniper Place and most parents and caregivers need to use Juniper Place as Rpydgate Ave has too become a parking nightmare and it's very difficult for children to be dropped off their safety. Juniper Place was not meant to be an all day carpark. Many residents chose to live here well before the earthquakes because of its tranquility and convenience to many amenities. It has now been 4.5 years since the earthquakes and it doesn't look like Juniper Place will ever get back to how I was. Someone needs to take responsibility for ensuring that the rules and regulations of The Technology Park be enforced and I feel that it is up to the Christchurch City Council to do it. I hope that my email is passed onto someone in the council who can answer my questions. Yours sincerely [REDACTED] I have copied you in on this as you were the last person at the CCC who had previous dealings with the parking issues in Juniper Place in 2013. I'm not sure if you are still working in this area but you maybe able to pass it onto someone who is. Thanks.
2143	Email	[REDACTED]	29/07/2015		[REDACTED] Christchurch 8022 I would normally write a long and detailed submission. At the moment I am trying to finish my quake replacement home. I am thankful for all the community organisations such as Option 3 and 350.org which have provided excellent analysis and submissions. Please consider this my support for their submissions. Share an idea made clear that the people of Christchurch wanted an environmentally friendly and responsive city. A 21st century city where people be conveniently close to their work, schools, shopping and entertainment. A city where bicycles and public transport are the favored modes of transport. The Accessible City Plan created at the top and ignored did not implement Share an idea. The many anchor projects are not well thought through, affordable or even. In some instances, sensible or enjoy community support. The Accessible City Transport chapter is a disaster. Prioritising motorised vehicles with pedestrians and cyclists left to make their way through the mess. Photo opportunity blocks of separated cycle ways with poor connections to existing or future cycle networks will not encourage cycling. Cycle commuter routes are not provided. Public consultation was essentially ignored as it did not fit with the predetermined plans. The LURP is a boon for developers who find that brown field opportunities are ignored in favour of their green field holdings. Too bad for CCC and ratepayers who will be stuck funding the infrastructure for an ever sprawling Christchurch. Even worse for those who buy into the new developments only to find they spend whatever may have been 'saved' spent on petrol and hours behind the wheel while stuck in congestion. One can hope central government will show leadership, mindful of the damage they have done and sincere in their claim that they wish to help with the rebuild. The quakes have imposed massive financial demands on Christchurch. Yes, Christchurch will and does need financial support. Not asset sales, not ever increasing rates. Actual financial support from the central government of the country of which we are a part and have contributed to for decades. CCC is up to the task, as is the local community. Political egos, the debacle of EQC, the unregulated pilaging of vulnerable insurance policy holders, the slow non recovery in the central city, favored contractors gaining key projects, these are what we have learned to expect under central government rule. It has been far too much and far too damaging to a city and community recovering from quakes. It is time to actually support the locals and let us get on with rebuilding a city in the way which meets our needs.

2144	Email	[REDACTED]	29/07/2015	<p>Dear Friends</p> <p>The [REDACTED] makes the following submission</p> <p>We</p> <ul style="list-style-type: none"> • Emphatically object to government holding on to its current power to veto local government plans and by-laws. • Ask that consultation on the draft legislation not be held over Christmas / holiday period. • Ask that the Select Committee hearing submissions on the new legislation come to Christchurch. • Support establishment of a new entity to pick up regeneration functions for the central city from CERA. This should be council-led, with close support from the Crown. • Stress that the central city should be a place where all people feel they belong; not just business people, tourists, and people with discretionary income to spend. It is the heart of our city. <p>Yours sincerely,</p> <p>[REDACTED]</p> <p>Executive Committee Member</p> <p>Phone [REDACTED]</p>
2145	Email	[REDACTED]	29/07/2015	<p>Hi CERA</p> <p>Below are my comments on the Draft Transition Recovery Plan</p> <p>[REDACTED]</p> <p>Christchurch 8023</p> <p>1. Do you have any views on the powers and provisions that will be needed in the new legislation to support regeneration? (see Chapter 3 for more information)</p> <p>The powers and provisions in the proposed legislation should be transitioned to the Christchurch City Council to make the recovery City Council-led.</p> <p>2. Do you think that the proposed new arrangements for the central city will create the 'step-change' needed to drive business confidence and investment in the central city? (see Chapter 5 for more information) Yes No Why or why not?</p> <p>No</p> <p>CERA has outlived its responsibilities as the recovery in the central city to date has been far too slow and cumbersome and does not reflect the wishes of the Christchurch residents - as evidenced by the Victoria Square debacle!</p> <p>In order to provide the necessary 'step-change' the preferred transition option should be Option 3 - a Christchurch City Council-led recovery approach, with the Crown in close support</p> <p>3. Are there any other changes needed to build confidence and encourage investment in the central city rebuild?</p> <p>Quality world-class apartment living is paramount to bring people back into the central city to 'live, work and play'. The City Council is the best body to listen to the 'people's voice' on this topic and the quickest to respond to the infrastructural needs to make this happen quickly</p> <p>4. What are your views on the proposal for regular monitoring and public reporting on priority areas in order to hold agencies accountable for addressing recovery issues? (see Chapter 8 for more information)</p> <p>Transparent and regular reporting to the community is vital to ensure the public can make informed decisions affecting their future</p> <p>5. In your opinion, is there a better way to report on these recovery issues?</p> <p>Make better use of social media to disseminate reports to reach as wide an audience as possible, especially youth who don't do traditional media</p> <p>Any other comments</p> <p>The time is right to make the Christchurch City Council the lead on the recovery with the close support of the Crown</p>
2146	Email	[REDACTED]	29/07/2015	<p>I am writing in support of option 3+, that is, a fully Christchurch City Council controlled recovery.</p> <p>I am deeply concerned about the steady erosion of democracy in Christchurch and Canterbury. Emergency and Recovery are well researched stages in development, requiring different levels of participation. In Christchurch we have gone well beyond the stage when full participation by its citizens through established democratic processes is required.</p> <p>Q Views on the powers and provisions needed in the new legislation...</p> <p>A The power needed is the power of our democratically elected CCC acting transparently and through its normal democratic processes.</p> <p>Q Will proposed new arrangements create 'step change' needed to drive business confidence and investment...</p> <p>A No</p> <p>This is the wrong question, and also much too vague</p> <p>First, what kind of investment are we talking about? Big business investment from overseas? A range of predominantly local business investment? Who decides who gets the big contracts? eg recent allocation of house building in city centre did not appear fair or transparent.</p> <p>Second, let us get our priorities right: the city does not exist in order to increase the profits of selected large businesses. It exists to promote the common good, the well being of all who live here. We need investment that promotes the "sustainable, inclusive and democratic city" most of us have stated we want. This includes a central city the people of Christchurch will enjoy and spend time in rather than one catering almost exclusively for overseas tourists and business people.</p> <p>Q Other changes needed to build confidence and encourage investment...</p> <p>A To date power has been concentrated in central government appointed groups (eg CERA, CCDU, SCIRT) and selected business interests (eg Fletcher, Downer, Kai Tahu). There has often been little delineation between procurer and provider and little democratic oversight. This type of system tends to lead to inefficiency and an inflation of costs. Massive sums appear to be gobbled up unaccountably. The Millions of dollars already spent on the Convention Centre is a clear example of this inefficiency. In addition costs have increased by central government foisting unwanted 'white elephant' projects on the city. Democratic control and oversight badly needed.</p> <p>Q ...views on regular monitoring and agency accountability...</p> <p>A All legislation concerning the transition from Cera would benefit from going through a select committee process and full examination in parliament.</p> <p>Q Is there a better way to report on recovery issues</p> <p>A Yes, via a fully CCC controlled recovery with input from various areas, such as Christchurch East and Sumner as well as community boards. The CBD does not exist in isolation, it is for all of us and the needs of other areas are linked to CBD needs. There were very enthusiastic and well-attended community meetings shortly after the earthquakes whose recommendations have been mostly ignored</p> <p>Q Other comments</p> <p>A * Central government needs to stop putting pressure on the city council.</p> <p>* The cost sharing agreement between central government and the city council needs to be renegotiated.</p> <p>* Ecan needs to be returned to full local, democratic control as soon as elections can be organized.</p> <p>* Our democratically elected and excellently functioning health board does not need central government intervention.</p> <p>Name [REDACTED]</p> <p>Address [REDACTED] Christchurch 8022</p> <p>Email [REDACTED]</p> <p>Resident of Christchurch city</p>
2147	Email	[REDACTED]	29/07/2015	<p>While the people of Christchurch are very grateful for the support Government has given us over the years since the series of severe earthquakes, the emergency is now over and it is time responsibility for leadership of the recovery is devolved to the Christchurch City Council. That way the people of Christchurch will have more direct input to the planning for the regeneration of Christchurch, through our elected representatives. There is still a role for Government as a support partner, but decisions must be made locally so that we get the sustainable city we all desire. We demand a transparent, locally driven decision making process.</p> <p>The ratepayers of Christchurch will be charged with maintaining the rebuilt structures (e.g. proposed convention centre and stadium) into the future, and they would be major features of our city, so it is essential that we have direct input into what is, or is not built. The Share an Idea process captured the imagination of Christchurch residents and engaged a huge number of people in rebuild planning. This brought a hum to the city that has been lost as local input has been sidelined following the advent of the Central Recovery Plan. Bring that buzz back to the city by restoring local leadership.</p> <p>Regards</p>
2148	Email	[REDACTED]	29/07/2015	<p>To Whom it may Concern,</p> <p>I think it's time that Christchurch stood on its own two feet and managed itself again. It's time for local democracy to work again. It's time for central government intervention to stop. It's so ironic that a command and control system has been imposed on Christchurch when the central government is so market orientated. I'm tired of money being wasted on reports often written by people who don't know our area. I'm tired of the lack of real communication. I'm tired of Cera legislation locking out the voice of the community for some recovery projects. It's time for a local led common sense approach. No big stadiums, no giant convention centres, we don't need those things. We need affordable housing, community facilities, small business able to operate in the central city, sustainable solutions. No gold plating that we can't afford. Get quirky back. Keep the small containers and the other interesting spaces. Remove bland, think smaller not big. Have passion at the heart of the recovery. Only locals can deliver that.</p> <p>Don't create the Transition to Recovery team. Let our council and our citizens create our future from April 2016.</p>
2149	Email	[REDACTED]	29/07/2015	<p>I am writing in support of option 3+, that is a fully CCC controlled recovery.</p> <p>I am deeply concerned about the steady erosion of democracy in the Christchurch area.</p> <p>Q Views on the powers and provisions needed in the new legislation...</p> <p>A The power needed is the power of our democratically elected CCC acting transparently</p> <p>Q Will proposed new arrangements create 'step change' needed to drive business confidence and investment...</p> <p>A No</p> <p>This is the wrong question, and also much too vague</p> <p>First, what kind of investment are we talking about? Big business investment from overseas? A range of predominantly local business investment? Who decides who gets the big contracts? eg recent allocation of house building in city centre did not appear fair or transparent.</p> <p>Second, let us get our priorities right: the city does not exist in order to increase the profits of selected large businesses. It exists to promote the common good, the well being of all who live here. We need investment that promotes the "sustainable, inclusive and democratic city" most of us have stated we want. This includes a central city the people of Christchurch will enjoy and spend time in rather than one catering almost exclusively for wealthier overseas tourists and business people.</p> <p>Q Other changes needed to build confidence and encourage investment...</p> <p>A To date power has been concentrated in central government appointed groups (eg CERA, CCDU, SCIRT) and selected business interests (eg Fletcher, Downer, Ngai Tahu). There has often been little delineation between procurer and provider and little democratic oversight. This type of system tends to lead to inefficiency and an inflation of costs. Massive sums appear to be gobbled up unaccountably. In addition costs have increased by central government foisting unwanted 'white elephant' projects on the city. Democratic control and oversight badly needed.</p> <p>Q ...views on regular monitoring and agency accountability...</p> <p>A All legislation concerning the transition from Cera would probably benefit from going through a select committee process and full examination in parliament.</p> <p>Q Is there a better way to report on recovery issues</p> <p>A Yes, via a fully CCC controlled recovery with input from various areas, such as Christchurch East and Sumner. The CBD does not exist in isolation, it is for all of us and the needs of other areas are linked to CBD needs.</p> <p>Q Other comments</p> <p>A * Central government needs to stop putting pressure on the city council.</p> <p>* The cost sharing agreement between central government and the city council needs to be renegotiated.</p> <p>* Ecan needs to be returned to full local, democratic control as soon as elections can be organized.</p> <p>* Our democratically elected and excellently functioning health board does not need central government intervention.</p>
2150	Email	[REDACTED]	29/07/2015	<p>Dear Friends</p> <p>Volunteering Canterbury wishes to formally register its support for the Submission to the draft Transition Plan made by Council of Social Services in Christchurch.</p> <p>Yours sincerely</p> <p>[REDACTED]</p> <p>Manager</p>
2151	Email	[REDACTED]	29/07/2015	<p>Our Centre supports the submission of the Council of Social Services in Christchurch, Te Kaunhera Kaupapa Oranga Ki Otautahi, on the draft transition recovery plan.</p>

Released by the Minister for Canterbury Earthquake Recovery

2152	Facebook	We received the submission below on Facebook yesterday afternoon and after discussing with [redacted] I think it's best to forward this one to you guys instead of putting it into the spread sheet as it is so long. Let me know if you need any more details.	29/07/2015	<p>Draft Transition Recovery Plan – Written Comments Form Empowered Christchurch Submission on the Draft Transition Recovery Plan Greater Christchurch Earthquake Recovery Transiton to Regeneration (July 2015)</p> <p>The Eastern suburbs have been hardest hit by the earthquakes and their aftermath, so we feel that it is essential to have the Empowered Christchurch involvement in the transition process to "Regenerate Christchurch". Many members of our community face serious day-to-day challenges, such as substandard living conditions and uncertainty about the future of their homes. Many of the services and infrastructure in the area have disappeared or been withdrawn, and for "Regenerate Christchurch" to be successful, resident input is vital. We therefore hope that the Empowered Christchurch can look forward to productive cooperation between central and local authority bodies, on the one hand, and tax- and ratepayers on the other, over the coming years.</p> <p>The Christchurch recovery is now at a crossroads, where we need to look for a way forward and reach some difficult decisions. We also need to look back, since although the past cannot be changed we can all learn from it. In hindsight, it is clear that some decisions taken over the last five years could have been better. We need to make sustainable decisions at this juncture, so that generations to come can learn from our mistakes. Let us remember that our city of the future will be their city of the present.</p> <p>Context and background It is important to look in detail at how the recovery has been handled. We have been dissatisfied with the manner in which communication has been handled by the recovery authorities and also with the provision of and access to information. We feel that genuine community representation is lacking to a large extent: agencies are dependent for funding on local bodies, territorial authorities and even in some cases insurance companies. As a community group, we have frequently been stonewalled when asking questions or raising concerns.</p> <p>The missing stakeholder A series of decisions have been made over the recovery up to now where "all the stakeholders" are consulted but one. The stakeholder excluded from almost every decision has been the homeowner. If political planning is prepared to sacrifice sustainability in the interest of short-term cost savings, the consequences can be devastating for the people affected. Our main concern is that people who were fully insured may end up homeless, facing a lifetime of poverty after 2-3 political cycles. CERA made zoning decisions based on the assumption that individual solutions were available. In fact, individual solutions are not available in some coastal areas. The temporary stop banks along the Avon area are rapidly eroding. Properties have been left below high tide mark on land that has a limited future life. The New Zealand Insurance Council has stated that they would like hazard notices attached to all properties with risks, so that people know exactly what they are buying. Certain areas of land in coastal areas have been identified as high hazard and may disappear as the result of erosion within the next 50 years. The likelihood is that properties on such land will quickly become uninsurable in the years to come, and will not be accepted as security for a mortgage. Until insurance companies, banks are not risk takers and will foreclose on any mortgaged property that loses its insurance cover once hazards have been identified. The potential scenario residents face was highlighted recently on Radio NZ, when Westpac gave farmers in Northland 30 days' notice to refinance, with the alternative of foreclosure on their farms. The 6.2 earthquake under the eastern suburbs on 23 December 2011, after which Lianne Dalziel, Bob Parker, John Key and Roger Sutton all indicated that new zoning decisions might be made, now appears to have been a mysterious event, since the ground shaking measurements for this earthquake have disappeared. This is one example of the lack of open and accurate communication from the authorities referred to above.</p> <p>Seismic risk One thing we can learn from the past is that seismic risk in Canterbury had been underestimated before the earthquakes struck. This is confirmed in a report for EQC in 1991. It is also the conclusion of the Royal Commission in the CTV report. A number of recommendations have been made but not followed. For example, neither the AS/NZS 1170.5 standard nor the New Zealand Geotechnical Society guidelines have been updated. Yet another recovery instrument is the Earthquake Prone Building Act, which is still to be passed by Parliament. As the emergency response part of the recovery is now behind us, we need to ensure sustainability for what lies ahead.</p> <p>Risk acceptance It is the role of insurance companies, the EQC included, to accept the risks covered under their terms of reference/policies and compensate policyholders when such risks eventuate. However, many policyholders in Christchurch have not been compensated for the damage to their homes and lives. These responsibilities need to be faced by the entities responsible. An equitable solution needs to be found for properties with hazards such as flooding that are a direct result of from the earthquakes. In tandem with this, every effort must be made to protect residents from the risks posed by climate change.</p> <p>Future insurability Recommendations to the Department of the Prime Minister and Cabinet (DPMC) from ICNZ include taking a long-view – and requiring local authorities to deny consent applications where a long-term perspective risks from natural hazards will increase. It also recommended the issue of hazard notices for all properties affected. We welcome the long-view but we are concerned that due to the increased risk caused by the earthquakes, future insurance cover will not be available. When the District Plan is made operative the hazards will finally be mapped. Despite the fact that hazards have still not been mapped, we have examples of insurance cover being withdrawn, offered on a monthly basis, and fire insurance being refused. EQC does not cover flooding events, which will represent the largest uninsured risk exposure for Christchurch residents in the future. Homeowners have not had a fair representation in this recovery. The declaratory judgment was a one-sided decision, and in the middle of the proceedings CCC took the side of the EQC. The concerns of the community were not addressed in that judgement. EQC stated that I had not paid for subsidence of land before. In fact, EQC made compensation payments for subsidence after the Waihi ground subsidence in 2001. EQC and CCC reached an agreement to evaluate area-wide solutions for the Avon Estuary, knowing that the current solutions (temporary stop banks) would not suffice. The solution, which is currently being evaluated, is tidal barriers. This solution was previously rejected by the Ministry of the Environment in 2007, and identified as posing the risk of an ecological disaster. This has been done without consultation with the affected people. Meanwhile insurance companies have been settling insurance claims when it is known that the land has a very limited future. The EQC has still not communicated the known land damage to homeowners.</p> <p>NZCPS CERA did not consider the NZCPS when they conducted their planning/zoning. Likewise, the statutory obligations of planning for a 100-year risk were not considered.</p> <p>Access to information Homeowners have been denied access to land information on the basis that the information is commercially sensitive. In fact, they have been presented with outdated information that excludes over 100 earthquakes. These facts have been brought to the attention of CanCERN, EQC, MBIE and Council. There is still no explanation for why these documents have not been updated and are still being presented as current. The EQC stage 3 land report dates the last earthquake as occurring in June 2011. Yet we experienced over 100 earthquakes of magnitude 4-6.2 after that, most of which struck under the eastern suburbs.</p> <p>CERA, Briefing to the incoming minister The CERA Briefing to the incoming Minister, October 2014, states the following: "As reconstruction continues over the next 10 years, a greater focus on developing and realising the vision for greater Christchurch is needed to ensure that long-term recovery is self-sustaining." "The eastern suburbs of Christchurch city, which suffered the greatest housing and land damage in the earthquakes, are now experiencing greater rebuild and insurance complexities. The residents of these areas, many of whom have pre-existing vulnerabilities such as low incomes and/or a disability, are experiencing a more challenging recovery than those in other areas of greater Christchurch." Other issues may complicate claim resolution, such as where owners have cash settled and will therefore have to manage potentially complex rebuilds or repairs themselves in a period of cost inflation. Under-insurance and/or deferred maintenance may mean some owners face funding shortfalls and need to make additional contributions to complete rebuild or repair. Helping owners understand their insurance policies, rights and obligations relating to property ownership and technical aspects of their repair or rebuild is the preferred approach to resolving claims and reaching flexible solutions that meet the individual needs of the parties. CERA will therefore continue to support owners to facilitate faster resolution of insurance claims through supporting the Residential Advisory Service to provide independent information, technical advice and facilitation." The residents in the Eastern suburbs were no less insured than anyone else in the city. In fact it has been identified that there was more underinsurance in the western part of the city.</p> <p>Indemnity/accountability Indemnity insurance is a priority for the recovery authorities. The only problem is that with full indemnity cover there is no accountability. Without accountability unsustainable practices can take place. CERA Community Forum The CERA community forum is one of the administrative structures whereby the Minister is expected to receive input from the community. Our experience when serious matters are brought to the table of this organisation. The minutes from the forum were not published until an OIA request was lodged six months later. The issues brought up were written off as a misunderstanding. The concerns pointed out to the forum are reflected in the results of a recent MBIE inspection of 14 properties, where 13 of them failed. The root of this problem was presented to the CERA forum in June 2013. Large sections of the minutes of the forum have been blanked out, which does not instil confidence. In short, we do not see that the forum is serving its intended purpose. (see Chapter 3 for more information)</p> <p>Future insurance is a crucial element for the residents of Christchurch. As current legislation stands, large parts of the coastal areas in Christchurch face a future without any insurance cover or mortgages. The legislation powers should be used to enforce minimal low-cost insurance availability. If that cannot be achieved, rezoning needs to be considered. The EQC does not provide cover for flooding unless it is caused by another disaster. It may also decline cover for a hazard that already attaches to a property (Section 72 notification). In turn, insurance companies may reject a claim for hazard damage that has already been rejected by the EQC. This leaves property owners totally exposed to natural hazard risks. A recovery that leaves fully insured people in this position cannot be considered a successful recovery. Legislative powers need to focus on sustainability and consider that people's lives are being planned for. Planning and decision-making that only takes the perspective of a political cycle can be very damaging for the city. The community will always elect representatives for long-term planning. However, politicians focus on 3-year planning cycles, since they cannot be sure they will be in office after the next election. Council, on the other hand, can take both approaches. The important balance there is between the Council and community leaders the better the balance will be between short- and long-term approaches to issues. Legislation should not be a law to delay sustainability simply in order to reduce costs. Christchurch hazards have been mapped by both ECan and CCC. According to the RMA 86(B) (3)(a), any notified hazard relating to water in coastal areas must be implemented upon notification, including the increase in the finished floor level (FFL) to 12.3 m above the Christchurch City datum. Council has informed homeowners that the hazard maps have not become operative because the district plan was passed by an Order in Council. As a result of this, residents have been denied sustainable planning and left at risk. It appears in this case that the legislation is obstructing sustainability, and any future legislation needs to consider this danger. We suggest that homeowners be provided with financial subsidies, including legal assistance. We propose the independent election of 5 individuals by the communities who would have the role of assisting with negotiations, submissions on laws, bylaws, plans and other instruments of the recovery. 2. Do you think that the proposed new arrangements for the central city will create the "step-change" needed to drive business confidence and investment in the central city? (see Chapter 5 for more information) Yes No Why or why not? We fully support the idea of a Christchurch City Council-led recovery approach, with the Crown in a role of close cooperation. With the active engagement of community leaders, we believe this is the best solution, and the only way to restore the trust required to re-unite the city and move it forward. We cannot change the past but we can plan for a better future. Community engagement, sustainability and transparency are key components for success. Without these, there is the potential for the city to fragment and for serious conflicts to develop. The "too-hard basket" is overflowing and needs to be dealt with to avoid public unrest. We believe many aspects, such as a one-stop shop for resource consents and building consents, would help simplify processes. The long-running disputes over insurance claims must be resolved, and homeowners' rights honoured. After nearly five years, a duty of care is owed to those affected and still suffering. One-sided arguments at the expense of the homeowner must stop. We are extremely concerned about the potential for "regulatory capture". This concern also extends to the well-funded central and local government training of selected "leaders in the community", and to other agencies such as RAS, which are mainly funded by the insurance industry. In far too many cases, there has been an absence of open and transparent communication. Independent and unbiased action in the interests of the communities affected are required from all such bodies and entities. Empowered Christchurch has no representatives in this selected leaders group. 5.5 We are in favour of CCC endeavouring to attract private investors with the support of central government. We suggest that successful businesses in Christchurch should also be given an opportunity for input here, or encouraged to open up their networks. Investment by greenery industries could strengthen local successes. The business connections are already in place. 3. Are there any other changes needed to build confidence and encourage investment in the central city rebuild? The intention is to attract foreign investment to the city, added facilities are needed. For example, there is a serious lack of swimming pools and saunas in Christchurch. This is a fundamental facility in most cultures, Christchurch can excel in this field and utilise the unique greenery and natural attraction of the red zones. We fully support tourist and visitor attractions such as the Eden Project. "Christchurch – unique – green and clear".</p> <p>4. What are your views on the proposal for regular meetings and public reporting on priority areas in order to hold agencies accountable for addressing recovery issues? (see Chapter 8 for more information) Independence on the part of recovery agencies and the honouring of the provisions and specifications in insurance contracts is a vital part of the recovery (cf. regulatory capture risk mentioned above). The briefing to the incoming minister illustrates how these aspects have failed. In December 2012, CERA published the TC3 Residential Rebuild Booklet. This is an extract from page 17 "Home owners should note the fact that most insurance policies in place at the time of the earthquakes will cover the cost of building consent requirements to raise finished floor levels to meet standards set in the Building Act. Insurers will continue to work productively with the Council, EQC and other agencies to provide best outcomes for policyholders. EQC and Insurers are working to prioritise the claims of vulnerable groups in the community." Considering the number of properties still sitting below high tide after the earthquakes, this indicates that something has gone wrong in the recovery and that original principles have been abandoned. Empowered Christchurch has reached an agreement with Council on a letter that protects the rights of vulnerable people. We suggest that issue of this letter is made mandatory for anyone seeking assistance from the RAS service.</p> <p>5. In your opinion, is there a better way to report on these recovery issues? We believe that, as regards residential recovery, monitoring should extend to code compliance certificates. According to figures published in 2014, only a fraction of repairs/rebuilds are completed with the issue of a code compliance certificate. To conclude the work to the required standard, someone must pay for the code compliance. Leaving things as they are could have serious negative consequences for the recovery and for the city as a whole. Any other comments At the beginning of the recovery, the city's residents trusted blindly in the authorities. People had learned to expect government and the authorities to do the right thing for them and treat them with care and consideration. Some people of Christchurch have now lost this blind trust, and frustration is building up. It will take significant efforts to reverse this erosion of confidence and stem the build-up of anger. To achieve this, there needs to be access to complete and accurate information, transparency, engagement, sustainability, fairness and care. Let us remember the much-quoted assurance from the Prime Minister in 2011: "On behalf of the Government, let me be clear that no one will be left to walk this journey alone." New Zealand will walk this journey with you. We will be there every step of the way. Christchurch: this is not your test, this is New Zealand's test. I promise we will meet this test." Empowered Christchurch calls on the authorities to live up to this promise. After nearly five years of "emergency response", where sustainability has been sacrificed in the interests of speed, we can assume that this phase is now behind us. We see no reason why this period should be extended until April 2016. Lessons must be learned from the past. It is time to move into the restoration phase. Once seismic and building standards are corrected, and risks are notified, mapped and accepted, sustainability will be assured. We need a city that is driven by the people that live in it, and enabled by a bureaucracy that accepts and mitigates risks, rather than transferring them to the most vulnerable of its residents.</p>
2153	Email	[redacted]	29/07/2015	<p>Dear Sir/Madams</p> <p>I would like to submit in support of the Christchurch City Council's feedback on the Draft Transition Recovery Plan July 2015. In particular the principals approach taken by the CCC and the emphasis on public participation in the regeneration of Greater Christchurch. Community Engagement is Paramount I also agree with the principal that decisions made about Christchurch should be made in Christchurch. As a first step any select committee hearings or discussions about the current Draft Transition Recovery Plan (or any other decisions) should take place in Christchurch to encourage civic engagement in the process and greater transparency. Currently I, and I believe many other Cantabrians, have a massive lack of confidence in central government rebuild authorities and need to be empowered through a locally-led recovery. This means having ground-level community representatives actively involved in discussions and decisions regarding the outcomes. The people who live in the community know their communities more than anyone else, and most often know what will work best for them and their own recovery. Please have us involved and directing our own futures. We are adults. We are educated (quite highly some of us), we are responsible, we are willing and we are more than able. We want our communities to be for our children, and our neighbours so that we may have a happy fulfilling life that we determine, not what is prescribed to us by a government authority. We want to be listened to (Share an idea was FANTASTIC) and our visions and input to be acted upon. Constant Review is Necessary for Excellent Outcomes Furthermore, three years on from the development of the Blueprint for the Central Christchurch the new entity Regenerate Christchurch should take the opportunity to review the blueprint. As with any business decision, regular reviews of plans and objectives makes for good business outcomes. We need to check that the blueprint still meets the needs of this ever changing and dynamically evolving city. With the level of investment at lower than expected levels and changes in timeframes, it makes good business sense for the recovery partners to ensure the plan is still fit for purpose. Surely this can be done in a way that does not impact current planning and building by private developers, and can give confidence that any investment in the city is worthwhile, and an exciting opportunity. Thanks you for this opportunity to be heard. my kind regards [redacted] Christchurch 8022</p>
2154	Email	[redacted]	29/07/2015	<p>I would like to submit in support of the Christchurch City Council's feedback on the Draft Transition Recovery Plan July 2015. In particular the principals approach taken by the CCC and the emphasis on public participation in the regeneration of Greater Christchurch. I also agree with the principal that decisions made about Christchurch should be made in Christchurch. As a first step any select committee hearings or discussions about the current Draft Transition Recovery Plan (or any other decisions) should take place in Christchurch to encourage civic engagement in the process and greater transparency. Three years on from the development of the Blueprint for the Central Christchurch the new entity Regenerate Christchurch should take the opportunity to review the blueprint to check that it still meets the needs of the city. With the level of investment at lower than expected levels and changes in timeframes, it makes good business sense for the recovery partners to ensure the plan is still fit for purpose. This can be done in a way that does not impact current planning and building by private developers, and can give confidence that any investment in the city is worthwhile.</p>
2155	Email	[redacted]	29/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. We elect a city council for a reason, we did not elect the govt to run our local bodies and make decisions that have not been shared or discussed with the community as a whole. Democracy has been dismissed by the ministers and its agencies eg Ministry of Health reneging its funding agreement, Cera refusing to listen to the people who live and work in the areas. SO far ALL I see is our Govt officials being bullied by big businesses eg insurance companies demanding adjusting the seismographs so claims are less. CERA promised so much and it has yet to deliver. The PEOPLE who LIVE here need to have more say, recovery of the mind can take 10 years the planet forever what's the rush???</p>

2156	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. The government needs to step back and stop taking chch's recovery money for other cities
2157	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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2160	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. A classic example was Christchurch Town Hall. For some reason, Mr Brownlee did not want CCC to restore this iconic building despite a professional advice and local opinion in favour. Christchurch values government support, but not interference in decisions which properly belong to the council and residents.
2161	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. I believe that the present Government has paid scant lip services to the needs of Christchurch people. Democracy has long left down and its high time it was put back. Leadership and consultation needs to be put back with local communities and the democratically elected council. Bullies such as Brownlee need to be kicked into touch.
2162	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
2163	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
2164	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Chch belongs to the Chch people and they have to live with the consequences. Leave them to control their own destiny and keep politicians out of it.
2165	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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2170	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. We are the ones who live here, we know this place and what we need. It is time that we were empowered, we need to be able to proceed without the hindrances placed on us by "foreign powers"
2171	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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2174	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. I support you all the way.
2175	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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2177	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
2178	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. We live in a democracy which means we have a right to have our views known and to elect those who will best represent our views to govern the community in which we live. I accept that the government has a role to play in that it is providing most of the funding but, as I see it, in a true democracy, it's role is to approve or reject the projects it is being asked to fund but NOT TO INITIATE them. Christchurch was developed by the people who settled there, not by a central government in Wellington. It should be redeveloped by the people who live there now.
2179	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Time for a new leader. Gerry Brownlee means well but simply does not have the experience to do this complex role. He is not inclusive and a collaborator by nature. Central government has too much say. Time for our city council to be left to step up along with an advisory board made up of people with Relevant experience in rebuild matters. Cera is too inward looking filled with PR consultants on the train. We the public feel like we can only watch this train wreck happening from the sidelines. We really want to be involved. Central govt let it go please
2180	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
2181	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. While it is agreed that the Government has made a substantial, albeit, contribution financially to the recovery and rebuild of Christchurch, that contribution remains relatively small in the context of insurance claims plus Philanthropic donations plus Ratepayer and Citizens contributions in cash and kind plus Voluntary Effort. It must also be remembered that Christchurch Citizens and Ratepayers are also Taxpayers so therefore contributors to the Government's investment in Christchurch's Recovery. The Government, CERA, CCJU and the Minister have to date overlapped their hand with respect to influence over the nature and direction of the rebuild. The consequence has been a loss of local democracy, confidence in Leadership relating to the rebuild, trust and opportunity. The success of next stage in the recovery is dependent on rebuilding trust and confidence in the rebuild. To achieve this it is essential to pass the mantle of leadership back to the Christchurch City Council and the communities that make up Christchurch. The most critical element to rebuild trust is to remove the Ministers power of Veto over local decision making.
2182	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. I have lots of friends in Christchurch, they tell me they have so many people who are still living in sub standard freezing conditions and getting nowhere. It is time for Christchurch to make their own decisions on the most important issues that face them.
2183	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. I just wish for all those affected in the earthquakes, that the recovery can be sorted out quicker for them all, and no more issues with insurance claims etc.
2184	Email	[REDACTED]	29/07/2015	There is no valid economic or political reason why the residents of Christchurch and Canterbury cannot manage their own affairs. The depositing of ECAN and the subsequent on-going denial of the same democratic rights that other New Zealanders enjoy, and the granting of exceptional powers to CERA might be justifiable and forgivable if the region and city AS A WHOLE had benefited from it. They have not. It is beyond time for the government to step back and let the people of Christchurch and Canterbury manage their own affairs.
2185	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. I believe the local government authority in partnership with citizens and community organisations hold the key to an inclusive and successful regeneration of Christchurch. The recovery will only work for all people when all citizens are invited to participate in the decision-making, facilitated by the local city council with support and resource from central Government if required.
2186	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. 1. Leadership must display a number of attributes, but a key one after a disaster is compassion. Compassion is not evident in the current model of leadership. Neither is partnership. 2. The recovery cost goal posts have been shifted, and the cost of the recovery is being decided by others and then lumped on the locals. This is unjust. The cost of living here will become impossible just looking at the rating plan alone. 3. Morale can be lifted by warm leadership that shows it is listening, and that displays that it has a heart. 4. How can Gerry Brownlee seriously say that we cannot expect our roads to be smooth again after all we have been through? Has he been shafted by his cabinet colleagues? 5. How hard can it be to insist on a 'can-do' attitude to be promoted among planners, decision makers, leaders? 6. The insurance industry has had nearly 5 years of playing fast and loose, doing it on their own terms, and STEALING equity from people as they screw down rebuild costs and apply FALSE MBIE standards on house repairs. How can this be allowed to happen to our precious elderly and our vulnerable poor or our unwell or pressured post quake strugglers? This is not the country and these are not the leaders that I expect in a fair, democratic, egalitarian country that I foolishly thought New Zealand was. "No one will be worse off because of the earthquakes" is a quotable quote that I will never forget. It has not happened. This takes me back to my first point. Where is the compassion in our leaders?
2187	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
2188	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.

Released by the Minister for Canterbury Earthquake Recovery

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2190	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Gerry Brownlee's huge weight caused the earthquake.
2191	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
2192	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
2193	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. It is time to hand the power back to us so we can rebuild ourselves in ways we know best.
2194	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. For the City to rebuild we need cooperation, collaboration and community not "command and control"
2195	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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2197	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
2198	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Locals who live and work in Christchurch understand the city's challenges and are committed to the rebuild in ways that only residents can be. These people have the right to be involved in the decision making process as the places they live, work and play are redeveloped. These decisions will affect their lives for generations and deserve to be made democratically so that residents can determine their own future, rather than being dumped with a future any minister or government agency thinks best.
2199	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Democracy means representation by the people, for the people. This frighteningly anti-democratic, secretive Government is denying Christchurch people their basic rights.
2200	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
2201	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Now is the time to get our city back!!! This rebuild needs to be run by and for the people of Christchurch.
2202	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
2203	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Far too much money has been spent on the duplication of processes, endlessly repeated and uncoordinated inspections and travel, accommodation and other inflated expenses for out of town officials and inspectors.
2204	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
2205	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Understand the need originally to have an "overview", but the numerous delays, revised timelines, etc., are stalling what should have been an exciting redevelopment of the city. Not living there now, and we only moved for work, NOT because of the earthquake; every time I return it is sad to see there is only part redevelopment, and mostly in private hands, i.e. Victoria Street, look what has happened there where the "people" have the say! Return Christchurch to the people! Soon!
2206	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. The citizens of Christchurch should have the largest voice in the direction that the rebuild takes. Gerry Brownlee was elected as the MP of one electorate within Christchurch, but not as the representative of Christchurch as a whole. Consultation processes on the rebuild can more or less be vetoed as it currently stands, and not only is that anti-democratic, it actually means that intelligent, well-reasoned critiques of aspects of the rebuild are missed out on.
2207	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. I would like to see a true engagement process between authorities, people and communities based around the ideas of co-creation not just more of the same PR based 'consultation' exercise.
2208	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
2209	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
2210	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
2211	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. It's our city and our community and we need to be able to lead its recovery. Democracy needs to be restored to Canterbury, hold Ecan elections now as well please.
2212	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Christchurch City Council and the people of Christchurch should be the ones in charge of the rebuild, not the government pushing their questionable agendas. We demand to return to a democratically run local government and bureaucracy.
2213	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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2216	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
2217	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
2218	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
2219	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
2220	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. I am from Christchurch and my whānau still live there. I believe that the local community is excited about the opportunities that the rebuild could bring, and are capable of making decisions that are in their own best interest.
2221	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
2222	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
2223	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. The people of Christchurch should have the say about the recovery. CERA has been a disaster - destroying the whole fabric of our city. We need the CCC in charge. They may not be perfect but at least we voted for them!
2224	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. I totally agree with Christchurch rebuild should be handled by locals in the next phase.
2225	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
2226	Email	[REDACTED]	29/07/2015	I support Option 3. I would point out that the submission time had been unreasonably brief and would request that a reasonable extension be granted. I would also request that the Select Committee hearings be held in Christchurch. I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
2227	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
2228	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. I believe that it is vitally important for local groups, communities and citizens to create the city they want to live in. We have elected our councillors to do this job and it is not right that the government can step in and take away our right to make decisions which affect our communities.
2229	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
2230	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Christchurch has been managed by a dictatorship, a completely over-the-top response by those in government, which has effectively blocked locally led recovery. If this occurred in any other country the NZ government would very likely have considered imposing sanctions or other diplomatic pressure on that dictatorship. There have been many local protests against this which have been disregarded and overruled. This level of interference and suppression in civic life has no place in New Zealand.

2231	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
2232	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. The people of Christchurch matter - they were here before, have endured so far, and will be here long after a select group of individuals who have been given authority to call the shots have gone. Give us a voice, give us responsibility, give us the resources we need to rebuild our city ourselves.
2233	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. The community are doing a better job, and it's what they want.
2234	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
2235	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Give Christchurch back to the people of Christchurch!
2236	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. There is a tradition of top-down government in Aotearoa and it is a feature of authoritarian, regressive governments, not of democracies. People who are quite willing to obey the laws of the land are hurt by having mana in local decision-making taken away from them by an invasive central government. As long as local decisions do not harm people or other animals, freedom should be given to localities to shape their destinies. I was a victim, myself, when the amalgamation of Auckland-area cities was rushed through Parliament under "urgency". I soon left Auckland.
2237	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. The results of CERA control of the rebuild speak for themselves. Outside their zone of control progress is slow. Inside their zone, delay after delay. The new transitional body promises to be more of the same. Local democratically elected leadership is needed to lead the rebuild, assisted by government and responsive to the wishes of its citizens. We the citizens need to have a say in how we progress, what anchor projects are needed and when, and how the rebuild will be financed. If this sounds suspiciously like democracy then that indicates that what we have at present is not. I can think of no good reason to continue with the current bad model or a modified bad model. I support option 3+ Martin Meehan.
2238	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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2244	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Local Government is one of the foundations of democracy in New Zealand. Self-determination is important to the vast majority of the communities in and around Christchurch. It was important for the (central) Government to step in at the time of the earthquake, but the emergency is well and truly over. Cantabrians want to and need to be able to decide on and ultimately shape their future.
2245	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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2250	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Christchurch people have not been in charge of their own destiny for too long. We have had limited opportunity to give feedback or participate in the decision making processes which will shape our city for decades to come. There isn't any need for government control of this any longer, the emergency has passed. International research indicates that we are far more likely to successfully rebuild our city when this process is driven by the community that lives here. We know what we want and need. If the next step in our recovery isn't managed by people with a vested interest in our city then we will end up with the 'Hope and Wire' version where outsiders tell us who we are and what we need. This will delay the psychological recovery of our community.
2251	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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2254	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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2258	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. International studies have shown that "top down" strategies are less successful in making positive solutions for reviving local communities. The Christchurch rebuild has been led by locals with knowledge, drive, and belief in the cities future. It is essential for the community to be in control of its own destiny. The Anchor Projects were proposed to instill confidence in CBD investment, but the lack of progress with them is now having the opposite effect. It's time to move on.
2259	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. We locals need the ability to develop a low carbon, sustainable urban environment which takes climate change into account. Central government are demonstrating their lack of leadership on this.
2260	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Gandhi argued that the means are inseparable from the ends in his theory Satyagraha. If we are to regenerate a flourishing and democratic community in Christchurch, we can only get there by using a democratic and inclusive process. 'Regeneration' is by its nature a process of self-renewal. It is something that an entity does, rather than something that can be imposed upon from without. If we are not involved in the actual process of regenerating our own city, then the final outcome will never be our city. If it is not our city, then we will have lost our community and our identity. These are vital and the point of our civil society, and no amount of fancy looking buildings or rich businesses can pass by make up for that loss.
2261	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. I support this absolutely. We need a mix of Council working with community and local people. Government should stop trying to control things. We elect local people to lead local issues. We are missing out on opportunities that could have made Christchurch different.
2262	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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2269	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. That's how you can bring the HEART back in this city!!!! A true connection between Christchurch people and their home.
2270	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. I've grown up a Canterbury boy and would like to see a distinctive Canterbury "capital" city. Secondly I'm really keen on local democracy so locals can have but it what they want, without central government having veto rights over it. Lastly I am really keen to see a viable walkable and cycleable city that has really good public transport and is not bighted by being so car dominated as it was before and as the government would like it to be again.
2271	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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Released by the Minister for Canterbury Earthquake Recovery

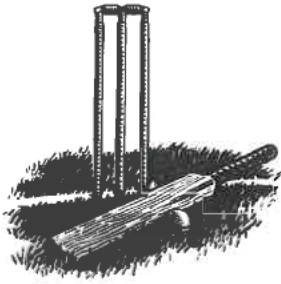
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2274	Ema I	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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2276	Ema I	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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2278	Ema I	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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2286	Ema I	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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2288	Ema I	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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2294	Ema I	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. These small groups will tend to be more invested, specialised and agile in dealing with their part of the rebuild than the government can be.
2295	Ema I	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Central government's leadership of the recovery has kept the people of Christchurch out of the recovery of our own city. We are physically kept out of the residential red zone land, and we have been denied a say in how our rates and taxes are to be used in rebuilding our city. The views of local people have been routinely dismissed by the Minister, and huge amounts of money have been sunk into central city anchor projects with no clear business case or actual progress nearly 5 years after the first quake. This structure and planning process that was established to enable a speedy recovery has resulted in just two (not-yet) completed public buildings identified in the transition plan, while blocks of the central city remain empty, and the only investors are local anyway. The Blueprint removed the opportunity for many more willing local people to contribute to the redevelopment of the city through the land buyout process. The opportunity to have a say on the Draft Transitional Recovery Plan is a welcome step towards local involvement in the city's recovery. However, this transition is meaningless if power is still concentrated in one person who can stand against the wishes of the residents of this city. I do not support the retention of rebuild control by the Government. I do not support the proposal that decision making about the future of the residential red zone should be driven by advice from a business unit in the Prime Minister's office. The draft plan appears to frame the future of the residential red zone as a purely economic issue, when it is much more environmentally and socially complex than that. I support the work of the Avon-Otago River Network in that area. If central government has plans for the residential red zone that could be served by a business unit in the Prime Minister's office, then they should be communicated to residents. I would like to see the CDB given a stronger partnership role in the recovery of Christchurch, given their significant work in mental health support here. For all the references to psychosocial wellbeing in the plan, I do not believe it recognises the serious mental health issues faced by many people in this city. Psychosocial wellbeing can best be supported by the local health organisations that have been part of this process all along. Psychosocial wellbeing will also be supported by returning control of the Christchurch recovery to the people of Christchurch. The city needs to be understood as an integrated whole, including all of the suburbs as well as the centre, and particularly the eastern areas that have been so poorly served by the 'recovery' process so far.
2296	Ema I	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. It seems clear to myself, and many of my peers, that the Christchurch recovery is both very slow, and focussed on things that the average citizen neither wants nor needs. A new convention centre? A new stadium? While the CBD struggles and dies amidst broken buildings and empty lots. That still today, several years since the earthquakes, one can walk through the centre of town and still see fenced off streets and builds, is incredible. And new buildings that are being built seem to largely be corporate head-quarters that will not bring the life and vitality back into the CBD that it so desperately needs and so richly deserves. Local governance in Christchurch has been assailed by central government enough. It's time to move back in the other direction.
2297	Ema I	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. With the emergency powers that the central government took it has had ample opportunity to have a decent crack at rebuilding Christchurch from the ground up in the past 4+ years. One would reasonably have expected that they'd have fixed the sewerage system, fixed the roads. This is basic stuff these are the foundations of modern civilization and in turn the foundations of a functioning modern society. In an event of this magnitude it's understandable that these things take time. I would think nothing of it if these basics hadn't
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2300	Ema I	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. The people of Christchurch have suffered enough without having to wait any longer and be TOLD what will be built and by whom and where. Hand it all back to the people of Christchurch for them to have their say at what is what and where goes where. The Government will not be living in the City apart from one who has done nothing except mouth off and praise himself at how good he is and just how much the Government has done. " NOT". Let the people decide and rebuild the City they want. I am sure these people know how they would like the new City to evolve so they can rebuild a city they can be proud of. To many big wigs having their say without any consultation with the people who matter. Don't waste their time and their money with all this stalling let them rebuild their way with your help but do not interfere with their processes and their choices in doing so. These people are very capable people who have lived there and know what they want.
2301	Ema I	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. I am concerned that Christchurch city council seems to be under pressure to sell assets to fund the rebuild. That is not ok. Meanwhile in the rest of NZ, huge sums are being poured into what is elephant high emissions transport infrastructure. I would like to see Christchurch people shape their future so that they have the best low zero emissions infrastructure in NZ, so that there is a silver lining to the earthquake rebuild. I also hope the city is rebuilt with possible sea level rises in mind, so that future adaptation costs are minimised at least for Christchurch. Most of all, I hope that the most vulnerable people have priority for warm safe affordable housing. There should not be squatters in Christchurch - everyone deserves a warm safe roof over their head, regardless of income level or health need, including addiction. This is a really important chance to make Christchurch a people-centered fairer city that's well-placed to cope with climate changes and the need for rapid emissions reductions.
2302	Ema I	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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2307	Ema I	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. People need to be empowered to make the decisions which affect them.
2308	Ema I	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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2310	Ema I	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Communities should be able to decide their own course without directionless spending foisted on them from Wellington.
2311	Ema I	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. The locals and communities know what this city needs and that can not be decided by outside parties - as has been shown over the years since the earthquake. It is time for the power to be returned to Christchurch
2312	Ema I	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. I'm told there's been a lot of delays from the ministerial rule.
2313	Ema I	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. get rid of the convention centre leave Victoria square alone & leave rugby with Addington thanks. more mixed use in cbd.

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2314	Email	[REDACTED]	29/07/2015	<p>support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>CERA was set up because the Council was regarded as being inept / incapable of leading the recovery. Five long, bitter, frustrating years have shown that ineptitude was a CERA speciality. Still no resolution on the Cathedral - blame CERA. Still no integrated transport plan - blame CERA. Still no district energy scheme - blame CERA. Christchurch not represented at the Pope's gathering of sustainable cities - blame CERA. We have a perfectly functional council that we actually voted for plus a bunch of self-appointed jobsworths who have not met ANY of the ambitions we set ourselves as a city. Time for CERA and Central Govt. to get out of the way!</p>
2315	Email	[REDACTED]	29/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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2318	Email	[REDACTED]	29/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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2320	Email	[REDACTED]	29/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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2322	Email	[REDACTED]	29/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The emergency powers afforded to the Canterbury Earthquake Recovery Authority are no longer needed. They most definitely should not have jurisdiction in the planning of our future city. CERA was a throw-together of a bureaucracy that served a purpose in times of emergency, of which I am undoubtedly grateful, but its work here is done. The rebuild belongs to the residents of the city.</p>
2323	Email	[REDACTED]	29/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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2326	Email	[REDACTED]	29/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Because the current state of affairs is quite obviously not working and the people of Christchurch deserve to have opportunity of helping themselves. It is after all, their city and their future.</p>
2327	Email	[REDACTED]	29/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I would like predictions / interests made public about how this new structure is going to impact on the Chch Replacement District Plan - eg w/ government over-ride local agencies in aspects of this plan and if so how. (especially in the future use of the red zone).</p>
2328	Email	[REDACTED]	29/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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2331	Email	[REDACTED]	29/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Whilst I do not have first-hand experience of post-quake Christchurch, I watched with interest many of Campbell Live's exposés and felt for the people suffering from loss of home and possessions. Not only had they everyday issues to contend with but many were unable to access insurance claims or had conflicting amounts given them by EQC and their insurance companies. Others were having to pay rent on properties which were uninhabitable whilst trying to obtain somewhere else to live. I believe that a locally led recovery programme would be much more likely to have empathy with the community affected. Yours sincerely</p>
2332	Email	[REDACTED]	29/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The people in Christchurch are living with the reality of the destruction every day. They are the only ones that know what we need and how we can maximize our potential.</p>
2333	Email	[REDACTED]	29/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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2335	Email	[REDACTED]	29/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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2337	Email	[REDACTED]	29/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I think the recovery now needs to be led by the Council under true democratic process but I also strongly believe the government needs to give advice and more financial support for our heritage and infrastructure, as promised by John Key straight after the first quakes. I am most upset in particular that so much of our respected and loved heritage has been needlessly destroyed and I strongly believe the dreadful and undemocratic Section 38 needs to be given the boot, as should have happened years ago. Un like some others I do believe that the stadium and Convention Centre projects should go ahead (on the proviso that the heritage buildings around the stadium are incorporated and that there is thought about how a stadium can service the community in other ways too) and wonder why these have not already been delivered as promised in the 'timeline of certainty' I can't understand why CERA would be upset that the Town Hall is to be fixed, as it is so very close to the Convention Centre site. I do have reservations about that particular site taking up so much room - will it really help to revitalise the Square? For locals as well as tourists? Would it be better to locate it off-centre? Often the type of shops in and around Convention Centre are only cater for high end tourism. How about a movie complex in the Square as well? Lastly I'd like to add that I think Gerry has been vilified too much. He has not had an easy job and it must be so very difficult to please everyone. However I reiterate that I am devastated about the lack of Cera and CCUDU support for heritage retention. I view this as shameful and believe it will be documented as such by future generations. It needs to stop NOW. The Anglican Church (MY church, sadly) has also had an appalling attitude to this. I believe the plea that Bishopscourt needs to be pulled down because an older person could have problems negotiating the ramp etc is ridiculous and a smokescreen for the fact that the CPT want to get rid of yet another older building for financial gain/savings.</p>
2338	Email	[REDACTED]	29/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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2340	Email	[REDACTED]	29/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
2341	Email	[REDACTED]	29/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I strongly condemn the destruction of our heritage under Section 38 and want this gone from any future legislation. If a heritage building is to come down I must be considered and consented under due democratic processes. We have lost far too much of the character of our city and are replacing it with replicated 'boredom' over large areas in the case of many new buildings. This is shameful and a blight on the earthquake recovery processes put in place by National - which promised us so much and made us feel our ideas would be incorporated. I do believe the Government still needs to be involved but in an advisory, supportive role. I also think more money needs to be directed to Chch for our roading infrastructure, Health Board (which has done a fantastic job) and for heritage retention. In particular the Cathedral must be restored at all costs!</p>
2342	Email	[REDACTED]	29/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
2343	Email	[REDACTED]	29/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The rebuild should be about the people neighbourhoods and community not so idealized concept thought up by seat shiners in an ivory beehive and leave the eastern red zone for parks and walk way from the city to the sea</p>
2344	Email	[REDACTED]	29/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I would normally write a long and detailed submission. At the moment I am trying to finish my quake replacement home. I am thankful for all the community organisations such as Option 3 and 350.org which have provided excellent analysis and suggestions. Please consider this my portable for your suggestions. Share an idea made clear that the people of Christchurch wanted an environmentally friendly and responsive city. A 21st century city where people live conveniently close to their work, schools, shopping and entertainment. A city where bicycles and public transport are the favoured modes of transport. The Accessible City Plan created at the top and decreed did not implement Share an Idea. The many anchor projects are not well thought through, affordable or even, in some instances, sensible and desired. The Accessible City Transport chapter is a disaster. Prioritising motorised vehicles with pedestrians and cyclists left to make their way through the mess. Photo opportunity blocks of separated cycle ways with poor connections to existing or future cycle networks. Public consultation was essentially ignored as I did not fit well with the predetermined plans. The LURP is a boon for developers who find that brown field opportunities are ignored in favour of their green field holdings. Too bad for CCC and ratepayers who will be stuck funding the infrastructure for an ever sprawling Christchurch. Even worse for those who buy into the new developments only to find they spend whatever may have been 'saved' spent on petrol and hours behind the wheel while stuck in congestion. One can hope central government will now bow out, mindful of the damage they have done and sincere in their claim that they wish to help with the rebuild. The quakes have imposed massive financial demands on Christchurch. Yes, Christchurch will and does need financial support. Not asset sales, nor ever increasing rates. Actual financial support from the central government of the country of which we are a part and have contributed to for decades. CCC is up to the task, as is the local community. Political egos, the debacle of EQC, the unregulated pilaging of vulnerable insurance policy holders, the slow non recovery in the central city, favoured contractors gaining key projects, these are what we have learned to expect under central government rule. It has been far too much and far too damaging to a city and community already weakened by years of quakes. It is time to actually support the locals and let us get on with rebuilding a city in the way which meets our needs.</p>
2345	Email	[REDACTED]	29/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The people of Christchurch need to be given back control of their city. It is nearly five years since the earthquakes we no longer need Government intervention in the running of the city. Local communities know the needs of the city more than politicians in Wellington.</p>
2346	Email	[REDACTED]	29/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>No one knows more than the community what it's needs are, therefore it makes sense to have the community decide what is the best course of action to take to ease their burden</p>
2347	Email	[REDACTED]	29/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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2350	Email	[REDACTED]	29/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The new locally-led recovery would need to review Anchor Projects to see what is not needed or ones that are unaffordable.</p>
2351	Email	[REDACTED]	29/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>There is a lot of recovery work to do in our community's and this will only get done with community involvement, so the recovery should be driven by community and groups within it.</p>
2352	Email	[REDACTED]	29/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>It my city, and I want what is best for my city, so I want its rebirth planned locally, not by someone from another part of the country, so much has been promised, but little delivered, and I feel that when any complaint is voiced, we are shot down with bully tactics. OUR CITY< OUR WAY</p>
2353	Email	[REDACTED]	29/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>

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2355	Email	[REDACTED]	29/07/2015	Once local communities agree on standards they will work to, then they are the best situated to decide their future. Independent advice is essential, but it's the locals who decide. I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
2356	Email	[REDACTED]	29/07/2015	I have listened and watched the media cover noticeably John Campbell show on TV3 since the quakes started. I volunteered after the Feb quake to support people and spent a week in Christchurch. I think it's time for the politically business focused National party puppets to be kicked out of town and government. Let the people of the city control their own destiny via their own vehicle of choice. Jerry Bromlie has shown who he represents. While the people suffer - Good on you Jerry you have shown your worth to the people I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
2357	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. As being in construction the red tape is terrible and could be over come so much faster having to wait 10 working days for a prestop inspection is B/S. Also the Roads the Rates have and will keep on going up so fix the roads this band aid thing is gone the ruff roads in Christchurch and roading delays in the Suburbs "is terrible it causes road rage we see it every day" The east side what a Bloody mess. pages road has been dug up and up in the passed 4 years and they are still there come On stop looking after your own bank accounts...
2358	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
2359	Email	[REDACTED]	29/07/2015	I think we can go further than giving the power back to the Council. Decisions can be made closer to home. We need to really truly let communities decide their own future. I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
2360	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. We are involved. We are affected. We are the people who will live here after the rebuild is complete. We are the people who will keep the city going and will make it a wonderful place to live in again. We are the people who have stayed and lived through the last 5 years and are still here trying to make things better. We want to be involved and to have some say in our city - some real say - not a say which is under the thumb of people who do not live here. Who do not experience the city and who have no real commitment to making it the place we and others want to live in and to come back too. We want to be involved. We want to be consulted meaningfully. Not just a quick yes or no but a why and what, and where and then to be really listened to. Why have there been no obvious CERA initiated meetings about this important process? Why no real and significant outreach to the communities which make up Christchurch? Why the short time for submissions? Is someone scared of what we will say? We have a right to say it! It is OUR city and just as in our own homes we make our voices heard because that is our space, this city is also our space and our voices should be heard. The Select Committee which will hopefully be set up to consider our submissions and this plan should sit in Christchurch. Feel Christchurch and Listen to Christchurch and then submit for Christchurch people and communities. We wait and require to be heard and listened to properly.
2361	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
2362	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. I feel the council along with the people of ChCh should be leading the recovery. The emphasis on rebuilding the central city with large projects such as the convention centre and the elite sports stadium is very heavy handed we don't need to spend money on large projects when half of our city is still trying to recover, concentrate on rebuilding our infra structure, roads and affordable housing. Without the people there will be no city many people left from the east of chch who have remained want to see a more equal society not a division between the east and the west. I was surprised at the size of our new bus depot it looked like it belonged in a large busy city like Auckland in ChCh we have a much smaller population and I hope there will be good use of this new shelter not just school children and old people with a gold card like me to make it pay. I want the residential red zone incidentally I have lived most of my life in the Dallington/Avonside area to be returned to a natural river and bordering landscape of indigenous vegetation and wild life. This could be a world class environment for locals and visitors to enjoy with walkways city to sea along the rivers natural route, we could have interesting areas to view the wild life, cycle ways, cafes and I think tourists would love to experience all that would be on offer. To sell the land for residential development again would once again be a disaster, I grew up on a market garden in Dallington Toe it was great land for market gardens, but we were surrounded by swamp. Hoping this submission is noted thank you.
2363	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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2365	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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2367	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
2368	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. It just makes more sense to have a recovery led by local people who are aware of and likely care more about the situation.
2369	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Christchurch "belongs" to the people who live there. They are the ones who should be able to re-build their place in their time and in their way. Having lost so much during and since the earthquakes, the people of Christchurch do not deserve to also lose their autonomy. Let the motto be - Christchurch was a lovely city with some fantastic architecture - no reason the same people can't do it all again.
2370	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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2375	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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2380	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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2382	Email	[REDACTED]	29/07/2015	CERA's own Draft Transition Recovery Plan states that "international research shows that for recovery to be sustainable in the long term it needs to be owned and led by local communities and institutions. Central government leadership and coordination of the recovery through CERA was needed in the immediate aftermath of the earthquakes but the time has come for central government's role in the recovery of greater Christchurch to evolve." Why then does the suggested option override yet again a community led I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. "No taxation without representation" - The time has passed for CERA and the government to return the fate of the city to those that live here. Grandiose stadiums and convention centers are not what we need, we need infrastructure, we need homes that don't leak, we need schools on solid ground. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. If the legislation is really to be more focussed on reconstruction and long term regeneration, then I would like to see the local contingent (CCC, CDBC, CECC, Ngai Tahu and whatever other community reps that need to be involved) embedded in the process sooner rather than later. While I feel that this plan (along with activity to date) addresses and references various organisations, agencies and community groups, for me, as an individual, I lack any sense of inclusiveness. There has been no sense of direct connectivity or engagement with the persona, since the Share an Idea campaign, which ultimately counted for nothing. It feels like this recovery process has been administered to me from on high in central Govt. Rather than being genuinely engaged with at grass roots level, I have been broadcast to. In this plan see the words leadership, integration and collaboration, but nowhere so far, have I seen the word representation. Until I read about it in the plan, I had no idea there was a Community Forum. I am still unsure of its purpose or scope, but it sounds promising. It would be great to see this promoted and active in various communities and areas throughout the city and surrounds. To date, any marketing and promotion I've seen has been very one-note and glossy. Talking at me rather than with me. I would like to see a greater effort to connect across all of our communities. I would like to see CCC leading the renewal efforts, on all fronts - social, economic, cultural, environmental and whatever-else-ah, all supported by/involving central Govt rather than the other way around. On a similar but different note, given the fact that there's acknowledgement of the high stress levels for outstanding insurance claimants, I find it bizarre that the Govt has chosen to cease CDHB funding and give it to the Ministry. It feels like yet another step away from a locally-led recovery. Those are a couple of reasons I'd like to see a locally-led recovery. If I'd have had more time to digest the document, I'm sure I could come up with a few more, but that's my bob's worth for now.
2384	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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2387	Email	[REDACTED]	29/07/2015	I believe Christchurch will grow to be a stronger smarter more sustainable city if the ongoing recovery is led by representatives of Christchurch communities. A locally-led recovery is crucial in empowering those disenfranchised during the years since the earthquakes under the CERA - led regime. The people of Christchurch should be given the right to participate fully and freely in the decisions that will determine our city's future. Thus far the structure the Government set up for recovery has prevented those living in I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Solutions that are going to be best for the people of Christchurch need to be decided by those people, not politicians with agendas or national aspirations of great works. We and our children, are the ones going to have to live and pay for the upkeep of fancy ideas and plans that cost far more than they should to build and maintain. The communities and the business people are the ones that have to make this work everyday and should therefore be the driving force behind the ideas and plans.
2388	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. The emergency "wartime" powers were suitable immediately following the aftermath of the quakes but it is time for power to be returned to a local democratically elected authority such as the council.
2390	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
2391	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. I strongly object to the foreshortened submission time of 1 month ending 30th July, especially since the Draft Transitional Recovery Plan's completion was delayed several months from April to July. That it could be considered practical that the report can be disseminated, responsibly assessed and responded to in such a short time, is beyond belief, and fundamentally undemocratic. There are many organisations and community groups that meet only once a month, that would be interested in making a submission but will therefore be excluded from doing so due to the limited time available. By rights I should be CERA that is organising + hosting local community meetings to allow a fuller and clearer understanding of the direction and consequences each of these options could take. I am uncertain why these 3 options are presented as the ONLY options. Why is there no 4th option, for example - full community control with the Crown in an Advisory role, but with no direct veto. It would also seem sensible that the Select Committee, once formed, must be based in CHCH, to allow reasonable accessibility to those people directly affected by its decisions. The interests of the Suburban community also needs to be considered in how they differ from the needs of the central zones. The central 'Blueprint' needs to be reassessed in regard to the size, costings and appropriateness of choices now that several years have passed, with CHCH residents directly involved. Remember the Share an Idea campaign. Perhaps an update is due. The publicly rejected 'proposed redesign of the Victoria square' should act as a warning light to all, that there may be a different public sentiment than was previously understood...ie... Sit Up and listen. regards [REDACTED]
2392	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
2393	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Desp the occasional failings of CCC I have always thought that they do generally have the interests of the residents of ChCh at heart. The seemingly slow progress of the rebuild has not bothered me too much, if residents are to have input into our city of course it is going to be a slow process. It has been a little disappointing to sense that some decisions have been made centrally that are more about the egos and opportunistic ideas of those not directly connected to the city. (eg Victoria Square redevelopment.) There are many local organisations that have had a great influence in the well being of everyone (Avon Otakaro Network , Gap Filler , various residents groups , cultural and historic groups etc. etc.) their ideas and expertise need to be utilised more. Generation Zero is for and by a younger generation, who will ultimately be living here. Please listen to them
2394	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. We would like to retain our sense of ownership and community-driven powers to determine the future destiny of our region. Government's intervention in the recovery and re-build of Christchurch has led to increased delays in the rebuild. Government's dismissal of Ecan has led to lack of confidence in the Government's support for local democracy which is considered by many Cantabrians as our biggest asset. We want our democracy back and our own elected Council in charge of our recovery.

2395	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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2398	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. I strongly object to the very short submission time of 1 month ending 30th July, as a result of the delay of the Draft Transitional Recovery Plan's completion by several months from April to July 2015. That it could be considered practical that the report can be disseminated, responses assessed and responded to in such a short time, is beyond belief, and fundamentally undemocratic. There are many organisations and community groups that meet only once a month, that would be interested in making a submission but will therefore be excluded from doing so due to the limited time available. Also, no public meetings to allow a fuller and clearer understanding of the direction and consequences of this change has been organised by CERA or the government. ... not ONE! Why I ask? Does the government not wish to engage and listen to the people affected by this change? I am also uncertain why 3 options are presented as the ONLY options? The Select Committee, once formed, must be based in CHCH, to allow reasonable accessibility to those people directly affected by its decisions. The interests of the Suburban communities also needs to be considered in how they differ from the needs of the central zones. The central Blueprint needs to be reassessed in regard to the size, costings and appropriateness of choices now that several years have passed, with CHCH residents directly involved. Remember the 'Share an Idea' campaign. Perhaps an update is due. The publicly rejected 'proposed redesign of the Victoria square' should act as a warning light to all, that there may be a different public sentiment than was previously understood. ... Sit Up and listen to those affected!
2399	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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2401	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. I moved to Christchurch after the earthquakes and over the past 3 years I have become increasingly disappointed by the devastating actions of the Government and its inability to manage the regeneration of the city. I have seen the people of Christchurch show courage and initiative, but they have been disempowered by CERA and there has been a significant erosion of democracy in the city. Both the vision for Christchurch and the management processes need to change. We need a locally led recovery that allows for meaningful community engagement. The new legislation needs to give the decision-making and management powers back to Christchurch City Council. This is no longer an emergency situation and the Government should no longer be making decisions for citizens without a mandate to do so. The Minister and CERA have shown that they do not act for the benefit of the community or the environment, and they need to step back. The anchor projects that have been proposed and the blueprint plan for the city do not align with what the community asked for or can afford, in addition to being old-fashioned and impractical. The city of Christchurch must choose its own future, with the input of all those who live and work in the region. We need a locally developed recovery. The 'new arrangements' for the central city will not provide a 'step change' to encourage business or vibrant, cultural city. If CERA has not displayed 'commercial discipline and acumen' in the previous 5 years, what will make it do so now? Private sector investment has been discouraged by the current administration, and the best situation would be for these investors to manage their own developments, not to have continued government control. Christchurch has become a miserable place to live, not because of the earthquakes, but because of the mismanagement of the recovery. Returning power to Christchurch City Council and letting communities get involved, is the only way to start making this a place worth living.
2402	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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2404	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Because this gov't is using the rebuild as an excuse to empire build at the expense of the community. We need to rake back our power & let our community develop organically, as it should!
2405	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
2406	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. CERA have done a reasonable job, but the people of Christchurch and Canterbury are long overdue for a full return to democracy.
2407	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. touch.trademe.co.nz/listing/view/908640894The rebuild needs to be controlled by the people that live in the city because if it is just controlled by politicians who don't live in Christchurch, it is almost bound to create a city people don't want to live in. It would be like people in Christchurch deciding the future of Wellington or Auckland. I'm sure they wouldn't be impressed about that idea but that is what we have had for the last four years. The people of Christchurch are not impressed with the decisions that Cera, has made. Decisions need to be made by people who have strong connections with the city and really strong feelings for it. It is time to let us take control of our city again.
2408	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Christchurch residents should think very carefully about whom they want in government when the next election comes. We all of us need to learn from recent history and realise what the Key Govt. is about!
2409	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
2410	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. There was an enormous effort to collect the opinions of the residents of Chch on what shape OUR new city should take and those opinions have largely been ignored in favour of over priced anchor projects which most citizens do not want. How you could have missed the call for a good public transport network beggars belief. I have no confidence at all in CERA or any other Wgin based and empowered bodies to produce a city I want to and can afford to live in. I want power to be back in the hands of our elected Council, now, not in 5 or 10 years. I am incensed at having less democratic rights than any other area in the country and I do not want to live in Chch, as Gerry wants it. If we are still under emergency powers 5 years on then it is an indicator of the catastrophic failure of the powers in charge and of their incompetence. If they have not done a good job, which is what I think, they should hand back the city. If they think they have done a good job, it is time to hand back the city, because the emergency no longer exists. There is no other acceptable answer.
2411	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. A city should always be led by it's people - we are the ones who need to live here. Why should it be any different now? After nearly four and a half years it seems that the government has achieved very little, so it's time to give the power back to the local government!
2412	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. The gov't seems focused on building up a flashy city at the expense of the local residents. We are not a 3rd world nation.
2413	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. The rebuild is staled to keep inefficient people in well paying jobs. The people of CHCH have been ignored and we will end up paying for projects we don't want. Fix our horizontal structures, clean our rivers and build a new indoor and aquatic centre. These are the things that matter to CHCH people. Our youth are starved of sports facilities and CERA and the Govt are obsessed with projects that do not benefit the rate payers- just the businesses who are milking the minister (why dig up roads 3-4 times- because then people get paid 3-4 times for the same job- inefficient - and no co-ordination. A conference centre and rugby stadium are low priorities for the people who live here. Get the roads, rivers and sewers fixed while building a functional sports hub. We don't need an architects folly- as is being mooted and is the case in Wellington- where are they? Mil ions spent on nothing. CERA represents an abuse of power - we are living in a Stalinist state that they head. CERA are a bureaucracy we do not need any more- give the city back to the people and let us debate the priorities. There is no local ownership of anything so the people who live here are completely disenfranchised from the rebuild. CERA is staffed by people that have every incentive to ensure nothing happens so they keep their well paying jobs- and they have done that nothing wonderfully well. Get rid of CERA now and give the city back to the people of CHCH. CERA you are not welcome here. leave!
2414	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. I support the statement in the report that "international research shows that, for recovery to be sustainable in the long term, it needs to be 'owned' and led by local communities and institutions. Central government leadership and coordination of the recovery, through CERA, was needed in the immediate aftermath of the earthquakes, but the time has come for central government's role in the recovery of greater Christchurch to evolve." Consistent with that I support the Option 3+ ie The next phase of the recovery of Christchurch needs to include ALL our communities. Option 3+ emphasises a greater focus on supporting the people who have yet to recover from the quakes, PLUS transparent, democratic decision-making that empowers communities. PLUS sustainable visionary recovery that we as a city can be proud of. Only with a Council-led agency that has the authority, funding and processes to work with communities over all of Christchurch can we co-create the sustainable, inclusive and democratic city we all imagined in Share an Idea. It is absolutely unacceptable and inconsistent with best international practice cited at the top of the submission and in the report, for central Government to retain control over any areas of the rebuild, including the right to force amendments on council plans. The government has done its part - PLEASE NOW RETURN THE CITY TO LOCALLY LED RECOVERY.
2415	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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If it was seen as important when the Act was originally passed then we should review how they have been implemented and how they should be retained. There is nothing in any of them which is still not absolutely important. I believe that Clauses (2) and (3) are especially important and should receive prime importance in the new Act. If Government does not trust a local community to be "involved" with its own "restoration" then it does not believe in democracy. It has been my contention that CERA was wrong from Day 1. In Wellington central government bureaucrats have their checks and balances amongst themselves and their departments which are balanced out through the rigorous processes of parliament. From the setting of the largest disaster ever to h1 NZ the Wellington model has been largely unsuccessful. Many of the bureaucrats have acted absolutely impeccably but the model they were working to and for was fatally flawed. The engagement of citizens has been, largely, FOR them, not WITH them. The accountability has been through a Westminster model rather than a disaster setting which this required. Disasters need a much more local accountability. What works in one street will not work in the next one. Parliament is not the place to decide on local issues. That should happen where people are, within them. The Christchurch City Council was a disaster under the previous leadership. PR spin was confused by the media as leadership. This Council seems much more committed to reforming than its predecessor. It, too, has a long way to go. The first tuition has a willfulness which urgently needs reforming. This will take extensive reform and time to change institutional perversity. There needs to be lessons on the role of public SERVANTS each morning at CCC. However, on balance, I call for Option 3+ to be supported. I think there is a greater chance of reforming the Local Council than we do of changing a Central Government supermajority. There will not be the long term commitment to Christchurch under the preferred Government model. The rest of New Zealand has moved on from the earthquake. Our treatment by EQC and insurance companies and Cera is irrelevant to them. It is important that they understand the support structures which are needed when they experience their disaster and what they should expect of their public servants. Our experience, here in Canterbury, with Government representation has not always been good. When the same minister is in charge of EQC and the Earthquake recovery he has mostly been defensive of both organisations. When that Minister is also in charge of my replacement insurance company as well, things are bad. This sort of structural nonsense should never be allowed to occur again. That's why I support Option 3+. Never let this sort of unbridled power exist in the hands of one person again. No matter how wise we are as an individual we need society's proper checks and balances and this error seems to be desired by the Government again. Ours is a decent society. What is being proposed in Option 1 or 2 is not the manifestation of a decent society. We need Central and Local Government and the local community all committed to change. Each sector has its strengths. All must be accountable to each other. No individual, or institution, should have the power of veto. We are all in this together. After the earthquakes a power clique formed. Many of these were decided behind closed doors. It's time to stop that. Power must be shared. We must rebuild village by village. This needs every sector to play their role. Nobody should be more important than the rest of us. No project is more important than the others. It is time to review many of the proposed projects as you should with any decent business plan. Some new leaders must be supported to take over from those who have been leading for the past nearly 5 years. Some of those who have been leading us need to remain involved, but not in the positions they are in right now. It's time for change. Let all sectors share that change. Thank you for the opportunity to make a submission. It is a pleasant change.
2418	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. The time has come for decision-making responsibility to be returned to the people of Christchurch. It's disappointing that the central city is becoming, like almost every other modest-sized city, a rather ordinary office-block precinct. Few of the exciting imaginative designs which kept our hopes up in the first couple of years after the quakes seem to be materialising. So we may as well focus our attention on the rest of the city - the communities we live in. Ministerial influence not required! Let's get on with some of the lovely ideas for greening the redzone, or creating recreational areas within it. And PLEASE someone hurry up and prioritise the building of a swimming pool in the east!
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2423	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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2426	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
2427	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Me and my brother visited the Christchurch CBD on July 19th 2015. It was my first visit to Christchurch since November 2010. I was shocked at what I saw. After four and half years I is heartbreaking to see the CBD of our second largest city looking little better than a cross between a vast parking lot and the film set of a movie set in a dystopian future. My brother, visiting from Ireland, had gone to Haiti following its disastrous earthquakes. He was flabbergasted by what he saw and thinks it's scandalous in a developed country to see so little obvious progress after so long. I totally agree. I find it unacceptable that such a situation has been allowed to develop under CERA's management. What's more there appears to be no accountability for such mismanagement. Continuing to allow central government effective powers of oversight as the Draft Transitional Recovery Plan proposes is undemocratic and would result in unaccountability. I therefore believe it would be more effective for the Christchurch City Council to assume full responsibility for the next stage of the rebuild. Central government's legislative role in the rebuild should be wound back to passing any relevant legislation to enable the Christchurch City Council to carry out the rebuild. Devolving responsibility to Christchurch City Council would be in line with the comments in paragraph 2.5 of the Draft Transitional Recovery Plan about a sustainable recovery being "owned and led by local communities and institutions". I strongly urge this path to be followed. Please contact me on [REDACTED] if you wish to discuss any part of this submission. [REDACTED] Auckland 29th July 2015
2428	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
2429	Email	[REDACTED]	29/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the earthquakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Community matters. Strong communities are fundamental for a healthy society. Christchurch needs strong communities in order to prosper in his rebuild which can only succeed if the people of this city get heard. Government needs to listen to his people and support them in decision making. Christchurch should not become a playground for dirty politics but be about the people and they communities. Thank you for listening [REDACTED]



Canterbury Cricket Trust

*'A Charitable Trust to foster the promotion and development
of cricket in Canterbury and Westland'*

29 July 2015

SUBMISSIONS TO CERA ON DRAFT TRANSITION RECOVERY PLAN

This submission is on behalf of the Canterbury Cricket Trust ("Trust") and relates to powers and provisions it believes are required in new legislation to support the regeneration of Christchurch.

1. The Trust is providing this submission due to its role in being significantly involved in the planning and construction of the new cricket Pavilion at Hagley Oval. The Trust's sister entity, Canterbury Cricket Association (CCA) obtained a resource consent to build a cricket pavilion, embankment and install floodlights for the purposes of providing a first class and international cricket venue for Christchurch.
2. The granting of the resource consent and the subsequent building of the Pavilion by the Trust, and the construction of the embankment by Christchurch City Council ("Council") was the catalyst for Christchurch hosting ICC Cricket World Cup 2015. The hosting of the Cricket World Cup was some compensation for the city's loss of Rugby World Cup 2011 as a result of the Christchurch earthquakes.
3. The facility, particularly the Pavilion, has provided a much needed entertainment venue in Christchurch, particularly lacking in the city in the post-earthquake era.
4. The facility however is situated on Reserve land which is governed by the draconian and rather restrictive provisions of the Reserves Act 1977. Circumstances demand that this Act is observed in breach.
5. In addition to the Pavilion at Hagley Oval, the following sporting facilities are also situated on Reserve Land;
 - 5.1 The Horticultural Hall in Hagley Park;
 - 5.2 The Netball Centre in Hagley Park;
 - 5.3 The Golf Club and Café in Hagley Park;
 - 5.4 The facilities in English Park;
6. The clubs and organisations which are involved with these various facilities simply require utilising them for other purposes to provide an income and sustain their sporting and recreational operation. Such other activities include social functions, 21sts, housie nights and other events that not only supplement the sporting and recreational activities of these sporting organisations, but go some way to providing a community benefit for all those that use them.

dh

7. With this background in mind we believe that new legislation is required, in order to see Christchurch through the next five or so years until its many damaged and removed facilities are replaced.
8. CERA legislation and appropriate Orders in Council that allows appropriate sensible and pragmatic use of existing facilities must be introduced to extend it to provide a sensible outcome for the city and its citizens.

The current Orders in Council that expire in 2016 enable Reserves to be utilised for purposes to cover for lost facilities encountered as a result of the earthquakes.

Already minority groups are protesting at the very necessary function that the Hagley Oval Pavilion is providing over and above its use as a cricket pavilion. It has become the major event venue of the city for weddings, dinners, cocktail parties, conventions, meetings and other events. Its capacity of 300 people in the main lounge lends itself ideally for these purposes.

We would suggest that CERA legislation be extended to 2020/2022 to enable facilities to be utilised for the general good and wellbeing of this city. There is a paucity of appropriate venues and all facilities that are currently able to be used should be used despite that they might be located on Reserve Act land.

9. The Trust has made considerable progress in backing up on the Resource Consent obtained by CCA in raising [REDACTED] in under three months to build and provide the first anchor project in the city since the earthquakes. That process also cost CCA [REDACTED] in resource consent and associated fees.
10. Appropriate legislation for the next five years should alleviate the community of expensive and time consuming processes to achieve for Christchurch what it desperately needs.
11. Order in Council legislation or other appropriate enactments should be passed to ensure these objectives are achieved for the benefit of all.

It is for these reasons, the Trust submits to CERA that new legislation is enacted which allows these sport and recreational groups to operate their facilities not just for sport and recreation purposes but also for community and social activities and events.

[REDACTED]
Chair
[REDACTED]

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: Draft Transitional Recovery Plan Submission
Date: Wednesday, 29 July 2015 11:02:25 p.m.
Attachments: [Draft Transitional Submission 2015.docx](#)

Attached!

Thanks!



Christchurch 8022

Released by the Minister for Canterbury Earthquake Recovery

Draft Transitional Recovery Plan Submission

July 2015

My name is [REDACTED] I have a background in political science, community development and hold a Masters in Public Health. I have worked across governmental, UN and local grassroots movements. Most of my working life has focused on international development in Asia. I came back to Christchurch after the earthquakes intent on being apart of the brave new future of my hometown. Now I mainly work in the east of Christchurch in community recovery and social justice.

Here in Christchurch we are going through one the most turbulent times that we will collectively ever experience in our lives. On one hand we are holding sadness for our limping city and in the other an awareness that she could develop into something extraordinary.

Our lives have literally been shaken up. Dinner party discussions no longer only focus on TV series and fashion. Instead we talk about how our new city will look, the exact specifications of liquefaction, our views on particular City Counsellors, what angle our houses are on, how we feel. We are discussing real issues! And connecting in new and real ways that we haven't before. We have lost our apathy for each other, our city and our communities.

This is a policy-makers dream! Our city is broken, yet the task of the policy maker is not to fix it alone. The task of the policy maker is to harness the country's energy to do so. The more people moving forward, the further forward we will collectively move. Simple. And the earthquake showed us that we can do it together. After the earthquake 'law' subsided and 'lore' took over. I will never forget the images of people defying OSH regulations and pulling strangers from buildings. We were shaken from our malaise. We knew we had inside us what we needed to recover. Together.

Yet in my work, in the media, in my community, I constantly feel that the Government's attitude is one of suppressing this extraordinary togetherness. Managing it out of existence. Not getting us on board. Not encouraging us forward. I feel like a threat to be mitigated, something to be minimised, sidelined, bulldozed. How odd this is. A threat to the future of my own place to stand, my tūrangawaewae. I feel that the new Draft Transitional Plan legislation continues with this bullish attitude and yet I know that it need not be like this.

This Transitional Draft Plan purports to endorse the idea that control should return to the people whom the decisions affect. Yet when I read the proposed outworkings I feel it proposed the opposite. There is no reason why a single Minister should be able to make quick fire decisions about the future of our city alone. We are no longer in an emergency state and if anything, we are in the perfect situation to make decisions for ourselves.

Ironically, even the submitting process has been so difficult to become involved in. I am a Political Science graduate but find the document is hard to fathom. Why are there "examples of powers in the CER Act that will be allowed to expire"? If these are only examples then where are the rest? Where are the public information campaigns? The public meetings? The videos? Gerry or John debating this on TV? I have not seen one of these. A very weird submission form with very specific questions and one two or three lines only to fill in by hand. Only 30 days to submit. And CERA has a ginormous communications department. It makes me feel that even having say as to whether I will ever have a say is of little consequence to the people of CERA. This attitude continues in the proposed draft plan.

Why I support Option 3

Presented with the options on page 20 I choose Option 3 “a Christchurch City Council-led recovery approach, with the Crown in close support.” I used to work for the community arm of Council and am aware of the inherent challenges that the community faces in working with them. However the Council is still closer than Parliament in Wellington. I have been able to directly speak to the Council about the Long Term Plan, see live streaming of their decisions on the town hall and I frequently bump into Lianne at meetings where she candidly tells me what is going on. In contrast to CERA where I have never once spoken to Gerry Brownlee, have little information (let alone input) as to their decisions around major assets such as the convention centre and have found dealing with their communications department to be belittling and strange. Given the choice- I support Option 3.

Why I support the plus in Option 3

I think we can go further than giving the power back to the Council. Decisions can be made closer to home. We need to really truly let communities decide their own future. We have a perfect situation to experiment with other ways of making decisions and many other countries in the world have done so. Examples include:

- Councils allowing existing community leaders to hire their own planner and make their own community plans in Seattle: <https://www.youtube.com/watch?v=Hav-Gbyx4Dk>
- Juries of randomly selected citizens who make recommendations on the city budget in Melbourne: <http://www.theage.com.au/comment/experiment-pays-off-melbourne-peoples-panel-produces-robust-policy-20150628-ghzoz4.html>
- The EU is experimenting with digital decision-making: <http://www.ecas.org/digitaldemocracystudy/>
- Hybrid forms of decision-making in rural France that enable citizens and experts to make decisions together: http://mitpress.mit.edu/sites/default/files/titles/content/9780262515962_sch_0001.pdf

In addition to Option 3+. My views on other parts of the draft plan.

In light of my words above, it's clear there are many parts of the plan that I don't agree with. Here are some specifics.

1. My reading is that the Transitional Plan allows the creation of new plans that will still override local plans and “could require the Minister to consult with strategic partners and the Community Forum.” -- There is no excuse as to why these need to be made by Wellington. They should be made by Christchurch people and at the very minimum, you should consult with us on them.
2. I see in the Cabinet papers that the Minister's power of veto could remain. -- I do not support this one iota. I see no rationale for this now that we are 5 years out.
3. Decisions on the red zone land seem to be in the hands of the Minister with recommendations coming from Regenerate Christchurch and the Department of the Prime Minister and Cabinet. Interim use to be managed by Land Information New Zealand. -- All decisions should be made locally with a lot of true engagement, experimentation and positivity. What an opportunity we have in the red zone! Extraordinary. Has any city in New Zealand ever had such a situation? It really is astonishing that there has been no consultation on this already and that it is so difficult for us to use them for community purposes in the interim. We need to unleash the Christchurch public's enthusiasm, skills and resources in the red zone.

4. The inability to appeal decisions. "The CER Act modifies appeal rights against decisions of the Minister or Chief Executive of CERA acting under the CER Act." -- I do not understand why this is included. We are no longer in an emergency situation that requires an attitude of "control and command."

Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
To: [info \(CERA\)](#); [REDACTED]
Subject: NZAIA Submission on transition recovery plan
Date: Wednesday, 29 July 2015 8:33:27 p.m.
Attachments: [NZAIA Submission on transitional recovery plan.pdf](#)

To CERA

Greater Christchurch Earthquake Recovery: Transition to Regeneration

Draft Transition Recovery Plan, July 2015

Submission of the New Zealand Association for Impact Assessment (NZAIA) - see attached.

Thanks for considering our submission.

Regards

[REDACTED]
For [REDACTED], Convenor

Released by the Minister for Canterbury Earthquake Recovery



Greater Christchurch Earthquake Recovery: Transition to Regeneration

Draft Transition Recovery Plan, July 2015

info@cera.govt.nz

Submission of the New Zealand Association for Impact Assessment (NZAIA)

The New Zealand Association for Impact Assessment (NZAIA) is a non-profit, politically independent professional association. The purpose of the New Zealand Association for Impact Assessment is to promote the use, and better practice, of impact assessment in a range of contexts. NZAIA is an affiliate of the International Association for Impact Assessment.

As practitioners of impact assessment, members of NZAIA are experts in local government, biological, physical and social sciences, planning, resource management, and legal representation. Members are employed by councils, consultants, universities and government departments and they are actively involved in day-to-day planning, management and decision-making on natural and physical resources of New Zealand. There is a strong base of membership in Canterbury.

The NZAIA and its membership are concerned about the management of natural hazards and impacts of extreme events and natural disasters. Since the beginning of the earthquake recovery in Christchurch, members have been involved by applying their expertise to various aspects of planning for sustainable outcomes in the rebuild, in urban planning, and in monitoring and research on social, economic and environmental changes.

The NZAIA and its membership welcome the opportunity to submit comments on the Greater Christchurch Earthquake Recovery: Transition to Regeneration, Draft Transition Recovery Plan.

The Association wishes to submit on two aspects of the Recovery Plan.

1) Future governance

In respect to the legal framework and new provisions for Governance for the next five years, members of the Association support provisions that minimise the role of central government and wherever possible support leadership of the recovery by the respective councils - Christchurch City Council, Waimakariri District Council and Selwyn District Council, in collaboration with Te Rūnanga o Ngāi Tahu (Section 6.1). Once full democracy is restored to Environment Canterbury it should be included as a leading organisation. Until democracy is restored to the regional council it should be specifically engaged in a consultative role only (not collaborative or supportive).

The reduced zone of influence for the next phase should be reduced to at a maximum that shown in the map in Section 3.3.

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: Draft Transition Recovery Plan
Date: Wednesday, 29 July 2015 2:24:46 p.m.
Attachments: [CCBA Comments Draft Transition Recovery Plan.pdf](#)
[ATT00001.htm](#)

Please find attached the CCBA's comments on the draft.

Released by the Minister for Canterbury Earthquake Recovery



CENTRAL CITY BUSINESS ASSOCIATION

**GREATER CHCH EARTHQUAKE RECOVERY:
DRAFT TRANSITION RECOVERY PLAN**

COMMENTS BY CENTRAL CITY BUSINESS ASSOCIATION (CCBA)

The CCBA welcomes the signalled intention by the Government to transition from centralised leadership to local leadership and decision-making. We are also heartened by the comment that "it is important to remember that transition does not signal the Government is winding down its commitment to recovery".

The CCBA agrees with the Advisory Board on Transition's comments (page 18 refers) that "a step-change in the central city is needed to build confidence, deliver a real change in sentiment, attract potential investment and deliver streamlined compliance processes"

We do not believe that the proposed new arrangements for the Central City will *create* the "step-change" needed, but they should provide a sound foundation for doing so.

We support in principle the proposal on page 20 for regeneration functions carried out by CERA to be transferred to a new entity, possibly named Regenerate Christchurch, to be jointly developed and designed with the Christchurch City Council. The membership of this entity and its scope and functions will be critical for a successful recovery, and we expect to see further consultation with key stakeholder groups on those matters.

The draft poses the question, in relation to these proposed new arrangements, "are there any other changes needed to build confidence and encourage investment in the Central City?" In our view one of the key changes needed is a willingness on the part of the new entity to engage with and listen to the views of businesses on the challenges of operating within a transitional Central City. The new entity's decisions need to help create an environment attractive to business – or at the least, one that does not deter business. Good infrastructure and measures to alleviate the impacts of transition will make the crucial difference to the ability of businesses to thrive while the city is being rebuilt around them. Solutions to barriers to getting people back into the city - such limited carparking and continuing access issues - need to be found.

[REDACTED]
Chairman
Central City Business Association (CCBA)
29/7/2015

From: [redacted]
To: [info \(CERA\)](#)
Subject: Environment Canterbury submission on CERA Draft Transition Recovery Plan attached.
Date: Wednesday, 29 July 2015 4:43:48 p.m.
Attachments: [final scan ECan submission on Draft Transition Recovery Plan CERA.pdf](#)

Hello

Please find attached the Environment Canterbury submission on the CERA Draft Transition Recovery Plan.

Thank you

[redacted]
[redacted]

Environment Canterbury

[redacted]
[redacted]
[redacted]@ecan.govt.nz



PO Box 345, Christchurch 8140

Customer Services: 0800 324 636

Pollution Hotline: 0800 76 55 88



Facilitating sustainable development in the Canterbury region

ecan.govt.nz

Released by the Minister for Canterbury Earthquake Recovery

Written comments on the Draft Transition Recovery Plan



Customer Services
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www.ecan.govt.nz

To: Draft Transition Recovery Plan
Canterbury Earthquake Recovery Authority
info@cera.govt.nz

From: Environment Canterbury
P O Box 345
Christchurch

Contact:



Signature:

Environment Canterbury is the Regional Council for Canterbury. Our role is to manage the region's land, water and air in order to facilitate sustainable development in the Canterbury region.

Environment Canterbury works with strategic partners on the implementation of the Greater Christchurch Urban Development Strategy (UDS). The UDS is overseen by the Urban Development Strategy Implementation Committee (UDSIC), a joint committee of Environment Canterbury, Christchurch City Council, Selwyn District Council, and Waimakariri District Council, with membership including Te Rūnanga o Ngāi Tahu. The New Zealand Transport Agency, the Canterbury Earthquake Recovery Authority (CERA) and the Canterbury District Health Board are observers on the committee.

The UDS includes a 35-year strategic planning and action plan for Greater Christchurch and has provided guidance for the development and review of the Land Use Recovery Plan (LURP).

Environment Canterbury appreciates the opportunity to make formal comment on the draft Transition Recovery Plan. The report of the Advisory Board for Transition and the relevant Cabinet papers have informed our comments.

Environment Canterbury views on the powers and provisions in the new legislation to support regeneration - Chapter 3

1. Defining regeneration

- a. Defining 'regeneration' in the Act is important. Environment Canterbury considers 'regeneration' should include elements of rehabilitation and improvement to the built, economic, social, cultural and natural environments.
- b. Case law has provided guidance on the definition of 'recovery' in the Canterbury Earthquake Recovery Act 2011 (CER Act 2011) (eg *Canterbury Regional Council v*

Independent Fisheries Limited [2012] NZCA 601 (20 December 2012)¹. This may be a useful reference for defining regeneration.

- c. To be effective regeneration should:
- be supported by strong leadership and partnership across greater Christchurch, and
 - be underpinned by local decision making and meaningful community engagement.

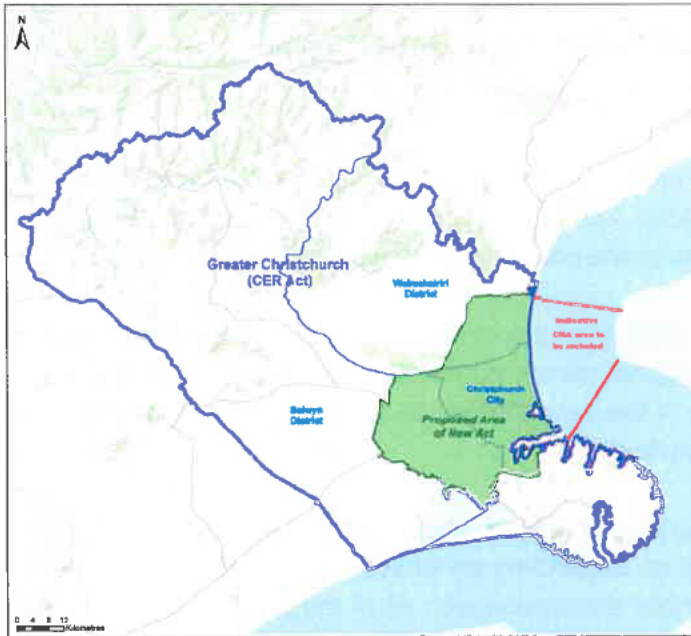
2. The purposes of the new Act

- a. The purposes of CER Act 2011 that should be included (as amended) in the new Act are:
- to provide appropriate measures to ensure that greater Christchurch and the councils and their communities respond to, and recover from, the impacts of the Canterbury earthquakes, and enable reconstruction, enhancement and regeneration
 - to restore the social, economic, cultural, and environmental well-being of greater Christchurch communities
 - to enable community participation in the planning of the recovery of affected communities
 - to facilitate and co-ordinate the planning, rebuilding, and recovery of affected communities, including the repair and rebuilding of land, infrastructure, and other property
 - to enable information to be gathered about any land, structure, or infrastructure affected by the Canterbury earthquakes
 - to provide for local authorities to have adequate statutory powers to achieve these purposes
- b. There may be additional purposes. Environment Canterbury would want to include reference to:
- creating planning certainty

3. Area covered by the legislation

- a. We agree with the change of boundaries for the new Act to the UDS boundaries. The 'adjacent Coastal Marine Area' needs to be defined on the map so it is clear it takes in the coast from the Ashley River to Adderley Head, to 12 nautical miles off-shore. The map below is indicative of that area:

¹ <http://www.nzlii.org/cgi-bin/sinodisp/nz/cases/NZCA/2012/601>



4. Checks and balances in new recovery legislation

- a. Environment Canterbury agrees that the new Act should include:
 - changes to the application of s10 of CER Act 2011 for some purposes
 - a 5-year sunset clause, with a review after 3 years
 - current provisions for appeal rights
 - an annual review of the Act
- b. Environment Canterbury understands the proposal for the Community Forum to continue as a requirement of the legislation, provided that its only power is to advise the Minister for Canterbury Earthquake Recovery while such a ministerial role continues.

5. Recovery Plans and Regeneration Plans

- a. Environment Canterbury agrees that Recovery Plans should continue other than the LURP as set out below, and that the existing statutory protections for such plans are included in the new legislation. Regeneration Plans should be able to be developed.
- b. Section 18 of the CER Act 2011 states Recovery Plans must be consistent with the Recovery Strategy. We agree some guidance is required for any new Regeneration Plans. In the absence of the Recovery Strategy, Environment Canterbury would oppose Regeneration Plans being required to be consistent with the UDS. The UDS is not a regulatory instrument (although it was prepared under the Local Government Act 2002).
- c. Through Recovery Plans s24 of the CER Act 2011 allows amendments to the 'Objectives, Policies and Methods' of the Canterbury Regional Policy Statement (CRPS) and other RMA documents. To reduce the reliance on s27 powers we strongly recommend that the equivalent section in the new Act enables changes to

other sections of the CRPS including the 'Statement of Local Authority Responsibilities' and the 'Principal Reasons and Explanation'.

Land Use Recovery Plan

- d. Environment Canterbury is of the view that the LURP does not need to continue to have statutory effect after April 2016. Having both the LURP and Chapter 6 of the CRPS adds uncertainty to the planning framework.
- e. Environment Canterbury's primary concern is that the changes that have been made to the CRPS, regional plans and district plans under the LURP should endure at least for the period of the new Act and in particular should not be susceptible to private plan change applications.
- f. Environment Canterbury's territorial authority strategic partners may have different views on d. and e. above, depending on where they are in the process of reviewing their district plans. Further discussion with all of the partners and CERA is required on these details.
- g. Through the LURP Review process Environment Canterbury and strategic partners may identify other critical components of the LURP needed to be continued through the new Act.

6. Powers in new legislation

Section 27 powers

- a. Recent experience shows that the Minister for Canterbury Earthquake Recovery is reluctant to use his powers in s27 of the CER Act 2011. However, we do see the need for the s27 powers to continue, but with more restricted use.
- b. With s27 powers continued in the new legislation we would support the removal of powers to;
 - suspend or cancel any resource consent (as in s27(2)(a) of the CER Act 2011); and
 - revoke any changes or variations approved to a plan under the Local Government Act 2002 (as in s27(4)(a) of the CER Act 2011).
- c. It is proposed that when the Minister is developing a Regeneration Plan or exercising his powers under s27 he be required to consult strategic partners and have particular regard to their views. Environment Canterbury suggests that the vehicle for seeking those views is the UDSIC. All strategic partners are at that governance table, and the UDSIC is a formal joint committee of the councils under the Local Government Act 2002. If this is agreed then wording in the legislation to require consultation with 'a joint committee of the four local authorities with Te Rūnanga o Ngāi Tahu', or similar, would be required.
- d. If one or some of the strategic partners wish to ask for direction to develop a Regeneration Plan or for s27 powers to be used, that request would best be

channelled through the UDSIC. This would indicate that the strategic partners have considered and support the request.

Proposed new arrangements for the central city - Chapter 5

7. The Central City Rebuild:

- a. Environment Canterbury is supportive of the establishment of Regenerate Christchurch. We will need to have an understanding of what powers it may have, and how these powers might affect our responsibilities.
- b. Environment Canterbury is supportive of a new 'one stop shop' for approvals for the central city. We will need to work through the details with CCC and ensure that there is no assumption of us delegating our legislative responsibilities. We have similar examples where we have worked with CCC eg. Identification of HAIL sites, land repair process.

Proposal for regular monitoring and public reporting - Chapter 8

8. Regular Monitoring and reporting

- a. Environment Canterbury supports regular monitoring and reporting on progress. As well as reporting to the Minister for Canterbury Earthquake Recovery, Environment Canterbury would expect similar reporting to the strategic partners through the UDSIC. These reports would be available to the community.
- b. Environment Canterbury agrees with the identified priority areas:
 - Improving people's wellbeing
 - Repairing and replacing housing
 - Repairing and replacing infrastructure and facilities
 - Revitalising central Christchurch
 - Maintaining economic performance in Canterbury
- c. A component of 'Improving people's wellbeing' is ensuring we have a healthy environment. Environment Canterbury would be able to contribute to this aspect of monitoring and reporting by identifying appropriate indicators and providing data and information.

Other comments

9. Local governance, leadership and coordination of recovery: Chapter 6

- a. Environment Canterbury agrees that the existing Recovery Strategy should be allowed to expire in April 2016.
- b. Environment Canterbury strongly supports the UDS as the strategic planning document for Greater Christchurch (as it was before the earthquakes) for long-term recovery. The UDS was developed by the strategic partners and adopted in 2007. It

is based on a partnership approach which has been the foundation for positive collaboration following the earthquakes.

- c. We do not support the Advisory Board's suggestion that UDSIC be renamed the 'Greater Christchurch Development Board'.
- d. The UDS and the UDS Action Plan 2010 will need to be 'refreshed' to update them and integrate recovery matters. The process for 'refreshing' the UDS is underway, with a planned completion date of April 2016.
- e. Environment Canterbury sees no need for the UDS and the governance structure that supports it to be included in the regeneration legislation. The UDS was developed under the Local Government Act 2002. Before the earthquakes regulatory changes were being inserted into the CRPS through Proposed Change 1 (PC1). Although this was stalled in the Environment Court, it was later expedited through the LURP.
- f. There may be need for changes to legislative instruments (such as the CRPS and district plans) to enable the implementation of the UDS. Depending on the extent of the changes a Regeneration Plan could be the mechanism to direct these changes, or RMA processes could be used.
- g. Though the 'refresh' of the UDS we anticipate that a UDS Forum will be re-established, involving representatives from the business, social, cultural and environmental sectors
- h. Having a forum initiated by the local strategic partners would signal a further step in returning to local leadership.

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: Submission to Draft Transition Recovery Plan
Date: Wednesday, 29 July 2015 7:12:50 p.m.
Attachments: [Submission_CERA_TRANSITION \[REDACTED\].150729.docx](#)

Submission attached.

Regards

[REDACTED]

Released by the Minister for Canterbury Earthquake Recovery

Christchurch, 29 July 2015.

Submission on the Draft Transition Recovery Plan: Greater Christchurch Earthquake Recovery: Transition to Regeneration

By [REDACTED] (please note that this is an individual submission not group or standardised one)

What use to me is a recovery plan when I am still locked into the disaster by failures of the organisations that should be supporting me?

The earthquakes and their aftermath have hit the eastern suburbs hardest, so we feel that it is essential to have relevant community representatives' involvement in the transition process to "Regenerate Christchurch". Many members of our community face serious day-to-day challenges, such as substandard living conditions and uncertainty about the future of their homes. Many of the services and infrastructure in the east have disappeared or been withdrawn, and for "Regenerate Christchurch" to be successful, resident input is vital. We therefore hope that the communities can look forward to productive cooperation between central and local authority bodies, on the one hand, and tax- and ratepayers on the other, over the coming years.

The Christchurch recovery is now at a crossroads, where we need to look for a way forward and reach some difficult decisions. We also need to look back, since although the past cannot be changed we can all learn from it. In hindsight, it is clear that some decisions taken over the last five years could have been better. We need to make sustainable decisions at this juncture, so that generations to come can learn from our mistakes. Let us remember that our city of the future will be their city of the present.

Context and background

It is important to look in detail at how the recovery has been handled.

We have been dissatisfied with the manner in which communication has been handled by the recovery authorities and also with the provision of and access to information.

We feel that genuine community representation is lacking to a large extent: agencies are dependent for funding on local bodies, territorial authorities and even in some cases insurance companies. As individuals and members of social media groups, we have frequently been stonewalled when asking questions or raising concerns.

When we expressed our concerns on the EQC Facebook page, it was deleted.

The missing stakeholder

A series of decisions have been made over the recovery up to now where “all the stakeholders” are consulted but one. The stakeholder excluded from almost every decision has been the homeowner.

If political planning is prepared to sacrifice sustainability in the interest of short-term cost savings, the consequences can be devastating for the people affected. Our main concern is that people who were fully insured may end up homeless, facing a lifetime of poverty after 2-3 political cycles.

CERA made zoning decisions based on the assumption that individual solutions were available. In fact, individual solutions are not available in some coastal areas. The temporary stop banks in along the coastal areas are rapidly eroding. Some properties have been left below high tide mark on land that has a limited future life. The New Zealand Insurance Council has stated that they would like hazard notices attached to all properties with risks, so that people know exactly what they are buying. Certain coastal areas of land have been identified as high hazard and may disappear as the result of erosion within the next 50 years. The likelihood is that properties on such land will quickly become uninsurable in the years to come, and will not be accepted as security for a mortgage.

Unlike insurance companies, banks are not risk takers and will foreclose on any mortgaged property that loses its insurance cover once hazards have been identified.

The potential scenario residents face was highlighted recently on Radio NZ, when Westpac gave farmers in Northland 30 days' notice to refinance, with the alternative of foreclosure on their farms.

The 6.2 earthquake under the eastern suburbs on 23 December 2011, after which Lianne Dalziel, Bob Parker, John Key and Roger Sutton all indicated that new zoning decisions might be made, now appears to have been a mysterious event, since the ground shaking measurements for this earthquake have disappeared.

This is one example of the lack of open and accurate communication from the authorities referred to above.

Seismic risk

One thing we can learn from the past is that seismic risk in Canterbury had been underestimated before the earthquakes struck. This is confirmed in a report for EQC in 1991. It is also the conclusion of the Royal Commission in the CTV report. A number of recommendations have been made but not followed. For example, neither the AS/NZS 1170.5 standard nor the New Zealand Geotechnical Society guidelines have been updated. Yet another recovery instrument is the Earthquake Prone Building Act, which is still to be passed by Parliament. As the emergency response part of the recovery is now behind us, we need to ensure sustainability for what lies ahead.

Risk acceptance

It is the role of insurance companies, the EQC included, to accept the risks covered under their terms of reference/policies and compensate policyholders when such risks eventuate. However, many policyholders in Christchurch have not been compensated for the damage to their homes and lives. These responsibilities need to be faced by the entities responsible. An equitable solution needs to be found for properties with hazards such as flooding that are a direct result of the earthquakes. In tandem with this, every effort must be made to protect residents from the risks posed by climate change.

Future insurability

Recommendations to the *Department of the Prime Minister and Cabinet* (DPMC) from ICNZ include taking a long-view – and requiring local authorities to deny consent applications where a long-term perspective risks from natural hazards will increase. It also recommended the issue of hazard notices for all properties affected.

We welcome the long-view but we are concerned that due to the increased risk caused by the earthquakes, future insurance cover will not be available. When the District Plan is made operative the hazards will finally be mapped. Despite the fact that hazards have still not been mapped, we have examples of insurance cover being withdrawn, offered on a monthly basis, and fire insurance being refused.

In an article in the New Zealand Herald of 5 November 2014, the CEO of IAG refers to cooperation with the NZ Government on a strategic intent in 2011 to avoid depopulation of Christchurch. Now that the ICNZ has signalled its intention to withdraw from high-risk areas and the CCC also plans to redefine the boundaries of the city so as to exclude properties below the Mean High Water Springs. We ask whether a "recovery" involves abandoning people once the insurance and bank sectors have managed a retreat.

The EQC does not cover flooding events, which will represent the largest uninsured risk exposure for those Christchurch residents in the future.

Homeowners have not had a fair representation in this recovery.

The declaratory judgment was a one-sided decision, and in the middle of the proceedings CCC took the side of the EQC. The concerns of the community were not addressed in that judgement. EQC stated that it had not paid for subsidence of land before. In fact, EQC made compensation payments for subsidence after the Waihi ground subsidence in 2001.

EQC and CCC reached an agreement to evaluate area-wide solutions for the Avon Estuary, knowing that the current solutions (temporary stop banks) would not suffice. The solution, which is currently being evaluated, is tidal barriers. This solution was previously rejected by the Ministry of the Environment in 2007, and identified as posing the risk of an ecological disaster. This has been done without consultation with the affected people. Meanwhile insurance companies have been settling insurance claims when it is known that the land has a very limited future. The EQC has still not communicated the known land damage to homeowners.

NZCPS (New Zealand Coastal Policy Statement)

CERA did not consider the NZCPS when they conducted their planning/zoning. Likewise, the statutory obligations of planning for coastal risk were not considered.

Access to information

Homeowners have been denied access to land information on the basis that the information is commercially sensitive. In fact, they have been presented with out-dated information that excludes over 100 earthquakes. These facts have been brought to the attention of CanCERN, EQC, MBIE and Council. There is still no explanation for why these documents have not been updated and are still being presented as current. The EQC stage 3 land report dates the last earthquake as occurring in June 2011. Yet we experienced over 100 earthquakes of magnitude 4-6.2 after that, most of which struck under the eastern suburbs.

CERA, Briefing to the incoming minister

The CERA **Briefing to the incoming Minister**, October 2014, states the following:

"As reconstruction continues over the next 10 years, a greater focus on developing and realising the vision for greater Christchurch is needed to ensure that long-term recovery is self-sustaining."

"The eastern suburbs of Christchurch city, which suffered the greatest housing and land damage in the earthquakes, are now experiencing greater rebuild and insurance complexities. The residents of these areas, many of whom have pre-existing vulnerabilities such as low incomes and/or a disability, are experiencing a more challenging recovery than those in other areas of greater Christchurch."

*Other issues may complicate claim resolution, such as where owners have cash settled and will therefore have to manage potentially complex rebuilds or repairs themselves in a period of cost inflation. **Under-insurance and/or deferred maintenance may mean some owners face funding shortfalls and need to make additional contributions to complete rebuild or repair.** Helping owners understand their insurance policies, rights and obligations relating to property ownership and technical aspects of their repair or rebuild is the preferred approach to resolving claims and reaching flexible solutions that meet the individual needs of the parties. CERA will therefore continue to support owners to facilitate faster resolution of insurance claims through supporting the Residential Advisory Service to provide independent information, technical advice and facilitation."*

The residents in the eastern suburbs were no less insured than anyone else in the city. In fact it has been identified that there was more underinsurance in the western part of the city.

Indemnity/accountability

Indemnity insurance is a priority for the recovery authorities. The only problem is that with full indemnity cover there is no accountability.

Without accountability unsustainable practices can take place.

CERA Community Forum

The CERA community forum is one of the administrative structures whereby the Minister is expected to receive input from the community.

However, our experience is that when serious matters are brought to the table of this organization, they are brushed aside or deferred. The minutes from the forum were not published until an OIA request was lodged six months later. The issues brought up by the TC3 Facebook group were written off as a misunderstanding. The *concerns* pointed out to the forum are reflected in the results of a recent MBIE inspection of 14 properties, where 13 of them failed. The root of this problem was presented to the CERA forum in June 2013.

Large sections of the minutes of the forum have been blanked out, which does not instill confidence. In short, we do not see that the forum is serving its intended purpose.

Written Comments

1. Do you have any views on the powers and provisions that will be needed in the new legislation to support regeneration?

Future insurance is a crucial element for the residents of Christchurch. As current legislation stands, large parts of the coastal areas in Christchurch face a future without any insurance cover or mortgages. The legislation powers should be used to enforce minimal low-cost insurance availability. If that cannot be achieved, rezoning needs to be considered.

The EQC does not provide cover for flooding unless it is caused by another disaster. It may also decline cover for a hazard that already attaches to a property (Section 72 notification). In turn, insurance companies may reject a claim for hazard damage that has already been rejected by the EQC. This leaves property owners totally exposed to natural hazard risks.

A recovery that leaves fully insured people in this position cannot be considered a successful recovery. Legislative powers need to focus on sustainability and consider that people's lives are being planned for. Planning and decision-making that only takes the perspective of a political cycle can be very damaging for the city.

The community will always elect representatives for long-term planning. However, politicians focus on 3-year planning cycles, since they cannot be sure they will be in office after the next election, Council, on the other hand, can take both approaches. The more consultation there is between the Council and community leaders the better the balance will be between short- and long-term approaches to issues.

Legislation should not be allowed to delay sustainability simply in order to reduce costs.

Christchurch hazards have been mapped by both ECan and CCC. According to the RMA 86(B) (3)(a), any notified hazard relating to water in coastal areas must be implemented upon notification, including the increase in the finished floor level (FFL) to 12.3 m above the Christchurch City datum.

Council has informed homeowners that the hazard maps have not become operative because the district plan was passed by an Order in Council. As a result of this, residents have been denied sustainable planning and left at risk. It appears in this case that the legislation is obstructing sustainability, and any future legislation needs to consider this danger. We suggest that homeowners be provided with financial subsidies, including legal assistance. We propose the independent election of 5 individuals by the communities who would have the role of assisting with negotiations, submissions on laws, bylaws, plans and other instruments of the recovery. We agree with the CCC that any powers retained under section 27 should be exercised only at the request, and for the benefit, of affected local authorities, for a purpose that complies with the new Act.

2. Do you think that the proposed new arrangements for the central city will create the 'step-change' needed to drive business confidence and investment in the central city?

We fully support the idea of a Christchurch City Council-led recovery approach, with the Crown in a role of close cooperation. With the active engagement of community leaders, we believe this is the best solution, and the only way to restore the trust required to re-unite the city and move it forward. We cannot change the past but we can plan for a better future. Community engagement, sustainability and transparency are key components for success. Without these, there is the potential for the city to fragment and for serious conflicts to develop. The "too-hard basket" is overflowing and needs to be dealt with to avoid public unrest.

We believe many aspects, such as a one-stop shop for resource consents and building consents, would help simplify processes.

The long-running disputes over insurance claims must be resolved, and homeowners' rights honoured. After nearly five years, a duty of care is owed to those affected and still suffering. One-sided arguments at the expense of the homeowner must stop.

We are extremely concerned about the potential for "regulatory capture". This concern also extends to the well-funded central and local government training of selected "leaders in the community", and to other agencies such as RAS, which are mainly funded by the insurance industry. In far too many cases, there has been an absence of open and transparent communication. Independent and unbiased actions in the interests of the communities affected are required from all such bodies and entities.

5.5

We are in favour of CCC endeavouring to attract private investors with the support of central government. We suggest that successful businesses in Christchurch should also be given an opportunity for input here, or encouraged to open up their networks. Investment by supporting industries could strengthen local successes. The business connections are already in place.

3. Are there any other changes needed to build confidence and encourage investment in the central city rebuild?

If the intention is to attract foreign investment to the city, added facilities are needed. For example, there is a serious lack of swimming pools and saunas in Christchurch. This is a fundamental facility in most cultures, Christchurch can excel in this field and utilise the unique greenery and natural attraction of the red zones. We fully support tourist and visitor attractions such as the Eden Project. "Christchurch – unique – green and clean".

4. What are your views on the proposal for regular monitoring and public reporting on

priority areas in order to hold agencies accountable for addressing recovery issues?

Independence on the part of recovery agencies and the honouring of the provisions and specifications in insurance contracts is a vital part of the recovery (cf. regulatory capture risk mentioned above). The briefing to the incoming minister illustrates how these aspects have failed.

In December 2012, CERA published the TC3 Residential Rebuild Booklet.

This is an extract from page 17:

"Home owners should note the fact that most insurance policies in place at the time of the earthquakes will cover the cost of building consent requirements to raise finished floor levels to meet standards set in the Building Act.

Insurers will continue to work productively with the Council, EQC and other agencies to provide best outcomes for policyholders.

EQC and Insurers are working to prioritise the claims of vulnerable groups in the community."

Considering the number of properties still sitting below high tide after the earthquakes, this indicates that something has gone wrong in the recovery and that original principles have been abandoned.

Empowered Christchurch has reached an agreement with Council on a letter that protects the rights of vulnerable people. We suggest that issue of this letter is made mandatory for anyone seeking assistance from the RAS service. <http://empoweredchristchurch.co.nz/ccn-notification-email/>

5. In your opinion, is there a better way to report on these recovery issues?

We believe that, as regards residential recovery, monitoring should extend to code compliance certificates.

According to figures published in 2014, only fractions of repairs/rebuilds are completed with the issue of a code compliance certificate. To conclude the work to the required standard, someone must pay for the code compliance.

Leaving things as they are could have serious negative consequences for the recovery and for the city as a whole. We suggest an investigation of number of outstanding code compliance certificates and that responsible parties are made to address this outstanding work.

We recommend that following this process structural EQC repairs are to be listed on LIM reports and form a final part of the insurance claim settlement with consultation with the homeowner.

Looking at the recovery from the perspective of the eastern suburbs, it is impossible to avoid thinking of a phenomenon referred to as "disaster capitalism" and considering the aspects that have already become evident in the recovery process. Loss of equity and quality of life, risk transfer and other substantial shifts are taking place. We suggest that a regular mini-census should be conducted throughout the remainder of the recovery at intervals of 6-12 months to monitor deprivation, insurance cover (or lack of it), mortgage, home equity, and rental status. If unexpected changes identified, investigation and correction measures should be implemented.

Any other comments: (Also see "context and background".)

At the beginning of the recovery, the city's residents trusted blindly in the authorities. People had learned to expect government and the authorities to do the right thing for them and treat them with care and consideration.

Some people of Christchurch have now lost this blind trust, and frustration is building up; it will

take significant efforts to reverse this erosion of confidence and stem the build-up of anger. To achieve this, there needs to be access to complete and accurate information, transparency, engagement, sustainability, fairness and care.

Let us remember the much-quoted assurance from the Prime Minister in 2011: "*On behalf of the Government, let me be clear that no one will be left to walk this journey alone. New Zealand will walk this journey with you. We will be there every step of the way. Christchurch; this is not your test; this is New Zealand's test. I promise we will meet this test.*"

As someone who was fully insured for replacement value and who was deemed vulnerable on account of my health and age, it is unconscionable to still be homeless nearly five years on, with not a cent in compensation from EQC for our TC3 land damage, and with my insurance company refusing to progress my rebuild. My situation now is worse than if I had been uninsured and the responsible authorities have not assisted in any meaningful way to get me back into my home or provide me with a realistic alternative. Meanwhile those same authorities have continued over the ensuing four years to extract money from me in the form of rates, electricity and insurance premiums for what was my major asset, but which is now effectively valueless; and I get little or no benefit from said money that is being extracted from me.

John Key's promise to me has failed the test and the agencies that have statutory responsibilities to me have failed to meet their obligations.

There are many quotations that put my situation into context, i.e.:

Our society must make it right and possible for old people not to fear the young or be deserted by them, for the test of a civilization is the way that it cares for its helpless members.~Pearl S. Buck (1892-1973), *My Several Worlds* [1954].

A decent provision for the poor is the true test of civilization.
~Samuel Johnson, *Boswell: Life of Johnson*

"...the moral test of government is how that government treats those who are in the dawn of life, the children; those who are in the twilight of life, the elderly; those who are in the shadows of life; the sick, the needy and the handicapped. "
~ Last Speech of Hubert H. Humphrey

"A nation's greatness is measured by how it treats its weakest members."
~ Mahatma Gandhi

"A society will be judged on the basis of how it treats its weakest members and among the most vulnerable are surely the unborn and the dying,"
~Pope John Paul II

After nearly five years of "**Emergency Response**", where sustainability has been sacrificed in the interests of speed, we can assume that this phase is now behind us. We see no reason why this period should be extended until April 2016. Lessons must be learned from the past. It is time to move into the "**Restoration Phase**". Once seismic and building standards are

corrected, and risks are notified, mapped and accepted, sustainability will be ensured.

We need a city that is driven by the people that live in it, and enabled by a bureaucracy that accepts and mitigates risks, rather than transferring them to the most vulnerable of its residents.


Released by the Minister for Canterbury Earthquake Recovery

REF	Serial	SID	Do you have any views on the powers and provisions that will be needed in the new legislation to support regeneration? (see chapter 3 for more information)	Do you think that the proposed new arrangements for the central city will create the 'step change' needed to drive business confidence and investment in the central city? (see chapter 5 for more information)	Why or why not?	Are there any other changes needed to build confidence and encourage investment in the central city rebuild?	What are your views on the proposal for regular monitoring and public reporting on priority areas in order to hold agencies accountable for addressing recovery issues? (see chapter 8 for more information)	In your opinion, is there a better way to report on these recovery issues?	Any other comments	Name	Address	Email	Resident of	Other
2454	1	1935	the powers need to be within Christchurch City for Christchurch and within the Waimak and Selwyn councils for the regions they cover.	No	Because the central government still has the veto. They have the power.	Remove the governments veto. Place the power back into the city/ regions.	Monitoring just means keeping an eye on what you are doing. It doesn't mean we are creating our future - we are capable of more than watching from the sidelines.	Time to remove the surprises. residents need to be included from the beginning - as an integral part of the process. Rather than just reporting on KPIs.	It's time for Christchurch to create its future. We will be investing in the homes, the schools, the hospitals and creating our future. Currently we have to sit back and wait for decisions to be made. We are worth more than spectators at a rugby match - where the government has the power and resources of the A1 Blacks and the city regions have the power and resources of Tivoli.					
2455	2	1936	Whatever body is charged with leading the regeneration from now on (I sincerely hope this is an a-political body with experts in the field of city planning/design & with a passion to create a new strong, vibrant city) will need the legislative power to enable decisions made to be implemented with expediency. The best way to achieve this would be to have the relevant minister, council representative co-opted to this body, with the understanding they are there to enable the process to work, not hinder it.	No	There needs to be an overall plan & vision for the new city that will attract business & investment. This needs to be overseen by the regeneration body as above. Business & investment confidence needs to be driven by the private sector - the public sector's role in this should be to ensure that regeneration is progressed within the overall plan guidelines.	The plan/vision for the city should be prepared by experts with input from local residents, business & investment sectors. Time to put the current plan on hold as it seems it will not progress in its current form due to monetary restraints. If we create a new plan with input from all the stakeholders - it will happen! At the moment we have nothing happening!	The regeneration body should be charged with informing the public on all planning/progress. This can easily be achieved & feedback canvassed with a facebook page/ website.	See above answers - having one body responsible for the regeneration makes this a one-stop shop for local residents, business, investors. A local government body involved should be answerable to this body & contactable through the feedback process - i.e. website/facebook	This is our one chance to build a strong, vibrant, exciting city - let's not blow it! The earthquake recovery process to date i.e. the public face of CERA has excluded input from the people most affected by the disaster - understandably in the early days, difficult decisions needed to be made quickly to ensure public safety. That time has passed & it is well past time to include the stakeholders of this city in the regeneration process i.e. residents, business, investors - the people!				Christchurch city	
2456	3	1937	Simply using the word "powers" feels dominating. I believe the regeneration of Christchurch should be led by the people of Christchurch, not the Crown or CCC entirely. They should support the community organisations who have been working hard to regenerate their lives and their city/suburbs. I don't believe returning power to individuals or parties who created a mess to begin with is agreeable (namely government and those outside of Canterbury).	No	Using words in quotations, to me, means it's false in nature. I don't understand what step change you think helps build business confidence and investment. And I think the focus should just as much be on the suburban areas of Christchurch, where the businesses have moved to after the EQs. A step change in my opinion would be engaging more with the people of the city and asking them what they've done already to make improvements and why they don't visit the central city anymore. They are the ones living the nightmare created in part by CERA.	You need to hand power back to the people. Support organisations effecting real change like Gap Filler, EPIC Innovation, and Ministry of Awesome. Consult outside of online submissions. Rents are ridiculously expensive inside the city and subsidising I would perhaps encourage more influx. Improvements to public transport and cycleways is my passion and my deep down belief of what can be done to encourage more people back into the city. Talk to cyclists who use the roads.	No one cares about reporting in the sense. You report on things that is already an issue and not a surprise to the public. Reports are boring. It's like you're talking at the people and not with them.	Get out of the office and sit with the people to discuss. It feels as though there are secrets being held and information not shared so when you report, it seems like there's still a level of distrust with information. It's more important to build trust between the people and the government led or city led regeneration committees.	I find it ridiculous and insulting that the submissions on what feels like the biggest legislation in recent Christchurch history is only open for submissions for 30 days. The deadline should be extended. In addition, the selection and subsequent meetings should be held in Christchurch, not Wellington.				Christchurch city	
2457	4	1938	I'm in favour of a council led initiative to involve the community in the decision in The crown owned RRZ. Local business owners to spearhead the CBD recovery.	No	Most of the previous arrangements have not worked effectively for the public, local body's and government. To much money has been spent on hypothetical advisors. More accountability needed from head of departments and more media appearances rather than on the Qand As	Making the roads too the CBD accessible and repaired to a certain standard. Abandon the CCDD. Invest or subsidise for local business struggling to operate already in the CBD or trying to re establish a lost business. Inbound bus trips to the CBD should be free or discounted.	It is imperative that accountability especially when there is so many tax dollars to account for along the way and people need to see they are getting actual buildings for their money and not a whole lot of empty spaces and hypothetical talk and pages of pages of different scenarios. Action speaks louder than words.	There should be weekly televised updates. Q/A session from local body's and groups.					Christchurch city	
2458	5	1939	Keep enough powers to finish what you have started. 5 years is already too long. The first 3 years went well, but the last two have been too slow. Set targets and dates for the completion of the work, within the legislation and hold any new body to account for delays.	No	we don't need yet another quango. We already have an organization responsible for the central city and that is the city council. Give the council and our elected representatives the power instead. The current system has only managed to deliver a bus station in the past 5 years.	We need investment from government to deliver what they have promised. CERA has managed to knock down the whole heart of the city without putting anything in its place. Where is the central library, convention centre, performing arts precinct? These were all promised but have yet to be delivered. We don't need any more delays, we need construction of these key projects which will encourage private investment back. The current system has stifled innovation without providing anything in its place. We need progress on these key projects - that will build confidence.	Typical government response. The proposals are too costly, will deliver jargon not facts, and provide a way of hiding behind detail rather than delivering on promises. We don't need 60 page glossy pamphlets to describe what we can see with our own eyes and feel with our hearts.	Why not treat it like a project management exercise? That is, there is a project (or multiple projects in a programme of works) which have a deliverable, a budget and a timescale. The deliverables are the promises which have already been made to the people of Christchurch. To report on a project you have a plan and a budget - so publish them and let us see where things are tracking. Let the people of Christchurch judge whether projects are on time and on budget, and whether the plan is challenging enough. And we can hold people responsible through the local government elections. In fact the best way to report on progress is to put a series of webcams overlooking the key construction sites, for all to see. We can then compare the on-site progress with the published plan.	The first 3 years of CERA were undoubtedly a success. The last two years have been painful. Let's get back to business as usual instead of setting up new organisations. Give the responsibility for health back to the COHB, etc. etc. and don't put a new organisation in place. Instead spend the money on delivering on the promises which were made in 2012 and 2013. That's what we were promised, that's what we bought in to and that's what we expect to be delivered. And to put something like 2041 in the recovery plan - really??? We need the basics much quicker than that. Give us what was promised and let the CCC build the recovery on that. People are not happy, despite what you say in this document. There is underlying stress and unhappiness throughout this city. We need real progress to deliver the vision and we need it now. Close down CERA, say thank you, and move back to BAU. If you must set up a new quango, I should have the responsibility of delivering the government promised infrastructure and nothing more. Oh, and if you can get the church to do something about the cathedral that would be even better. But even then I don't think they would leave it as a ruin whilst the rest of the city is built around it - progress on the key plan would put pressure to fix the cathedral as well (whatever is decided to do with it - please, please do something - get on with it.				Christchurch city	
2459	6	1940	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. It's time to put the regeneration of Christchurch back in our hands. I support option 3 + for a locally led recovery. The governments role should be to trust the locally led processes and support the council as required.	No	the anchor projects are cash cows, they are not what the people of christchurch want	create a clean green city of and for the future, dont forget the suburbs - they are where the people of the city live - if they are neglected people want to live in chch.	dont sit file with monitoring - have sensible monitoring but focus on action and outcomes						Christchurch city	
2460	7	1941	No Comment	No	I think the plan is good, but I have no confidence in the implementation. We need to make sure we don't just have the same people in different roles. Doing the same things. While there is nothing personal, I have found CERA / CCDD / CCC etc staff pleasant to deal with, the lack of results speak for themselves. Of the many many major projects and precincts to be built in the CBD we have only seen a new Bus Station and the Justice Precinct started. Yes, the private developers have made progress, but anything remotely Govt. connected has been a failure. I have personally hosted several overseas investors who have all left frustrated, and disappointed. Simple commercial decisions have been so rapt up in bureaucracy, that we have lost an amazing opportunity. We had the chance to deliver the most modern city in the world, yet we now have the makings of a patchwork quilt, with no cohesion or targets. As I am in the middle of a rant, I will give a couple of examples. 1. Assume the developers with land in Victoria St and Lincoln Rd were offered land say on Columbus St as a straight swap, or even a council carpark/ Brown in. We would now have a vibrant CBD filled with office staff. 2. Assume we had taken the opportunity to kiss across the CBD with a series of underground service tunnels (As you would do with any new Hospital or University Campus. We could now be installing new services in a protected environment. We could easily upgrade and repair and we could sell space to Telco and power companies. Instead we are putting our critical infrastructure back in a trench that is being dug up and damaged countless times, and will continue to be so. How can you claim to be building a modern city with such shortsighted decision making. These are only two simple examples, of the lost opportunities I have observed.	As above the plan may be solid. But the selection of staff to lead and implement, and the streamlining of the decision making process is critical. The weird and wonderful procurement models must also change. The advice given and taken on how to procure a major project has been a dismal failure. The costs incurred to date with little results speaks for itself. How much has been spent on the "First Precinct Project" The Convention Centre? yet we have not turned a sod.	Accountability is critical, not only for the delivery of the rebuild, but for the money spent in the process.		My apologies if this sounds very negative. It is born of personal frustration and that of the many investors I have seen come and go. It truly is time to start again. Get rid of current organisation and the numerous Consultants feeding from the trough, and seize the opportunity if it is not too late.				Selwyn district	

Released by Minister for Canterbury Earthquake Recovery

2461	8	1942	See below		See below	See below.k	See below	See below	My overall concern is that CCC lead the recovery in partnership with other organisations - Governance needs to come back to the locally elected representatives. The whole plan is far too long for the average non-specialised resident to read and digest. Yes justify your arguments but please price the intended outcomes.					Christchurch city
2462	9	1943	We've read many words and recognise it has been an enormous task undertaken and progressed by the Government Agency CERA. We don't support the continuation of a committee from the Prime Minister's office. We do support Option 3 suggested which has the CCC as the leader for the next stages. This indicates a trust in the elected representatives both from us and from them. The overwhelming input from residents, the Council itself and other NGO's members and organisations that we are have been in touch with agree that it is time for the city to take the reins again. The one rider we would put on that comes from the awareness of the size and complexity of the task and would plead that the number of Community Boards are increased. That these elected community people have the confidence of their communities and be enabled to present to the Central Council the voice of the local community. The conversations which take local knowledge seriously and a low for a Sustainable Christchurch have not happened yet. The YWCA CHCH Inc. was established in this city in 1883 which gives us a perspective and memory which spans 3 centuries and makes us 132 years wise. Our role has been mostly with the provision of affordable and emergency accommodation for women including young women who may or may not have children and with the Job and Life Skills focused Foundation Education which has not been recognised as core to any regeneration of this city. The city is not just made up of buildings, Business Confidence and investment but of ROADS and of PEOPLE many who wish to create small businesses and we wish hope for the future of their children in the Greater Christchurch area. The CBD was not the only part of the city damaged.	No	The conversations about Sustainability of the city and it's people are yet to be held with the communities whose wisdom and local knowledge must be seriously included in any PLANNING. The conclusion above explains why the must be a NEW REGENERATION PLAN.	The lack of respect evidenced by CERA as the Government agency has disappointed the electorate who hasn't been enabled to get it's voices heard. People are tired and disillusioned and would like to say loud and clearly - WE NEED THINGS TO CHANGE and this is the best occasion we have been given to both say that to the Government led recovery agency AND place our trust and support in those democratically elected and challenge them directly to be accountable, transparent and more accessible - i.e talk to and listen to and with those who have the trust of local people as their elected leaders within the Community Boards before making and imposing decisions. We are South Islanders and as such think differently about "the recovery style we want for a "small city on the Plains" Who asked for grand structures which may suit Auckland or Wellington.	The Ministries do the Government bidding and not the local. It is a pity to hear how the treatment of a highly effective world leading CDHB has been asked to undertake a Review	Yes via the CCC itself. It is clear that Government "stand over tactics" hasn't allowed for local reports to be put in perspective - because there is no trust in those who drive these ministries	As an Executive Management Team which includes Board, staff, members we have both read and discussed this plan and found it wanting in it's narrow focus and are in support of a NEW REGENERATION PLAN with the CCC and it's Community Boards as the Lead Agency. We are aware that the Ministers in charge of the Ministries already decided as taking responsibilities on are often "out of touch" with the people of Christchurch's reality because we hardly know them and the Minister from CERA does not give us confidence.					Christchurch city
2463	10	1944	Take off compulsory acquisition for red zone properties.		I hope so, but who knows.	Working with the people with the money and ideas.	Good idea, but don't waste money on this.	Involving the public and using their ideas.	Every red zone area is different, so the one shoe fits a rule shouldn't apply. Work with each area and listen to the people. Five years of compulsory acquisition on the red zone needs to stop, so we can move on with our lives. I wrote a submission a few days ago, but it was full of frustration. It is hard to explain the anger when no body listens. When will the people making the decision for us in the red zone stop bulling and work with us.				Christchurch city	Lets hope after five years of Cera not knowing what to do with the red zone land will end soon.
2464	11	1945	For the 'second' five years I would like to see local communities of EACH area to have a much greater say in the REGENERATION of Christchurch	No	Too much investment is being concentrated on the 'bigger scale' investments. There needs to be more BALANCE to regenerate Christchurch. Small business input... They need more INCENTIVES to come into the City too! REMEMBER - Christchurch Citizens have learnt to live 'without' the City...soooo - it's important to have a RANGE of activities within the inner city. While the RESTART area and VICTORIA SQ have been a good start; I would like to see our summer/campus activities featured around the beautiful AVON River i.e. the Floral art Display which used to be so popular. Students bike-racing in Avon - YES (if this was Dunedin) they would promote student activities BECAUSE that it depends on its students. People love to come into the city for Theatre, including outdoor events i.e. ANZAC, Christmas etc. and just meandering around the river vicinity and maybe a coffee/icecream to choose from a selection of outdoor cafes with a 'selective variety food' - NOT necessarily cheap takeaways outlets!	It's important to build on 'some of the past' NOT just starting with a clean sheet and non-descript tasteless buildings. We have our own particular Heritage. We were noted for our English her tage... and while we have lost much - we can build a 'standard' that reflects the past/including our lost in a modern way. This would include water features NOT ghashty-coloured monstrosities that are jarring to the senses but features that reflects a 'calm dignity' so symbolic of the people living through the tragedy this city experienced.	While agencies need to be accountable - I believe, we are already becoming OVER REGULATED as it is... Society is losing something!	Choosing 'proven' methods would make good sense! Local communities again, need to be involved/ take ownership! The upside is, communities would gain... more respect and confidence in the REGENERATION and better morale!	It's important to REGENERATE the city NOT just with the TOURIST in mind! While I like the idea of people cycling around the inner city, I would like to see a 'free' bus circulating around inner city to transport the less able to different areas. Public toilet facilities are inadequate!				Christchurch city	
2465	12	1946	Rather than perpetuating the abnormal situation by establishing a new Authority similar to CERA, effort should be directed to returning all the functions to the control of the City Council and the Regional Council as soon as possible. It is important that local authorities have the capacity, with government support, to cope with emergency situations. We may expect such in the future from seismic and weather-related events.	No	The question of whether the central city should be as pivotal to Christchurch as it was before the quakes has never been properly addressed and there is now the ridiculous situation of having to take affirmative action to reverse the migration of commercial and cultural activity to the suburbs. Whether a centralised city with its inherent transport requirements is a suitable 21st century model remains a moot point. In short, there is in fact a need to drive confidence and investment in the central city beyond the vested interests of property owners and what place is there for intervention in a situation which should be settled by market mechanisms?	See above	An engaged citizenship and elected and accountable local authorities, adequately supported by central government should be able to oversee recovery activities as part of its day-to-day functioning. If this is too difficult under prevailing circumstances, it should be addressed by additional resourcing rather than by adding administrative structures that are not fully accountable to the citizens of Christchurch.	See above.	This feedback format is so limited in its scope as to be meaningless and takes too much of the outcome as given. I am not alone in being fed up with perpetuation of the state of emergency and the apparent generation of difficulties by the new authorities that have been created. Return the powers to our elected local authorities first and then pick up the pieces if and as necessary.				Christchurch city	
2466	13	1947	For a matter of such great importance to the people of Christchurch and New Zealand at large, the Submission period is far too short for a matter of this magnitude. After the people of greater Christchurch have been listened to and an enhanced Option 3 developed, a Bill or Bills prepared, then the appropriate Select Committee MUST come to Chch to listen to the people in person. When the new legislation is prepared I must include the legally required need to consult with Maori. TRONT is but one entity representing a large Maori population who are residents and ratepayers in this area	No	Points 1 to 5 set out in Section 5.2 list the challenges for the commercial/regulatory perspective. BUT 1 does not mention the Citizens, the People, the Visitors. The Central City will die at the end of the working day unless more care is given to what PEOPLE want to see / have happen DOWNTOWN at night and weekends. A 3+ option would make this happen. Should observe, listen, talk, brainstorm, collaborate, research, document, think, feedback, reflect, design, plan and develop.	Investment will come if the people come into the City Centre if it is designed and developed to cater for the widest range of needs of the people. It must provide for easy access and egress 24/7 and not be split asunder by through traffic.	Regular monitoring and reporting is absolutely necessary for us and the citizens of Chch and the people of New Zealand.	A written report must be prepared and then presented at an open forum chaired/managed by an independent facilitator	By way of other comments the CERA debacle over Victoria Square illustrates the foolishness of making decisions without input from the People who live in and care about this place.				Christchurch city	
2467	14	1948	Yes- the power needs to be given back to the people of Christchurch. The central planning approach has failed dismally, and local people feel left out of the decision-making process. That's a sure road to failure.	No	The proposed changes still leave business uncertain about who is in charge and what the regulatory regime might be. As long as central and local government, plus a cera-like organisation with wide powers, all have planning powers confusion will reign. It's time for central gov and the ccdu to pack up shop and leave to local organisations.	Mostly just getting the CCC back in control. But they also need to be given a strong sense of direction by a re-engaged public.	Might as well throw more money into a hole in the ground. CERA (and esp the CCPU) is the agency that's failed most obviously. The time has come to recognise their central-planning attempt to turn central Chch into a boring sterile series of boxes was never a good idea.	Yes. Local council.	The emphasis on huge projects over small local community and people based initiatives has been a massive failure of imagination and leadership. We need a vision that truly reflects the Chch we talked about in the 'share an idea' campaign.				Selwyn district	

Released by the Minister for Canterbury Earthquake Recovery

2468	15	1949	<p>The draft Transition Recovery Plan significantly fails to address the key factor that will lead to the successful regeneration of Christchurch: that is a removal of the emergency powers which have seen the citizens of Christchurch largely shut out of any decision making regarding the shape and form of our city. The decision to create a blank slate for a new city was a decision imposed upon us, not reached mutually. The result has been a much stronger sense of psychic loss and alienation from the city than if proper attention had been paid to the importance of retaining greater links with our past on which to build the new city. For many people, the trauma of the excessive and unnecessary loss of so much that was familiar has outweighed the trauma of the earthquakes themselves. Ongoing issues such as that of the Cathedral, where a firm stance in favour of restoration would have done much to help alleviate the sense of loss, has contributed to the lack of progress with the recovery. The lack of respect for heritage in the recovery to date represents a lost opportunity to retain a vital sense of identity while bringing economic benefits to the city. It is significant that heritage buildings were among the earliest to bring economic life back to the CBD (for example New Regent St and the Heritage Hotel). A vision for the city which respected our social and cultural needs would have seen value in treating projects such as the restoration of the Cathedral as anchor projects. Thankfully some private owners have had such a vision, the Arts Centre and the Theatre Royal being outstanding examples. In contrast we have looked in vain for a lead from Government in this area. Even the 'so-called' Heritage Recovery Programme, which lacks any real status, was not released until November 2014.</p> <p>True regeneration of the city can only come when we are once again empowered to take control of our own city and move forward in the creative ways which were evidenced in the Share an Idea Consultation exercise. Retaining so many powers in the hands of Government Departments or the Prime Minister's Office, until 2020, with ultimate control still in the hands of the Earthquake Minister, will not produce the commercial confidence or attract the investors that the draft plan is so concerned with. Existing control from outside the City has led to achieve this to date as evidenced by the lack of progress seen so far. A modified form of control from outside is no more likely to achieve the results looked for. But more importantly, it completely fails to address the psycho-social issues facing the city such as poor mental health, community disengagement, loss of identity, a sense of dislocation and disempowerment. Without overcoming these factors there can be no regeneration. Recovery needs to address social and cultural needs just as much as the commercial needs that have been the apparent drivers of the recovery so far and still seem to dominate the draft regeneration plan.</p> <p>A Christchurch City Council-led recovery approach, offers the best hope for regeneration. Active and transparent engagement with community leaders, community groups and the community at large is needed to re-unite the city and move it forward in a sustainable way. While the Council may not be perfect, it is accountable to us, it is accessible, its decision making is transparent and livestreamed and it has a good track record of working with and consulting local communities on community issues. This contrasts with the secretive, isolated and unaccountable approach typical of Cera. Share an Idea showed that the Council was able to engage the enthusiasm of the community to create a shared vision of what we might become. We need to return to that sort of enthusiasm, which will never be achieved with central control.</p> <p>There is considerable merit in the idea of a new Regenerate entity. However, if such an entity is formed it must be led by the Council, working in association with E-CAN and Ngāi Tahu, and the neighbouring Councils where appropriate. There is an obvious need for some continuity of personnel. A number of Cera employees would undoubtedly be employed within the new entity, but if recovery of the city is to prosper, it must be approachable, easy to engage with, responsive to the needs of the local community and committed to genuine community consultation. The City has already taken the initiative of setting up an entity called Development Christchurch as a single point of entry for developers and has set up a one-stop shop for project approvals. These initiatives could be subsumed within a new Regenerate entity. The fact that these initiatives have already been undertaken give confidence that the Council is ready to take full responsibility for a Regenerate Entity. The Crown role in this should be one of support for so long as required, rather than lead or even partnership, a notion which has been fraught in the recovery process to date. The Minister for Earthquake Recovery should have no power of veto. The final say in what happens to our city must be returned to the local community. This must include decisions about the residential redzone even though the land is not Crown-owned, since the City Council and the citizens of Christchurch will have to live with the consequences of these decisions in the long term.</p>	No	<p>No, not if the Government retains control over key aspects of the rebuild. If businesses are to have the confidence to invest in the city, they need to feel that there is an engaged, vibrant community which has a stake in the future of the city. So long as decisions are being imposed from outside it is difficult to feel that we have a stake in what is happening. There has been little public buy-in to the so-called anchor projects because these are projects we have neither asked for, nor been consulted about. For example, the imposition of the Convention Centre has disenfranchised the people of Christchurch from a much loved and used location, our public library, to replace it with a building which is internal in focus and devoted to visitors to the city. The planning of the Avon River Precinct has proceeded secretly, changing an area which was already attractive and well loved, with little attempt to seek public views until the belated consultations on Victoria Square as a result of outrage at what was proposed. For the reasons outlined in the previous question, new arrangements will not create the 'step-change' needed so long as central government retains effective control through continuation of many of the emergency powers of the CERA Act, through the power to direct changes to the city plan and through ultimate power of veto. While such powers are in place there can be no meaningful locally-led recovery. A sustainable and effective regeneration of the city must be based upon a guiding vision and principles which have been derived from robust community engagement processes which are reviewed and evolve over time. It must also give greater prominence to the social and cultural aspects of city-building than have featured in the Recovery to date.</p>	<p>Openness and transparency of decision making are vital. It is also vital that the transitional mechanisms adopted allow for and encourage opportunities for ideas and innovation to flourish. There needs to be an openness to revision and adaptation of decisions, including the anchor projects, based on community feedback and up to date information. This may include abandoning some projects.</p> <p>If it is proposed to continue with the Community Forum as a key vehicle for community input then it will need a significant 'step-change' to make it more inclusive and dynamic in order to have any meaningful future role.</p>	<p>Any proposals for regular monitoring and public reporting which involves greater transparency than has been the case to date must be a good thing.</p>		<p>The legislative powers conferred under the proposed legislation to replace the CERA Act must reflect the fact that the emergency is now long over. There needs to be an assumption of a return to normal, non-emergency powers. It is difficult to see any justification for the continuance of extraordinary powers. A compelling need should be established before any such powers are granted. If any such powers are retained they need to be exercised with more robust oversight than simply being at the discretion of the Minister or any other individual. It is vital that the public be given an opportunity to make submissions to the Select Committee on the proposed legislation before it is passed into law.</p> <p>The proposal in the draft plan to retain a power for the Minister to change plans should be rejected.</p> <p>Retention of a power similar to s. 38 of the CERA Act should also be removed. The s. 38 powers have increasingly been used to suit the convenience of owners with no demonstrable benefits to the speed of recovery, while denying the public an opportunity to have a say about the potential loss of buildings in which there is a strong public interest. The loss of heritage has been one of the most profound effects of the earthquakes in terms of impact on a sense of wellbeing and while some loss has clearly been unavoidable, much has been unnecessary. There can no longer be a compelling justification for over-riding the normal resource management process.</p>		Christchurch city
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Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
To: [info \(CERA\)](mailto:info@CERA.govt.nz)
Subject: Submission on the Draft Transition Recovery Plan
Date: Thursday, 30 July 2015 7:09:28 a.m.
Attachments: [Draft Transition Recovery Plan submission \(\[REDACTED\]\).docx](#)

To whom it may concern,

Please find below and attached my submission on the Draft Transition Recovery Plan.

Thanks,

[REDACTED]

The Draft Transition Recovery Plan rightly identifies the central city as being “vital to the economic, social and cultural prosperity of Christchurch city, greater Christchurch and Canterbury.” However, creating the best possible central city is not simply a matter of building business confidence and encouraging investment. This is important, but only if the spaces and structures that emerge from this are complemented by spaces and structures that are created with objectives other than profit in mind. Christchurch has received international attention for the creative ways in which empty spaces have been utilised post-earthquakes, often with and for little money. Organisations such as Gap Filler and Greening the Rubble have made the central city a significantly better place than it would otherwise have been. The ideas of these groups and the wider community need to be harnessed, otherwise there is the risk that new central city will fall short of what it could be. It is for this reason that I am opposed to the idea that leadership of the next stage of central city re-development be delegated to a commercially-oriented Christchurch Central Regeneration Authority tasked with building business confidence and encouraging investment. Rather, I believe that an agency should be established with a much broader remit than that proposed and that this agency should be Council-led so that it sits as close to the people of Christchurch as possible.

I believe that one of the first jobs of this agency should be to go back to the community and develop a revised central city plan. It is argued that the community have already had the opportunity to have their say through the Share an Idea initiative and the Council's draft Central City Plan, which emerged from this. This is true, but that plan outlined only a broad vision of the central city, whereas the Christchurch Central Recovery Plan developed by a group working for the Canterbury Earthquake Recovery Authority's Christchurch Central Development Unit, took this vision much further. It dictates the form that the central city will take and where certain major projects will be located. These elements raise significant questions that the community has never had the chance to comment upon. For example: Is it desirable to locate a stadium and a convention centre on large sections of prime central city land? Those who developed the plan obviously think that the answer to these questions is yes, but it quickly became apparent that many people disagree for a variety of reasons. To dictate solutions formulated behind closed doors may be quicker than taking a more deliberative approach, but it is both unfair and unwise. It is time to take a step back and re-engage with the people of Christchurch before it is too late, and this should extend beyond the central city to all areas where major decisions still need to be made, such as the residential red-zone.

It is my belief that the establishment of a Council-led agency tasked with leading the next stage of Christchurch's recovery is the best way forward, so long as this agency has the authority,

resources and processes to truly harness and implement the ideas of the people of Christchurch. This will not be an easy task, but imagine the city that could emerge if it is done well.

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Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: UDS Submission on the Draft Transition Recovery Plan
Date: Thursday, 30 July 2015 9:13:17 a.m.
Attachments: [image002.png](#)
[UDS Submission on the DTRP final.pdf](#)

Please find attached the Greater Christchurch Urban Development Strategy Partnership (UDS) submission on the draft Transition Recovery Plan.

This submission will be formally ratified at a meeting of the UDS Implementation Committee on Friday 14th August 2015.

Regards

[REDACTED]

[REDACTED] | Implementation Manager | Greater Christchurch Urban Development Strategy

DD [REDACTED] M [REDACTED] W www.greaterchristchurch.org.nz

PO Box 73012 Christchurch 8154



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[REDACTED] | Implementation Manager | Greater Christchurch Urban Development Strategy

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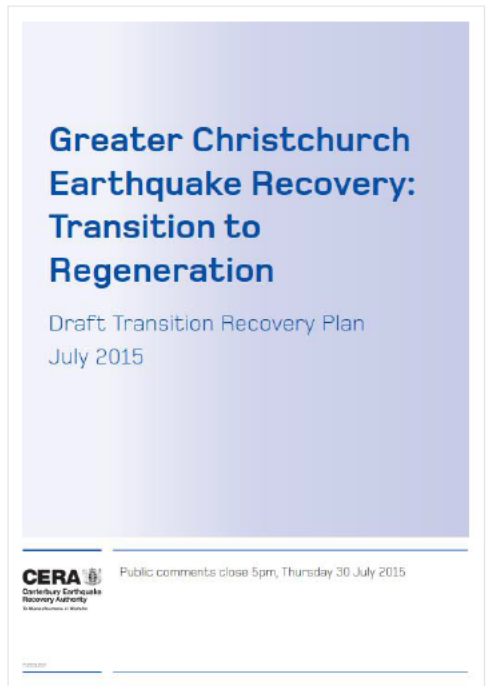
Greater Christchurch Urban Development Strategy

Submission by the

Greater Christchurch Urban Development Strategy Partnership on

the Draft Transition Recovery Plan: *Greater Christchurch Earthquake Recovery: Transition to Regeneration (July 2015)*

July 2015



To:

Draft Transition Recovery Plan
Freepost CERA
Canterbury Earthquake Recovery Authority
Private Bag 4999
CHRISTCHURCH 8140

Name of Submitter:

Greater Christchurch Urban Development Strategy Partnership
c/o [REDACTED]: Independent Chair

Address for further contact:

[REDACTED]
UDS Implementation Manager

DDI [REDACTED]

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Email [REDACTED]

Web www.greaterchristchurch.org.nz

c/o Christchurch City Council
Civic Offices, 53 Hereford Street, Christchurch
PO Box 73012, Christchurch, 8154

Submission:

This is the Greater Christchurch Urban Development Strategy (UDS) Partnership's submission on the Draft Transition Recovery Plan: *Greater Christchurch Earthquake Recovery: Transition to Regeneration (July 2015)*. The content of the submission follows overleaf.

Submissions from individual UDS Partners are also being made and may cover more specific issues relating to their territorial areas or functions.

The UDS Partnership would welcome the opportunity for further discussion with the CERA and the Minister for Canterbury Earthquake Recovery ahead of the adoption of a final Transition Recovery Plan.

Signed:

[REDACTED]

[REDACTED]
Independent Chair

Greater Christchurch Urban Development Strategy Implementation Committee

Introduction

This submission is from the Greater Christchurch Urban Development Strategy Partnership (“the UDS Partnership”). The Strategy is overseen by the Implementation Committee (“the UDSIC”), a joint committee comprising Environment Canterbury (ECan), Christchurch City Council (CCC), Selwyn District Council (SDC), Waimakariri District Council (WDC), and Te Rūnanga o Ngāi Tahu (TRoNT), as well as the New Zealand Transport Agency (NZTA), the Canterbury District Health Board (CDHB) and the Canterbury Earthquake Recovery Authority (CERA) in an observer capacity.

The Strategy outlines a 35 year growth management and implementation plan for the Greater Christchurch sub-region¹ and has been a key source document in the development of the *Recovery Strategy for Greater Christchurch*, the *Land Use Recovery Plan* and the *Christchurch Central Recovery Plan* under the Canterbury Earthquake Recovery Act (CER Act).

Submissions on this Draft Transition Recovery Plan are also being made by individual UDS Partners and reiterate some of the comments made herein as well as covering more specific issues relating to their territorial areas or functions. This submission is intended to provide a strategic response, principally in relation to the issues of future strategy and collaborative governance across Greater Christchurch.

Greater Christchurch and the UDS

Greater Christchurch is the largest urbanised area in the South Island. Historically, the Greater Christchurch sub-region has grown in a dispersed form leading to a number of negative community outcomes. A desire to more sustainably manage future growth across the sub-region resulted in moves by local government in the sub-region to initiate a growth management strategy.

The UDS was developed and adopted by the partner councils (Environment Canterbury, Christchurch City Council, Banks Peninsula District Council², Selwyn District Council, Waimakariri District Council) and Transit New Zealand (now the New Zealand Transport Agency, NZTA) between 2004 and 2007. The goal was to prepare an agreed strategy for the Greater Christchurch sub-region to make provision for sustainable urban and rural development for the next 35 years. The adopted strategy was launched by the then Prime Minister in July 2007. The Strategy has now been the foundation for sub-regional planning over four electoral cycles.

Strategy focus

An important feature of the UDS is to provide a sustainable urban form and protect the peripheral rural communities that lie close to Christchurch City. The vision for Greater Christchurch by the year 2041 is a vibrant inner city and suburban centres surrounded by thriving rural communities and towns. Part of this vision is the implementation of an integrated planning process for growth management supported by the efficient and sustainable delivery of new infrastructure.

The UDS supports a fundamental shift in growth management from focusing largely on accommodating low-density suburban residential development in greenfields areas to supporting a compact and balanced

¹ The Greater Christchurch sub-region covers the eastern parts of Waimakariri and Selwyn District Councils and the metropolitan area of Christchurch City Council, including the Lyttelton Harbour Basin. This is a smaller geographical area than that defined as greater Christchurch within the CER Act which covers the full extent of the three territorial authorities and the adjoining coastal marine area.

² In March 2006 the Banks Peninsula District Council merged with Christchurch City Council.

urban form that enhances both urban and rural living. It considers the complexity and inter-relationships of issues around land-use, transport, and infrastructure including community facilities, while incorporating social, health, cultural, economic and environmental values.

The UDS and Earthquake Recovery

The recovery of greater Christchurch from the earthquakes of 2010 and 2011 has necessitated widespread review of the strategies, plans and programmes that existed pre-earthquakes. In the context of land-use planning the two principal documents prepared under the CER Act are the *Land Use Recovery Plan* (LURP) and the *Christchurch Central Recovery Plan* (CCRP). The former has directly, or subsequently through statutory direction, made significant amendments to regional and territorial authority plans. This includes in particular:

- § inserting a new chapter within the Regional Policy Statement to provide greater planning certainty and enable the recovery and rebuilding of Greater Christchurch
- § confirming and expediting Christchurch City Council's intention to undertake a full review of its City and District Plans into a single replacement plan which will comprehensively address resource management recovery needs in Christchurch.

It is noteworthy that when analysing these Recovery Plans the fundamental tenets of the UDS have remained unchallenged and that work undertaken pre-earthquake to implement such principles provided a strong starting point before being reviewed through a post-earthquake lens.

Whilst much of the attention in relation to the UDS, both pre- and post-earthquake has been around its land use planning objectives, the strategy and its collaborative governance arrangements take a much broader view across economic, social, cultural and environmental well-being with an overall principle of 'sustainable prosperity'.

This holistic nature of the UDS Partnership enabled CERA and the Minister for Canterbury Earthquake Recovery to quickly and confidently engage with strategic partners on recovery related matters through the establishment of an advisory committee which mirrored the UDS governance structures.

Other Government Initiatives

The Government has and continues to enact a wide programme of reform that impacts on the greater Christchurch sub-region, its local authorities and other agencies.

Whilst the Draft Transition Recovery Plan represents a critical opportunity to enhance local and central government working it needs to dovetail with a whole of government approach to aligning desired outcomes for the area and integrating policy, programmes and services to delivery against such objectives.

Note: This submission does not attempt to respond to all the questions posed within the Draft Transition Recovery Plan (DTRP). It provides feedback on the more strategic matters that address the principles, roles and desired outcomes that the UDS Partnership wishes to see emerge as the transition process takes place.

Comments on specific matters raised in the Draft Recovery Transition Plan

Legal framework

1. The UDS Partnership supports the need for new legislation to support ongoing recovery work that will continue after the CER Act expires in April 2016.
2. In relation to any new legislation (DTRP Chapter 3) the following comments are made:
 - i. support for the proposed geographic scope to be limited to the area outlined in the DTRP (consistent with the area of focus for the UDS)
 - ii. support for the new Act to exist for a period of five years, subject to a review after three years, so long as significant regard is given by the respective Minister to the views of strategic partners in exercising powers which impact local authority functions and statutory documents (or alternatively considered only 'at the request of' the strategic partners).
 - iii. support for the development of new 'Regeneration Plans' and ongoing statutory force for existing Recovery Plans, recognising that the necessary 'lifetime' of any such plan will need to be determined on a case-by-case basis (with the above proviso regarding the views of strategic partners).
 - iv. specifically in relation to the Land Use Recovery Plan (LURP), it would be imperative that changes that have been made to the Canterbury Regional Policy Statement, regional plans and district plans under the LURP should endure at least for the period of the new Act and in particular should not be susceptible to private plan change applications. Some flexibility to allow a relevant territorial authority to reflect the intent of amendments made through the LURP when undertaking district plan reviews, rather than the specific wording inserted through the LURP, should be considered.
 - v. support for some recognition of a 'refreshed' UDS and greater statutory force to be provided to its anchoring within any regulatory plans (to be further discussed amongst Chief Executives as outlined on p13 of the DTRP). A legislative provision to require a UDS strategy is not supported, with partners preferring the current voluntary collaboration model for establishing a greater Christchurch strategy and associated governance.
 - vi. support for an updated definition of recovery to encompass longer-term regeneration, with sufficient description within the new Act to minimise the risk of legal challenge.

Transitioning of CERA's recovery responsibilities

3. The UDS Partnership broadly supports the intention that Government's role in key recovery work beyond the short-term transitions, wherever possible, from CERA to local government and to central government departments and agencies with aligned functions (DTRP Chapter 4).

4. This approach will help integrate and embed recovery activity into ongoing work of the respective government department or agency. The role of DPMC to ensure that recovery activity maintains a high priority across government, and within a coordinated framework, will be critical however.
5. This transitioning will also need to reflect the proposed shift to local leadership so that any inheriting department or agency:
 - delivers on Government's recovery priorities, and
 - works collaboratively with local institutions to integrate their work within a shared long-term strategy and planning framework for greater Christchurch.

Central City rebuild

6. The UDS Partnership supports the concept of establishing a new entity to address the recovery challenges for the central city (as outlined in the DTRP section 5.2) and the ongoing development of a 'one stop shop' for streamlining and coordinating the regulatory process within the central city.
7. Whilst the UDS Partnership does not wish to provide detailed comments on these matters (relying on the direct feedback being provided by Christchurch City Council and Environment Canterbury) it believes it is critical that the Crown and Christchurch City Council work to establish a single entity to deliver the best outcomes for investors, business, local institutions and the public.
8. While many of the challenges for central Christchurch are unique a number of issues impacting the city centre existed pre-earthquake and the UDS Partnership hopes that the final Transition Recovery Plan has regard to the extensive previous work (nationally and internationally) on regenerating central city areas.

Recovery leadership

9. The UDS Partnership supports and is pleased to see the proposal that "*overall leadership and coordination of the recovery will be the responsibility of local institutions, primarily local authorities and Te Rūnanga o Ngāi Tahu*" (DTRP Chapter 6). Chairs and Mayors who are members of the UDS Implementation Committee provide clear and effective leadership and this leadership is fundamental to successful strategic and recovery planning and implementation. This grouping of leaders with strong support from the committee and their respective organisations are a key leadership voice moving forward.
10. Over the last five years the UDS Partnership, through its governance and management structures (particularly the UDS Implementation Committee and Chief Executives Advisory Group) has embraced the need to focus on the immediate needs of recovery and work collaboratively with CERA.
11. The UDS Partnership agrees that now is the time for local institutions to take an overall leadership and coordination role but in so doing it is fundamental that central government continue to support such institutions (as suggested in DTRP Chapter 6) and integrate the work of government departments to maintain recovery momentum.
12. Whilst it is not explicitly stated in the DTRP, the UDS Partnership believes the UDS Implementation Committee (UDSIC) is well-positioned to take this overall leadership role at a Greater Christchurch

level whilst allowing for respective local institutions to make decisions they are rightly responsible for within an agreed framework.

13. The UDS Partnership supports the recommendations of the Advisory Board on Transition to reinvigorate the UDS, provide more visible leadership and engage with local leaders and central government in undertaking such a role.
14. The UDS Partnership also supports the statement (DTRP p13) that the current Recovery Strategy could become integrated within a 'refreshed' UDS to integrate recovery and development over the longer term.
15. The UDSIC has recently resolved to complete a refresh of the UDS by April 2016 so that the completion of such a process integrates with the commencement of the proposed new legislation outlined in the DTRP. It is anticipated that this refresh will ensure the integration of recovery, strategic planning and well-being objectives occurs so that a single strategic and holistic framework is in place for implementation amongst respective agencies.
16. The UDS 'refresh' will involve the re-establishment of a forum, with representation from a broad range of stakeholders, to advise and contribute to the process and content of this undertaking.
17. The UDSIC has tasked the Chief Executives' Advisory Group, which includes the Acting Chief Executive of CERA, with identifying sufficient resources necessary to undertake this task within the required timeframe.

New DPMC business unit

18. The UDS Partnership supports the establishment of a business unit within DPMC (DTRP Chapter 7) to coordinate central government's recovery contribution over this next phase and ensure recovery remains a whole of government priority. We consider this business unit should have local presence to ensure strategic partners are able to fully engage with the staff in the unit.

Recovery reporting

19. The UDS Partnership supports the need for setting clear goals and priorities for the next five to ten years, and beyond.
20. The UDS Partnership welcomes the proposed priority areas for Government (DTRP Chapter 8) as they provide local institutions with a clear understanding of the Crown's position and identify how central government agencies can be held accountable for ensuring delivery against them.
21. Successfully delivering against many, if not all, of these priority areas will however necessitate continued collaboration with local institutions and others.
22. In line with the stated desire that local institutions provide the overall recovery leadership and coordination such government priority areas will need to sit alongside or ideally become integrated with any other locally identified recovery priorities emerging from a refreshed UDS.
23. Furthermore, as well as DPMC narrowly reporting on performance against priority areas, the UDS Partnership would wish to see central government departments and agencies collaborate with local institutions in developing and contributing to an overall outcomes monitoring and reporting framework.

24. Information held by central and local government, as well as other agencies and organisations, each represents 'a piece of the puzzle' in understanding how successful greater Christchurch will be in achieving shared outcomes and realizing the vision for the sub-region.
25. The UDS Partnership would see this work as an integral part of a refreshed UDS and associated implementation.

In conclusion the UDS Partnership wishes to highlight:

- § support for the proposal that overall leadership and coordination of the recovery becomes the responsibility of local institutions, primarily local authorities and Te Rūnanga o Ngāi Tahu, with the support of central government.
- § the UDS Implementation Committee is acknowledged as the principal mechanism for leadership and collaboration at a greater Christchurch level.
- § support for the integration of strategic recovery and regeneration planning within a 'refresh' of the UDS that delivers a single strategic and holistic framework for implementation amongst respective agencies.
- § support for the need for new legislation to support ongoing recovery and regeneration work that will continue after the CER Act expires in April 2016, but that the scope and powers of a new Act properly reflect the transitioning of decision-making to local institutions.
- § a desire to see central government departments and agencies collaborate with local institutions in developing and contributing to an outcomes monitoring and reporting framework. The evaluation of implementation against strategic outcomes needs to be informed by the broadest suite of data sources available.

The UDS Partnership would welcome the opportunity to discuss these matters further and looks forward to working collaboratively across a broad range of sectors during this next phase of recovery.

29 July 2015

END

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: NZCID submission: Draft Transition Recovery Plan
Date: Thursday, 30 July 2015 9:50:35 a.m.
Attachments: [image001.jpg](#)
[CERA draft transition recovery plan.pdf](#)

Dear CERA,

Please find attached NZCID feedback on the draft Transition Recovery Plan.

Kind regards,

[REDACTED]



[REDACTED]
Senior Policy Advisor

D: [REDACTED] M: [REDACTED] E: [REDACTED]

New Zealand Council for Infrastructure Development
PO Box 7244, Wellesley Street, Auckland, 1141, NZ

www.nzcid.org.nz

Released by the Minister for Canterbury Earthquake Recovery

30 July 2015

Canterbury Earthquake Recovery Authority
Greater Christchurch Earthquake Recovery: Transition to Regeneration
Draft Transition Recovery Plan

info@cera.govt.nz

NZCID Submission on the Draft Transition Recovery Plan¹

The New Zealand Council for Infrastructure Development (NZCID) is the peak industry body for the infrastructure sector and promotes best practice in national infrastructure development through research, advocacy and public and private sector collaboration. NZCID members come from diverse sectors across New Zealand and include infrastructure service providers, investors and public sector agencies.

Summary

NZCID welcomes this opportunity to provide feedback to the Canterbury Earthquake Recovery Authority (CERA) on the Draft Transition Recovery Plan (the Plan).

We support CERA and the Government's consideration of transitional "next steps" and consider there is a major opportunity to promote local, regional and national objectives through more fit-for-purpose decision making structures in Greater Christchurch.

Of particular interest to us, given the quantum of public investment and national significance, are issues relating to the central city rebuild.

Our engagement with NZCID members and across the infrastructure sector in Christchurch, which includes surveys of business opinion (included in the appendix to this submission), have identified significant challenges in the "regeneration" phase of the recovery in the central city.

We agree with the conclusion of the Advisory Board that the Canterbury Earthquake Recovery Act has served the region well but that it is time to move forward with urgency.²

We strongly endorse the Advisory Board's advice regarding the opportunity to regain momentum in the central city.³

We support the establishment of a commercially-oriented Christchurch Central Regeneration Authority jointly owned by the Crown and Christchurch City Council.

A jointly owned development agency governed by an independent professional board achieves the best balance between the needs and expectations of the public and the delivery expertise of the private sector while ultimately retaining public control.

¹ This submission represents the views of NZCID as a collective whole, and may not necessarily represent the views of individual member organisations.

² Advisory Board on Transition to Long Term Recovery Arrangements, First Report to the Minister for Canterbury Earthquake Recovery, p. 5

³ Advisory Board, pp. 10-14

CERA has achieved its primary objective

NZCID has previously investigated New Zealand's response to the Canterbury earthquakes and compared performance with other broadly similar recoveries from natural disaster (Appendix).

Our preliminary finding was that Canterbury has recovered well. The initial decision to establish CERA and empower that agency with significant powers resulted in an early response which was good by international standards.

In fact, our assessment found that only Japan, with both greater resources and deeper experience in disaster recovery, performed better through the early phases of response.

Initial stage decision making in Canterbury was superior, for example, to actions taken in the USA following Hurricane Katrina in 2005 and in Italy in the wake of the 2009 L'Aquila earthquake.

Interestingly, we also found evidence that while Japan has established highly effective response frameworks for natural disasters the speed and efficiency of response has in some cases led to negative long term consequences.

For example, following the Kobe earthquake, large construction companies were quickly and efficiently mobilised, but the speed with which they scaled up using national labour resources, completed the job and departed the disaster zone resulted in displacement and a hollowing out of local industry. Several years of high economic growth ultimately led to longer term growth challenges which were arguably not in the interests of the local community.

Canterbury, we note, is now enjoying a period of prolonged economic expansion, has extremely low unemployment and exhibits a high level of optimism and confidence in the future.

While there is and will always be a need for greater urgency in responding to a major natural disaster, Canterbury's experience remains ahead of many comparable jurisdictions at similar points in time.

Much of this success is, in our view, attributable to the CER Act, CERA and associated arrangements implemented in early 2011.

Progress has slowed

However, through our research, we also found evidence that strong early progress has in recent years slowed as the recovery has transitioned from disaster response to rebuild.

Surveys of business opinion conducted by NZCID in 2013 and 2014 highlighted growing discord among public and private sector representatives closest to the rebuild process (Appendix).

The surveys strongly linked perceptions of rebuild problems to governance arrangements, particularly around major projects in the central city.

Analysis we performed on the decision making structures in Canterbury indicated that the CERA structure was not fit-for-purpose and was out of step with major reconstruction and redevelopment initiatives globally.

Governance changes are required

Through our analysis we reached the same conclusion as the Advisory Body that the CERA governing framework was effective through the early phases of the recovery but is now outdated given the transition to regeneration.

We strongly support the conclusions of the Advisory Panel with respect to the need to rethink governance arrangements, especially those regarding the central city.

The central city rebuild is unique project

The central city rebuild is distinct from the wider regeneration.

The scale of destruction in what was and will in the future be the central business district of the Canterbury region has led to widespread relocation of the businesses and residents that once existed there.

Attracting businesses and residents back to the CBD is a regional priority and essential to the success of the recovery.

Businesses and residents will make their locational decisions based on the attractiveness of the central city from either a commercial or lifestyle perspective (or a combination of the two).

It is thus imperative that the central city rebuild is effected in such a way as to attract business and residential investment in a timely and efficient manner.

In recognition of this, the Government and Christchurch City Council agreed at an early stage to the identification and delivery of a series of catalytic public investments and set these out in the Central City Blueprint.

The dynamic of very significant central and local public investment designed to catalyse an even greater quantum of private investment within a spatially defined area separates the central city rebuild from the wider regeneration.

It must therefore have its own governing arrangements.

Central city rebuild governance must be fit for purpose

The size of the central city programme, including central and local government investment via the Blueprint and private sector property investment, is of a quantum which has not been seen before in this country.

It is also intricate. It requires interface between a range of public authorities and a variety of private sector investors, contractors and businesses. It incorporates planning, consenting, funding, financing, procurement, property development and infrastructure delivery. The overall programme must be coordinated, projects must be sequenced and risks must be managed – each across a multi-billion dollar, decade-long regeneration of New Zealand's second largest urban centre.

The entire process, furthermore, will be conducted under the close scrutiny of a population eager and in many cases impatient to see the full recovery of their economic, social and cultural centre.

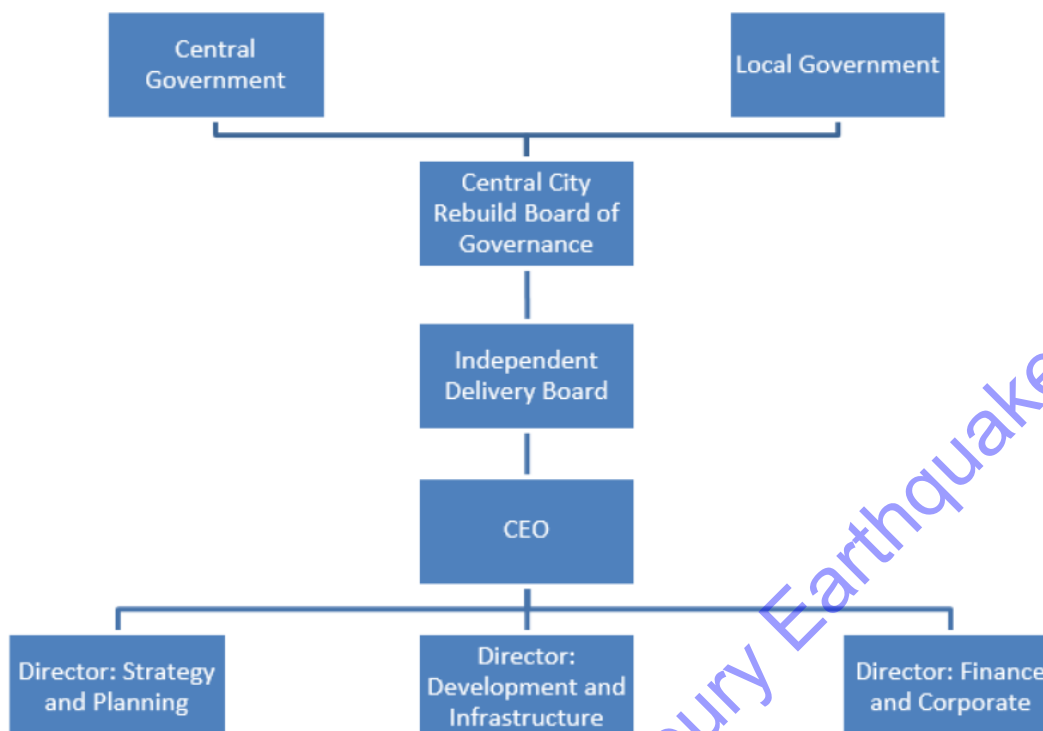
A governance and delivery model is required which reflects shared public and private interests in a successful rebuild and which has the capability and capacity to deliver a programme of this scale and complexity in accordance with general public expectation.

We support a commercially-oriented Christchurch Central Regeneration Authority jointly established by the Crown and Christchurch City Council

Successful programmes completed overseas with broad similarities in scale and complexity to the Christchurch central city rebuild, including the London Olympics redevelopment, balance public and private strengths via an independent expert governing board which sits "in between" the owners of the development programme and those responsible for implementing the owners' vision.

The governance structure set out in Figure 1 provides a stylised illustration of the type of models used to effect large, complex infrastructure and property development programmes globally, adapted for the Christchurch central city rebuild.

Figure 1: NZCID illustrative governance structure for Regenerate Christchurch



The governing or shareholders board would include representatives from central and local government, as well as, potentially, CBD property owners and iwi. It would agree and identify outcomes to be achieved from the rebuild.

Responsibility for implementing the identified outcomes would be passed to the independent delivery board comprised of experienced directors with relevant expertise, such as finance, project management and property development.

The delivery board would provide strategic direction and ultimately oversee the central city rebuild via an appointed CEO, who would in turn take responsibility for all operational decision making.

This model very closely resembles Option 2 identified by the Advisory Board.⁴

The strength of this model is that roles and responsibilities are clearly defined and the expertise of various parties can best be leveraged.

This approach is designed to reduce the impacts of political dynamics on otherwise operational decisions, while still retaining public oversight of public resources.

It is critical that the CBD redevelopment is completed with urgency and delivered seamlessly across the Crown and Council's respective asset holdings.

It is also crucial that the development agency is totally attuned to market needs, has the strongest possible procurement capability and can effectively manage capital project delivery and whole of life costs of public assets.

A jointly owned development agency governed by an independent professional board therefore seems a logical step.

Separating the operational aspects of the rebuild from political processes will be essential given the proposed five year time horizon of legislation. Christchurch residents could potentially see one change of Government and two changes of council within that time.

A further critical issue will be resourcing the agency sufficiently to avoid regular 'cap in hand' trips back to authorities. Funding and revenue allocations must be identified and agreed as part of the establishment of Regeneration Christchurch.

A jointly owned independent delivery agency is typical across equivalently sized redevelopment initiatives and is consistent with global best practice.

A single Crown-owned agency that is solely tasked with delivering Crown projects risks excessive focus on minimising upfront capital costs to the Crown while transferring risk for whole of life operational costs to the Council without adequate Council input and oversight in the initial project delivery.

Separate Crown and Council development agencies would be even less desirable. They would compete to recruit and retain the highest calibre expertise, would face difficulties in sequencing projects to market and would risk duplication of resources.

We agree with the Advisory Board⁵ that a precondition of this model is that all project sponsors participate in and are committed to the programme while transferring delivery responsibility to an independent party.

This model will not operate optimally if the Christchurch City Council and the Crown cannot agree on the terms and conditions for the central city rebuild, pool their resources and transfer delivery to an independent party representing their collective interest.

The exclusion of either party will greatly undermine the ability to engage the private sector and deliver a cohesive, well sequenced and successful central city programme.

We therefore do not support any option which sees a delivery agency responsible to either the Crown or the Christchurch City Council, even if responsibility is transferred over time to a different party.

We encourage authorities to press forward with a commercially-oriented Christchurch Central Regeneration Authority jointly established by the Crown and Christchurch City Council.

We thank CERA for this opportunity to submit.

⁵ Advisory Board, p. 12.

From: [REDACTED]
To: [info \(CERA\)](mailto:info@cera.govt.nz)
Subject: RE: NZCID submission: Draft Transition Recovery Plan
Date: Thursday, 30 July 2015 10:07:33 a.m.
Attachments: [image001.jpg](#)
[NZCID Appendix - draft transition recovery plan.pdf](#)

Dear [REDACTED]

My apologies, I forgot to include the appendix for that submission. Please could you include the attachment to this email with our submission.

Kind regards,

[REDACTED]

From: info (CERA) [mailto:info@cera.govt.nz]
Sent: Thursday, 30 July 2015 9:52 a.m.
To: [REDACTED]
Subject: RE: NZCID submission: Draft Transition Recovery Plan

Good morning

Thank you for your submission regarding the Draft Transition Recovery Plan. I have forwarded your email on for consideration

Kind regards

[REDACTED]
Community and Customer Services
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Canterbury Earthquake Recovery Authority (CERA)
Private Bag 4999, Christchurch 8140

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E: info@cera.govt.nz
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From: [REDACTED] [REDACTED]
Sent: Thursday, 30 July 2015 9:50 a.m.
To: info (CERA)
Subject: NZCID submission: Draft Transition Recovery Plan

Dear CERA,

Please find attached NZCID feedback on the draft Transition Recovery Plan.

Kind regards,

[REDACTED]



[REDACTED]
Senior Policy Advisor

D: [REDACTED] M: [REDACTED] E: [REDACTED]

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Released by the Minister for Canterbury Earthquake Recovery

Appendix:

Draft Transition Recovery Plan

Options for a Christchurch Redevelopment Agency

NZCID discussion paper
June 2014

Key Points

- Canterbury's recovery to date has been good relative to other city-regions affected by disaster.
- Canterbury's success is in large part due to governance arrangements established following the February 2011 event, which successfully matched decision making structures with public need.
- Needs in Canterbury have changed significantly, but governance arrangements have evolved only marginally, creating an increasing mismatch between the decisions which must be made and the structures in place to make and implement them.
- The needs for the central city redevelopment and wider Canterbury are intrinsically different, necessitating different response frameworks.
- For the central city rebuild, a commercially focused, expert development agency is required.
- A publicly owned organisation governed by an independent Board and responsible to central and local government representatives would be consistent with global best practice in redevelopment.

Introduction

The response to the recent series of damaging earthquakes across Canterbury began immediately following the first major event on 4 September 2010. The Canterbury Earthquake Response and Recovery Act 2010 was passed and Canterbury Earthquake Recovery Commission established within just two weeks. These measures were in effect less than six months when the destructive February 22 earthquake hit, necessitating a stronger response. The revised Canterbury Earthquake Recovery Act 2011 established the Canterbury Earthquake Recovery Authority (CERA) and empowered the Minister to manage the national response.

The 2011 Act remains in effect, but has a limited lifespan of five years from enactment. Without legislative revision, both the Act and the powers which support it will be disbanded on 19 April 2016. Longer term governing responsibilities are yet to be confirmed, but the movement of CERA into the Department for Prime Minister and Cabinet, now underway, suggests a smaller role for CERA in the future. This report considers options for transitioning to a new governance arrangement with particular regard to the central city rebuild.

Evaluating the recovery

Evaluating the success of recovery is not a straight forward exercise; there are no domestic or international standards, indicators or benchmarks against which recovery can be measured. This leaves comparison as the only broadly practical tool to understand progress, and even this is difficult due to the bespoke nature of any, or any set of, major disasters. Nevertheless, to the extent that Canterbury can be compared to other areas hit by large natural disasters, the recovery performs well.

Comparative recovery performance

In New Orleans, for example, which suffered catastrophic flooding and wind damage following Hurricane Katrina in 2005, the most important recovery indicator – population – suggests dramatically worse post-disaster management. The city lost over 50 per cent of its pre-event population of 450,000 in the months following the storm. By the 2010 Census, it had recovered to 350,000, but remains today over 10 per cent smaller than in 2005. Even the overall population of the state of Louisiana was impacted, not recovering its 2005 level until 2012.¹

Recovery from the 2009 L'Aquila earthquake in Italy, meanwhile, suffered different issues. Accusations that reconstruction funds were being channelled to the mafia² emerged soon after the event and have plagued the recovery ever since. Three and a half years later, the New York Times reported that fewer than a dozen buildings had been repaired in the central city out of the hundreds damaged.³ Central government efforts were so ineffective that management responsibilities were handed back to regional authorities after several years of stalled progress. Still today, some five years after the event, 40,000 people remain without a home and 95 per cent of the rubble is yet to be removed from the heart of the city.⁴

Even in relation to Japan, where the frequency of earthquakes is such that the country maintains an efficient and effective response framework, the early phase of response in Canterbury performed acceptably. Following the 1995 Kobe earthquake, Japanese authorities restored infrastructure within two years. SCIRT will largely complete this work within five years, however, major contractors employed in Kobe were generally large, Tokyo-based operations. They were able to gear up, displace local contractors, complete a decade of construction within three years and depart, exposing the city to immediate and prolonged economic stagnation.⁵

Canterbury, in contrast, had already more than recovered its 2006 Census population by 2013 and, despite early departures, Christchurch will likely exceed its pre-earthquake population in 2014. There have been no substantive accusations of corruption or significant misspending and the only demonstrable breakdown in governing activities has been the important, but not critical, loss of consent accreditation by the Christchurch City Council. The economy is now thriving on the back of repairs, with no end in sight, and unemployment is so low that the Government is offering cash grants for New Zealanders to move there.

Surveyed performance

In an overall sense, therefore, it is possible to conclude progress in Canterbury has been at least satisfactory in relation to other similar disaster zones and further investigation may in fact reveal a more positive assessment. Snapshot comparisons to overseas, however, are static and only compare Canterbury with other disaster-

¹ United States Census Bureau.

² <http://www.theguardian.com/world/2009/apr/17/italy-earthquake-mafia-corruption>

³ http://www.nytimes.com/2012/12/01/arts/design/in-laquila-italy-lessons-for-rebuilding-from-storm.html?_r=0

⁴ <http://www.irishtimes.com/news/world/europe/l-aquila-remembers-dead-of-2009-earthquake-1.1752214>

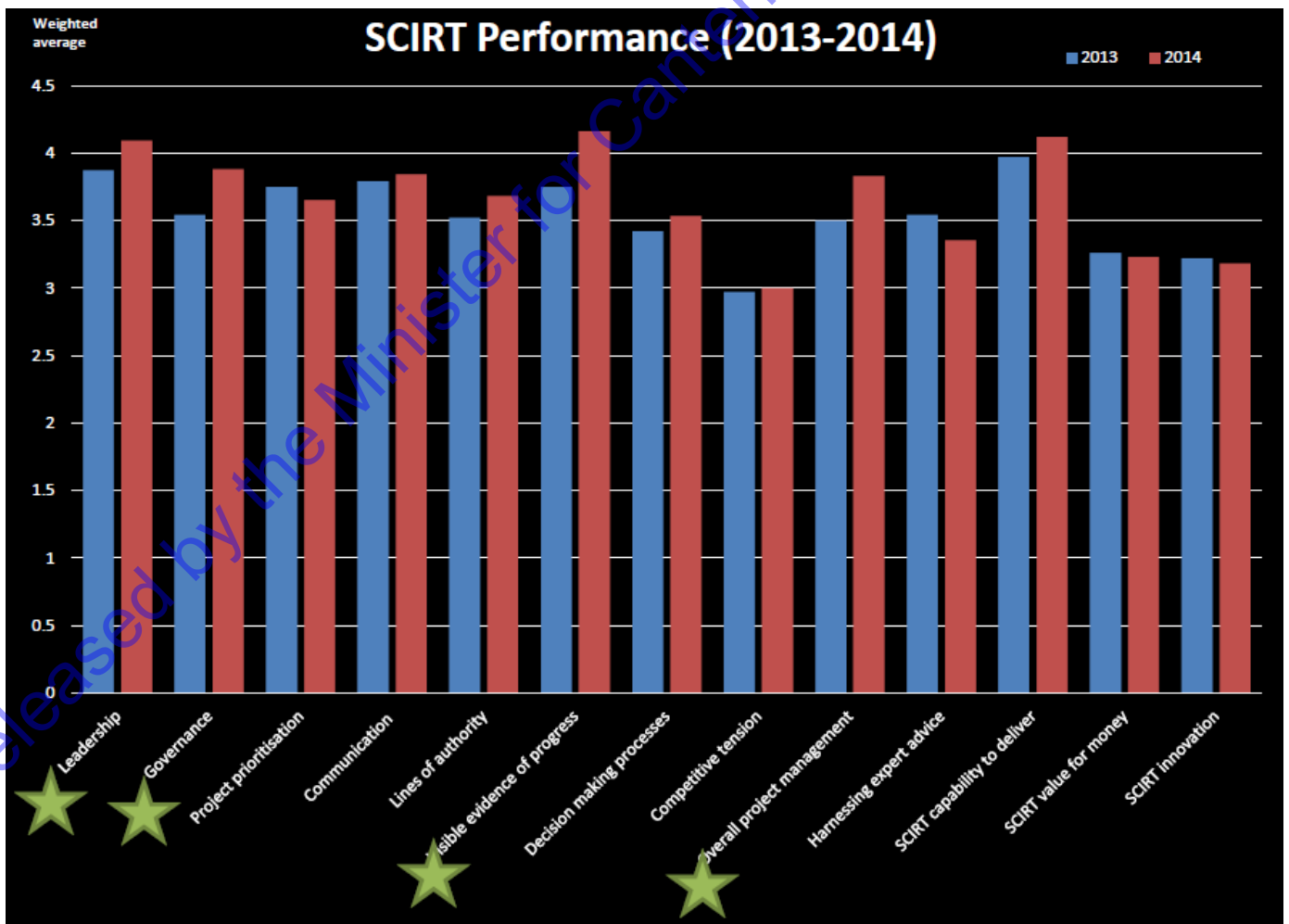
⁵ Haruo Hayashi, Kyoto University, http://www.hks.harvard.edu/var/ezp_site/storage/fckeditor/file/pdfs/centers-programs/programs/crisis-leadership/Hayashi_LTR.pdf

affected areas at a broadly similar point in time. Changes in progress momentum are not recognised, so it is impossible to know whether the recovery effort is improving or not. They are also output based and, despite this being the most important metric, do not permit an understanding of which parts of the recovery are progressing well and which are not.

The New Zealand Council for Infrastructure Development (NZCID) was interested in understanding at a higher level of detail how the recovery was progressing. Between February and April 2013 we undertook a survey and series of in-depth interviews with infrastructure sector leaders involved in the Canterbury recovery. We wanted to know whether the general level of progress was improving or not and which aspects of the recovery were strengths and which weaknesses. The study was replicated in 2014 to track progress and identify any emerging issues.

The 2014 survey and interviews in many respects replicate findings from 2013. SCIRT continued to attract the most positive sentiment both among interviewees and survey respondents. Fewer than 5 per cent of survey respondents felt SCIRT's leadership, project prioritisation and capacity to deliver have been 'weak' or 'very weak'. In addition, governance, communication, evidence of progress and overall project management are now viewed very favourably. Encouragingly, every one of the 13 SCIRT indicators recorded more positive responses than negative or unsure, and average ratings out of five sit around a robust 3.5. The only concerns with SCIRT were that across several indicators, including value for money, innovation and competitive tension, evaluations of 'strong' and 'very strong' performance represented fewer than 30 per cent of responses.

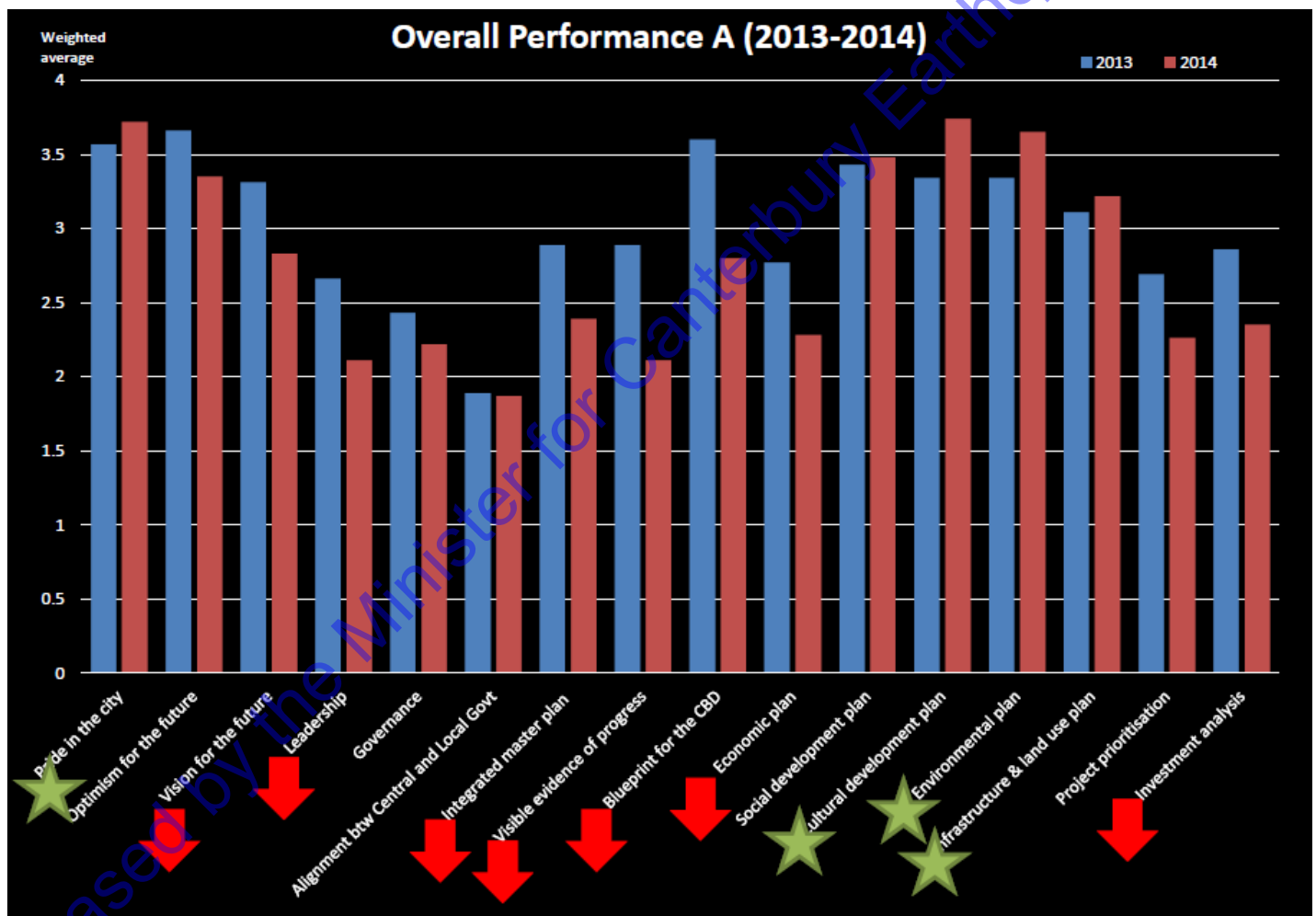
Figure 1: NZCID Insights into Canterbury 2014 Survey – SCIRT Performance Assessment

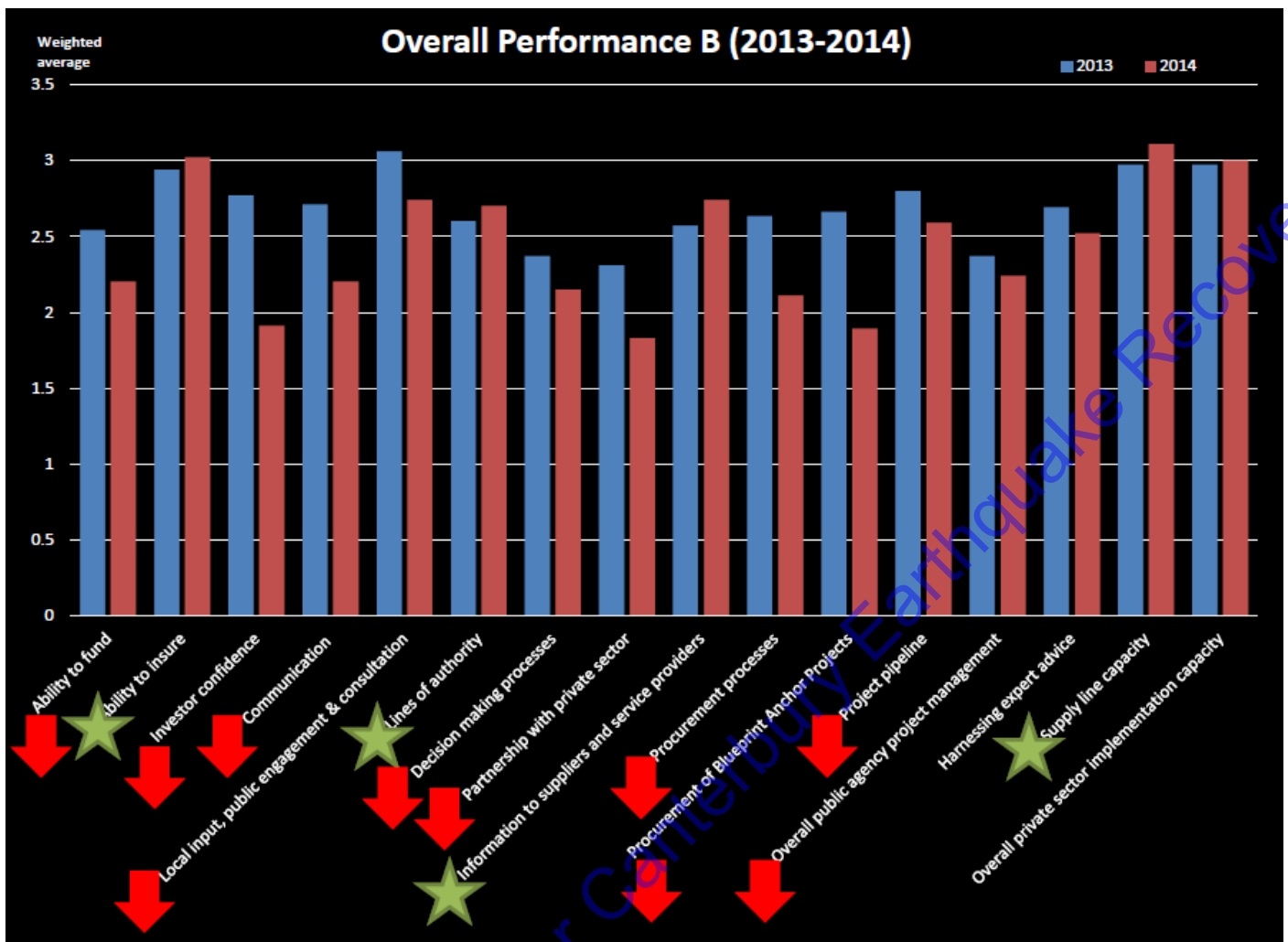


Of particular significance with respect to SCIRT, was year-on-year performance. Survey responses in 2014 were an improvement on 2013, despite good results in that year. Leadership, governance, visible evidence of progress and project management all returned noticeably better results in the 2014 survey. Only in the valuation of harnessing expert advice did SCIRT's performance discernibly slip. All in all, SCIRT was perceived as delivering on its objectives and this high level of satisfaction is clearly reflected in the findings.

Assessments of wider Canterbury progress, on the other hand, were less favourable. While none of the 13 SCIRT criteria recorded a larger number of weak and very weak assessments over strong and very strong, 20 of the 32 overall situation indicators (60 per cent) saw negative responses exceed positive. Average ratings across all 32 indicators were approximately 2.5 out of 5.0, a full point below the SCIRT evaluation. Alignment between central and local government, investor confidence, partnership with the private sector and anchor project procurement all returned scores below 2 out of 5. Interestingly, areas often highlighted as problematic, including insurance and industry capacity, performed reasonably well.

Figure 2: NZCID Insights into Canterbury 2014 Survey – Overall Recovery Performance Assessment





But of even greater concern, evaluations of overall performance declined noticeably year on year. Just 7 of the 32 criteria assessed saw visible improvement over 2013, four recorded little or no change and 21 evaluation categories witnessed declines. Large reductions in leadership, master planning, visible progress, investor confidence and procurement were not matched by relatively small improvements in community planning, pride in the city, supply line capacity and lines of authority, creating a strong overall impression of falling perceptions among key industry representatives of overall progress in Canterbury.

In contrast to the international comparator snapshots, the 2014 survey findings present a generally poor view of the overall recovery. The deterioration in perceptions of overall progress between the 2013 and 2014 surveys stands out as a heightened concern, but it is also true that opinions of the overall recovery were not discernibly positive in 2013. SCIRT performance was consistently strong across both surveys and, if anything, marginally improved over the course of 2013.

Many of the factors responsible for driving falling perceptions are highlighted in the performance assessments. They include core activities such as planning, communication, procurement, funding and governance, as well as more effects based variables, including confidence and evidence of progress. But perhaps more importantly, general comments submitted through the surveys and interviews emphasised issues at a more fundamental level.

Organisations involved in the recovery were considered to be 'out of their depth', 'struggling' and coordinating and communicating 'poorly'. Many felt that the organisations were not equipped to procure efficiently and that visibility was 'opaque'. Key positions in critical organisations were not sufficiently empowered and lacked 'baseline experience'. 'Cracks' were observed in the relationship between central and local government and the city was viewed as operating in 'isolation' from the region. All in all, feedback firmly allocated ultimate responsibility for disappointing recovery progress to the governing entities, relationships and processes put in place following the February event.

Reconciling views on the recovery

On first appearance, the assertion that Canterbury's governance system is impeding the recovery seems incongruous with assessments which show the Canterbury effort compares well against other similar disaster-affected regions. But when viewed in light of deteriorating performance between 2013 and 2014 and placed alongside other findings which recognise the importance of several key early decisions, a picture emerges of a recovery that got off to a very good start but has since lost momentum. To understand why, it is necessary to look at the structure which has overseen the recovery to date.

Leading the overall recovery

In the months following the February earthquake, the Government installed an hierarchical and empowered governance framework in Canterbury. This model, including a dedicated earthquake authority reporting to a Minister, was recommended by Treasury following learnings overseas. It carried the twin benefits of facilitating decision making both 'across' multiple Ministerial portfolios and 'down' through a new agency with direct Ministerial oversight. It was deemed necessary to meet the scale of the challenge and coordinate with various parties in a timely and effective manner.⁶

Figure 3: Canterbury Governance Framework⁷

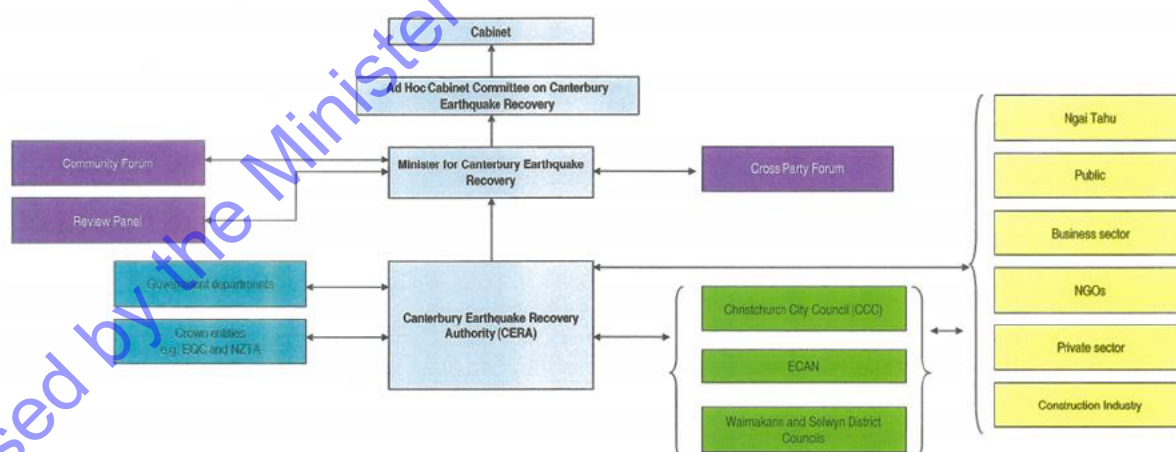


Figure 3 reveals the strength of the CERA and wider Canterbury model. A firm line of authority can be observed from Cabinet through to the Minister and CERA. Major relationships across the political establishment, public organisations, the private sector and the general public, all intersect with the role of the Minister, providing a

⁶ Treasury, *Canterbury Earthquake Recovery: Proposed Governance Arrangements*, March 2011, <http://www.treasury.govt.nz/downloads/pdfs/b11-2035181.pdf>

⁷ The Treasury, Budget 2011 Information Release, June 2011, Annex 1.

single point of integration and prioritisation. Large, difficult decisions are channelled directly to the key resourcing, decision and rule making bodies within New Zealand and an elected official represents the public response.

This structure permitted a number of early, critical decisions to be made. Perhaps the most important was that which involved the red-zoning of large tracts of valuable land, especially in and around the city centre. Determining early on in the process that, firstly, certain areas could not and would not be built upon within an acceptable timeframe and, secondly, acting upon this determination to provide certainty to property owners, was highlighted through a 2013 NZCID business leaders survey as a strength of the CERA model.⁸

Another bold decision shared and delegated responsibility for a major, critical component of the recovery, eventually leading to the establishment of SCIRT. Consolidating and transferring the greater part of operational decision making for horizontal infrastructure rehabilitation to an expert consortium allowed key decision makers across affected public agencies to focus on wider issues. Also important was development of the city blueprint which firmly established Government and council support for a regenerated city centre, giving early certainty to land owners and longer term confidence to investors.

Delays on any one of these issues had the potential to greatly impede progress in the region, leading to a loss of confidence in the recovery. Instead, Canterbury, and especially Christchurch, was able to emerge from the disaster response phase following the earthquakes in a comparably good position relative to other disaster zones.

The enhanced post-February governance structure is, however, a structure for managing people and communities, rather than projects and investment. Its strength lies in the capacity for a single elected person to exercise human judgement when urgency must prevail over standard, but protracted research, engagement and collaborative procedures. Inherently political decisions over life and death, who gets what and when, and where public resources are allocated demand accountability to the general public. This model provides that accountability and supports it with necessary implementation tools.

But as the recovery has moved from regional disaster management to central city rebuild, weaknesses in the Canterbury model have been exposed. Decisions that were once political, have become increasingly technical, demanding multi-faceted expertise across procurement, capital raising, market capacity, project management and risk. Skill sets, processes and decision making structures, meanwhile, remain oriented to serving residents and citizens, not markets and corporations. Sensitive issues affecting individual and property rights have been replaced by commercial decisions with longer time horizons and different risk profiles. And what was once a core strength of the recovery – access to and allocation of vast public resources – is now attracting ongoing politicisation and debate, greatly enhancing risk-adversity and slowing decision making.

Throughout this process, a single elected representative has been left performing a variety of functions spanning those of a Chairman, Board and CEO. The Minister benefits from no expert oversight via a professional Board and must rely upon official advice for business decisions involving markets, long term capital returns and commercial risk. Political responsibilities which cannot be eschewed add planning, regulation, communication and political management to already challenging financial and implementation duties across an extremely complex urban redevelopment.

The type of skills and structures which support these types of decisions are intrinsically different than the skills required to govern people and allocate public resources according to broad environmental, social, cultural, political and economic outcomes. Commercial proficiency, knowledge of markets, understanding of risk,

⁸ NZCID, Insights on Canterbury, 2013.

procurement experience and the ability to manage project implementation are the skills now required to move Canterbury forward.

Yet throughout the transition to a new recovery phase, the basic decision making structure in place since April 2011 has remained. Some modifications have been forthcoming, including the establishment of the CCDU, and there has been gradual replacement of some skills. But surveyed opinion suggests that these changes have not been sufficient to keep pace with the overall recovery. The Canterbury governance framework appears increasingly inconsistent with other successful rebuild arrangements and is likely to now be operating as a constraint upon progress.

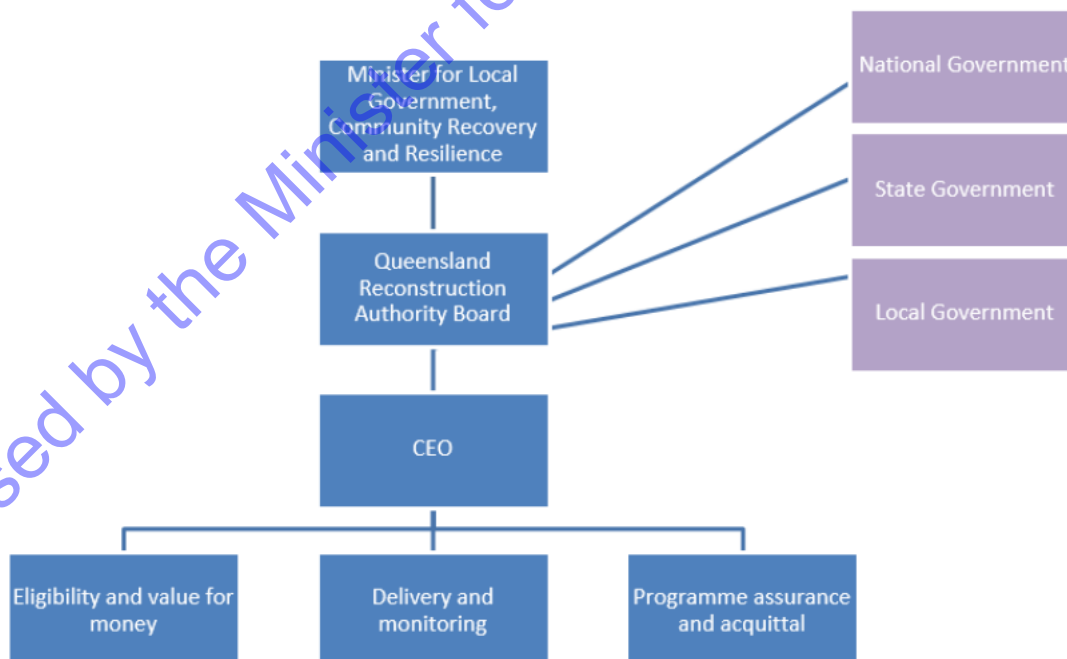
Comparator governance models

NZCID investigated other rebuild approaches for learnings and best practice exemplars. The rarity of Canterbury-sized disasters in developed democratic nations greatly reduce opportunities for relevant comparison. Indeed, the only comparable set of circumstances NZCID could find occurs in post-flood Queensland. There are, however, several more general redevelopment frameworks, such as those in Singapore and various Australian states, that can be examined for learnings given the transition in Canterbury from disaster response to rebuild has largely been made.

Queensland Reconstruction Authority

The floods which hit Queensland (and other parts of Australia) over late 2010 and early 2011 are estimated to have caused damages and loss close to NZ\$20 billion, including around \$6 billion of damage to infrastructure and \$5 billion to housing.⁹ In response the Queensland government established the Queensland Reconstruction Authority (QRA) and charged it with coordinating the efficient and effective management of the programme of recovery. Figure 4 sets out the governance arrangements in Queensland.

Figure 4: Queensland Reconstruction Authority Governance Structure



⁹ World Bank, Queensland Recovery and Reconstruction in the Aftermath of the 2010/2011 Flood Events and Cyclone Yasi, June 2011.

Operating under the Queensland state government, the Board reports to the Minister for Local Government, Community Recovery and Resilience. The seven members must be appointed by the state government, but include one local government and two nationally nominated representatives. Three members must have expertise and experience in engineering, finance, planning or another appropriate field. There are no requirements for the Chairperson, however, both holders of this position have been retired military personnel.

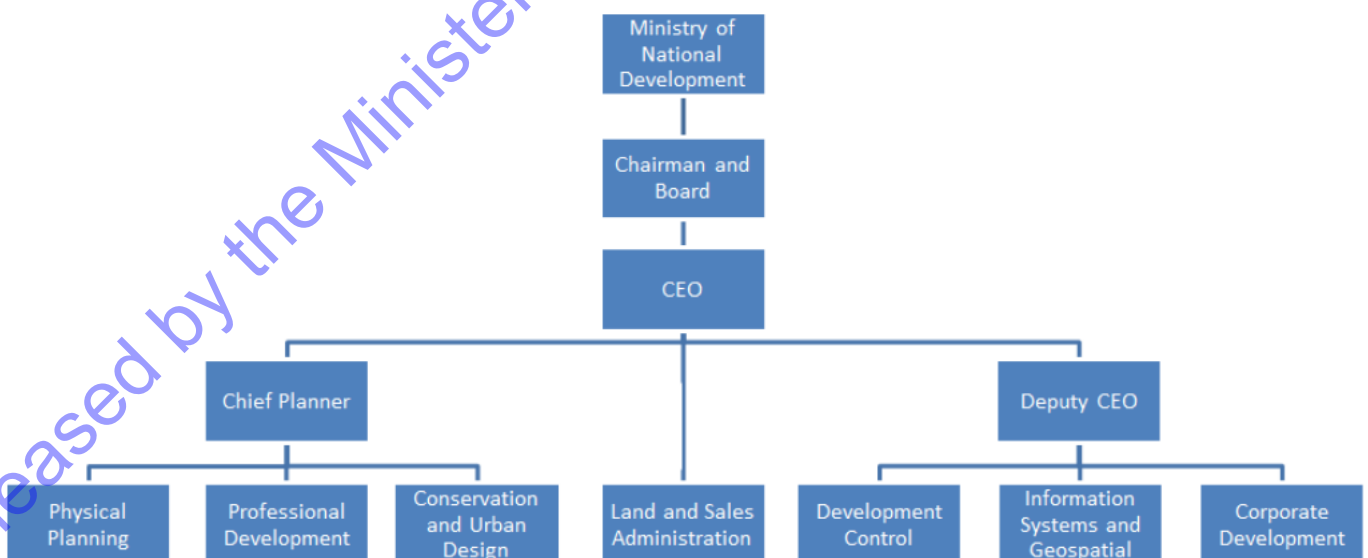
The Board sets strategic direction, makes recommendations to the Minister and oversees QRA performance. The CEO is appointed by the Queensland Government and ensures the QRA performs its functions. These functions include prioritising infrastructure, collating and sharing information and coordinating financial assistance.

The QRA proved a highly effective mechanism to respond to the floods. Twelve months after its establishment, A\$3 billion of capital works had been completed or was underway.¹⁰ In fact, the authority was so successful that it quickly took on a more permanent role coordinating prior as well as emerging natural disaster response. The World Bank has praised the recovery effort and declared that it met global best practice.¹¹ Although it is clear the pre-existing Queensland disaster preparedness framework played a large role in the successful recovery, the QRA model was evidently effective.

Singapore Urban Redevelopment Authority

Figure 5 displays the organisational structure for another successful publicly owned redevelopment agency, Singapore's Urban Redevelopment Authority (URA). It evolved out of a government department established to clear slums, provide public housing and facilitate commercial development in the wake of independence from Britain. It was converted into an independent statutory Board under the Minister of National Development in 1971 and was initially guided by a concept plan. Today it is involved in planning, development, conservation, land sales and urban design. It is a major force behind Singapore's reinvention over the past five decades as a world class city.

Figure 5: Singapore Urban Redevelopment Authority Governance Structure¹²



¹⁰ Queensland Reconstruction Authority, Operation Queenslander 2011-2013, p. 7.

¹¹ World Bank, p. 3.

¹² NZCID, using information from <http://www.ura.gov.sg/uol/~media/User%20Defined/URA%20Online/about-us/chart.ashx>

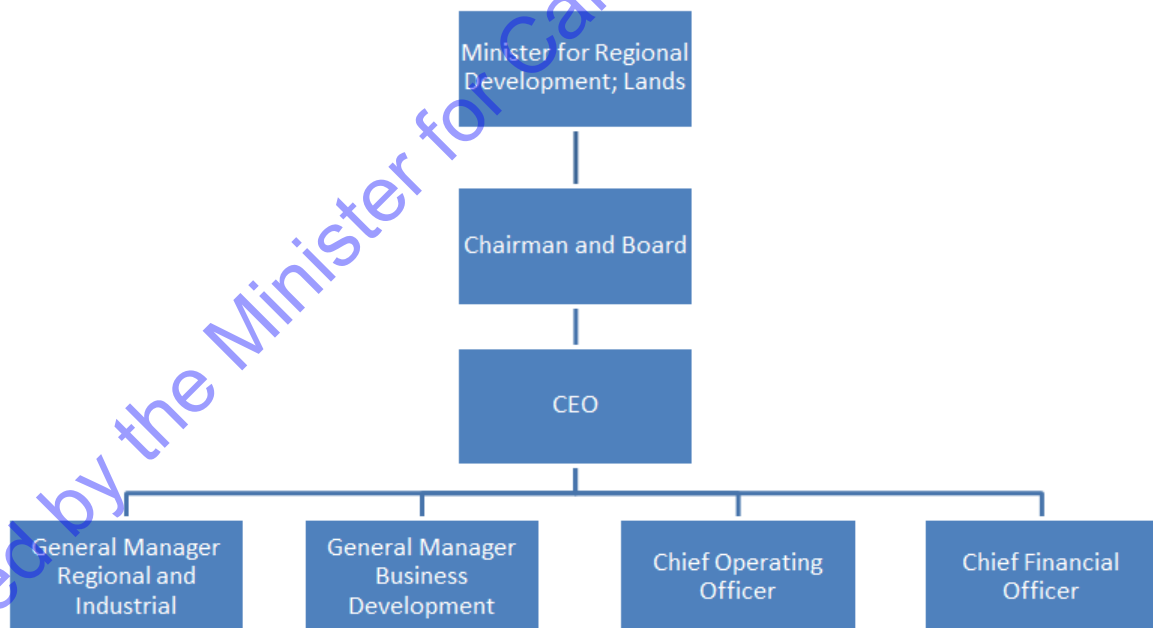
The city-state of Singapore maintains no second tier of governance, so there is no need to align objectives with other governing authorities, other than to integrate public service portfolios. Strategic direction and resourcing is monopolised by the Government, but the Government opted to constrain its wide authority with the establishment of the independent board. This approach separates political leadership from operational management. The link to national resourcing and authority is, however, maintained and a small number of direct reports allows the CEO to engage with the Board and Government on strategic issues.

Ownership of the URA remains wholly within government and the Board responsible to the Minister. The URA maintains a broad remit, with significant non-commercial responsibilities. A direct line of authority from an independent, professional Board through to management characterises decision making processes, and the CEO function retains relatively few direct reports. Leadership is therefore positioned to take on a wider strategic function, while operational duties are classified according to more rigid, commercially oriented activities with explicit accountability.

Australian government land organisations

Also effective, but operating under a generally more independent mandate across less sensitive issues, are the various manifestations of government land organisations in Australia. Organisations like Landcorp (Western Australia), Renewals South Australia and Places Victoria are statutory state development agencies responsible to a Minister for developing strong, vibrant communities. They perform a variety of functions based around both commercial and non-commercial activities, including property development, planning and design. The governance structure for Landcorp is set out in Figure 6.

Figure 6: Landcorp Governance Structure



A clear line of authority flows from the Minister to the Board through to the CEO and management. However, unlike the Canterbury model, which transfers executive authority to the Minister with relatively few constraints, Landcorp's governance and the responsibility of various parties is firmly set out in law. The Minister approves annually a Statement of Intent and Strategic Development Plan and is required to sign off large transactions, but any further direction must be tabled before Parliament. The Board of independent directors is appointed by the Minister and is the interface between the Government and Management. At least four Board members must have

relevant experience. The Board provides strategic direction and appoints the CEO who is responsible for day to day operations.

Some notable successes have marked the activities of government land organisations, perhaps the most well-known being the Docklands development in Melbourne (completed by Places Victoria predecessor Vicurban). While there has often been, in the first instance at least, a transfer of public assets to the organisations, the agencies generally are self-resourcing, using the proceeds of development to fund their activities.

The Singapore and Australian governance models address slightly different questions than those posed in Canterbury. Neither has evolved in the context of a natural disaster, though the URA did emerge from a similar scale challenge. Both are, however, broad public organisations performing both commercial and non-commercial functions across loosely defined geographical areas. As longer term options, they may offer learnings for Canterbury governance, but given the concentration of issues and opportunities in the defined central city area, a dedicated project-oriented delivery vehicle is likely to provide the best outcome.

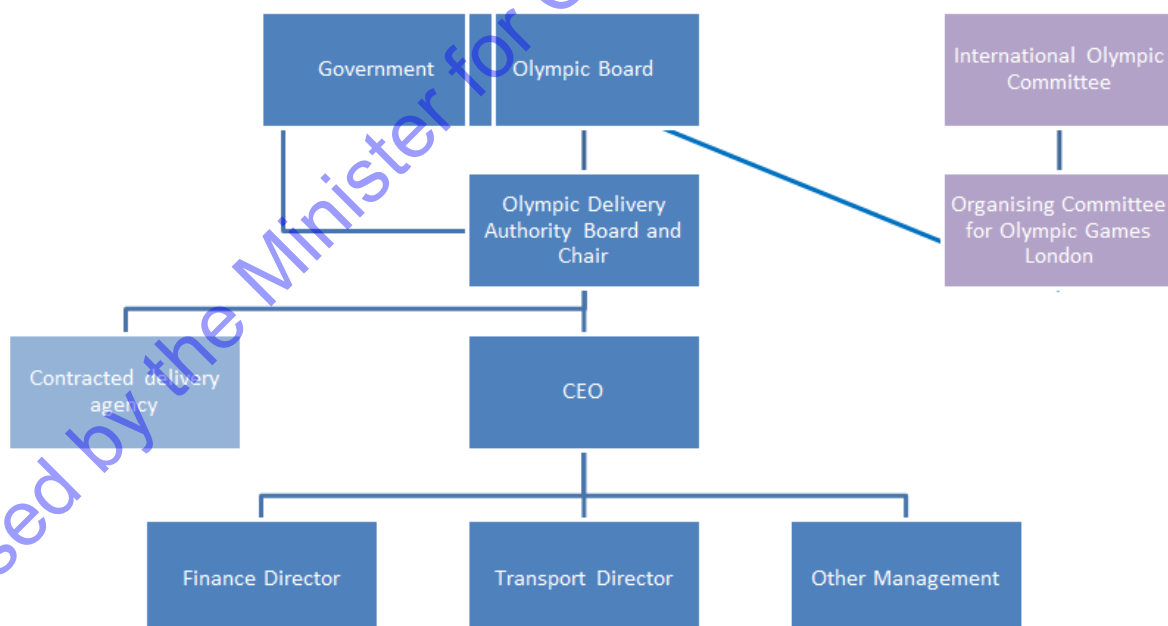
Project governance

NZCID investigated other defined redevelopment projects worldwide with a view to informing governance thinking for the central city rebuild. As with governance more generally, there are a number of similarities across comparable projects which differentiate the central city response from global best practice.

London Olympics Delivery Authority

Figure 7 shows the high level structure for one successful recent rebuild project, the 2012 London Olympics.

Figure 7: Olympic Games Governance Framework



Though not a disaster recovery, the London Olympics project is a major urban regeneration similar in several respects to the central Christchurch rebuild. The quantum of public investment is comparable (£6-8 billion), as is the area under redevelopment (227 hectares). Large cornerstone central government contributions supported by significant minority shareholdings from local government are being used to catalyse private sector investment and regenerate a community. A notable additional complexity initially confronting London was that the principal

project phase had a definitive, immovable completion date (the Games themselves), necessitating a governance structure that reflected the high degree of political responsibility and risk.

A feature of the London approach is that Government retained ultimate control over the project, but operational decision making was delegated to appointed experts with the desired skills. The London Olympic Games and Paralympic Games Act 2006 empowered the Secretary of State to appoint the Olympic Delivery Authority (ODA) and Chair, following consultation with the Mayor of London. The ODA was the entity charged with delivering the transport and infrastructure necessary to host the Games, as well as subsequent conversion of the site into housing, parks and other services. To avoid having to scale up and down within a short period, it contracted a private sector Delivery Partner to manage the highly complex construction programme. The ODA was overseen by the Olympic Board, which included Government Ministers and the Mayor of London.

The ODA delivered the Olympic Games on time and within budget. It is now in the process of transforming the Olympic Village into residential apartments. In just over a year following the Paralympics, over 1900 units had been converted into new homes.¹³ To the limited extent that comparisons are possible, it took Housing New Zealand three years to repair its 1000th earthquake-damaged home.¹⁴

Beirut Redevelopment Company

Figure 8 shows the structure for another equally effective, though contextually different entity, Solidere. It has been the entity responsible for redeveloping Beirut's central district following the 1975-1990 civil war. It was established in 1994 to supervise delivery of the Government's reconstruction plan. Solidere retains some special statutory rights, but is also a privately owned joint stock company with shares traded on the Beirut and London stock exchanges. Its activities include master planning, land development, property services and facilities management.

Figure 8: Solidere Governance Structure¹⁵



¹³ <https://www.gov.uk/government/news/oda-starts-handover-of-east-village-homes>

¹⁴ <http://www.nbr.co.nz/article/one-fifth-damaged-state-houses-fixed-christchurch-dc-p-154762>

¹⁵ NZCID, using information from <http://www.solidere.com/sites/default/files/attached/corporate--financial-report.pdf>

Solidere is a private company with a commercially oriented governance structure. Management reports to a Board which in turn is accountable to shareholders. It was established to deliver an agreed development plan which initially provided a defined set of outcomes for the specialist organisation to pursue, as well as criteria against which performance could be monitored. Direct lines of authority flow through to management and the CEO function (Chairman and General Manager) maintains one direct report. Leadership is therefore positioned to take on a wider strategic function, while operational duties are classified according to more rigid, commercially oriented activities with explicit accountability.

Several aspects of the Solidere approach are not transferrable to New Zealand, including the company's ability to force purchase land in exchange for shares, but as a delivery vehicle it has been highly effective. Within a decade of its establishment, the previously war-torn area was attracting major foreign and domestic investment and today Solidere is widely acknowledged for its successful regeneration of the political, cultural and historic centre of regional economic and social activity.

Canterbury models

Comparing the SCIRT governance structure in Figure 9 with CERA's in Figure 10 underlines further the uniqueness of the CERA arrangement. SCIRT differs from other models because it is an alliance structure with both client and delivery partners working together within the same entity. Again, however, operational decision making is separated from shareholding parties by a Board. The Board is partially independent, consisting of one member from each of the three client organisations and one from each of the delivery partners. The Board operates as the principal interface with shareholders, reducing the strategic load on management, and maintains significant expertise to oversee operations and inform overall direction.

CERA, meanwhile, retains very much a public governance structure, consistent with councils and other government departments. Senior level responsibilities are allocated according to a mix of activities and outcomes, inhibiting accountability, and the CEO manages five direct reports, reducing strategic capacity. Local government sits outside central lines of authority, impeding integration and creating an uneasy and at times unclear democratic environment. The Minister retains responsibility for some operational decision making and is not accountable to an independent Board. The Minister does ultimately report to a special committee of Cabinet, but this is a wholly political establishment with limited expertise to oversee rebuild performance.

Figure 9: SCIRT Governance Structure¹⁶

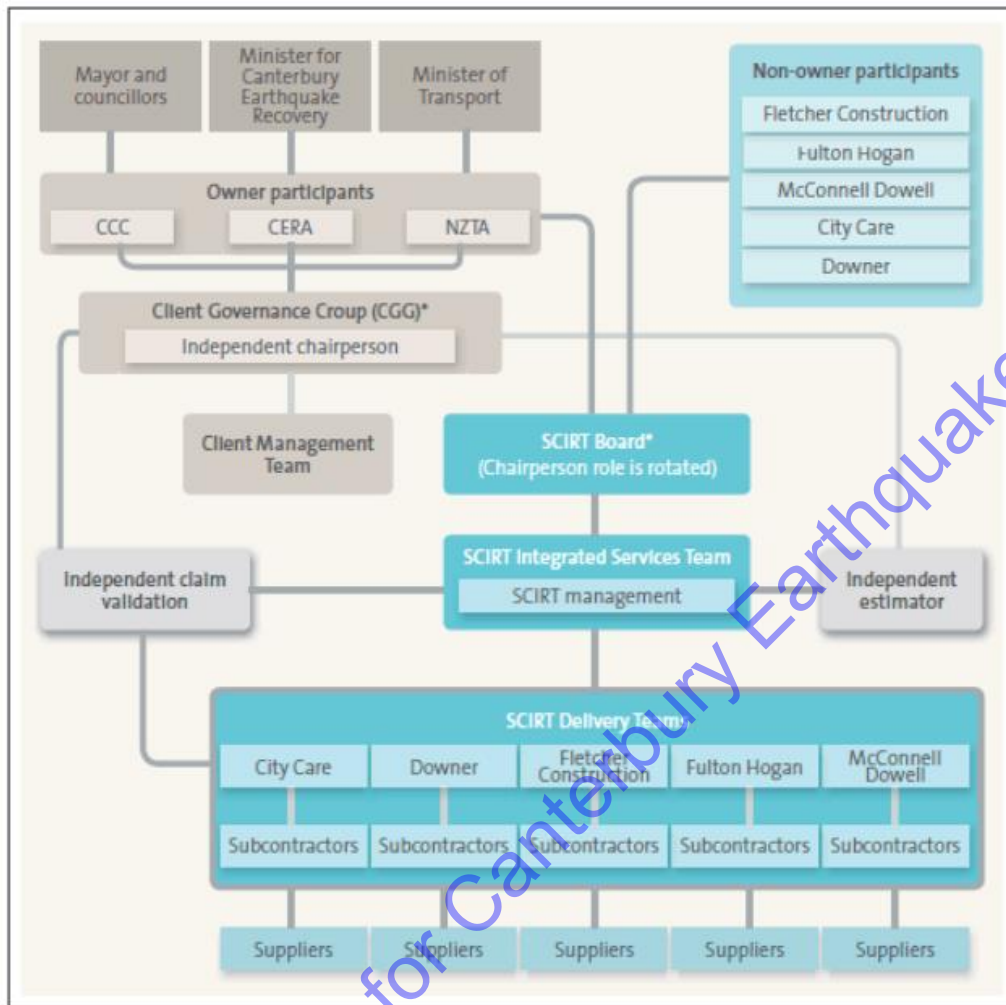
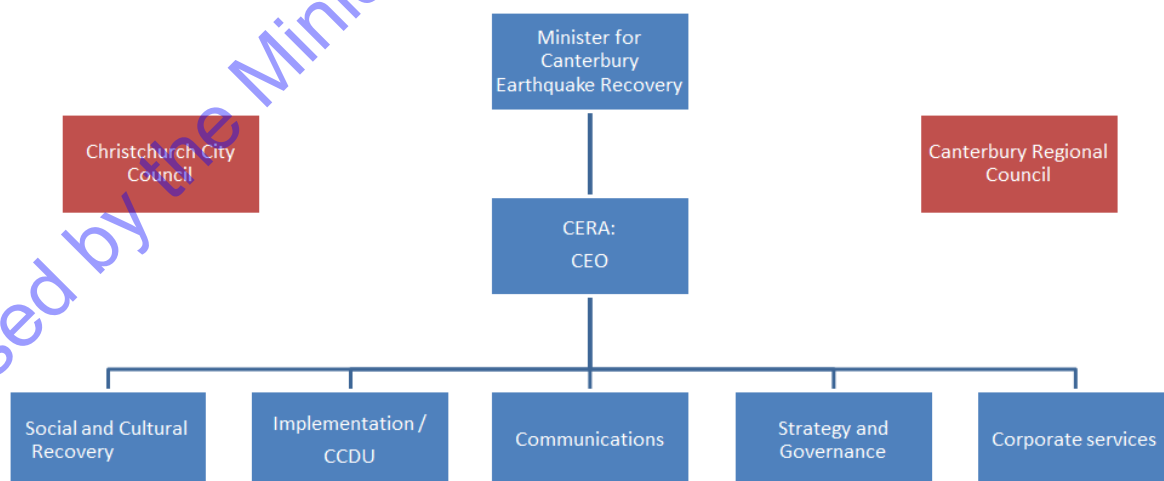


Figure 10: CERA Governance Structure



¹⁶ Controller and Auditor General, Effectiveness and Efficiency of Arrangements to Repair Pipes and Roads in Christchurch, November 2013.

Similarities across successful initiatives and their contrast with Canterbury provide insight into why progress is now experiencing obstacles. It is in fact difficult to find a governing framework similar to Canterbury's across any effective rebuild project worldwide. The global norm for even the most politically sensitive of projects is to deploy a professional Board between management and political leaders, thus delegating operational decisions to experienced experts and separating political decisions from commercial.

Potential delivery models for the central city

The most readily implemented model consistent with international best practice to assume responsibility for the central city rebuild would be a strengthened and more independent variation of what is currently in place. The preferred governance arrangement for the city centre rebuild would be configured to integrate the public sector investment programme and promote and support private investment. An indicative governance chart is set out in Figure 11.

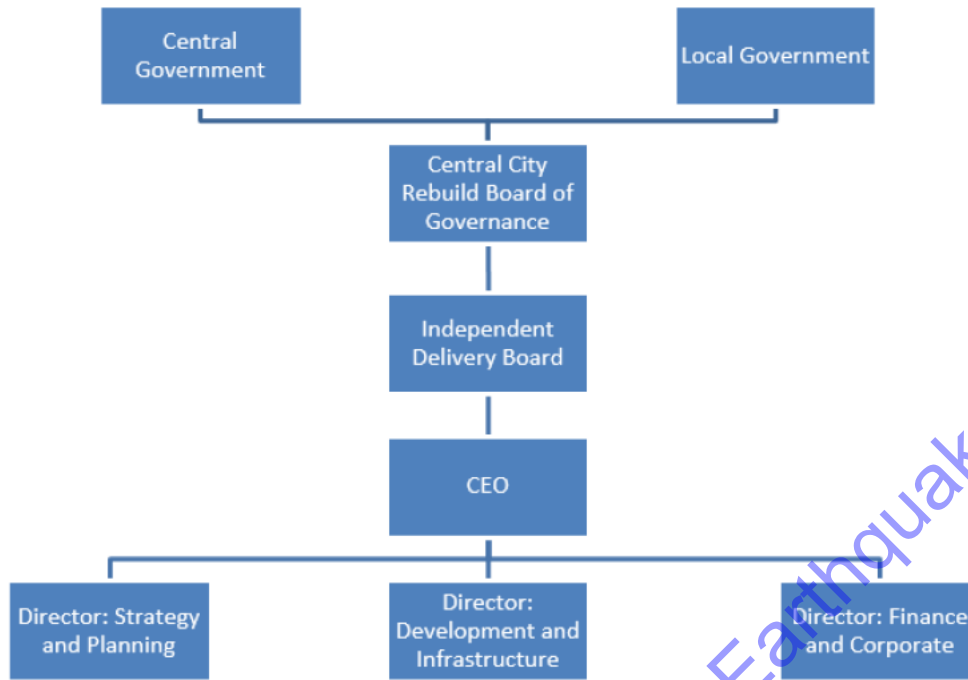
The Central City Rebuild Board of Governance comprises the two shareholders, represented by the Minister for Canterbury Earthquake Recovery and the Mayor of Christchurch City Council. It assumes responsibility for consolidating and harmonising shareholder objectives for the central city rebuild and the overall funding envelope. It appoints the independent board, identifies outcomes and performance metrics, develops annual statements of intent, agrees funding obligations and balances political imperatives.

The independent board operates as the interface between governing shareholders and management. Board members are appointed by the Committee on the basis of experience and expertise across key rebuild activities, including finance, planning and property management. The board provides strategic guidance to the CEO, who has responsibility for operational decision making.

The strength of this model is the delineation of political, strategic and operational decision making. Public ownership, control and accountability is maintained without compromising the expertise and experience necessary to successfully manage such a complex work programme. In establishing the entity and skills necessary to deliver a major redevelopment, there is also likely to be longer term commercial opportunities both in New Zealand and overseas.

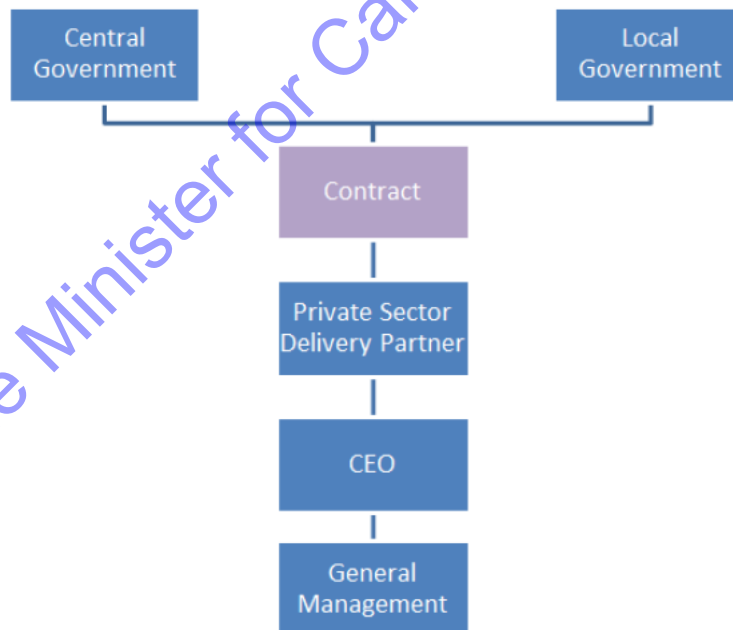
A potential weakness of this model is that the public ultimately retains risk for the central city rebuild, including commercial property demand and project sequencing and management. Accordingly, the cost implications from sub-optimal decision making, scope creep, funding challenges, political change and other factors will be assumed by tax payers and ratepayers. Expert leadership is designed to mitigate risk to shareholders, but many non-operational matters will remain beyond the control of management.

Figure 11: Option 1 – Enhanced Governance Structure for Canterbury CBD Rebuild



Alternative model: Intelligent Buyer approach

Figure 12: Option 2 – Intelligent Buyer governance structure



An alternative to a publicly owned and funded entity with independent Board is a privately owned and managed development agency wholly separate from the public, except through contracted performance conditions. Variations may include a private sector partner working in alliance with the public to deliver the central city blueprint, or a competitive tender to design, build, fund, operate and manage the anchor projects and public land holdings in the city centre for a concessionary period. An indicative structure is presented in Figure 12.

The strength of this model is risk transfer. Responsibility for delivering the rebuild is passed to a delivery partner and significant risks around capital raising, construction, project sequencing, geo-technics, skills access, property demand and other factors are moved away from public bodies. The private partner is required to deliver on contracted outcomes, but otherwise is granted flexibility to innovate and deploy expertise according to commercial objectives. Failure to meet contractual obligations results in penalties and abatements, while efficiencies increase private returns. The major attraction for the private sector is the opportunity to exceed expectations and fast-track development in the central city, increasing rental and other returns, while the public is insulated from construction cost blow-outs and slower than predicted property uptake.

The biggest impediment to this model is likely timing. Progress in the central city may now be too far advanced to offer the private sector sufficient scope to master plan, innovate and deliver a single, cohesive development. A perceived weakness is that public officials will lose control but not accountability for the central city rebuild and there may be an additional concern politically in selling a profit-oriented model to the general public. In both instances it is important to note that there is no evidence to show that the public is likely to be as effective as a contracted expert private sector partner in progressing public objectives on a project of this nature. The priority will be ensuring the contract is robust and accurately identifies all desired public outcomes.

Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: Greater Christchurch Earthquake Recovery; Transition to Regeneration
Date: Thursday, 30 July 2015 10:47:37 a.m.
Attachments: [Greater Christchurch Earthquake Recovery Transition to Regeneration.docx](#)

Please find my comments attached. Thank you for the opportunity to make them

Released by the Minister for Canterbury Earthquake Recovery

Greater Christchurch Earthquake Recovery Transition to Regeneration.

MY COMMENTS

1 The plan should have been open for consultation following the normal select committee process, giving the opportunity for public hearings, and full discussion and questions by members of Parliament? Section 1.3 of the Proposal seems to have what should be an important reinstatement of democracy being passed as an Order in Council. This is not a satisfactory process for such legislation. The provision for Orders in Council ought to be deleted.

In the past Christchurch residents have been invited to make comments about proposals for the Christchurch rebuild. These comments and suggestions have then apparently being completely ignored; eg. Many comments and ideas related to building a more sustainable "Green " City with trees, public spaces and the garden city image, opportunities for public transport and energy saving plans in building and transport plans... But what we have is a city where concrete is king, the private and business car is the main transport option offered, carbon emissions have increased, and large office blocks taking up every inch of the available space have created windy canyons with no attempt to provide new trees for beauty or shelter.

In consequence I and many other members of the public are very sceptical that our comments made on this plan will be taken into consideration.

A report back to us on the scope and content of the comments received should be easily accessible to submitters and the general public. As should any further discussion on rebuild and regeneration between central government, CERA the Christchurch City Council and other interested parties. There needs to be a lot more openness in the rebuild process.

2. The earthquake recovery process so far seems to most of us to have been dominated by decisions made by government appointees with very little input from locally elected representatives. **We need to get more democratic control of the process.** I think the 3rd option mentioned on page 20 that any future development agency is a Christchurch City Council led one with the Crown in close support is the right option. This should happen as soon as possible rather than over a period of some time. Any regeneration development group set up by the Christchurch City Council could consult with elected representatives from Waimakariri Council and the Selwyn Council, Environment Canterbury and Ngai Tahu.

There should be a definite commitment to making sure that there is opportunity for members of each ward of the Christchurch City Council to have input, and that it is not dominated by government appointees and business interests who may work to take more publicly owned assets into privately for profit corporate control. eg the appropriation of part of Hagley Park for the Cricket stadium.

The costs of setting up the new democratic control should be met by central Government as should the costs involved in reversing decisions made by the undemocratic bodies we have at present. Eg the renegotiation of the cost sharing agreement and the halting of such costly unwanted projects as the Stadium and the Convention centre. We have lost a much loved public library, and its site, to a pie in the sky plan that serves only a few business interests.

3 Pyscho Social recovery

The discussion document mentions the importance of local communities owning and leading recovery and you talk about CERA stepping back to allow this to happen and to take on a support role. You mention several times that recovery initiatives will be led by local communities –“as it is across the rest of New Zealand” (p16).

However the rest of New Zealand is not dealing with the exceptionally huge problems we have in the Christchurch area. CERA and Centreal Government needs to ensure that funding will be available to support these community led recovery activities, eg those led by the Canterbury District Health Board and those that focus on community resilience, provided by the Christchurch City Council?

Funding should be available for as long as it is needed.

COMMENTS BY

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

A ratepayer of Christchurch city.

Released by the Minister for Canterbury Earthquake Recovery

From: 
To: [info \(CERA\)](#)
Subject: Submission
Date: Thursday, 30 July 2015 11:08:58 a.m.
Attachments: [Submission_CERA_TRANSITION.docx](#)



Released by the Minister for Canterbury Earthquake Recovery

Your voice counts.

If you share these
opinions, and would like to
see a change in the
recovery. Edit this
document as per your
likings and send to CERA
via the contacts below.
Or copy all the contents of
this document and email to
CERA.

Comments can be made

Online at: www.cera.govt.nz/transition

Via email to: info@cera.govt.nz

Posted on: [facebook.com/CanterburyEarthquakeRecoveryAuthority](https://www.facebook.com/CanterburyEarthquakeRecoveryAuthority)

By post to:

Draft Transition Recovery Plan

Freepost CERA

Canterbury Earthquake Recovery Authority

Private Bag 4999

Christchurch 8140

Feedback is due by 5pm, Thursday 30 July 2015

Christchurch, 29 July 2015.

Submission on the Draft Transition Recovery Plan:

Greater Christchurch Earthquake Recovery: Transition to Regeneration

The earthquakes and their aftermath have hit the eastern suburbs hardest, so we feel that it is essential to have relevant community representatives' involvement in the transition process to "Regenerate Christchurch". Many members of our community face serious day-to-day challenges, such as substandard living conditions and uncertainty about the future of their homes. Many of the services and infrastructure in the east have disappeared or been withdrawn, and for "Regenerate Christchurch" to be successful, resident input is vital. We therefore hope that the communities can look forward to productive cooperation between central and local authority bodies, on the one hand, and tax- and ratepayers on the other, over the coming years.

The Christchurch recovery is now at a crossroads, where we need to look for a way forward and reach some difficult decisions. We also need to look back, since although the past cannot be changed we can all learn from it. In hindsight, it is clear that some decisions taken over the last five years could have been better. We need to make sustainable decisions at this juncture, so that generations to come can learn from our mistakes. Let us remember that our city of the future will be their city of the present.

Context and background

It is important to look in detail at how the recovery has been handled.

We have been dissatisfied with the manner in which communication has been handled by the recovery authorities and also with the provision of and access to information.

We feel that genuine community representation is lacking to a large extent: agencies are dependent for funding on local bodies, territorial authorities and even in some cases insurance companies. As individuals and members of social media groups, we have frequently been stonewalled when asking questions or raising concerns.

When we expressed our concerns on the EQC Facebook page, it was deleted.

The missing stakeholder

A series of decisions have been made over the recovery up to now where "all the stakeholders" are consulted but one. The stakeholder excluded from almost every decision has been the homeowner.

If political planning is prepared to sacrifice sustainability in the interest of short-term cost savings, the consequences can be devastating for the people affected. Our main concern is that people who were fully insured may end up homeless, facing a lifetime of poverty after 2-3

political cycles.

CERA made zoning decisions based on the assumption that individual solutions were available. In fact, individual solutions are not available in some coastal areas. The temporary stop banks in along the coastal areas are rapidly eroding. Some properties have been left below high tide mark on land that has a limited future life. The New Zealand Insurance Council has stated that they would like hazard notices attached to all properties with risks, so that people know exactly what they are buying. Certain coastal areas of land have been identified as high hazard and may disappear as the result of erosion within the next 50 years. The likelihood is that properties on such land will quickly become uninsurable in the years to come, and will not be accepted as security for a mortgage.

Unlike insurance companies, banks are not risk takers and will foreclose on any mortgaged property that loses its insurance cover once hazards have been identified. The potential scenario residents face was highlighted recently on Radio NZ, when Westpac gave farmers in Northland 30 days' notice to refinance, with the alternative of foreclosure on their farms.

The 6.2 earthquake under the eastern suburbs on 23 December 2011, after which Lianne Dalziel, Bob Parker, John Key and Roger Sutton all indicated that new zoning decisions might be made, now appears to have been a mysterious event, since the ground shaking measurements for this earthquake have disappeared.

This is one example of the lack of open and accurate communication from the authorities referred to above.

Seismic risk

One thing we can learn from the past is that seismic risk in Canterbury had been underestimated before the earthquakes struck. This is confirmed in a report for EQC in 1991. It is also the conclusion of the Royal Commission in the CTV report. A number of recommendations have been made but not followed. For example, neither the AS/NZS 1170.5 standard nor the New Zealand Geotechnical Society guidelines have been updated. Yet another recovery instrument is the Earthquake Prone Building Act, which is still to be passed by Parliament. As the emergency response part of the recovery is now behind us, we need to ensure sustainability for what lies ahead.

Risk acceptance

It is the role of insurance companies, the EQC included, to accept the risks covered under their terms of reference/policies and compensate policyholders when such risks eventuate. However, many policyholders in Christchurch have not been compensated for the damage to their homes and lives. These responsibilities need to be faced by the entities responsible. An equitable solution needs to be found for properties with hazards such as flooding that are a direct result of the earthquakes. In tandem with this, every effort must be made to protect residents from the risks posed by climate change.

Future insurability

Recommendations to the *Department of the Prime Minister and Cabinet* (DPMC) from ICNZ include taking a long-view – and requiring local authorities to deny consent applications where a long-term perspective risks from natural hazards will increase. It also recommended the issue of hazard notices for all properties affected.

We welcome the long-view but we are concerned that due to the increased risk caused by the earthquakes, future insurance cover will not be available. When the District Plan is made operative the hazards will finally be mapped. Despite the fact that hazards have still not been mapped, we have examples of insurance cover being withdrawn, offered on a monthly basis, and fire insurance being refused.

In an article in the New Zealand Herald of 5 November 2014, the CEO of IAG refers to cooperation with the NZ Government on a strategic intent in 2011 to avoid depopulation of Christchurch. Now that the ICNZ has signalled its intention to withdraw from high-risk areas and the CCC also plans to redefine the boundaries of the city so as to exclude properties below the Mean High Water Springs. We ask whether a "recovery" involves abandoning people once the insurance and bank sectors have managed a retreat.

The EQC does not cover flooding events, which will represent the largest uninsured risk exposure for those Christchurch residents in the future.

Homeowners have not had a fair representation in this recovery.

The declaratory judgment was a one-sided decision, and in the middle of the proceedings CCC took the side of the EQC. The concerns of the community were not addressed in that judgement. EQC stated that it had not paid for subsidence of land before. In fact, EQC made compensation payments for subsidence after the Waihi ground subsidence in 2001.

EQC and CCC reached an agreement to evaluate area-wide solutions for the Avon Estuary, knowing that the current solutions (temporary stop banks) would not suffice. The solution, which is currently being evaluated, is tidal barriers. This solution was previously rejected by the Ministry of the Environment in 2007, and identified as posing the risk of an ecological disaster. This has been done without consultation with the affected people. Meanwhile insurance companies have been settling insurance claims when it is known that the land has a very limited future. The EQC has still not communicated the known land damage to homeowners.

NZCPS (New Zealand Coastal Policy Statement)

CERA did not consider the NZCPS when they conducted their planning/zoning. Likewise, the statutory obligations of planning for coastal risk were not considered.

Access to information

Homeowners have been denied access to land information on the basis that the information is commercially sensitive. In fact, they have been presented with out-dated information that excludes over 100 earthquakes. These facts have been brought to the attention of CanCERN,

EQC, MBIE and Council. There is still no explanation for why these documents have not been updated and are still being presented as current. The EQC stage 3 land report dates the last earthquake as occurring in June 2011. Yet we experienced over 100 earthquakes of magnitude 4-6.2 after that, most of which struck under the eastern suburbs.

CERA, Briefing to the incoming minister

The CERA **Briefing to the incoming Minister**, October 2014, states the following:

"As reconstruction continues over the next 10 years, a greater focus on developing and realising the vision for greater Christchurch is needed to ensure that long-term recovery is self-sustaining."

"The eastern suburbs of Christchurch city, which suffered the greatest housing and land damage in the earthquakes, are now experiencing greater rebuild and insurance complexities. The residents of these areas, many of whom have pre-existing vulnerabilities such as low incomes and/or a disability, are experiencing a more challenging recovery than those in other areas of greater Christchurch.

*Other issues may complicate claim resolution, such as where owners have cash settled and will therefore have to manage potentially complex rebuilds or repairs themselves in a period of cost inflation. **Under-insurance and/or deferred maintenance may mean some owners face funding shortfalls and need to make additional contributions to complete rebuild or repair.** Helping owners understand their insurance policies, rights and obligations relating to property ownership and technical aspects of their repair or rebuild is the preferred approach to resolving claims and reaching flexible solutions that meet the individual needs of the parties. CERA will therefore continue to support owners to facilitate faster resolution of insurance claims through supporting the Residential Advisory Service to provide independent information, technical advice and facilitation."*

The residents in the eastern suburbs were no less insured than anyone else in the city. In fact it has been identified that there was more underinsurance in the western part of the city.

Indemnity/accountability

Indemnity insurance is a priority for the recovery authorities. The only problem is that with full indemnity cover there is no accountability.

Without accountability unsustainable practices can take place.

CERA Community Forum

The CERA community forum is one of the administrative structures whereby the Minister is expected to receive input from the community.

However, our experience is that when serious matters are brought to the table of this organization, they are brushed aside or deferred. The minutes from the forum were not published until an OIA request was lodged six months later. The *concerns* pointed out to the forum are reflected in the results of a recent MBIE inspection of 14 properties, where 13 of them failed.

The root of this problem was [presented to the CERA forum in June 2013](#).

Large sections of the minutes of the forum have been blanked out, which does not instill confidence. In short, we do not see that the forum is serving its intended purpose.

Written Comments

1. Do you have any views on the powers and provisions that will be needed in the new legislation to support regeneration?

Future insurance is a crucial element for the residents of Christchurch. As current legislation stands, large parts of the coastal areas in Christchurch face a future without any insurance cover or mortgages. The legislation powers should be used to enforce minimal low-cost insurance availability. If that cannot be achieved, rezoning needs to be considered.

The EQC does not provide cover for flooding unless it is caused by another disaster. It may also decline cover for a hazard that already attaches to a property (Section 72 notification). In turn, insurance companies may reject a claim for hazard damage that has already been rejected by the EQC. This leaves property owners totally exposed to natural hazard risks.

A recovery that leaves fully insured people in this position cannot be considered a successful recovery. Legislative powers need to focus on sustainability and consider that people's lives are being planned for. Planning and decision-making that only takes the perspective of a political cycle can be very damaging for the city.

The community will always elect representatives for long-term planning. However, politicians focus on 3-year planning cycles, since they cannot be sure they will be in office after the next election, Council, on the other hand, can take both approaches. The more consultation there is between the Council and community leaders the better the balance will be between short- and long-term approaches to issues.

Legislation should not be allowed to delay sustainability simply in order to reduce costs. Christchurch hazards have been mapped by both ECan and CCC. According to the RMA 86(B) (3)(a), any notified hazard relating to water in coastal areas must be implemented upon notification, including the increase in the finished floor level (FFL) to 12.3 m above the Christchurch City datum.

Council has informed homeowners that the hazard maps have not become operative because the district plan was passed by an Order in Council. As a result of this, residents have been denied sustainable planning and left at risk. It appears in this case that the legislation is obstructing sustainability, and any future legislation needs to consider this danger.

We suggest that homeowners be provided with financial subsidies, including legal assistance.

We propose the independent election of 5 individuals by the communities who would have the role of assisting with negotiations, submissions on laws, bylaws, plans and other instruments of the recovery.

We agree with the CCC that any powers retained under section 27 should be exercised only at the request, and for the benefit, of affected local authorities, for a purpose that complies with the new Act.

2. Do you think that the proposed new arrangements for the central city will create the 'step-change' needed to drive business confidence and investment in the central city?

We fully support the idea of a Christchurch City Council-led recovery approach, with the Crown in a role of close cooperation. With the active engagement of community leaders, we believe this is the best solution, and the only way to restore the trust required to re-unite the city and move it forward. We cannot change the past but we can plan for a better future. Community engagement, sustainability and transparency are key components for success. Without these, there is the potential for the city to fragment and for serious conflicts to develop. The "too-hard basket" is overflowing and needs to be dealt with to avoid public unrest.

We believe many aspects, such as a one-stop shop for resource consents and building consents, would help simplify processes.

The long-running disputes over insurance claims must be resolved, and homeowners' rights honoured. After nearly five years, a duty of care is owed to those affected and still suffering. One-sided arguments at the expense of the homeowner must stop.

We are extremely concerned about the potential for "regulatory capture". This concern also extends to the well-funded central and local government training of selected "leaders in the community", and to other agencies such as RAS, which are mainly funded by the insurance industry. In far too many cases, there has been an absence of open and transparent communication. Independent and unbiased actions in the interests of the communities affected are required from all such bodies and entities.

5.5

We are in favour of CCC endeavouring to attract private investors with the support of central government. We suggest that successful businesses in Christchurch should also be given an opportunity for input here, or encouraged to open up their networks. Investment by supporting industries could strengthen local successes. The business connections are already in place.

3. Are there any other changes needed to build confidence and encourage investment in the central city rebuild?

If the intention is to attract foreign investment to the city, added facilities are needed. For example, there is a serious lack of swimming pools and saunas in Christchurch. This is a fundamental facility in most cultures, Christchurch can excel in this field and utilise the unique greenery and natural attraction of the red zones. We fully support tourist and visitor attractions such as the Eden Project. "Christchurch – unique – green and clean".

4. What are your views on the proposal for regular monitoring and public reporting on priority areas in order to hold agencies accountable for addressing recovery issues?

Independence on the part of recovery agencies and the honouring of the provisions and specifications in insurance contracts is a vital part of the recovery (cf. regulatory capture risk mentioned above). The briefing to the incoming minister illustrates how these aspects have failed.

In December 2012, CERA published the TC3 Residential Rebuild Booklet.

This is an extract from page 17:

"Home owners should note the fact that most insurance policies in place at the time of the earthquakes will cover the cost of building consent requirements to raise finished floor levels to meet standards set in the Building Act.

Insurers will continue to work productively with the Council, EQC and other agencies to provide

best outcomes for policyholders.

EQC and Insurers are working to prioritise the claims of vulnerable groups in the community."

Considering the number of properties still sitting below high tide after the earthquakes, this indicates that something has gone wrong in the recovery and that original principles have been abandoned.

Empowered Christchurch has reached an agreement with Council on a letter that protects the rights of vulnerable people. We suggest that issue of this letter is made mandatory for anyone seeking assistance from the RAS service. <http://empoweredchristchurch.co.nz/ccn-notification-email/>

5. In your opinion, is there a better way to report on these recovery issues?

We believe that, as regards residential recovery, monitoring should extend to code compliance certificates.

According to figures published in 2014, only fractions of repairs/rebuilds are completed with the issue of a code compliance certificate. To conclude the work to the required standard, someone must pay for the code compliance.

Leaving things as they are could have serious negative consequences for the recovery and for the city as a whole. We suggest an investigation of number of outstanding code compliance certificates and that responsible parties are made to address this outstanding work.

We recommend that following this process structural EQC repairs are to be listed on LIM reports and form a final part of the insurance claim settlement with consultation with the homeowner.

Looking at the recovery from the perspective of the eastern suburbs, it is impossible to avoid thinking of a phenomenon referred to as "disaster capitalism" and considering the aspects that have already become evident in the recovery process. Loss of equity and quality of life, risk transfer and other substantial shifts are taking place. We suggest that a regular mini-census should be conducted throughout the remainder of the recovery at intervals of 6-12 months to monitor deprivation, insurance cover (or lack of it), mortgage, home equity, and rental status. If unexpected changes identified, investigation and correction measures should be implemented.

Any other comments: (Also see "context and background".)

At the beginning of the recovery, the city's residents trusted blindly in the authorities. People had learned to expect government and the authorities to do the right thing for them and treat them with care and consideration.

Some people of Christchurch have now lost this blind trust, and frustration is building up; it will take significant efforts to reverse this erosion of confidence and stem the build-up of anger. To achieve this, there needs to be access to complete and accurate information, transparency, engagement, sustainability, fairness and care.

Let us remember the much-quoted assurance from the Prime Minister in 2011: "*On behalf of the Government, let me be clear that no one will be left to walk this journey alone.*

New Zealand will walk this journey with you. We will be there every step of the way.

Christchurch; this is not your test; this is New Zealand's test.

I promise we will meet this test."

We call on the authorities to live up to this promise.

After nearly five years of "**Emergency Response**", where sustainability has been sacrificed in the interests of speed, we can assume that this phase is now behind us. We see no reason why this period should be extended until April 2016. Lessons must be learned from the past. It is time to move into the "**Restoration Phase**". Once seismic and building standards are corrected, and risks are notified, mapped and accepted, sustainability will be ensured.

We need a city that is driven by the people that live in it, and enabled by a bureaucracy that accepts and mitigates risks, rather than transferring them to the most vulnerable of its residents.

Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: submission
Date: Thursday, 30 July 2015 11:55:56 a.m.
Attachments: [DOC300715-30072015115418.pdf](#)

-----Original Message-----

From: [REDACTED] [REDACTED]
Sent: 30 July 2015 11:54 a.m.
To: [REDACTED]
Subject: Send data from es2555c

Scanned from es2555c
Date:30/07/2015 11:54
Pages:1
Resolution:200x200 DPI

Released by the Minister for Canterbury Earthquake Recovery

Draft Transition Recovery Plan

Written Comments Form

WHY CANT THIS BE EMAILED

The purpose of developing the Draft Transition Recovery Plan is to set out proposals for the transition of the Government's role in greater Christchurch's recovery to long-term recovery arrangements.

The Plan includes key contextual information, and proposals for new recovery legislation, a set of new arrangements for the central city and an approach for reporting on priority recovery issues. It also sets out the Government's decisions on the transfer of recovery responsibilities of the Canterbury Earthquake Recovery Authority (CERA) to other central government agencies.

This is an opportunity to provide written comments on the Draft Plan. You can answer as many or as few questions as you like.

Do you have any views on the powers and provisions that will be needed in the new legislation to support regeneration? (see Chapter 3 for more information)

What powers/needs to be transferred from central government to local govt

Do you think that the proposed new arrangements for the central city will create the 'step-change' needed to drive business growth and investment in the central city? (see Chapter 5 for more information)

No Why or why not? Central Govt through Cera have shown a complete lack of understanding about how a central city develops

Are there any other changes needed to build confidence and encourage investment in the central city rebuild?

Resignation of key governance positions held by those who have held power to date.

Do you have any views on the proposal for regular monitoring and public reporting on priority areas in order to hold agencies accountable for addressing recovery issues? (see Chapter 8 for more information)

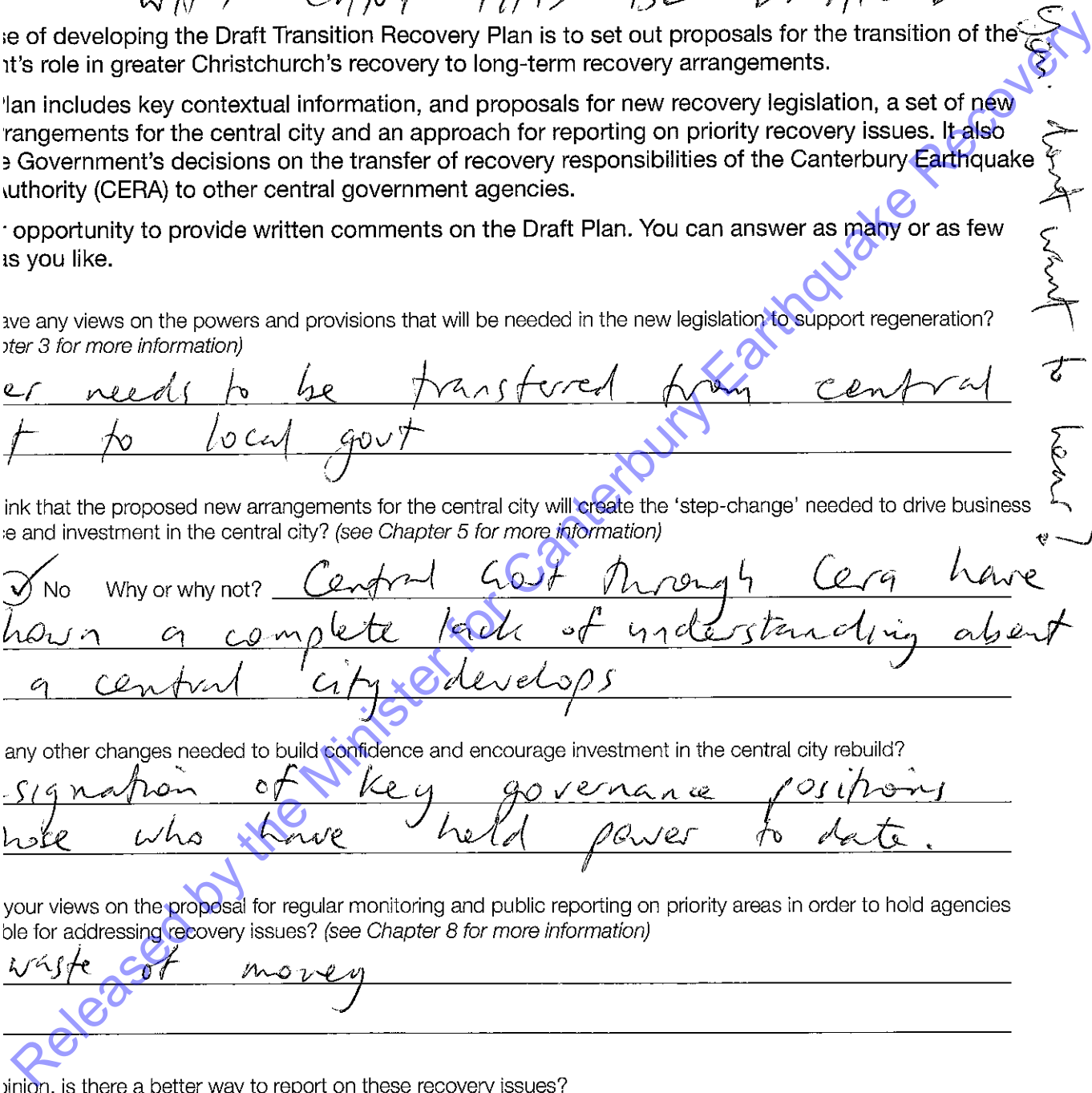
waste of money

In your opinion, is there a better way to report on these recovery issues?

Comments:

central govt just need to get out of the way

Open. don't want to hear?



From: [REDACTED] on behalf of [Dalziel, Lianne \(Mayor\)](#)
To: [info \(CERA\)](#)
Cc: [John Ombler](#); "[b.english@ministers.govt.nz](#)"; [andrew.kibblewhite@dpmc.govt.nz](#); "[p.bennett@ministers.govt.nz](#)"; [REDACTED]
Subject: Christchurch City Council DTRP submission 2015-07-30
Date: Thursday, 30 July 2015 12:34:49 p.m.
Attachments: [image002.jpg.zip](#)
[image003.jpg.zip](#)
[Christchurch City Council DTRP submission 2015-07-30.pdf.zip](#)
[ATT00002.txt](#)

Dear all

Please find the Christchurch City Council's final submission on the Draft Transition Recovery Plan: Greater Christchurch Earthquake Recovery: Transition to Regeneration.

Lianne Dalziel

Mayor of Christchurch

Email: [REDACTED]@ccc.govt.nz

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Christchurch City Council

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Please consider the environment before printing this email

Released by the Minister for Canterbury Earthquake Recovery

Christchurch City Council



Submission on the

Draft Transition Recovery Plan: Greater Christchurch Earthquake Recovery: Transition to Regeneration (July 2015)

Released by the Minister for Canterbury Earthquake Recovery

Mayor's Foreword

*"In great cities, spaces as well as places are designed and built: walking, witnessing, being in public, are as much part of the design and purpose as is being inside to eat, sleep, make shoes or love or music. The word citizen has to do with cities, and the ideal city is organized around citizenship -- around participation in public life."*¹

Rebecca Solnit, Author

Participation in public life is exactly what regeneration is designed to achieve. This is reflected in *Greater Christchurch Earthquake Recovery: Transition to Regeneration*² through the recognition of the importance of supporting local leadership, something that is vital to achieving participation and the next transformative phase of our city's future.

As representatives of the city, we offer our reassurance that we are ready to provide the leadership that is required – a style of leadership that is both engaging and inclusive – knowing that our communities are ready, willing and able to partner with us to ensure the regeneration of the city as a whole.

Our Long Term Plan 2015-25 is called *Building Resilience: From Recovery to Regeneration*. We used the word regeneration to capture the combination of restoration and new growth that the city is experiencing.

Regeneration also represents a 'step-change' from recovery. Step-change means a significant change, a positive change, and in the context of regeneration is a term that embraces the world of opportunity that can be captured by re-imagining our future through a sustainability lens, something the world is grappling to do.

Regeneration is also reflected in the energy, creativity and flair of the transitional movement that has emerged in the post-disaster environment, creating an exciting sense of possibility. It is this that has put Christchurch on the international stage.

At the same time it allows us as a city to focus on the intention of the Anchor Projects — and that was always to enliven or catalyse the spaces in between. As a city we all have a direct interest in what is the public realm, the commons, the places where people participate in public life as Rebecca Solnit describes. We also have an indirect interest in the private developments that will use the Anchor Projects as the springboard for development.

And for us as a city, it is more than developing a vibrant central city, it is about regenerating the range of suburban centres that support the neighbourhoods that have been so badly hit by the earthquakes.

¹ Rebecca Solnit, *Wanderlust: A History of Walking* (2001)

² CERA, *Greater Christchurch Earthquake Recovery: Transition to Regeneration* (July 2015)

As Solnit says, "the ideal city is organised around citizenship" and taking this broader perspective of regeneration will give people a reason to engage in a positive and meaningful way.

The other driver for step-change is building momentum. Setting up Development Christchurch Ltd is a signal to the organisations we work with that we are ready to do things differently, to partner with the Government, our communities and the private sector in a way that business-as-usual models cannot.

We don't have the capacity as a city to do everything at once and nor can we do it alone.

We are ready to step up to the challenge.



Lianne Dalziel
Mayor of Christchurch

1. What this is about

The special legislation put in place to help Canterbury recover from the devastating earthquakes (the *Canterbury Earthquake Recovery Act 2011* – or CER Act) expires in April 2016. Five years since the beginning of the Canterbury Earthquake Sequence is a good time to take stock and ask what, if any, special arrangements are needed to help secure Christchurch's full recovery and regeneration.

A great deal of thinking has already gone into this question and on 2 July 2015 Prime Minister John Key released a document (*Greater Christchurch Earthquake Recovery: Transition to Regeneration*) which maps out a path for moving away from strong central Government involvement and control in the city back to what we often refer to as the "new normal".

The Government's proposals suggest that as the Canterbury Earthquake Recovery Authority (CERA) winds down, its roles and functions should for the most part be transferred to the appropriate Government department (e.g. the Ministries of Health and Business, Innovation and Employment) or to local government. Similarly, the plan suggests the extraordinary powers contained in the CER Act should for the most part be wound back, leaving a much smaller set of residual powers to deal with some of the legacy issues such as acquiring and disposing of surplus land.

Transition is a process. The Government is seeking feedback on how long this should take and at what point responsibility for the city's leadership and development should completely return to the Christchurch City Council operating under the normal statutory framework of the *Local Government Act 2002* and related legislation such as the *Resource Management Act 1991*.

The Government's preliminary views on these matters have been informed by the Advisory Board on Transition³, an independent group set up by Cabinet to provide advice to the Minister of Earthquake Recovery, Hon Gerry Brownlee. In its report, the Board, chaired by Dame Jenny Shipley, has strongly endorsed the need for a shift back to local leadership. It has also drawn attention to the fact that despite great progress, the recovery remains uneven and there is a lot still to be done.⁴

Specifically, it talks of the need for a step-change in the approach to the regeneration of the central city in order to realise the vision first articulated by Christchurch residents through "Share an Idea" back in 2011 and then translated into what was called the Blueprint — the *Christchurch Central Recovery Plan*.⁵

For some time the Crown and Council have recognised that the ways in which both central and local government interface with the private sector do not always provide

³ Membership and Terms of Reference of Advisory Board on Transition available on CERA website:

<http://cera.govt.nz/about-cera/advisory-board>

⁴ Advisory Board on Transition to Long Term Recovery Arrangements, *First Report to the Minister for Canterbury Earthquake Recovery* (3 June 2015)

⁵ <https://ccdu.govt.nz/the-plan>

the sort of speed and agility and potential for innovation that is required when confronted with the herculean task of rebuilding an entire city centre.

The Transition Advisory Board noted that “a consistent theme of success has been where the governing body has put in place independent boards operating as the interface between governing shareholders and management.”⁶

This was the type of thinking which prompted Council to work with its commercial arm Christchurch City Holdings Ltd to set up Development Christchurch Ltd in March 2015.⁷

A central plank in the Government's transition plan is a proposal to set up a similar arms-length body, tentatively called Regenerate Christchurch that would be responsible for the delivery of the Crown's Anchor Projects.

Over the next two months, as Cabinet considers the shape of replacement legislation for the CER Act, the Minister has asked CERA and the Council to advise him on how these two entities might function and relate — including whether a better outcome for the city might be to integrate them.

Alongside this, the Crown is asking for formal feedback on the other aspects of its draft transition plan, including its proposals that:

- *Overall leadership and coordination of the recovery should be the responsibility of local institutions, primarily local authorities and Te Rūnanga o Ngāi Tahu.*
- *Support for community-led recovery activities that focus on community resilience will be the responsibility of local authorities (Christchurch City Council, Waimakariri District Council and Selwyn District Council) for their respective communities.*

And on:

- *Whether the proposal to transfer responsibility for the regeneration functions carried out by CERA to a new entity possibly named Regenerate Christchurch, will create the step-change needed to drive community and business confidence and investment in the central city?*
- *And whether there other changes needed to build confidence and encourage investment in the central city recovery?*

As the Government's key partner in the recovery, the Council has a unique interest in the matters raised in the draft plan.

⁶ Advisory Board on Transition to Long Term Recovery Arrangements, *First Report to the Minister for Canterbury Earthquake Recovery* page 8 (3 June 2015)

⁷<http://resources.ccc.govt.nz/files/TheCouncil/meetingsminutes/agendas/2015/May/Council30April2015OpenMinutes.pdf>

However, because Council officials are engaged in bi-lateral discussions with the Crown about the best options for Christchurch with respect to commercial delivery and development vehicles this submission confines itself to addressing the principles which should underpin any such entity rather than its final form or scope.

When developing the Council's formal submission the elected representatives have paid close attention to what its own stakeholders — businesses and the community — told us about what's working and what needs to change during the consultation on the Council's own 10-year-plan and budget.⁸

Among the key messages expressed through this process were:

- the need for the city to be in a position to determine its own direction and future;
- the need for people to be at the centre of that future;
- the need for that future to be affordable and sustainable; and
- the need for local government to find new ways of "working with" rather than "delivering to" its various communities.

These imperatives have shaped the Council's submission. It is also underpinned by the Mayor's and elected representatives' views of:

- what "regeneration" means for the city and the principles that flow from this;
- the challenges that lie ahead; and
- the powers, tools and governance arrangements the Council believes are needed to accelerate recovery and regeneration, both in the central city and the suburbs.

2. What regeneration means: the purpose of any replacement legislation

There has never been a clear statutory framework with respect to long term recovery and the state's duty of care towards the people of Canterbury. The CER Act simply states: "Recovery includes restoration and enhancement" (CER Act 2011).

The Act contains the following vision for recovery:

"Greater Christchurch recovers and progresses as a place to be proud of - an attractive and vibrant place to live, work, visit and invest, mo tatou, a, mo ka uri a muri ake nei - for us and our children after us".

⁸ <http://resources.ccc.govt.nz/files/TheCouncil/meetingsminutes/agendas/2015/June/Council23-26June2015-LongTermPlanFULLAgenda.pdf>

Clearly recovery is not an end state but rather a journey that does not occur in a linear fashion — there are major milestones and inevitable set-backs. And, of course, recovery does not only refer to the bricks and mortar but to the wellbeing of people and the social, environmental, cultural and economic environments of Christchurch and the wider Greater Christchurch area.

Critically, psychosocial recovery is a sequence of states, not dissimilar to the grief cycle, that are experienced by individuals and communities following disasters before they feel they can “get back on their feet”.

Given the scale of destruction brought about by the Canterbury Earthquake Sequence and the permanent changes to the built and natural environments, it is clear that a crucial aspect of regeneration requires the community’s acceptance of, adaption to, and engagement with our future state and the pathway to get there — a shared vision of the future.

In May 2011, the Prime Minister's Chief Science Advisor, Professor Sir Peter Gluckman, wrote the following paragraph about the recovery:⁹

"A feeling of self-efficacy and community efficacy assists the population in reactivating their coping mechanisms. Local governance, empowerment and ownership have been shown to facilitate recovery.

The inevitable tensions and conflicts in achieving this are obvious (long-term versus short-term, public versus private, local versus national interests) and cannot be avoided – rather, they have to be openly handled with sensitivity.

It follows that, from the psychosocial perspective, those involved in directing the recovery should create governance structures that understand and actively include community participation and enhance individual and community resilience. Such approaches will be most likely to be effective in re-establishing coping and functioning communities."

Irrespective of how regeneration is defined for the purposes of the law, the international literature throws up a set of characteristics necessary for regeneration to succeed. These include:

- a sense of vibrancy;
- multiple opportunities for interaction (social and economic) and inclusiveness;
- revitalisation by attracting economic investment and new employment and creating a much improved living environment;

⁹ Professor Sir Peter Gluckman, *The psychosocial consequences of the Canterbury earthquakes* (10 May 2011)

<http://www.pmcsa.org.nz/wp-content/uploads/Christchurch-Earthquake-Briefing-Psychosocial-Effects-10May11.pdf>

- communities that recognise and benefit from the new possibilities that change brings and taking opportunities to adapt;
- reducing future exposure to hazards and their associated risks (improved resilience);
- optimism;
- improvement and growth.

That same literature shows that creating the circumstances in which these elements can develop requires:

- clarity/commonality of purpose and shared goals;
- collaboration and partnership through appropriate governance;
- the power to influence outcomes;
- integrated and sustainable actions and interventions;
- appropriate land-use and infrastructure provisions and reconstruction of the built environment to provide levels of service from public amenities that the taxpayers/ratepayers expect and can afford.

In the Council's view these principles and propositions are the foundation of change but the real challenge for Christchurch is to reposition itself as a city with an eye to both the opportunities and challenges of the 21st century. This will require a new sense of both place and purpose, and a new understanding of citizenship, both at the local and national level.

Regeneration is not just a physical process, with built capital to the fore, but more importantly, an improvement and uplift in the social, cultural and creative capital that defines great cities. New proposals such as community currencies, community-led planning and investment, and ways of engaging communities in management and ownership of public spaces — the commons — demonstrate the shift in thinking coming from a revitalised commitment to ensuring citizens can participate in making decisions about the future of our city.

Creativity, innovation and sustainability will be the long-term drivers of that shift and it is paramount that Council, as the representative body of the city, supports and nurtures those drivers at the local level.

While Christchurch may be a city at the edge of the world, it can also be a city on the edge of the future. Having an "edge" is having an advantage or a quality, making it interesting or exciting. It's a great place to be.

3. What this means for transition

The Council's understanding of regeneration in the context of post-disaster Christchurch and the principles which flow from this have determined its response to the Crown's draft *Transition Plan*. These principles are:

- Conversations about Christchurch's future must take place in Christchurch — it is time for the Council to become a policy maker rather than a policy taker.
- The default position should be that functions are carried out by the Council under normal democratic local government processes.
- Any new or remnant statutory interventions must be demonstrably justified for regeneration purposes and consistent with the principles of local leadership and community engagement.
- Any new or remnant statutory provisions must be subject to the normal appeals and review processes and as a matter of principle should not prevail any longer than can be demonstrably justified.
- The City Council to resume responsibility for the realisation of the regeneration of the central city with support from its recovery partners, the Crown, Ngāi Tahu, ECAN and the private sector.
- Actively support partnership and collaboration at all levels (Crown, iwi, private sector, not for profits, community).
- Any new delivery/development arrangements must be capable of meeting the immediate objectives of commercial discipline and value for money with respect to large public sector investments in the central city and the long-term objectives of regeneration and development, acknowledging that investment is not simply about achieving financial outcomes.

4. Common objectives

As partners in the city's recovery and regeneration, the Crown and Council have a common interest in achieving the following objectives:

- Timely, affordable, and sustainable delivery of the *Christchurch Central Recovery Plan* objectives (including the Anchor Projects, *An Accessible City*, and *A Liveable City*).
- Enlivening of the spaces between the Anchor Projects and the central city public realm.
- Confident, optimised and streamlined approaches for private investment in the central city.
- Sustainable outcomes from future use decisions for the residential red zone.

It is also acknowledged that the Crown and Council share the overall objective of a regenerated, economically sustaining city. However, the Council has a wider view of regeneration that encompasses the suburban centres that support local neighbourhoods. As a result, the Crown and Council will have both joint and separate interventions that contribute to the recovery but need to ensure that those interventions align through a jointly agreed, joined up and commercially overseen programme of interventions.

5. The challenges ahead

The draft *Transition Recovery Plan* and the Advisory Board on Transition both provide stocktakes of how the recovery is progressing across a range of different social, health, economic, environmental and business indicators.¹⁰

According to CERA's latest Wellbeing Survey across the country, quality of life was lower in 2014 than 2010.¹¹ Christchurch city experienced the largest decline (-15 per cent) compared with Auckland (-11 per cent) and Wellington (-5 per cent). In 2014 there were more highly stressed respondents across the country than in 2010. In Greater Christchurch, people with unresolved insurance claims, living with a health condition or disability, living in temporary housing, and renters were less likely to rate their overall quality of life positively, and more likely to report high levels of stress in the past year.

In the course of public hearings on the Council's Long Term Plan 2015-2025 in June, councillors were presented with evidence of these issues and how they are impacting on the lives of individuals and communities.

The Council also heard from investors and developers frustrated by perceived slowness of local government and Crown processes. We also heard from communities and non-governmental organisations challenging the Council to find new ways of partnering and collaborating with them to find creative solutions to the complex problems they face.

As an organisation the Council is actively looking for ways to respond to these challenges by developing the type of collaborative processes that are necessary for regeneration. The establishment of Development Christchurch Ltd, with its brief to support regeneration in both the suburbs and city, recognised the fact that the "business as usual" approach to the rebuild was not sufficient.

As co-investors in the central city public facilities (the Anchor Projects), the Crown and Council have a shared interest in ensuring that the risks and opportunities which present themselves at this phase of the recovery are recognised and addressed.

The Council agrees with the Transition Advisory Board's assessment that there needs to be a step change in the pace and efficiency with which the *Christchurch Central Recovery Plan* objectives, including the Anchor Projects, are delivered.

¹⁰Current estimates suggest that recovery construction costs will total approximately \$30 billion with construction activity forecast to be complete in 2022. (\$10 billion variance from the estimated \$40 billion Total Cost of Recovery is due to non-construction insurance settlements, Crown other recovery costs and construction not requiring a building consent). Consentable construction was an estimated 33 per cent complete at December 2014 (estimated 29 per cent complete at September 2014), with construction activity in Canterbury set to peak in 2016.

Of this total the current value of the Public Sector Rebuild is approximately \$6.5 billion of capital investment for 59 major infrastructure projects across eleven organisations. As of 31 December 2014, 24 per cent of the projects had not reached their baseline milestones."

Source Canterbury Earthquake Recovery Lookbook (for the quarter ended 31 December 2014)

<http://cera.govt.nz/sites/default/files/common/cera-lookbook-31-december-2014.pdf>

¹¹ The CERA Wellbeing Survey September 2014 Report:

<http://cera.govt.nz/sites/default/files/common/cera-wellbeing-survey-september-2014-report.pdf>

Through the Long Term Plan (and other public processes, such as the Victoria Square regeneration) the Council heard from the public of Christchurch that they want to be involved in decision-making, and that they want more than a fully functioning city centre; they want great suburban centres that can support affected neighbourhoods.

Investors and developers have reported dissatisfaction with the lack of clarity over who is running the city (Christchurch Central Development Unit or Council), and therefore, who they should be working with. Many have continued to press concerns about regulatory frameworks that are potentially stifling development opportunities in the central city, but it isn't always clear who has responsibility for these — e.g. *Christchurch Central Recovery Plan* vs District Plan Review.

The Council's decision to set up Development Christchurch Ltd was a response to these issues — to meet the need for an arms-length commercial delivery vehicle capable of quickly responding to opportunities in both the central city and suburban centres.

It is clear that while some elements of the central city rebuild are progressing well and producing the intended catalysing effect (for example private investors have embraced the Ōtakaro / Avon River precinct as the most desirable place to rebuild with extensive office redevelopment particularly along the western bank), others are stalled. Significant gaps where recovery is faltering have emerged around Cathedral Square, and the proposed Convention Centre site, the Performing Arts Precinct (although that is now looking more promising) and the north eastern quadrant of the city.

To date, despite strong interest, there has also been only limited success to date in landing new international investment in the city.

6. What needs to change? The powers, tools and governance arrangements the Council believes are needed to accelerate regeneration

Return to local leadership

The Council agrees it is time for a transition back to local leadership and decision-making. As acknowledged by the draft Plan, "international research shows that, for recovery to be sustainable in the long term, it needs to be 'owned' and led by local communities and institutions".¹²

This is supported by the guiding principles of the United Nations Development Programme for post-disaster recovery¹³ that include that if new structures to support recovery are created post-disaster, their objective should be achieving "cohesion, co-

¹² The draft Transition Recovery Plan describes the next period of the recovery from the Canterbury Earthquake Sequence as moving from "recovery" to "regeneration", requiring a shift from centralised leadership to local institutions leading the recovery. The Plan proposes that CERA's role on leading the recovery will wind down "so that local leadership and coordination of the recovery will become the responsibility of local institutions, primarily local authorities and Te Rūnanga o Ngāi Tahu",

¹³ United Nations Development Programme, 'Post-Disaster Recovery: Guiding Principles' (2006)

ordination and consensus" amongst the different disaster stakeholders; and critically, that new structures and/or institutions should strengthen and not undermine existing institutional frameworks.

The Council agrees with the proposals in the draft Plan that the Urban Development Strategy partnership be refreshed to include regeneration and development in Greater Christchurch, under a new governance group to support strong local leadership. The draft Plan notes, and the Council agrees, that before the earthquakes, the three local authorities and the regional council (described as Greater Christchurch) had established an effective collaborative arrangement for managing land use and infrastructure planning through the development and implementation of the Greater Christchurch Urban Development Strategy (UDS).

However, as noted in the Advisory Board's first report to the Minister, "the impacts and costs of the Canterbury Earthquake Sequence have been largely borne by the city rather than Greater Christchurch. We note that although aligned, the city's interests are in some circumstances distinct from the interests of Greater Christchurch".

The Christchurch City Council is the local institution with the primary responsibility for the regeneration of the central city and the suburban centres within the city boundaries and has the following core statutory responsibilities to its residents:

- to enable democratic local decision-making and action by, and on behalf of, communities; and
- to meet the current and future needs of communities for good-quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses.

Achieving greater alignment between Crown and Council as principal recovery partners

As part of its call for a step-change in the central city, the Advisory Board on Transition highlights the need for close alignment between Crown and Council.

The Crown and Council have both made significant commitments to the people of greater Christchurch, and through their respective active interventions have shared the social and financial risks, and sought to achieve new opportunities, resulting from the earthquakes.

Officials (CERA and Council) work collaboratively on the delivery of projects, but we have not had the mechanisms to fully scope the opportunities and risks — the 360-degree view.

However a successful regeneration on the scale before us, requires greater clarity around what we are trying to achieve, better governance and more appropriate skills.

In the past, without a shared understanding of what we were all trying to achieve and who decides the priorities, it has been difficult to align work programmes, share responsibility, measure progress and adjust interventions to keep on track.

The problem is that no one governance forum has had ultimate responsibility for creating the strategic, high level framework on which all Crown/Christchurch city recovery and long-term growth decisions would hang.

Collectively, the Crown and Council must develop a more coherent and transparent governance and leadership environment that improves levels of confidence in the community and in the private sector and ensures that there is a coherent strategy and implementation plan for the next recovery and regeneration phases.

The Council invites the Crown to signal in the *Draft Transition Plan* its intent to support the ongoing recovery and regeneration functions and activities by developing an enduring collaboration between the two parties. This collaboration must be founded on mutual respect, standards of good faith and confidence that working together will bring the greatest benefits for Christchurch.

The aim would be that outstanding recovery functions and future regeneration and growth decisions made by the Crown and the Christchurch City Council on matters of common interest to them are made together and are directly aligned.

This would be done through:

- Developing a common and shared view of the remaining problems — at this stage in the recovery — through information sharing and joint engagement on issues (including identification of where the Crown and the Council may be operating from different assumptions or aiming for different objectives).
- Confirming the solutions decided amidst the various existing programme-level governance structures, to make sure that there is agreed understanding and no surprises between the Crown and the Council and across the programmes.
- Considering collectively the effectiveness of interventions put in place and programmes of work underway to see if they are on track and what more needs to be done (or changed) to maintain momentum.
- Being clear about the role of governors (the Crown and Council) and the role of those charged with the commercial responsibility of delivering on the agreed commercial outcomes, and attracting the appropriate skills for the latter.
- Agreeing on a process for resolution where assumptions and/or programmes of work are not aligned to effect the best outcomes for all.

It should be noted that these principles and partnership arrangements were explicitly set out in the 2013 Cost Share Agreement between the Crown and Council. However no structures were put in place to support these aspirational statements.

Some precedents for such collaborative arrangements between two or more partner agencies — focussed on specific shared outcomes — do exist and we look to work with the Crown to clarify how to leverage these to best effect.

In addition to a specific Crown-Council relationship to manage joint responsibilities, the Council endorses the view of the Advisory Group for Transition that the Urban Development Strategy Partnership and supporting programmes of work are relevant for more regionally focused issues.

7. Council's views on the proposed new statutory framework

The extraordinary powers provided to the Minister for Canterbury Earthquake Recovery and the Canterbury Earthquake Recovery Authority (CERA) under the CER Act 2011 reflected the urgency and scale of the damage caused by the earthquakes.

The CER Act expires on 18 April 2016. The draft *Transition Recovery Plan* proposes that new legislation is needed to support recovery work after this date.

The Council agrees some legislative powers will be necessary after the expiration of the CER Act to support the next stage of the recovery and regeneration of the city but suggests the need for extraordinary Crown intervention has lessened. The extraordinary or bespoke powers in the CER Act were to enable the focused, timely, and expedited recovery of Greater Christchurch. Five years after the earthquake and at this stage in the recovery, the Council submits such powers should be limited to those required to support the regeneration of the city and address outstanding issues such as acquiring and disposing of surplus land where these are not otherwise provided for in existing legislation.

In addition the Council proposes that new recovery legislation reflect the transition back to local leadership and decision-making foreshadowed in the draft *Transition Recovery Plan*.

The CER Act concentrated recovery decision-making within central Government and in particular within the executive. Operational responsibility for the recovery has also largely been at the national level, having the effect of placing local institutions, including the Christchurch City Council, in a largely supportive role.

The transition and the drafting of replacement recovery legislation provides the opportunity for the Government to exit from its extraordinary role in Greater Christchurch, to re-establish the place of local government in planning and decision-making and to work in partnership with the city while still retaining oversight of its significant investment and interests in the city.

Legislative framework to support shared objectives

The Crown and the Council have shared objectives in the recovery of Christchurch. The draft *Transition Recovery Plan* proposes new recovery legislation will include the power for Minister(s) to direct the development of recovery plans (likely to be called regeneration plans).

In addition, the Council proposes the legislation provide for the Council to have the ability to ask relevant Minister(s) to exercise powers on their behalf. This could

include, but not be limited to, the ability to amalgamate and consolidate land to facilitate regeneration and the exercise of section 27 (1) to support the implementation of a regeneration plan.

The Council proposes this power be limited to be only at the request of organisations it works closely with. Regeneration plans may, for example, provide a robust mechanism for Council to develop plans in partnership with local communities to guide the regeneration and development of suburban areas, and allow for an expedited process to achieve recovery objectives.

Allowing the leadership and development of regeneration plans to become “local” is an important step towards restoring local decision-making and evidence of genuine partnership between local and central government.

The Council notes it is proposed that section 27 powers be retained in the replacement legislation. The Council proposes these powers should only be exercised at the request, and for the benefit, of the affected local authorities for a purpose that complies with the new Bill.

Further, the Council proposes the decision to exercise be made according to the principles set out in Appendix A, including that the powers must be exercised jointly by the relevant Minister in conjunction with the Minister of Local Government. This would be consistent with the transition towards the normal local government decision-making framework.

8. Council's views on the options for urban development/commercial delivery entities.

As stated earlier because Council officials are engaged in bi-lateral discussions with the Crown about the best options for Christchurch with respect to commercial delivery and development vehicles this submission confines itself to addressing the principles which should underpin any such entity rather than its final form or scope.

However, Council wishes to restate the objectives and characteristics which shaped the formation of Development Christchurch Ltd and emphasise the need to ensure whatever final arrangements are settled upon, these must be retained

In responding to the shift from recovery to regeneration the Council believes that the regeneration agency should have clarity of expectations, intent and mandate, including the following ‘must do’ factors:

- Reassert the Crown and the Council's commitments to delivering existing recovery-based programmes and projects as a sponsor, investor, regulator and enabler.
- Enable the public sector to become a better client in presenting a more outward facing entity to engage with the private sector, not-for-profit, community and whole-of-government stakeholders.

- Leverage the Crown and the Council's financial and non-financial levers into additional private sector investment, while respecting the constraints in respect of any additional call on taxpayers and ratepayers.
- Commit to the principle of a 'sense of place' with a shared value in transitioning the established recovery outcomes to longer term regeneration,
- Commit to promoting a stronger development system over time, with a stronger private sector and community presence in driving successful regeneration.
- Acknowledges that as the Crown completes its deliverables under its existing recovery-based commitments it will both cede leadership on regeneration back to the city and seek to normalise its risk exposure to Christchurch.

Critical success factors for a regeneration agency

The Council believes that there are some key success factors that must be in place for a regeneration agency:

- strong alignment between the Crown, Council and the regeneration agency
- clear vision, expectations and purpose
- strong leadership and effective advocacy
- strong mandate with commitment to appropriate resourcing
- commitment to early, effective engagement with well-defined outcomes, affordability thresholds, and risk appetite
- an acceptance of returns and benefits beyond simple commercial ones with an active intent to pursue them — e.g. quadruple bottom line reporting
- ability to act, including:
 - transactional capacity
 - access to land, funding and policy levers
 - capability and resourcing
 - delegated authorities
 - credible commercial and delivery mechanisms
 - enabling regulatory framework
 - access to enabling statutory power (not embedded)
 - long-term view of investment returns

It should be noted that these have all been embraced by the Council in its decision to establish Development Christchurch Ltd.

INTRODUCTION

Background

Section 93 of the Canterbury Earthquake Recovery Act 2011 (the CER Act) provides for its expiry five years after the date of its commencement, on 19 April 2016.

The Government has determined this is a time to refresh recovery powers, roles and responsibilities and that new legislation is needed to support recovery work that will continue after the CER Act expires.

The Government has also decided its role in recovery should now evolve from a dedicated central government agency (the Canterbury Earthquake Recovery Authority (CERA)) to winding down or transferring CERA's responsibilities to other government agencies. CERA will step back as local institutions move into the 'driving seat'.

This paper is in response to and includes information from Cabinet Minute (15) 22/8 - Greater Christchurch Earthquake Recovery: Transition to Regeneration, the first report of the Advisory Board on Transition (Advisory Board), and the draft *Transition Recovery Plan* (the Plan).

Cabinet Minute ((15) 22/8)

On 29 June 2015 the Cabinet agreed in principle to new legislation, the Greater Christchurch Regeneration Bill. Its geographical scope has been reduced to only the areas that still require additional powers — Christchurch City and its urban satellites, together with the adjacent coastal marine areas, and excluding rural Selwyn, Waimakariri and Banks Peninsula. The proposal is that the new legislation would expire after five years, with a review at three years.

A number of provisions in the CER Act are to be carried over into the Bill without major change. These include the power to acquire (compulsorily and voluntarily) and dispose of land using the processes and protections of the current Act.

Orders in Council still needed to support recovery will be extended until expiry of the new Act (with the ability for responsible Ministers to revoke the Orders before then).

Other provisions are to be carried over with changes to reflect a different phase of recovery and transition to greater local leadership. A new updated purpose clause (yet to be drafted) is to reflect the current and future stages of recovery, and enable earthquake-related reconstruction, enhancement and regeneration.

Also, rather than vesting powers in the Minister for Canterbury Earthquake Recovery alone the Bill will distribute responsibility among a number of Ministers and chief executives as assigned by the Prime Minister.

Recovery plans are to be renamed regeneration plans. An option also being considered is that the existing Recovery Strategy should be allowed to expire when the CER Act expires.

Draft Transition Recovery Plan

The Plan was developed by CERA at the direction of the Minister under the provisions of the CER Act. It was publicly notified on 2 July 2015, with submissions due by 30 July 2015. Following is a summary of the matters contained in the draft Plan.

New recovery arrangements are proposed, in particular the overall leadership and coordination of the recovery to become the responsibility of local institutions, primarily local authorities and Te Rūnanga o Ngāi Tahu.

The Urban Development Strategy will be refreshed to include concepts of regeneration and development, under a new visible governance group. Consideration is to be given to how local leaders will engage with central government officials and Ministers or their representatives on UDS issues.

Support for community-led recovery activities that focus on community resilience will be the responsibility of local authorities (CCC, WDC and SDC) for their respective communities. Statutory provision will be made for existing recovery plans (and for their revocation) and for the Community Forum to continue.

It is proposed that several elements of the recovery will remain with central government because 'they are very similar to central government's day-to-day responsibilities'.

CERA's residential rebuild work will transfer to the Ministry of Business, Innovation and Employment (MBIE), along with leading and monitoring procurement of the public sector rebuild.

The Ministry of Social Development (MSD) functions will include (or continue to include) responsibility for emergency housing, temporary accommodation support and 'wrap-around' support for the most vulnerable (Canterbury Earthquake Temporary Accommodation Service and Earthquake Support Coordination Service and Temporary Accommodation Assistance).

The Ministry of Health (MoH) will be the lead central government agency responsible for psychosocial recovery, setting health and wellbeing policy and funding the Canterbury District Health Board (CDHB). The CDHB will continue to be responsible for delivering specialist psychosocial support services (including mental health services).

CERA's responsibility for demolitions and clearances is to transfer to Land Information New Zealand (LINZ), including managing and coordinating demolitions and clearances.

In the residential red zones, CERA's current management of land owned by the Crown will transfer to LINZ, and include performing land ownership functions (holding, acquisition, disposal, amalgamation, and subdivision).

Importantly it is also proposed in the Plan that a business unit within the Department of Prime Minister and Cabinet will be responsible for administering the new legislation and for providing advice as required to Ministers. This will include advice on the future uses of the residential red zones, and the development of any legal or planning framework to implement those decisions, policy and legal advice on the regeneration of greater Christchurch, and monitoring and reporting on the overall progress of recovery.

Once CERA is disestablished, DPMC will continue to hold responsibility for part funding and/or joint governance of horizontal infrastructure repairs.

The Plan concludes that a new approach is needed to ensure that central government agencies 'remain focused on', and are held accountable for, the most critical recovery issues particularly where addressing those issues will require 'working across government agency boundaries and with other recovery partners in greater Christchurch. It is proposed that DPMC will have the job of collating and reporting on how relevant agencies are performing across what CERA has identified as being the priority areas — improving people's wellbeing, repairing and replacing housing, repairing and replacing infrastructure and facilities, revitalizing central Christchurch, and maintaining economic performance in Canterbury.

STATUTORY POWERS

Proposed to expire on 19 April 2016

The Plan proposes not including in the new Bill a number of powers in the CER Act. These include powers the Minister currently has to direct the Council to perform a function and to carry out that function if the Council refuses to comply with the direction, and to direct the Council to take or stop taking a particular action. Also, powers held by the chief executive of CERA to authorise entry to property and to require the Council to seek the chief executive's consent before it signs certain types of contract.

The Council agrees these powers should expire.

Proposed to be retained in new legislation

General

The Council also agrees that in order to carry out the functions proposed to be transferred from CERA to other government agencies, the chief executives of those agencies will need some of the powers currently available to the chief executive of

CERA. For example, the chief executive of LINZ may need to exercise the power to acquire property on behalf of the Crown, determine compensation for the demolition of buildings and other structures, and to carry out works on non-Crown land and compulsorily acquired land. The power to compulsorily acquire is to remain with the Minister.

Other powers proposed to be contained in the Bill include the power to close and stop roads, authorise temporary buildings, subdivide, amalgamate, develop or improve Crown land and restrict or prohibit access to specified areas.

The Council wishes to ensure that any powers being carried over are exercised only by the appropriate government agency in accordance with appropriate safeguards relating to the purposes of the new Bill. The Council will need to be satisfied that the scope of the proposed purpose clause, and the checks and balances required to ensure that powers are properly exercised, are sufficient to deal with the number of extraordinary powers being retained. There remain concerns about the value of the property at the time of transfer — the residential red zone, for example, has been revalued to a margin of its former value for a range of reasons we won't detail here. But this is a significant concern.

Section 27 CER Act

The Plan proposes that the provisions of section 27(1) of the CER Act be included in the new Bill. This provides the Minister with the power, by public notice, to suspend, amend or revoke the whole or any part of a range of documents, so far as they relate to any area within Greater Christchurch.

These include RMA documents (e.g. the Council's district plan, or a regional policy statement or plan), any plan or policy of the Council under the Local Government Act 2002, a regional land transport plan under the Land Transport Management Act 2003, or general policies and management plans made and approved under the Conservation Act 1987 and the Reserves Act 1977.

The Minister may also, by public notice under section 27(2), suspend or cancel, for an activity within greater Christchurch, any resource consent, protected or allowed use, or certificate of compliance under the Resource Management Act 1991. To date the Minister has not exercised this power and it is proposed not to carry that forward.

Although not specifically referred to in the Plan, the Council is aware that CERA is considering additional requirements and safeguards for the exercise of these powers. For example, the Minister must consult with the Strategic Partners and the Community Forum about the use of section 27 powers. Strategic Partners may request the Minister to exercise his or her powers on their behalf.

Also that the powers be further mitigated by the requirement that the Minister 'must have particular regard' to the views of the Strategic Partners and the Community Forum and that section 27 powers will no longer apply to resource consents, uses under the RMA or certificates of compliance. This almost assumes a community forum appointed by the Minister has equal standing to a duly constituted statutory body.

The Council's response is that this would still not prevent a Minister who has been asked, or who has decided, to exercise his or her powers under section 27 from seeking the views of other parties but then using his or her discretion to decide on a different course of action. Having particular regard to views may, in effect, be no different to the position that currently exists under the CER Act.

The Council believes that the criteria used to define what 'having particular regard to' may be insufficient to significantly change the exercise of the Minister's discretionary power. A legal interpretation is that whilst the views of others are to be considered in substance and carefully weighed in coming to a conclusion, they are not requirements that must be fully met nor advice that necessarily needs to be followed.

If section 27 powers are to be retained in the replacement legislation the Council proposes that these powers should only be exercised at the request, and for the benefit, of the affected local authorities for a purpose that complies with the new Bill.

Further, the Council proposes the following test be applied in the case of section 27 powers being invoked:

1. There is an appropriate high threshold for exercising the power;
2. The power can only be exercised on the request of the relevant local authority to the Minister;
3. The Minister's role is to protect the public interest in determining whether the threshold test has been met. That is a simple yes or no decision;
4. That the Minister has time limitations on making the decision to assist certainty of outcome –say 30 days from request being made;
5. That if the answer is no, the local authority has the power to proceed under the RMA.

The Council believes there should also be a requirement that the powers must be exercised jointly by the relevant Minister in conjunction with the Minister of Local Government. This would be consistent with the transition towards the normal local government decision-making framework.

Depending on the final form of the legislation, requesters could include the UDS partners (as a group or individually on a territorial basis for example), the Christchurch City Council (in respect of matters affecting Christchurch City), and Environment Canterbury (within the reduced geographical scope of the new Bill).

Section 10 CER Act

At present section 10 of the CER Act requires the Minister (for Canterbury Earthquake Recovery) and CERA's chief executive to ensure the exercise of their powers is in accordance with the purposes of the Act (s.10 (1)) and they reasonably consider it to be necessary (s.10 (2)). The Cabinet minute of 29 June 2015 suggests the purpose of the new Bill will reflect the current and future stages of recovery and to enable earthquake-related reconstruction, enhancement and regeneration. To date there has been no indication of the Government's thinking on more particular definitions of these terms. The Council believes this is critical to a full understanding of the extent of the powers proposed to be included in the new Bill, and the checks and balances required.

The government has indicated that the standard powers of a chief executive are derived from the State Sector Act and therefore not subject to the necessity test in section 10(2). Also, that the requirements should not apply to works the LINZ chief executive may wish to carry out on Crown-owned land. The Council acknowledges this, and points out that the government is in the same position as any other property owner and, outside the CER Act, has the ability to undertake works on its own land subject to normal regulatory controls.

However in this regard, where land has been purchased (voluntarily or compulsorily), there is a threshold the necessity test was clearly designed to impose and that should not go. The Government is proposing that neither of the section 10 requirements should apply to Crown-owned land acquired under the provisions of the CER Act. In other words, land acquired as being necessary for the purpose of earthquake recovery could be disposed of for a completely different purpose unrelated to recovery, for example residential red zone land. The government has indicated that separate requirements and safeguards are to apply, but until these are clarified the Council is not in a position to support the removal of the current requirements. The fact that people had to agree there was no right of first refusal on the resale of their land creates an obligation on the Crown.

Recovery plans

It is proposed that the Minister will retain the power to direct that recovery plans be developed (currently provided for in sections 16 - 26 of the CER Act). This would continue the statutory obligation on the Council not to make decisions on a number of RMA matters, and to amend existing RMA documents, that are inconsistent with a recovery plan developed at the Minister's discretion. Section 26(3) of the CER Act states that a recovery plan is to be read with and forms part of documents such as the Council's 2015-25 Long Term Plan and is to prevail where there is any inconsistency between them.

The Council's view is that it is no longer necessary for the Minister to have the discretionary power to direct the Council to develop a recovery plan. At this stage of the recovery, the Council believes it is in a better position than the government to determine how to deal with "any social, economic, cultural or environmental" solution sought by the Council's community and "any particular infrastructure, work or activity" that may be required. The words quoted are from section 16(2) of the CER Act.

One of the principles of local government is to ensure prudent stewardship and the efficient and effective use of a local authority's resources in the interests of its district or region, including by planning effectively for the future management of its assets (section 14(1)(g) of the Local Government Act 2002). Also, in taking a sustainable development approach, a local authority is to take into account the social, economic, and cultural interests of people and communities, the need to maintain and enhance the quality of the environment, and the reasonably foreseeable needs of future generations (section 14(1)(h)).

By ascertaining the views and preferences of its community, and then preparing and adopting its audited 2015-25 Long Term Plan, the Council has demonstrated it has the ability and the resources to tackle the regeneration and development of the city.

As with the section 27 powers, if the government decides to provide Ministers with the power to direct whether or not a recovery (or regeneration) plan is to be developed, any decision to do so must be made jointly between the relevant Minister and the Minister for Local Government and available to be exercised at the request of affected organisations. There may be room to discuss whether or not this group should be extended to include the proposed business unit within the DPMC, in its own right or acting on behalf of a relevant government agency.

Section 38 CER Act

In addition to earlier comments made with regard to the power to carry out works on non-Crown land (section 38 of the CER Act) the Council's position is that the power should be pared back to provide a more limited range of works appropriate to regeneration or development rather than just works, without limitation. However, the Council also points out there is already a safeguard included in section 38 which provides that building and resource consents are required for any works undertaken (subject to any Orders in Council).

Expiry of Extraordinary Powers

The Council notes that the new legislation will not expire until 2021, subject to a review being undertaken in 2019. On expiry, some of the powers introduced in the CER Act will have been in place for ten years, with the risk that by then they will have become normalised, or embedded. This may be particularly so given that extraordinary powers have been distributed across a wide range of government agencies and departments.

The Council urges the government to consider ways in which this risk can be mitigated, and a clear pathway established for extraordinary powers to be managed out of existence well ahead of the expiry date of the legislation.

Maintaining momentum in the central city

Cabinet Minute (15) 22/8 par 20 invited the Minister for Canterbury Earthquake Recovery to work with the Mayor of Christchurch to investigate establishing an entity (s), possibly named Regenerate Christchurch, to deliver and develop the Crown and the Council's objectives for the regeneration of Christchurch City.

The time frame for this work extends beyond the current submission process. Because Council officials are engaged in bi-lateral discussions with the Crown about the best options for Christchurch with respect to commercial delivery and development vehicles the Council's submission confines itself to addressing the principles which should underpin any such entity rather than its final form or scope.

From: [redacted]
To: [info \(CERA\)](mailto:info@CERA)
Subject: Submission on Draft Transition recovery Plan
Date: Thursday, 30 July 2015 1:56:26 p m.
Attachments: [Submission on docx](#)

Kia ora,
Please accept this submission on behalf of the Greater Christchurch Psychosocial Committee.

Nāku noa, nā

[redacted]
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Check out our web site: <http://www.cdhb.health.nz>
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Released by the Minister for Canterbury Earthquake Recovery

Submission on

Greater Christchurch Earthquake Recovery: Transition to regeneration – draft transitional recovery plan, July 2015

From the Greater Christchurch Psychosocial Committee

Background:

Agencies, organisations and groups that are actively part of the Committee include: All Right? Campaign representative, Canterbury Earthquake Recovery Authority, Canterbury District Health Board, Christchurch City Council, Department of Internal Affairs, Earthquake Commission, Earthquake Support Coordination Service Governance representative, He Oranga Pounamu, Health Promotion Agency, Inter-Church Forum representative (Christian churches across greater Christchurch), Mental Health Education and Resource Centre, Mental Health Foundation, Ministry of Civil Defence and Emergency Management, Ministry of Education, Ministry of Health, Ministry of Pacific Island Affairs, Ministry of Social Development, New Zealand Red Cross, NGO sector delegate and pan-NGO sector delegate (One Voice Te Reo Kotahi, Social Service Providers of Aotearoa, Council of Social Services, Older Persons Network, Young Persons Network), Selwyn District Council, Te Puni Kōkiri, University of Canterbury: Psychology Department, University of Otago, Waimakariri District Council.

The Committee has been working together since September 2010 and currently meets monthly, with joint chairing roles held by CDHB and MSD. The Committee is responsible for the development, implementation and reviewing of the Community in Mind Strategy (Hei Puāwai Waitaha) and its Shared Programme of Action.

General Comments

The Committee are grateful for the opportunity to submit on this draft transitional recovery plan. They note that **improving people's wellbeing** heads the list of priority areas and supports this since the overall success of the wider recovery should be measured primarily by the wellbeing of individuals and families within the Greater Christchurch area.

The Committee wishes to stress that the other priority areas listed (**repairing and replacing housing, repairing and replacing infrastructure and facilities, revitalising central Christchurch and maintaining economic performance in Canterbury**) all have significant implications for the wellbeing of people and their families. It is therefore crucial that the structures post-transition have the capacity to use the machinery of government to escalate issues which are likely to have detrimental effects on wellbeing, regardless of which priority area they relate to most directly. For example,

there is a significant minority of people whose wellbeing is significantly compromised by their ongoing experiences within the priority area of 'repairing and replacing housing'.

It is expected that psychosocial recovery will not be fully achieved for at least another five years. Agencies represented on the Committee are committed to working collaboratively to ensure effective coordination and leadership of the psychosocial recovery. The Committee strongly recommend that, given the priority of this work, ongoing resourcing should be made available by central government to ensure that necessary leadership, coordination and responses to this priority area continue. With such resource, the Committee believes itself to be well placed to continue with the leadership, coordination and implementation of the Community in Mind strategy and its shared programme of action.

Drafted by [REDACTED], at the request of the Greater Christchurch Psychosocial Committee

[REDACTED] [@cdhb.health.nz](mailto:[REDACTED]@cdhb.health.nz)

[REDACTED]

Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: Greater Chch Earthquake Recovery - Transition Recovery Plan submission July15
Date: Thursday, 30 July 2015 2:44:22 p.m.
Attachments: [Greater Chch Earthquake Recovery - Transition Recovery Plan submission July15.docx](#)

Please find attached the submission of the PSA on the Greater Christchurch Earthquake Transition Recovery Plan.

Regards

[REDACTED]

Policy Advisor
NZ Public Service Association Te Pukenga Here Tikanga Mahi
[REDACTED]



For a better working life
New Zealand Public Service Association
Te Pūkenga Here Tikanga Mahi



Released by the Minister for Canterbury Earthquake Recovery



**Greater Christchurch
Earthquake Recovery:
Transition to
Regeneration**

**Submission to the Canterbury
Earthquake Recovery
Authority**



For a better working life
New Zealand Public Service Association
Te Pūkenga Here Tikanga Mahi

Released by the Minister for Canterbury Earthquake Recovery

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Greater Christchurch Earthquake Recovery: Transition to Regeneration

Submission to Canterbury Earthquake Recovery Authority

Preamble

Who we are

The New Zealand Public Service Association *Te Pūkenga Here Tikanga Mahi* (the PSA) is the largest trade union in New Zealand with over 62,000 members. We are a democratic organisation representing members in the public service, and the wider state sector (the district health boards, crown research institutes and other crown entities, state owned enterprises, local government, tertiary education institutions and non-governmental organisations working in the health, social services and community sectors).

Following the a merger with the Southern Local Government Officers Union earlier this year we now represent employees at Christchurch City Council, ECan and both Selwyn and Waimakairiri District Councils, in addition to our other members in the City. Overall we have over 6,000 members in Christchurch.

In developing this submission we sought the views of

This submission mainly reflects the views of members working in local government but we also address issues to do with the relationship with central government and the role of specific central government agencies.

Submission

Introduction

Expiry of the CER Act is an opportunity

The PSA welcomes the opportunity to submit on this draft transition recovery plan for Greater Christchurch. The expiry of the Canterbury Earthquake Recovery Act in 2016 is an opportunity to return the control of the recovery to Christchurch, given that we are well past the emergency and immediate recovery phase following the earthquakes. The plan, at page 10 states that:

International research shows that, for recovery to be sustainable in the long term, it needs to be 'owned' and led by local communities and institutions.

Effective long-term recovery will, over time, depend much less on central government, and more on local authorities, local communities and businesses, local branches of government agencies, and the people of greater Christchurch

themselves.

We acknowledge that the transition plan heads in this direction but five years after the earthquakes it is time for the leadership to shift to Christchurch, away from the control of central government. To do anything less is to ignore the research that the draft plan draws attention to.

Time to have faith in local democracy

The PSA believes that the government should have more faith in the institutions of local democracy and move as quickly as possible to transfer responsibilities back to local control. In this submission we also address the implications for central government agencies.

Legal framework for ongoing recovery

The principle that as much responsibility as possible should lie with local institutions should underpin any further legislation to support regeneration.

No power of veto or to override local plans

The role of central government should be to support those local institutions. Accordingly the Minister should have no power of veto and no ability to override locally developed plans. If any residual powers end up residing with the Minister or the Chief Executive of Regenerate Christchurch they should be appealable. The following statement on page 14 suggests otherwise:

The CER Act modifies appeal rights against decisions of the Minister or Chief Executive of CERA acting under the CER Act.

Further, the proposal to continue with the minimal 'checks and balances' on the exercise of powers by the Minister or the CE of the Authority, is not enough. These are inadequate already and should not apply into the future now that we are well beyond the emergency period.

There should be a continued role for the Crown in relation to Crown owned property and land, but the leadership around what should happen to the red-zoned land, for example, should lie with the City Council.

Driving the central city rebuild

We favour a Christchurch City Council-led approach

The Crown clearly has an ongoing responsibility to contribute to the central city rebuild through the large scale Christchurch Integrated Government Accommodation building programme. They have a role in working with local institutions to address the five recovery challenges for the central city, but of the three options outlined on page 20 we favour the third – a Christchurch City Council-led recovery approach, with the Crown in close support.

Funding for CIGA

We have some questions about the funding of the CIGA programme. If it is to just

come out of baselines it will increase the squeeze on already stretched budgets and the government should address this. We also note that the provision of adequate parking is an ongoing issue for this programme.

We support the proposal for a 'one-stop shop' for attracting private sector investment, but this should be led by Christchurch City Council and its CCOs, with support from central government and its agencies (such as New Zealand Trade and Enterprise).

We note that at the foot of page 21 the paper states:

The nature and extent of practical support provided by central government to local authorities will slowly decrease over the next three to five years as local authorities build up capability and capacity to lead the recovery of the central city.

Government support for local capability and capacity

We believe that the Council has greater capability that this statement suggests, but if even there are areas where capability and capacity are lacking it should be the role of the Council to identify these and for central government to provide any additional support needed.

New recovery arrangements

The proposal that the overall leadership and co-ordination of the recovery will be the responsibility of local authorities and Te Rūnanga o Ngāi Tāhu does not seem consistent with the proposals for the continuation of powers for the Minister and the CE of the new Authority.

Funding required for resilience activities

Elsewhere in this section we support the role of local government in supporting community-led resilience activities, but while this is the type of activity that local government would normally lead, the nature of the challenge that Christchurch communities continue to face means that central government funding is likely to continue to be required for some time.

Our principle for the allocation of responsibilities

In terms of the proposals for the ongoing responsibilities of other central government agencies we support the principle that those agencies should have a continuing role where the functions they will be involved with are the same as their day-to-day responsibilities, but where those functions would normally be the responsibility of local government they should transfer to local government at the earliest possible date.

Resourcing for central government agencies

Where any of CERA's responsibilities are passed over to other central government agencies it will be imperative that resources follow. An agency like Land Information New Zealand, for example, is a small lean organisation that we understand is already under funding pressure. Extra resourcing may well be needed, whether it comes out of existing CERA funding or some other source.

CCDHB or the

We are unsure about the decision to pass the leadership of the psycho-social

Ministry of Health?

recovery to the Ministry of Health rather than the District Health Board. The DHB has faced extra-ordinary pressures and performed very well in the face of those challenges. They have good local knowledge and it seems counter-intuitive to just treat them as providers given the strategic role provided for DHBs in the New Zealand Public Health and Disability Act 2000.

We support a single point of advice within government

Residual central government functions

Government will clearly have an ongoing role in the Christchurch recovery and regeneration, even if it is a supporting rather than lead role. That will require a central point of advice on central government's contribution for some time yet and the Department of Prime Minister and Cabinet seems an appropriate place for this function to reside.

Notwithstanding this support, we would question whether some of the functions listed here should sit with central government or with local institutions. For example, we would agree that government has an ongoing role in part funding horizontal infrastructure repairs but would question whether it should maintain a governance role.

Involve the PSA in monitoring and reporting

Recovery reporting

There will be an ongoing need to regularly monitor and report on priority areas. We would recommend that as part of the monitoring and reporting process the agencies involved talk to the PSA. We have members across all the agencies involved in the recovery and have a group of delegates who meet regularly to share their experiences and shape the PSA's response to developments. Both the agencies and DPMC would benefit from our input into the monitoring and reporting process.

For further information about this submission contact [REDACTED]

E: [REDACTED]

T: [REDACTED]

www.psa.org.nz

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: Submission for Draft Transition Recovery Plan
Date: Thursday, 30 July 2015 3:58:56 p.m.
Attachments: [transition_submission.pdf.pdf](#)

To whom it may concern,

Please find attached my written comments regarding the Draft Transition Recovery Plan.

Thank you for taking the time to read this.

Kind regards

[REDACTED]

[REDACTED]

[REDACTED]

Christchurch 8083

[REDACTED]

Released by the Minister for Canterbury Earthquake Recovery

I support:

- The transition be led jointly between the Crown and Christchurch City Council (CCC)
- The new Act exists for a period of five years subject to a review after three years
- Te Rūnanga o Ngāi Tahu have a critical role in the governance and leadership arrangements for the rebuilding and recovery of greater Christchurch. Including involvement in decision making processes, input into design and planning, and community engagement. The new legislation will need to appropriately reflect the ongoing role of Te Rūnanga o Ngāi Tahu in the recovery.

A review at the three year point will give the people time to assess whether CCC have had the capacity to implement and deliver their Long Term Plan (LTP), Recovery Plan and vision for the city.

The East side community's confidence and trust in the CCC has been damaged post earthquake. We were given a small lifeline through the LTP process however this lifeline was very quickly severed by the Coastal Hazards Report. These two reports are in conflict, sending mixed messages to the community. Due to the CCC Coastal Hazards report this city is now being shaped and led by fear, rather than hope for an exciting future. There is enough fear, anxiety, depression and suicide in this city already. Confidence and trust in the CCC needs once again to be restored. The people of this city, especially in the East, need to see and be convinced that CCC are able to give them hope and a future.

A partnership will allow for the Crown and CCC to keep each other accountable. This partnership, working with the community, will assist our city to be led by people with vision, optimism, creativity and common sense. We have many amazing people in this city and country that we need to encourage and support to recreate our coastal city to be a standout in this nation- so let's allow them to get on and do it.

Thank you,



Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: Submission
Date: Thursday, 30 July 2015 4:02:14 p.m.
Attachments: [CERA150730Submission.docx](#)

Submission attached.

[REDACTED]

Released by the Minister for Canterbury Earthquake Recovery

Submission to CERA on Draft Transition Recovery Plan from [REDACTED]

1. Context and background

Nine examples are given on page 8 of what has been achieved. It is stated that private insurers have settled only 61% of claims. This is a deplorable record and resulted in many people experiencing a sense of disempowerment. It is also stated that 85% of the horizontal infrastructure programme has been completed. Residents in the eastern suburbs (of whom I am one) would laugh scornfully at such an assertion. If 85% of the programme has been completed, there must be many important works, especially road works, not on the programme. Most areas in the eastern suburbs look far worse than they did after the quakes, principally because of the deplorable state of roads, footpaths and berms on public land, and fences, gardens and houses on private land.

Submission:

- (i) **That, instead of using the jargon term 'horizontal infrastructure', the Plan specify in monetary value and other appropriate measures, the work completed and the work remaining on the programme for water supply, waste water, land drainage, roads, footpaths and bridges.**
- (ii) **That this information be provided separately for the eastern suburbs and for the remainder of the city and/or region**

2. Powers and provisions in new legislation

The Draft Plan proposes that existing and new Recovery Plans should have statutory force. If the Recovery Plans are prescriptive rather than directional this could be inconsistent with the setting of priorities by local authorities. One of the unarguable features of the recovery is that targets have been repeatedly missed by EQC, private insurers, CERA, SCIRT, the City Council, private building owners, and ordinary householders. This is not a matter for blame; it is the result of over-optimistic timeframes that did not recognise the scale and complexity of the task.

Given the inevitable delay in completing essential projects, prescriptive recovery plans with statutory force could impose priorities for expenditure that put the desirable ahead of the urgent and necessary. For example, ambitious requirements in a flood management plan aimed at coping with a 200 year flood could take funds away from overdue renewal of roads and footpaths that are a daily problem.

Submission:

That Recovery Plans not have statutory force if they are to be prescriptive.

3. Proposal for new entity (Regenerate Christchurch) for central city

I am opposed to a new entity for the following reasons:

- (i) Setting up and operating a new entity will inevitably result in high overhead costs and duplication of effort.

- (ii) In addition to the funding of operating costs, the new entity will need project funds. It is wishful thinking to imagine that a CEO of a new entity can facilitate development by smiles and persuasive talk. Developers need help to de-risk their investments and re-assure their funders. An effective way to do this is for the local authority to take ownership of the land and lease it to the developer on favourable terms for a period before a commercial lease and an option to purchase kicks in. This model worked well in Christchurch in the 1990s. It provides security for the funder in the form of land ownership, and is cost-effective because it takes advantage of the difference between local authority and commercial rates for loans. Such an arrangement avoids a direct subsidy of private investment, which should be avoided. The City Council itself, rather than a separate public-private entity, would be better placed to assess the merits of development proposals that required financial backing of this sort.
- (iii) The recovery of the central city is multi-faceted; the construction of new commercial buildings must be integrated with a range of other policies - social, cultural, housing, transport, parking, tourism, festivals – and must take cognisance of the areas outside the central city. The City Council is the only body able to perform this role.
- (iv) Creating a special body for a special project does not guarantee the project will be achieved. The story of the anchor projects illustrates that.

Submission:

That the proposal for a separate entity for central city recovery not be pursued, but that the Christchurch City Council lead the recovery, with the Crown in close support.

4. Interim land management

I **support** the proposal to transfer the function to Land Information New Zealand.

[Redacted]

[Redacted]

Christchurch 8062.

[Redacted]

[Redacted]

From: [REDACTED]
To: [info \(CERA\)](#); [REDACTED]
Subject: Fw: Transitional Plan submission
Date: Thursday, 30 July 2015 4:04:07 p.m.
Attachments: [Transitional plan submission.docx](#)

Please find attached my submission.
[REDACTED]

[Sent from Yahoo Mail on Android](#)

Sent from Samsung tablet

ph [REDACTED]
Mob [REDACTED]

Released by the Minister for Canterbury Earthquake Recovery

Submission on the Draft Transition Recovery Plan

Submitted by

[REDACTED], Christchurch

Phone [REDACTED]

Email [REDACTED]

Thank you for the opportunity to comment on the CERA Draft Transition Recovery Plan (DTRP) these are personal comments.

Returning democracy to our city

I have an overall underpinning concern with the questions posed in the DTRP. There is an assumption that central Government should continue to control the Recovery Plan at much the same level as it does now. The fundamental concern voiced in this submission is about the loss of our democratic voice in Christchurch this is a concern that is not currently addressed in the questions posed.

I don't think anyone underestimates the magnitude and extent of the devastating of the Canterbury Earthquakes nor the issues we face in resolving the massive damage to the physical infrastructure of the city and the unprecedented social and poverty issues which have emerged as a consequence. It is new territory for all of us, for Central and local Government as well as for individual citizens and the communities in which they live. With this comes an opportunity to learn from the things which have worked well for business, community and individuals as well as from those things which have caused distress and at times anger and despair. Underpinning all of the comments in this submission is the urgent need to address issues of community trust and confidence in Central Government. There is a widespread feeling that our elected Council and the citizens of Christchurch need to be much more directly involved in the next phase of recovery. The powers of CERA and EQC, while appropriate for the emergency phase of recovery, have now disenfranchised the people of Christchurch from actively shaping and imagining the city of the future.

Are there are better questions which should be asked than the ones posed in the DTRP which largely assume too much ongoing control of the recovery by Central Government?

Perhaps better questions might be:

Who should exercise post-disaster powers in a city, under what circumstances should they be exercised and what checks and balances should be put in place to prevent any abuse of power?

Why should the Government remain in control of the centre of our city and the red zone for the next 5 years?

Why should the city be compelled to accept the cost-sharing arrangements, negotiated behind closed doors without ratepayers having a view about absorbing costs through rates increases and asset sales?

What has worked well

There are clearly processes and interventions which followed immediately after Sept 2010 were hard to fault. The establishment of CERA the payout of those in the red zone was speedily handled as was most of the rebuild of the horizontal infrastructure in the CBD and

dismantling of unsafe buildings. The community had confidence in these processes and appreciated the large number of community meetings and discussions where we felt involved and consulted in a meaningful way. However the issue that the DTRP must now in my view address is the return of the control and direction of our city to the elected Council and the citizens of Christchurch.

What needs to happen now?

In my view an opportunity was missed when over 125,000 voices were not heard by Central Government in the Hear our Voice submissions in 2012. When the analysis of the Hear our Voice vision was presented to us we felt empowered, motivated and ambitious for the vision for the Christchurch of the future. Sadly CERA took little notice of this vision of the city and instead imposed its own priorities which largely focused on the CBD. It was at this stage that citizens became concerned we saw a loss of our democratic voice and a gradual depowering of democratically elected CCC. Sadly, Minister Brownlee has seemed to take a combative, and unhelpful approach which has added to the growing alienation from the recovery felt by citizens and communities

Suggested way forward

The CBD and reduction of Central Government control

Everyone agrees that we need to build momentum in the CBD, but that is equally so in the suburban centres that don't have any Recovery Plans, so communities sit back and think the only thing their Government and Council care about is the CBD.

The idea of putting a commercial board over the top of the CCDU, retaining the existing staff, and calling it something like 'Regenerate Christchurch' does not allow for the 'step-change' needed. In the next phase of recovery the CCC and citizens of Christchurch need to drive the recovery with the control of Central Government reduced. With more autonomy comes much higher expectations of accountability and in this regard there is increased confidence in the CCC's financial analysis and reporting. The CCC is a more able one than the previous Council which had not been elected to manage a recovery of this magnitude

It's not just the CBD

As we know the Eastern Suburbs have been hardest hit by the earthquakes and their aftermath, so it is essential to have more focus and community involvement in the transition process to "Regenerate Christchurch". Many members of our community face serious day-to-day challenges, such as substandard living conditions and uncertainty about the future of their homes. Many of the services and infrastructure in the area have disappeared or been withdrawn, and for "Regenerate Christchurch" to be successful, resident input is vital. Active cooperation between central and local authority bodies, on the one hand, and tax- and ratepayers on the other, over the coming years will need to be more explicitly described in the DTRP

The Christchurch recovery is now at a crossroads, where we need to look for a way forward and reach some difficult decisions. We also need to look back, since although the past

cannot be changed we can all learn from it. In hindsight, it is clear that some decisions taken over the last five years could have been better. We need to make sustainable decisions at this juncture, so that generations to come can learn from our mistakes. Let us remember that our city of the future will be their city of the present.

Learnings for future generations

The manner in which communication has been handled by the recovery authorities and also with the provision of and access to information has at times been problematic. Genuine community representation has been lacking, agencies are dependent for funding on local bodies, territorial authorities and even in some cases insurance companies. While the initial involvement of Communities was reassuring in the first two years of recovery, the last three years have seen growing disillusionment and isolation and despair.

CERA made zoning decisions based on the assumption that individual solutions were available. In fact, individual solutions are not available in some coastal areas. The temporary stop banks in along the Avon area are rapidly eroding. Properties have been left below high tide mark on land that has a limited future life. The New Zealand Insurance Council has stated that they would like hazard notices attached to all properties with risks, so that people know exactly what they are buying. Certain areas of land in coastal areas have been identified as high hazard and may disappear as the result of erosion within the next 50 years. The likelihood is that properties on such land will quickly become uninsurable in the years to come, and will not be accepted as security for a mortgage.

Unlike insurance companies, banks are not risk takers and will foreclose on any mortgaged property that loses its insurance cover once hazards have been identified.

Seismic risk

One thing we can learn from the past is that seismic risk in Canterbury had been underestimated before the earthquakes struck. This is confirmed in a report for EQC in 1991. It is also the conclusion of the Royal Commission in the CTV report. A number of recommendations have been made but not followed. For example, neither the AS/NZS 1170.5 standard nor the New Zealand Geotechnical Society guidelines have been updated. Yet another recovery instrument is the Earthquake Prone Building Act, which is still to be passed by Parliament. As the emergency response part of the recovery is now behind us, we need to ensure sustainability for what lies ahead.

Risk acceptance

It is the role of insurance companies, the EQC included, to accept the risks covered under their terms of reference/policies and compensate policyholders when such risks eventuate. However, many policyholders in Christchurch have not been compensated for the damage to their homes and lives. These responsibilities need to be faced by the entities responsible. An equitable solution needs to be found for properties with hazards such as flooding that are a direct result of from the earthquakes. In tandem with this, every effort must be made to protect residents from the risks posed by climate change.

Future insurability

Recommendations to the Department of the Prime Minister and Cabinet (DPMC) from ICNZ include taking a long-view – and requiring local authorities to deny consent applications where a long-term perspective risks from natural hazards will increase. I

Response specific questions

1. Do you have any views on the powers and provisions that will be needed in the new legislation to support regeneration?

While EQC and CERA both responded well to the emergency phase neither agency has been set up to support regeneration.

There also need to be much clearer guidelines for the accountabilities and responsibilities of insurance companies

2. Do you think that the proposed new arrangements for the central city will create the 'step-change' needed to drive business confidence and investment in the central city? (see Chapter 5 for more information)

Yes No Why or why not?

No.

I fully support the idea of a Christchurch City Council-led recovery approach, with the Crown in a role of close cooperation. However the active engagement of community leaders needs to be included. This is the only way to restore the trust required to re-unite the city and move it forward. We cannot change the past but we can plan for a better future. Community engagement, sustainability and transparency are key components for success. Without these, there is the potential for the city to fragment and for serious conflicts to develop. The "too-hard basket" is overflowing and needs to be dealt with to avoid public unrest.

A one-stop shop for resource consents and building consents, would help simplify processes.

The long-running disputes over insurance claims must be resolved, and homeowners' rights honoured. After nearly five years, a duty of care is owed to those affected and still suffering. The underreporting of the size of this problem by Central Government has been enormously discouraging and has eroded community trust in Central Government

3. Are there any other changes needed to build confidence and encourage investment in the central city rebuild?

Yes restore local democracy and civic trust. (See earlier comments)

4. What are your views on the proposal for regular monitoring and public reporting on priority areas in order to hold agencies accountable for addressing recovery issues?

A good idea. Transparent, open communication would be welcomed. A great deal of trust and confidence in Central Government has been eroded.

5. In your opinion, is there a better way to report on these recovery issues?

Monitoring should extend to code compliance certificates.

According to figures published in 2014, only a fraction of repairs/rebuilds are completed with the issue of a code compliance certificate. To conclude the work to the required standard, someone must pay for the code compliance.

Leaving things as they are could have serious negative consequences for the recovery and for the city as a whole.

Any other comments:

At the beginning of the recovery, the city's residents trusted in the authorities. People had learned to expect government and the authorities to do the right thing for them and treat them with care and consideration.

Some people of Christchurch have now lost this trust, and frustration is building up; it will take significant efforts to reverse this erosion of confidence and stem the build-up of anger. To achieve this, there needs to be access to complete and accurate information, transparency, engagement, sustainability, fairness and care.

Let us honour the Prime Minister's promise in 2011: "On behalf of the Government, let me be clear that no one will be left to walk this journey alone. New Zealand will walk this journey with you. We will be there every step of the way. Christchurch; this is not your test, this is New Zealand's test. I promise we will meet this test."

Empowered Christchurch calls on the authorities to live up to this promise.

After nearly five years of "emergency response", where sustainability has been sacrificed in the interests of speed, I assume that this phase is now behind us. Reasons for extending the period to April 2016 has not been well argued in the DTRP. Lessons must be learned from the past. It is time to move into the restoration phase. Once seismic and building standards are corrected, and risks are notified, mapped and accepted, sustainability will be ensured.

There is a yearning for a city that is reimagined by the people that live in it, supported and enabled by a bureaucracy that accepts and mitigates risks, cares for the citizens and delivers on our vision for a world leading, sustainable city of the future.

We have the opportunity to create a magnificent, sustainable city which all New Zealanders will be proud of. I hope the Draft Transition Recovery Plan will be significantly changed to reflect this vision.


July 2015

Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: SUBMISSION ON THE DRAFT TRANSITION PLAN
Date: Thursday, 30 July 2015 4:07:53 p.m.
Attachments: [image001.jpg](#)
[SUBMISSION ON THE DRAFT TRANSITION PLAN.docx](#)

SUBMISSION ON THE DRAFT TRANSITION PLAN

Personal details

Name: [REDACTED]

Email: [REDACTED]

I would like to acknowledge some of the positives moving ahead in our city nearly 5 years since the February 2011 Earthquake.

- The crown worked well with insurers to quickly support businesses in relocating and enabling businesses to transition from the initial disaster phase with confidence. This helped keep people in jobs and ultimately the economy moving in those first few months.
- The crown acted quickly to establish the red zones and provided a process for people to move on in the worst affected areas. Although many issues remain unresolved this action allowed people to move on quickly and re-establish.
- Government has thrown support to the city in the recovery through continued funding and prioritizing the recovery high in crown budgets. Budgets and money spent are contentious issues however the fact of the support cannot be refuted.

These positives were seen early on in the recovery. Unfortunately as the years have gone on there has been a steady decline in confidence and hope which has not been actively picked up and managed by CERA and as a result a bureaucracy which has increasingly become insular has emerged. There are many areas of improvement when it comes to engagement and allowing the city to recover and regenerate to a city for people moving into the future.

In respect to the draft transition plan the document is difficult to understand. On the issues that are present in the lives of many here in Christchurch there is no mention of how the new structures might improve those. Big issues such as the future of the anchor projects, who will run the consultation on the residential red-zone, what is happening to development in the forgotten suburbs of Christchurch is omitted. Even in relation to the recommendations it is making the detail is light. For example there is no discussion of the governance structure of the proposed new development agency. Who will run it? How will the board operate if there is one?

This Transitional Draft Plan seems to endorse the idea that control and leadership should return to the people whom the decisions affect. Yet when I read the proposals this was not consistent. There is no reason why a single Minister should be able to make quick fire decisions about the future of our city alone. We are no longer in an emergency state and those powers although understandably may need to be used in order to streamline future regeneration such decisions should be made in partnership with the local body representatives.

The draft transition document also implies that a lack of business confidence and perhaps some problems with reporting are the only things that have created issues in the Christchurch rebuild to date and that a re-structure will help support a move from recovery to regeneration. The real issues that need to be discussed is why there is not local buy in of the leadership and a question of what is the vision for Christchurch must be asked.

As part of the submission process I would like to air my disappointment in the consultation process itself. The process itself is difficult to become involved in. I am a Political Science graduate but find the document is hard to fathom. Where are the public information campaigns? The public meetings? The videos? have not seen one of these. A very weird submission form with very specific questions and one two or three lines only to fill in by hand. Only 30 days to submit.

As a charity organization we have been left to do this on the governments behalf. We have had a

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<https://www.youtube.com/watch?v=ZSD8KrNDODU>

Regards

[Redacted]

[Redacted]



Released by the Minister for Canterbury Earthquake Recovery

SUBMISSION ON THE DRAFT TRANSITION PLAN

Personal details

Name: [REDACTED]

Email: [REDACTED]

I would like to acknowledge some of the positives moving ahead in our city nearly 5 years since the February 2011 Earthquake.

- The crown worked well with insurers to quickly support businesses in relocating and enabling businesses to transition from the initial disaster phase with confidence. This helped keep people in jobs and ultimately the economy moving in those first few months.
- The crown acted quickly to establish the red zones and provided a process for people to move on in the worst affected areas. Although many issues remain unresolved this action allowed people to move on quickly and re-establish.
- Government has thrown support to the city in the recovery through continued funding and prioritizing the recovery high in crown budgets. Budgets and money spent are contentious issues however the fact of the support cannot be refuted.

These positives were seen early on in the recovery. Unfortunately as the years have gone on there has been a steady decline in confidence and hope which has not been actively picked up and managed by CERA and as a result a bureaucracy which has increasingly become insular has emerged. There are many areas of improvement when it comes to engagement and allowing the city to recover and regenerate to a city for people moving into the future.

In respect to the draft transition plan the document is difficult to understand. On the issues that are present in the lives of many here in Christchurch there is no mention of how the new structures might improve those. Big issues such as the future of the anchor projects, who will run the consultation on the residential red-zone, what is happening to development in the forgotten suburbs of Christchurch is omitted. Even in relation to the recommendations it is making the detail is light. For example there is no discussion of the governance structure of the proposed new development agency. Who will run it? How will the board operate if there is one?

This Transitional Draft Plan seems to endorse the idea that control and leadership should return to the people whom the decisions affect. Yet when I read the proposals this was not consistent. There is no reason why a single Minister should be able to make quick fire decisions about the future of our city alone. We are no longer in an emergency state and those powers although understandably may need to be used in order to streamline future regeneration such decisions should be made in partnership with the local body representatives.

The draft transition document also implies that a lack of business confidence and perhaps some problems with reporting are the only things that have created issues in the Christchurch rebuild to date and that a re-structure will help support a move from recovery to regeneration. The real issues that

need to be discussed is why there is not local buy in of the leadership and a question of what is the vision for Christchurch must be asked.

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Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: Submission
Date: Thursday, 30 July 2015 4:08:05 p.m.
Attachments: [Submission_CERA_TRANSITION.docx](#)

Hello Cera,

Here attached find submission on behalf of the following individuals that have requested us to submit on their behalf.

[REDACTED], Blenheim

[REDACTED] Christchurch 8083,

[REDACTED], Christchurch

[REDACTED] Christchurch 8011

[REDACTED]

Best regards,

[REDACTED]

Phone [REDACTED]

Mobile: [REDACTED]

[REDACTED]

[REDACTED]

Christchurch 8061

New Zealand

Website: [REDACTED]

Released by the Minister for Canterbury Earthquake Recovery

Your voice counts.

If you share these
opinions, and would like to
see a change in the
recovery. Edit this
document as per your
likings and send to CERA
via the contacts below.
Or copy all the contents of
this document and email to
CERA.

Comments can be made

Online at: www.cera.govt.nz/transition

Via email to: info@cera.govt.nz

Posted on: [facebook.com/CanterburyEarthquakeRecoveryAuthority](https://www.facebook.com/CanterburyEarthquakeRecoveryAuthority)

By post to:

Draft Transition Recovery Plan

Freepost CERA

Canterbury Earthquake Recovery Authority

Private Bag 4999

Christchurch 8140

Feedback is due by 5pm, Thursday 30 July 2015

Christchurch, 29 July 2015.

Submission on the Draft Transition Recovery Plan:

Greater Christchurch Earthquake Recovery: Transition to Regeneration

The earthquakes and their aftermath have hit the eastern suburbs hardest, so we feel that it is essential to have relevant community representatives' involvement in the transition process to "Regenerate Christchurch". Many members of our community face serious day-to-day challenges, such as substandard living conditions and uncertainty about the future of their homes. Many of the services and infrastructure in the east have disappeared or been withdrawn, and for "Regenerate Christchurch" to be successful, resident input is vital. We therefore hope that the communities can look forward to productive cooperation between central and local authority bodies, on the one hand, and tax- and ratepayers on the other, over the coming years.

The Christchurch recovery is now at a crossroads, where we need to look for a way forward and reach some difficult decisions. We also need to look back, since although the past cannot be changed we can all learn from it. In hindsight, it is clear that some decisions taken over the last five years could have been better. We need to make sustainable decisions at this juncture, so that generations to come can learn from our mistakes. Let us remember that our city of the future will be their city of the present.

Context and background

It is important to look in detail at how the recovery has been handled.

We have been dissatisfied with the manner in which communication has been handled by the recovery authorities and also with the provision of and access to information.

We feel that genuine community representation is lacking to a large extent: agencies are dependent for funding on local bodies, territorial authorities and even in some cases insurance companies. As individuals and members of social media groups, we have frequently been stonewalled when asking questions or raising concerns.

When we expressed our concerns on the EQC Facebook page, it was deleted.

The missing stakeholder

A series of decisions have been made over the recovery up to now where "all the stakeholders" are consulted but one. The stakeholder excluded from almost every decision has been the homeowner.

If political planning is prepared to sacrifice sustainability in the interest of short-term cost savings, the consequences can be devastating for the people affected. Our main concern is that people who were fully insured may end up homeless, facing a lifetime of poverty after 2-3

political cycles.

CERA made zoning decisions based on the assumption that individual solutions were available. In fact, individual solutions are not available in some coastal areas. The temporary stop banks in along the coastal areas are rapidly eroding. Some properties have been left below high tide mark on land that has a limited future life. The New Zealand Insurance Council has stated that they would like hazard notices attached to all properties with risks, so that people know exactly what they are buying. Certain coastal areas of land have been identified as high hazard and may disappear as the result of erosion within the next 50 years. The likelihood is that properties on such land will quickly become uninsurable in the years to come, and will not be accepted as security for a mortgage.

Unlike insurance companies, banks are not risk takers and will foreclose on any mortgaged property that loses its insurance cover once hazards have been identified. The potential scenario residents face was highlighted recently on Radio NZ, when Westpac gave farmers in Northland 30 days' notice to refinance, with the alternative of foreclosure on their farms.

The 6.2 earthquake under the eastern suburbs on 23 December 2011, after which Lianne Dalziel, Bob Parker, John Key and Roger Sutton all indicated that new zoning decisions might be made, now appears to have been a mysterious event, since the ground shaking measurements for this earthquake have disappeared.

This is one example of the lack of open and accurate communication from the authorities referred to above.

Seismic risk

One thing we can learn from the past is that seismic risk in Canterbury had been underestimated before the earthquakes struck. This is confirmed in a report for EQC in 1991. It is also the conclusion of the Royal Commission in the CTV report. A number of recommendations have been made but not followed. For example, neither the AS/NZS 1170.5 standard nor the New Zealand Geotechnical Society guidelines have been updated. Yet another recovery instrument is the Earthquake Prone Building Act, which is still to be passed by Parliament. As the emergency response part of the recovery is now behind us, we need to ensure sustainability for what lies ahead.

Risk acceptance

It is the role of insurance companies, the EQC included, to accept the risks covered under their terms of reference/policies and compensate policyholders when such risks eventuate. However, many policyholders in Christchurch have not been compensated for the damage to their homes and lives. These responsibilities need to be faced by the entities responsible. An equitable solution needs to be found for properties with hazards such as flooding that are a direct result of the earthquakes. In tandem with this, every effort must be made to protect residents from the risks posed by climate change.

Future insurability

Recommendations to the *Department of the Prime Minister and Cabinet* (DPMC) from ICNZ include taking a long-view – and requiring local authorities to deny consent applications where a long-term perspective risks from natural hazards will increase. It also recommended the issue of hazard notices for all properties affected.

We welcome the long-view but we are concerned that due to the increased risk caused by the earthquakes, future insurance cover will not be available. When the District Plan is made operative the hazards will finally be mapped. Despite the fact that hazards have still not been mapped, we have examples of insurance cover being withdrawn, offered on a monthly basis, and fire insurance being refused.

In an article in the New Zealand Herald of 5 November 2014, the CEO of IAG refers to cooperation with the NZ Government on a strategic intent in 2011 to avoid depopulation of Christchurch. Now that the ICNZ has signalled its intention to withdraw from high-risk areas and the CCC also plans to redefine the boundaries of the city so as to exclude properties below the Mean High Water Springs. We ask whether a "recovery" involves abandoning people once the insurance and bank sectors have managed a retreat?

The EQC does not cover flooding events, which will represent the largest uninsured risk exposure for those Christchurch residents in the future.

Homeowners have not had a fair representation in this recovery.

The declaratory judgment was a one-sided decision, and in the middle of the proceedings CCC took the side of the EQC. The concerns of the community were not addressed in that judgement. EQC stated that it had not paid for subsidence of land before. In fact, EQC made compensation payments for subsidence after the Waihi ground subsidence in 2001.

EQC and CCC reached an agreement to evaluate area-wide solutions for the Avon Estuary, knowing that the current solutions (temporary stop banks) would not suffice. The solution, which is currently being evaluated, is tidal barriers. This solution was previously rejected by the Ministry of the Environment in 2007, and identified as posing the risk of an ecological disaster. This has been done without consultation with the affected people. Meanwhile insurance companies have been settling insurance claims when it is known that the land has a very limited future. The EQC has still not communicated the known land damage to homeowners.

NZCPS (New Zealand Coastal Policy Statement)

CERA did not consider the NZCPS when they conducted their planning/zoning. Likewise, the statutory obligations of planning for coastal risk were not considered.

Access to information

Homeowners have been denied access to land information on the basis that the information is commercially sensitive. In fact, they have been presented with out-dated information that excludes over 100 earthquakes. These facts have been brought to the attention of CanCERN,

EQC, MBIE and Council. There is still no explanation for why these documents have not been updated and are still being presented as current. The EQC stage 3 land report dates the last earthquake as occurring in June 2011. Yet we experienced over 100 earthquakes of magnitude 4-6.2 after that, most of which struck under the eastern suburbs.

CERA, Briefing to the incoming minister

The CERA **Briefing to the incoming Minister**, October 2014, states the following:

"As reconstruction continues over the next 10 years, a greater focus on developing and realising the vision for greater Christchurch is needed to ensure that long-term recovery is self-sustaining."

"The eastern suburbs of Christchurch city, which suffered the greatest housing and land damage in the earthquakes, are now experiencing greater rebuild and insurance complexities. The residents of these areas, many of whom have pre-existing vulnerabilities such as low incomes and/or a disability, are experiencing a more challenging recovery than those in other areas of greater Christchurch.

*Other issues may complicate claim resolution, such as where owners have cash settled and will therefore have to manage potentially complex rebuilds or repairs themselves in a period of cost inflation. **Under-insurance and/or deferred maintenance may mean some owners face funding shortfalls and need to make additional contributions to complete rebuild or repair.** Helping owners understand their insurance policies, rights and obligations relating to property ownership and technical aspects of their repair or rebuild is the preferred approach to resolving claims and reaching flexible solutions that meet the individual needs of the parties. CERA will therefore continue to support owners to facilitate faster resolution of insurance claims through supporting the Residential Advisory Service to provide independent information, technical advice and facilitation."*

The residents in the eastern suburbs were no less insured than anyone else in the city. In fact it has been identified that there was more underinsurance in the western part of the city.

Indemnity/accountability

Indemnity insurance is a priority for the recovery authorities. The only problem is that with full indemnity cover there is no accountability.

Without accountability unsustainable practices can take place.

CERA Community Forum

The CERA community forum is one of the administrative structures whereby the Minister is expected to receive input from the community.

However, our experience is that when serious matters are brought to the table of this organization, they are brushed aside or deferred. The minutes from the forum were not published until an OIA request was lodged six months later. The *concerns* pointed out to the forum are reflected in the results of a recent MBIE inspection of 14 properties, where 13 of them failed.

The root of this problem was [presented to the CERA forum in June 2013](#).

Large sections of the minutes of the forum have been blanked out, which does not instill confidence. In short, we do not see that the forum is serving its intended purpose.

Written Comments

1. Do you have any views on the powers and provisions that will be needed in the new legislation to support regeneration?

Future insurance is a crucial element for the residents of Christchurch. As current legislation stands, large parts of the coastal areas in Christchurch face a future without any insurance cover or mortgages. The legislation powers should be used to enforce minimal low-cost insurance availability. If that cannot be achieved, rezoning needs to be considered.

The EQC does not provide cover for flooding unless it is caused by another disaster. It may also decline cover for a hazard that already attaches to a property (Section 72 notification). In turn, insurance companies may reject a claim for hazard damage that has already been rejected by the EQC. This leaves property owners totally exposed to natural hazard risks.

A recovery that leaves fully insured people in this position cannot be considered a successful recovery. Legislative powers need to focus on sustainability and consider that people's lives are being planned for. Planning and decision-making that only takes the perspective of a political cycle can be very damaging for the city.

The community will always elect representatives for long-term planning. However, politicians focus on 3-year planning cycles, since they cannot be sure they will be in office after the next election, Council, on the other hand, can take both approaches. The more consultation there is between the Council and community leaders the better the balance will be between short- and long-term approaches to issues.

Legislation should not be allowed to delay sustainability simply in order to reduce costs. Christchurch hazards have been mapped by both ECan and CCC. According to the RMA 86(B) (3)(a), any notified hazard relating to water in coastal areas must be implemented upon notification, including the increase in the finished floor level (FFL) to 12.3 m above the Christchurch City datum.

Council has informed homeowners that the hazard maps have not become operative because the district plan was passed by an Order in Council. As a result of this, residents have been denied sustainable planning and left at risk. It appears in this case that the legislation is obstructing sustainability, and any future legislation needs to consider this danger.

We suggest that homeowners be provided with financial subsidies, including legal assistance.

We propose the independent election of 5 individuals by the communities who would have the role of assisting with negotiations, submissions on laws, bylaws, plans and other instruments of the recovery.

We agree with the CCC that any powers retained under section 27 should be exercised only at the request, and for the benefit, of affected local authorities, for a purpose that complies with the new Act.

2. Do you think that the proposed new arrangements for the central city will create the 'step-change' needed to drive business confidence and investment in the central city?

We fully support the idea of a Christchurch City Council-led recovery approach, with the Crown in a role of close cooperation. With the active engagement of community leaders, we believe this is the best solution, and the only way to restore the trust required to re-unite the city and move it forward. We cannot change the past but we can plan for a better future. Community engagement, sustainability and transparency are key components for success. Without these, there is the potential for the city to fragment and for serious conflicts to develop. The "too-hard basket" is overflowing and needs to be dealt with to avoid public unrest.

We believe many aspects, such as a one-stop shop for resource consents and building consents, would help simplify processes.

The long-running disputes over insurance claims must be resolved, and homeowners' rights honoured. After nearly five years, a duty of care is owed to those affected and still suffering. One-sided arguments at the expense of the homeowner must stop.

We are extremely concerned about the potential for "regulatory capture". This concern also extends to the well-funded central and local government training of selected "leaders in the community", and to other agencies such as RAS, which are mainly funded by the insurance industry. In far too many cases, there has been an absence of open and transparent communication. Independent and unbiased actions in the interests of the communities affected are required from all such bodies and entities.

5.5

We are in favour of CCC endeavouring to attract private investors with the support of central government. We suggest that successful businesses in Christchurch should also be given an opportunity for input here, or encouraged to open up their networks. Investment by supporting industries could strengthen local successes. The business connections are already in place.

3. Are there any other changes needed to build confidence and encourage investment in the central city rebuild?

If the intention is to attract foreign investment to the city, added facilities are needed. For example, there is a serious lack of swimming pools and saunas in Christchurch. This is a fundamental facility in most cultures, Christchurch can excel in this field and utilise the unique greenery and natural attraction of the red zones. We fully support tourist and visitor attractions such as the Eden Project. "Christchurch – unique – green and clean".

4. What are your views on the proposal for regular monitoring and public reporting on priority areas in order to hold agencies accountable for addressing recovery issues?

Independence on the part of recovery agencies and the honouring of the provisions and specifications in insurance contracts is a vital part of the recovery (cf. regulatory capture risk mentioned above). The briefing to the incoming minister illustrates how these aspects have failed.

In December 2012, CERA published the TC3 Residential Rebuild Booklet.

This is an extract from page 17:

"Home owners should note the fact that most insurance policies in place at the time of the earthquakes will cover the cost of building consent requirements to raise finished floor levels to meet standards set in the Building Act.

Insurers will continue to work productively with the Council, EQC and other agencies to provide

best outcomes for policyholders.

EQC and Insurers are working to prioritise the claims of vulnerable groups in the community."

Considering the number of properties still sitting below high tide after the earthquakes, this indicates that something has gone wrong in the recovery and that original principles have been abandoned.

Empowered Christchurch has reached an agreement with Council on a letter that protects the rights of vulnerable people. We suggest that issue of this letter is made mandatory for anyone seeking assistance from the RAS service. <http://empoweredchristchurch.co.nz/ccn-notification-email/>

5. In your opinion, is there a better way to report on these recovery issues?

We believe that, as regards residential recovery, monitoring should extend to code compliance certificates.

According to figures published in 2014, only fractions of repairs/rebuilds are completed with the issue of a code compliance certificate. To conclude the work to the required standard, someone must pay for the code compliance.

Leaving things as they are could have serious negative consequences for the recovery and for the city as a whole. We suggest an investigation of number of outstanding code compliance certificates and that responsible parties are made to address this outstanding work.

We recommend that following this process structural EQC repairs are to be listed on LIM reports and form a final part of the insurance claim settlement with consultation with the homeowner.

Looking at the recovery from the perspective of the eastern suburbs, it is impossible to avoid thinking of a phenomenon referred to as "disaster capitalism" and considering the aspects that have already become evident in the recovery process. Loss of equity and quality of life, risk transfer and other substantial shifts are taking place. We suggest that a regular mini-census should be conducted throughout the remainder of the recovery at intervals of 6-12 months to monitor deprivation, insurance cover (or lack of it), mortgage, home equity, and rental status. If unexpected changes identified, investigation and correction measures should be implemented.

Any other comments: (Also see "context and background".)

At the beginning of the recovery, the city's residents trusted blindly in the authorities. People had learned to expect government and the authorities to do the right thing for them and treat them with care and consideration.

Some people of Christchurch have now lost this blind trust, and frustration is building up; it will take significant efforts to reverse this erosion of confidence and stem the build-up of anger. To achieve this, there needs to be access to complete and accurate information, transparency, engagement, sustainability, fairness and care.

Let us remember the much-quoted assurance from the Prime Minister in 2011: "*On behalf of the Government, let me be clear that no one will be left to walk this journey alone.*

New Zealand will walk this journey with you. We will be there every step of the way.

Christchurch; this is not your test; this is New Zealand's test.

I promise we will meet this test."

We call on the authorities to live up to this promise.

After nearly five years of "**Emergency Response**", where sustainability has been sacrificed in the interests of speed, we can assume that this phase is now behind us. We see no reason why this period should be extended until April 2016. Lessons must be learned from the past. It is time to move into the "**Restoration Phase**". Once seismic and building standards are corrected, and risks are notified, mapped and accepted, sustainability will be ensured.

We need a city that is driven by the people that live in it, and enabled by a bureaucracy that accepts and mitigates risks, rather than transferring them to the most vulnerable of its residents.

Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: Submission Empowered Christchurch and South Brighton Residents" Association
Date: Thursday, 30 July 2015 4:10:00 p.m.
Attachments: [EC Submission_CERA_TRANSITION.docx](#)
[SBRA -Submission-RegenerateCERA.doc.zip](#)

Hello CERA,

Here attached find submissions from Empowered Christchurch and South Brighton Residents' Association.

[REDACTED]
Phone [REDACTED]
Mobile: [REDACTED]

Chair, South Brighton Residents' Association
Spokesperson, Empowered Christchurch
[REDACTED]
Christchurch 8061
New Zealand

Released by the Minister for Canterbury Earthquake Recovery

Christchurch, 29 July 2015.

Submission on the Draft Transition Recovery Plan: Greater Christchurch Earthquake Recovery: Transition to Regeneration

The earthquakes and their aftermath have hit the eastern suburbs hardest, so we feel that it is essential to have relevant community representatives' involvement in the transition process to "Regenerate Christchurch". Many members of our community face serious day-to-day challenges, such as substandard living conditions and uncertainty about the future of their homes. Many of the services and infrastructure in the area have disappeared or been withdrawn, and for "Regenerate Christchurch" to be successful, resident input is vital. We therefore hope that the Empowered Christchurch can look forward to productive cooperation between central and local authority bodies, on the one hand, and tax- and ratepayers on the other, over the coming years.

The Christchurch recovery is now at a crossroads, where we need to look for a way forward and reach some difficult decisions. We also need to look back, since although the past cannot be changed we can all learn from it. In hindsight, it is clear that some decisions taken over the last five years could have been better. We need to make sustainable decisions at this juncture, so that generations to come can learn from our mistakes. Let us remember that our city of the future will be their city of the present.

Context and background

It is important to look in detail at how the recovery has been handled.

We have been dissatisfied with the manner in which communication has been handled by the recovery authorities and also with the provision of and access to information.

We feel that genuine community representation is lacking to a large extent: agencies are dependent for funding on local bodies, territorial authorities and even in some cases insurance companies. As a community group, we have frequently been stonewalled when asking questions or raising concerns.

The missing stakeholder

A series of decisions have been made over the recovery up to now where “all the stakeholders” are consulted but one. The stakeholder excluded from almost every decision has been the homeowner.

If political planning is prepared to sacrifice sustainability in the interest of short-term cost savings, the consequences can be devastating for the people affected. Our main concern is that people who were fully insured may end up homeless, facing a lifetime of poverty after 2-3 political cycles.

CERA made zoning decisions based on the assumption that individual solutions were available. In fact, individual solutions are not available in some coastal areas. The temporary stop banks in along the coastal areas are rapidly eroding. Some properties have been left below high tide mark on land that has a limited future life. The New Zealand Insurance Council has stated that they would like hazard notices attached to all properties with risks, so that people know exactly what they are buying. Certain coastal areas of land have been identified as high hazard and may disappear as the result of erosion within the next 50 years. The likelihood is that properties on such land will quickly become uninsurable in the years to come, and will not be accepted as security for a mortgage.

Unlike insurance companies, banks are not risk takers and will foreclose on any mortgaged property that loses its insurance cover once hazards have been identified.

The potential scenario residents face was highlighted recently on Radio NZ, when Westpac gave farmers in Northland 30 days' notice to refinance, with the alternative of foreclosure on their farms.

The 6.2 earthquake under the eastern suburbs on 23 December 2011, after which Lianne Dalziel, Bob Parker, John Key and Roger Sutton all indicated that new zoning decisions might be made, now appears to have been a mysterious event, since the ground shaking measurements for this earthquake have disappeared.

This is one example of the lack of open and accurate communication from the authorities referred to above. There is also a reason to point out the New Brighton Earthquake that struck in 1869.

Seismic risk

One thing we can learn from the past is that seismic risk in Canterbury had been underestimated before the earthquakes struck. This is confirmed in a report for EQC in 1991. It is also the conclusion of the Royal Commission in the CTV report. A number of

recommendations have been made but not followed. For example, neither the AS/NZS 1170.5 standard nor the New Zealand Geotechnical Society guidelines have been updated. Yet another recovery instrument is the Earthquake Prone Building Act, which is still to be passed by Parliament. As the emergency response part of the recovery is now behind us, we need to ensure sustainability for what lies ahead.

Risk acceptance

It is the role of insurance companies, the EQC included, to accept the risks covered under their terms of reference/policies and compensate policyholders when such risks eventuate. However, many policyholders in Christchurch have not been compensated for the damage to their homes and lives. These responsibilities need to be faced by the entities responsible. An equitable solution needs to be found for properties with hazards such as flooding that are a direct result of the earthquakes. In tandem with this, every effort must be made to protect residents from the risks posed by climate change.

Future insurability

Recommendations to the *Department of the Prime Minister and Cabinet* (DPMC) from ICNZ include taking a long-view – and requiring local authorities to deny consent applications where a long-term perspective risks from natural hazards will increase. It also recommended the issue of hazard notices for all properties affected.

We welcome the long-view but we are concerned that due to the increased risk caused by the earthquakes, future insurance cover will not be available. When the District Plan is made operative the hazards will finally be mapped. Despite the fact that hazards have still not been mapped, we have examples of insurance cover being withdrawn, offered on a monthly basis, and fire insurance being refused.

In an article in the New Zealand Herald of 5 November 2014, the CEO of IAG refers to cooperation with the NZ Government on a strategic intent in 2011 to avoid depopulation of Christchurch. Now that the ICNZ has signalled its intention to withdraw from high-risk areas and the CCC also plans to redefine the boundaries of the city so as to exclude properties below the Mean High Water Springs. We ask whether a "recovery" involves abandoning people once the insurance and bank sectors have managed a retreat.

The EQC does not cover flooding events, which will represent the largest uninsured risk exposure for those Christchurch residents in the future.

Homeowners have not had a fair representation in this recovery.

The declaratory judgment was a one-sided decision, and in the middle of the proceedings CCC

took the side of the EQC. The concerns of the community were not addressed in that judgement. EQC stated that it had not paid for subsidence of land before. In fact, EQC made compensation payments for subsidence after the Waihi ground subsidence in 2001.

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NZCPS (New Zealand Coastal Policy Statement)

CERA did not consider the NZCPS when they conducted their planning/zoning. Likewise, the statutory obligations of planning for coastal risk were not considered.

Access to information

Homeowners have been denied access to land information on the basis that the information is commercially sensitive. In fact, they have been presented with out-dated information that excludes over 100 earthquakes. These facts have been brought to the attention of CanCERN, EQC, MBIE and Council. There is still no explanation for why these documents have not been updated and are still being presented as current. The EQC stage 3 land report dates the last earthquake as occurring in June 2011. Yet we experienced over 100 earthquakes of magnitude 4-6.2 after that, most of which struck under the eastern suburbs.

CERA, Briefing to the incoming minister

The CERA **Briefing to the incoming Minister**, October 2014, states the following:

"As reconstruction continues over the next 10 years, a greater focus on developing and realising the vision for greater Christchurch is needed to ensure that long-term recovery is self-sustaining."

"The eastern suburbs of Christchurch city, which suffered the greatest housing and land damage in the earthquakes, are now experiencing greater rebuild and insurance complexities. The residents of these areas, many of whom have pre-existing vulnerabilities such as low incomes and/or a disability, are experiencing a more challenging recovery than those in other areas of greater Christchurch."

Other issues may complicate claim resolution, such as where owners have cash settled and will therefore have to manage potentially complex rebuilds or repairs themselves in a period of cost inflation. **Under-insurance and/or deferred maintenance may mean some owners face funding shortfalls and need to make additional contributions to complete rebuild or repair.** Helping owners understand their insurance policies, rights and obligations relating to property ownership and technical aspects of their repair or rebuild is the preferred approach to resolving claims and reaching flexible solutions that meet the individual needs of the parties. CERA will therefore continue to support owners to facilitate faster resolution of insurance claims through supporting the Residential Advisory Service to provide independent information, technical advice and facilitation."

The residents in the Eastern suburbs were no less insured than anyone else in the city. In fact it has been identified that there was more underinsurance in the western part of the city.

Indemnity/accountability

Indemnity insurance is a priority for the recovery authorities. The only problem is that with full indemnity cover there is no accountability.

Without accountability unsustainable practices can take place.

CERA Community Forum

The CERA community forum is one of the administrative structures whereby the Minister is expected to receive input from the community.

However, our experience is that when serious matters are brought to the table of this organization, they are brushed aside or deferred. The minutes from the forum were not published until an OIA request was lodged six months later. The *concerns* pointed out to the forum are reflected in the results of a recent MBIE inspection of 14 properties, where 13 of them failed.

The root of this problem was [presented to the CERA forum in June 2013](#).

Large sections of the minutes of the forum have been blanked out, which does not instil confidence. In short, we do not see that the forum is serving its intended purpose.

Written Comments

1. Do you have any views on the powers and provisions that will be needed in the new legislation to support regeneration?

Future insurance is a crucial element for the residents of Christchurch. As current legislation stands, large parts of the coastal areas in Christchurch face a future without any insurance cover or mortgages. The legislation powers should be used to enforce minimal low-cost insurance availability. If that cannot be achieved, rezoning needs to be considered.

The EQC does not provide cover for flooding unless it is caused by another disaster. It may also

decline cover for a hazard that already attaches to a property (Section 72 notification). In turn, insurance companies may reject a claim for hazard damage that has already been rejected by the EQC. This leaves property owners totally exposed to natural hazard risks.

A recovery that leaves fully insured people in this position cannot be considered a successful recovery. Legislative powers need to focus on sustainability and consider that people's lives are being planned for. Planning and decision-making that only takes the perspective of a political cycle can be very damaging for the city.

The community will always elect representatives for long-term planning. However, politicians focus on 3-year planning cycles, since they cannot be sure they will be in office after the next election, Council, on the other hand, can take both approaches. The more consultation there is between the Council and community leaders the better the balance will be between short- and long-term approaches to issues.

Legislation should not be allowed to delay sustainability simply in order to reduce costs. Christchurch hazards have been mapped by both ECan and CCC. According to the RMA 86(B) (3)(a), any notified hazard relating to water in coastal areas must be implemented upon notification, including the increase in the finished floor level (FFL) to 12.3 m above the Christchurch City datum.

Council has informed homeowners that the hazard maps have not become operative because the district plan was passed by an Order in Council. As a result of this, residents have been denied sustainable planning and left at risk. It appears in this case that the legislation is obstructing sustainability, and any future legislation needs to consider this danger.

We suggest that homeowners be provided with financial subsidies, including legal assistance. We propose the independent election of 5 individuals by the communities who would have the role of assisting with negotiations, submissions on laws, bylaws, plans and other instruments of the recovery.

We agree with the CCC that any powers retained under section 27 should be exercised only at the request, and for the benefit, of affected local authorities, for a purpose that complies with the new Act.

2. Do you think that the proposed new arrangements for the central city will create the 'step-change' needed to drive business confidence and investment in the central city?

We fully support the idea of a Christchurch City Council-led recovery approach, with the Crown in a role of close cooperation. With the active engagement of community leaders, we believe this is the best solution, and the only way to restore the trust required to re-unite the city and move it forward. We cannot change the past but we can plan for a better future. Community engagement, sustainability and transparency are key components for success. Without these, there is the potential for the city to fragment and for serious conflicts to develop.

The "too-hard basket" is overflowing and needs to be dealt with to avoid public unrest.

We believe many aspects, such as a one-stop shop for resource consents and building consents, would help simplify processes.

The long-running disputes over insurance claims must be resolved, and homeowners' rights honoured. After nearly five years, a duty of care is owed to those affected and still suffering. One-sided arguments at the expense of the homeowner must stop.

We are extremely concerned about the potential for "regulatory capture". This concern also extends to the well-funded central and local government training of selected "leaders in the community", and to other agencies such as RAS, which are mainly funded by the insurance

industry. In far too many cases, there has been an absence of open and transparent communication. Independent and unbiased actions in the interests of the communities affected are required from all such bodies and entities.

Neither South Brighton Residents' Association nor Empowered Christchurch has a representative in this selected leaders group.

5.5

We are in favour of CCC endeavouring to attract private investors with the support of central government. We suggest that successful businesses in Christchurch should also be given an opportunity for input here, or encouraged to open up their networks. Investment by supporting industries could strengthen local successes. The business connections are already in place.

3. Are there any other changes needed to build confidence and encourage investment in the central city rebuild?

If the intention is to attract foreign investment to the city, added facilities are needed. For example, there is a serious lack of swimming pools and saunas in Christchurch. This is a fundamental facility in most cultures, Christchurch can excel in this field and utilise the unique greenery and natural attraction of the red zones. We fully support tourist and visitor attractions such as the Eden Project. "Christchurch – unique – green and clean".

4. What are your views on the proposal for regular monitoring and public reporting on priority areas in order to hold agencies accountable for addressing recovery issues?

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Contact:

Empowered Christchurch

[Redacted]

[Redacted]

[Redacted]

About Empowered Christchurch.

Empowered Christchurch is an apolitical community group with over 2000 members set up to support victims of the Canterbury earthquakes, to find answers to their questions and to help achieve fair settlements for homeowners.

www.empoweredchristchurch.co.nz

Released by the Minister for Canterbury Earthquake Recovery



The South Brighton Residents' Association

South Brighton, Christchurch.

Christchurch, 29 July 2015.

Submission on the Draft Transition Recovery Plan: Greater Christchurch Earthquake Recovery: Transition to Regeneration

The South Brighton suburb has been one of the hardest hit by the earthquakes and their aftermath, so we feel that it is essential to have SBRA involvement in the transition process to "Regenerate Christchurch". Many members of our community face serious day-to-day challenges, such as substandard living conditions and uncertainty about the future of their homes. Many of the services and infrastructure in the area have disappeared or been withdrawn, and for "Regenerate Christchurch" to be successful, resident input is vital. We therefore hope that the SBRA can look forward to productive cooperation between central and local authority bodies, on the one hand, and tax- and ratepayers on the other, over the coming years.

The Christchurch recovery is now at a crossroads, where we need to look for a way forward and reach some difficult decisions. We also need to look back, since although the past cannot be changed we can all learn from it. In hindsight, it is clear that some decisions taken over the last five years could have been better. We need to make sustainable decisions at this juncture, so that generations to come can learn from our mistakes. Let us remember that our city of the future will be their city of the present.

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It is important to look in detail at how the recovery has been handled.

We have been dissatisfied with the manner in which communication has been handled by the recovery authorities and also with the provision of and access to information.

We feel that genuine community representation is lacking to a large extent: agencies are dependent for funding on local bodies, territorial authorities and even in some cases insurance companies. As a residents' association, we have frequently been stonewalled when asking questions or raising concerns.



The missing stakeholder

A series of decisions have been made over the recovery up to now where “all the stakeholders” are consulted but one. The stakeholder excluded from almost every decision has been the homeowner.

If political planning is prepared to sacrifice sustainability in the interest of short-term cost savings, the consequences can be devastating for the people affected. Our main concern is that people who were fully insured may end up homeless, facing a lifetime of poverty after 2-3 political cycles.

CERA made zoning decisions based on the assumption that individual solutions were available. In fact, individual solutions are not available in some coastal areas. The temporary stop banks in the South Brighton area are rapidly eroding. Some properties have been left below high tide mark on land that has a limited future life. The New Zealand Insurance Council has stated that they would like hazard notices attached to all properties with risks, so that people know exactly what they are buying. Certain areas of land in South Brighton have been identified as high hazard and may disappear as the result of erosion within the next 50 years. The likelihood is that properties on such land will quickly become uninsurable in the years to come, and will not be accepted as security for a mortgage.

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This is one example of the lack of open and accurate communication from the authorities referred to above.

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However, our experience is that when serious matters are brought to the table of this organization, they are brushed aside or deferred. The minutes from the forum were not published until an OIA request was lodged six months later. The *concerns* pointed out to the forum are reflected in the results of a recent MBIE inspection of 14 properties, where 13 of them failed.

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A recovery that leaves fully insured people in this position cannot be considered a successful recovery. Legislative powers need to focus on sustainability and consider that people's lives are being planned for. Planning and decision-making that only takes the perspective of a political cycle can be very damaging for the city.

The community will always elect representatives for long-term planning. However, politicians focus on 3-year planning cycles, since they cannot be sure they will be in office after the next election, Council, on the other hand, can take both approaches. The more consultation there is between the Council and community leaders the better the balance will be between short- and long-term approaches to issues.

Legislation should not be allowed to delay sustainability simply in order to reduce costs.

Christchurch hazards have been mapped by both ECan and CCC. According to the RMA 86(B) (3)(a), any notified hazard relating to water in coastal areas must be implemented upon notification, including the increase in the finished floor level (FFL) to 12.3 m above the Christchurch City datum. Council has informed homeowners that the hazard maps have not become operative because the district plan was passed by an Order in Council. As a result of this, residents have been denied sustainable planning and left at risk. It appears in this case that the legislation is obstructing sustainability, and any future legislation needs to consider this danger.

We suggest that homeowners be provided with financial subsidies, including legal assistance. We propose the independent election of 5 individuals by the communities who would have the role of assisting with negotiations, submissions on laws, bylaws, plans and other instruments of the recovery.



2. Do you think that the proposed new arrangements for the central city will create the 'step-change' needed to drive business confidence and investment in the central city?

We fully support the idea of a Christchurch City Council-led recovery approach, with the Crown in a role of close cooperation. With the active engagement of community leaders, we believe this is the best solution, and the only way to restore the trust required to re-unite the city and move it forward. We cannot change the past but we can plan for a better future. Community engagement, sustainability and transparency are key components for success. Without these, there is the potential for the city to fragment and for serious conflicts to develop.

The "too-hard basket" is overflowing and needs to be dealt with to avoid public unrest.

We believe many aspects, such as a one-stop shop for resource consents and building consents, would help simplify processes.

The long-running disputes over insurance claims must be resolved, and homeowners' rights honoured. After nearly five years, a duty of care is owed to those affected and still suffering. One-sided arguments at the expense of the homeowner must stop.

We are extremely concerned about the potential for "regulatory capture". This concern also extends to the well-funded central and local government training of selected "leaders in the community", and to other agencies such as RAS, which are mainly funded by the insurance industry. In far too many cases, there has been an absence of open and transparent communication. Independent and unbiased actions in the interests of the communities affected are required from all such bodies and entities.

Neither South Brighton Residents' Association nor Empowered Christchurch has a representative in this selected leaders group.

5.5

We are in favour of CCC endeavouring to attract private investors with the support of central government. We suggest that successful businesses in Christchurch should also be given an opportunity for input here, or encouraged to open up their networks. Investment by supporting industries could strengthen local successes. The business connections are already in place.

3. Are there any other changes needed to build confidence and encourage investment in the central city rebuild?

If the intention is to attract foreign investment to the city, added facilities are needed. For example, there is a serious lack of swimming pools and saunas in Christchurch. This is a fundamental facility in most cultures, Christchurch can excel in this field and utilise the unique greenery and natural attraction of the red zones. We fully support tourist and visitor attractions such as the Eden Project. "Christchurch – unique – green and clean".

4. What are your views on the proposal for regular monitoring and public reporting on priority areas in order to hold agencies accountable for addressing recovery issues?

Independence on the part of recovery agencies and the honouring of the provisions and specifications in insurance contracts is a vital part of the recovery (cf. regulatory capture risk mentioned above). The briefing to the incoming minister illustrates how these aspects have failed.



In December 2012, CERA published the TC3 Residential Rebuild Booklet.

This is an extract from page 17:

"Home owners should note the fact that most insurance policies in place at the time of the earthquakes will cover the cost of building consent requirements to raise finished floor levels to meet standards set in the Building Act.

Insurers will continue to work productively with the Council, EQC and other agencies to provide best outcomes for policyholders.

EQC and Insurers are working to prioritise the claims of vulnerable groups in the community."

Considering the number of properties still sitting below high tide after the earthquakes, this indicates that something has gone wrong in the recovery and that original principles have been abandoned.

Empowered Christchurch has reached an agreement with Council on a letter that protects the rights of vulnerable people. We suggest that issue of this letter is made mandatory for anyone seeking assistance from the RAS service. <http://empoweredchristchurch.co.nz/ccn-notification-email/>

5. In your opinion, is there a better way to report on these recovery issues?

We believe that, as regards residential recovery, monitoring should extend to code compliance certificates.

According to figures published in 2014, only fractions of repairs/rebuilds are completed with the issue of a code compliance certificate. To conclude the work to the required standard, someone must pay for the code compliance.

Leaving things as they are could have serious negative consequences for the recovery and for the city as a whole. We suggest an investigation of number of outstanding code compliance certificates and that responsible parties are made to address this outstanding work.

We recommend that following this process structural EQC repairs are to be listed on LIM reports and form a final part of the insurance claim settlement with consultation with the homeowner.

Looking at the recovery from the perspective of the eastern suburbs, it is impossible to avoid thinking of a phenomenon referred to as "disaster capitalism" and considering the aspects that have already become evident in the recovery process. Loss of equity and quality of life, risk transfer and other substantial shifts are taking place. We suggest that a regular mini-census should be conducted throughout the remainder of the recovery at intervals of 6-12 months to monitor deprivation, insurance cover (or lack of it), mortgage, home equity, and rental status. If unexpected changes identified, investigation and correction measures should be implemented.

Any other comments: (Also see "context and background".)

At the beginning of the recovery, the city's residents trusted blindly in the authorities. People had learned to expect government and the authorities to do the right thing for them and treat them with care and consideration.

Some people of Christchurch have now lost this blind trust, and frustration is building up; it will take significant efforts to reverse this erosion of confidence and stem the build-up of anger. To achieve this, there needs to be access to complete and accurate information, transparency, engagement, sustainability, fairness and care.



Let us remember the much-quoted assurance from the Prime Minister in 2011: "*On behalf of the Government, let me be clear that no one will be left to walk this journey alone. New Zealand will walk this journey with you. We will be there every step of the way. Christchurch; this is not your test; this is New Zealand's test. I promise we will meet this test.*"

South Brighton Residents' Association calls on the authorities to live up to this promise.

After nearly five years of "**Emergency Response**", where sustainability has been sacrificed in the interests of speed, we can assume that this phase is now behind us. We see no reason why this period should be extended until April 2016. Lessons must be learned from the past. It is time to move into the "**Restoration Phase**". Once seismic and building standards are corrected, and risks are notified, mapped and accepted, sustainability will be ensured.

We need a city that is driven by the people that live in it, and enabled by a bureaucracy that accepts and mitigates risks, rather than transferring them to the most vulnerable of its residents.

Best regards

South Brighton Residents' Association

[Redacted]

Chair

[Redacted]

Secretary

Phone [Redacted]

Mobile: [Redacted]

[Redacted]

Christchurch 8061

New Zealand

Released by the Minister for Canterbury Earthquake Recovery



From: [REDACTED]
To: [info \(CERA\)](#)
Subject: submission
Date: Thursday, 30 July 2015 4:13:10 p.m.
Attachments: [Submission on Greater Christchurch Earthquake Recovery.docx](#)

Attached is my submission on the Draft Transition Recovery Plan.
[REDACTED]

Released by the Minister for Canterbury Earthquake Recovery

Submission on *Greater Christchurch Earthquake Recovery: Transition to Regeneration*.

Improving people's wellbeing is the first of the named priorities on p30 of this Draft Plan (hereafter: Plan), yet the Plan devotes little attention to how this might be done through the Plan's proposals themselves. The Plan states:

International evidence suggests that recovery from the psychosocial effects of disaster can take five to 10 years. While psychosocial recovery is progressing well for many people in greater Christchurch, a smaller yet significant proportion of the population is still struggling to cope. There is strong evidence that the risk of people going on to develop mental illness increases with the intensity and persistence of primary and secondary earthquake stressors.

International evidence also suggests that a key primary and secondary stressor is a feeling of disempowerment, first from the earthquake itself and then from the response to the aftermath of the earthquake. While the earthquake could not have been prevented, the post-earthquake disempowerment of Cantabrians could have been. Cantabrians are, uniquely in NZ, ruled by an unelected regional council, while much local decision-making has been taken away from locally accountable bodies to national and/or unaccountable ones. Many people's lives have become entangled with unaccountable private (insurance) and public (EQC) bureaucracies. This kind of systematic disempowerment saps energy and can lead to hopelessness and mental and physical illness. Surely, addressing this is fundamental to recovery and regeneration.

Further, the Plan states:

International research shows that, for recovery to be sustainable in the long term, it needs to be 'owned' and led by local communities and institutions.

Any yet the process to date has been anything but that. Why would local communities 'own' a process which is forcing them to mortgage their Council and increase their own rates in order to pay for mega-projects (convention centre and stadium) that they don't want, or at least don't want until other pressing needs are addressed? Why would the people of the eastern suburbs 'own' a process that has seen their needs systematically neglected? Why would the thousands of people still waiting for an insurance settlement on their damaged homes, or those having to resort to the courts to get their needs addressed, or those who have been shabbily treated by corrupt or incompetent assessors 'own' the process (while surviving—or not—their fifth winter in cold, wet, damaged homes)?

In light of this, it is disturbing to read the following:

The CER Act modifies appeal rights against decisions of the Minister or Chief Executive of CERA acting under the CER Act...

To mitigate the perceived risks associated with its powers, the CER Act contains a number of checks and balances. Any exercise of the powers of the CER Act, by the Minister or the CERA Chief Executive, must be in accordance with the purposes of the Act. The Minister and Chief Executive must also "reasonably consider it necessary".

Clearly, CERA does not understand the meaning of 'checks and balances'. Self-monitoring does not constitute 'checks and balances'; indeed, it is the opposite of 'checks and balances', which refer to an enforceable limitation of powers by an institution independent of the one being checked and balanced. This lack of understanding does not bode well for a future commitment to local ownership and psychosocial wellbeing.

This is further evidenced by the examples below.

Given the major reconstruction, recovery and regeneration-related programme that lies ahead, it may be important to maintain powers to make amendments to council plans, conservation strategies and bylaws in an expeditious manner to effect timely regeneration (section 27 of the CER Act). As a scaling-back measure, it is proposed to remove the ability to cancel resource consents from the scope of this power. This is because the revocation of a resource consent can undermine private interests and create uncertainty in the regulatory environment.

To prioritise 'private interests and ... uncertainty in the regulatory environment' over locally generated council plans, conservation strategies and bylaws illustrates just how poorly CERA understands the needs and desires of the people of Christchurch, as well as the requirements of recovery and local 'ownership'. The power to override locally determined plans, conservation strategies and bylaws by central agencies should not be maintained.

New arrangements – The **Ministry of Health** will be the lead central government agency responsible for psychosocial recovery.

As the lead central government agency, the Ministry of Health will be responsible for leading, brokering and coordinating across the wider psychosocial recovery sector in greater Christchurch.

How can the people of Christchurch have confidence in a Ministry of Health that refuses to acknowledge the cost implications of the greatly increased demand on mental health services resulting from the psychosocial effects of the earthquakes and their aftermath? It appears that the Ministry is lacking in the knowledge, or willingness, it needs to support the CDHB to provide the people of Christchurch with the services they need to recover.

The Crown has acquired a significant amount of land in the residential red zones through its offers to property owners. CERA is responsible for managing the Crown-owned properties in the red zones. Decisions are yet to be made about the long-term future use, ownership and management of this land. Interim management of the land includes tidying up the land, ensuring public safety, preventing illegal dumping and taking a cost-effective and practical approach to maintenance. **Chapter 6** sets out the Government's decision that this role will be transferred from CERA to Land Information New Zealand.

Responsibility for providing advice to the Government on the future uses of the residential red zones, and the development of any legal or planning framework to implement those decisions, will rest with the Department of the Prime Minister and Cabinet (see **Chapter 7**). The new entity responsible for delivering regeneration functions in the central city, possibly called 'Regenerate Christchurch' (see **Chapter 5**), could also provide expert advice to the Minister (and the Department of the Prime Minister and Cabinet) on the viability of proposed and final options, and implement the final decisions made by the Minister.

Decisions regarding the long-term future use, ownership and management of residential red zone land, which constitutes a significant part of Christchurch, must be made locally, not by either CERA, LINZ, or the Minister. It is deeply disempowering to the people of Christchurch to have no control over the future nature of the central city and the red zone. This will fundamentally reshape their

city. The decisions made should be shaped by the people who will live with them. The decision-makers must be locally accountable.

New arrangements – CERA's responsibility for demolitions and clearances will transfer to **Land Information New Zealand**, including:

- coordinating demolitions and clearances
- providing specialist technical advice
- managing contracts
- managing health and safety risks
- determining compensation claims where there has been damage as the result of demolitions.

There is an obvious conflict of interest where the agency responsible for demolitions is also responsible for determining compensation for damages resulting from demolitions.

Balancing the objectives of transition with the vision for the central city, the five key challenges that will face the central city recovery over the next five years are:

- 1 attracting investors into the city and maintaining recovery momentum**
- 2 bringing greater commercial discipline and acumen to the delivery of major projects**
- 3 ensuring the Christchurch Central Recovery Plan's programme of recovery work in the central city continues in a coordinated way**
- 4 ensuring sufficient funding from a range of sources (including Crown, local government and private sector) is available to deliver recovery of the central city**
- 5 implementing a fit-for-purpose central city regulatory planning and consenting framework.**

Entirely missing from this conceptualisation of central city recovery are the people of Christchurch. How do you expect to create a central city that people are attracted to and want to live or spend time (and money) in if you disregard their needs? Enormous enthusiasm and creativity were generated by the Share an Idea visioning campaign, which have been disregarded and squandered by this approach to the central city. This approach must be reversed, with local people empowered to ensure that the centre of their city is a place they want to be, not avoid. Without this, community confidence in the future of the central city will continue to be lacking; there will be no 'step-change'.

As a result of the above, the first two options proposed for leadership of central city recovery are unacceptable. The third option, if it involves transparent and accountable decision-making that incorporates and encourages public input, led by an elected CCC and supported (NOT controlled) by the Crown, is the only acceptable option.



Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: Response to the Draft Transition Plan - Ngai Tahu
Date: Thursday, 30 July 2015 4:17:50 p.m.
Attachments: [image001.gif](#)
[2015-07-30 - Ngai Tahu response to Draft Transition Plan.pdf](#)
Importance: High

Tēnā koe,

Please find **attached** the response from Te Rūnanga o Ngāi Tahu on the Transition Recovery Plan.

If you require further information, please do not hesitate to contact me.

Ngā mihi,

[REDACTED] | **Environmental Advisor** | Tribal Interests |
Te Rūnanga o Ngāi Tahu | Te Whare o Te Waipounamu | 15 Show Place, Addington |
PO Box 13 046 | Christchurch 8141 |
Imēra: [REDACTED] Waea: [REDACTED] | Waea Pūkoro: [REDACTED]
[REDACTED] |



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He tono nā



Te Rūnanga o Ngāi Tahu

ki te

**GREATER CHRISTCHURCH EARTHQUAKE RECOVERY: TRANSITION TO
REGENERATION DRAFT TRANSITION RECOVERY PLAN**

e pā ana ki te

CANTERBURY EARTHQUAKE RECOVERY AUTHORITY

30 Toru/ July 2015

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contact person

General Manager – Strategy and Influence | Te Rūnanga o Ngāi Tahu

| Phone | | Christchurch

1. EXECUTIVE SUMMARY

- 1.1 Te Rūnanga o Ngāi Tahu (Te Rūnanga) acknowledges the Canterbury Earthquake Recovery Authority (CERA) for the opportunity to respond to Greater Christchurch Earthquake Recovery: Transition to Regeneration Draft Transition Recovery Plan.
- 1.2 It is the position of Te Rūnanga that iwi participation in decision-making processes, particularly where it affects our community, reflects that of a genuine Treaty partnership.
- 1.3 Therefore, Te Rūnanga o Ngāi Tahu must continue to be recognised as a Strategic Partner from the Transition Recovery phase into the Regeneration recovery of Greater Christchurch.

2. GENERAL STATEMENT OF POSITION ON THE DRAFT TRANSITION RECOVERY PLAN

- 2.1. The position is that Te Rūnanga o Ngāi Tahu must continue to be recognised as a Strategic Partner from the Transition Recovery phase into the Regeneration recovery of Greater Christchurch.
- 2.2 Te Rūnanga o Ngāi Tahu has played a critical role in the governance and leadership arrangements for the rebuilding and recovery of greater Christchurch.
- 2.3 Te Rūnanga actively supports the greater Christchurch recovery process, and as a Treaty Partner, we want to ensure Christchurch is a place to be proud of, through the recovery and regeneration phases for *mō tātou, ā, mō kā uri ā muri ake nei* – for us and our children after us.

3. OVERALL RECOMMENDATIONS

- 3.1. The following overall recommendations are made by Te Rūnanga:
 - New legislation must reflect the active Treaty Partnership between the Crown and Te Rūnanga o Ngāi Tahu.
 - Ensure that the strategic partner relationship of Te Rūnanga o Ngāi Tahu is recognised and incorporated into the new legislative framework for the ongoing recovery of Christchurch.
 - Any new legislative framework reflects the lead role that Te Rūnanga o Ngāi Tahu contributes to in the recovery and regeneration of Christchurch.
 - Te Rūnanga supports that the legislation should have robust consultative process and ensures that powers are exercised appropriately with the appropriate checks and balances that must be maintained to support regeneration.
 - Te Rūnanga supports the new legislation to be enacted for five years with review after two years.
 - Te Rūnanga supports the new of a “step-change” in transitioning to the new recovery arrangements.

- As a key statutory partner, Te Rūnanga welcomes the opportunity to input into the new governance, leadership and co-ordinator role of the recovery.
- That the development of the central city is vital to the economic, social and cultural prosperity of Christchurch city, great Christchurch, Canterbury and nationally.
- The recovery of the central city is dependent on maintaining momentum and one structure that has a clear commercial focus to deliver the vision of the Christchurch Central Recovery Plan.
- That there be one commercially focused entity with responsibility for the recovery of the Central City.
- Ngāi Tahu has been involved on various levels driving the central city rebuild. The relationships and agreements that have already been set in place with CERA must be maintained and continued through to the new legislative framework and regeneration phase.
- The new entity that will be designed and developed to hold the responsibility for the regeneration functions be designed and developed with the input of Te Rūnanga o Ngāi Tahu as a Treaty Partner. Ngāi Tahu will have representation on this entity.
- Te Rūnanga supports community-led recovery activities that focus on community resilience will be the responsibility of local authorities for their respective communities.
- Te Rūnanga supports the Ministry of Health working with the Canterbury District Health Board in the spirit of local leadership to provide support to the on-going needs and impact that this recovery has on the community.
- Te Rūnanga supports central government functions are maintained in areas of advising ministers, completing short-term critical recovery work and the ability to assess whether another phase of transition is needed post regeneration. The recovery should remain as one of the government's top priorities until at least the next review period.

4. TE RŪNANGA O NGĀI TAHU

- 4.1. This response is made on behalf of Te Rūnanga o Ngāi Tahu (Te Rūnanga). Te Rūnanga is statutorily recognised as the representative tribal body of Ngāi Tahu whānui and was established as a body corporate on 24th April 1996 under section 6 of Te Rūnanga o Ngāi Tahu Act 1996 (the Act).
- 4.2. This response has been jointly developed with Te Rūnanga o Ngāi Tahu and ngā Papatipu Rūnanga and is the collective response for all the Papatipu Rūnanga who hold mana whenua within the Christchurch takiwā. This includes Te Ngāi Tūāhuriri Rūnanga, Te Hapū o Ngāti Wheke (Rāpaki), Te Rūnanga o Koukourārata, Ōnuku Rūnanga, Wairewa Rūnanga and Te Taumutu Rūnanga.
- 4.3 We note for CERA the following relevant provisions of our constitutional documents:

Section 3 of the Act States:

“This Act binds the Crown and every person (including any body politic or corporate) whose rights are affected by any provisions of this Act.”

Section 15(1) of the Act states:

“Te Rūnanga o Ngāi Tahu shall be recognised for all purposes as the representative of Ngāi Tahu Whānui.”

- 4.3. The Charter of Te Rūnanga o Ngāi Tahu constitutes Te Rūnanga as the kaitiaki of the tribal interests.
- 4.4. Te Rūnanga respectfully requests that CERA accord this response the status and weight due to the tribal collective, Ngāi Tahu whānui, currently comprising over 50,000 members, registered in accordance with section 8 of the Act.
- 4.5. Notwithstanding its statutory status as the representative voice of Ngāi Tahu whānui “for all purposes”, Te Rūnanga accepts and respects the right of individuals and Papatipu Rūnanga to make their own responses in relation to this matter.

5. TE RŪNANGA INTERESTS IN THE DRAFT TRANSITION RECOVERY PLAN

- 5.1. CERA has committed with Ngāi Tahu leadership to engage in a constructive and progressive relationship. This commitment is based on the recognition that the relationship of Ngāi Tahu with our ancestral homeland is inextricably linked to the powers and functions of CERA. Te Rūnanga o Ngāi Tahu must continue to be recognised as a Strategic Partner from the Transition Recovery phase into the Regeneration recovery of Greater Christchurch.
- 5.2. Te Rūnanga notes the following particular interests in the Draft Transition Recovery Plan Document:

Treaty Relationship

- Te Rūnanga o Ngāi Tahu have an expectation that the Crown will honour Te Tiriti o Waitangi (the Treaty) and the principles upon which the Treaty is founded.
- All persons undertaking duties and responsibilities in accordance with the purpose this document shall recognise and respect the Crown's responsibility to give effect to principles of the Treaty of Waitangi.
- The management of the environment and resources within the takiwā, for which Ngāi Tahu Whānui have kaitiaki responsibilities and maintain rangatiratanga status, must also be consistent with the principles of the Treaty of Waitangi.

Kaitiakitanga

- In keeping with the kaitiaki responsibilities of Ngāi Tahu whānui, Te Rūnanga has an interest in ensuring sustainable management of natural resources, including protection of taonga and mahinga kai for future generations
- Ngāi Tahu whānui are both users of natural resources, and stewards of those resources. At all times, Te Rūnanga is guided by the tribal whakataukī: “mō tātou, ā, mō kā uri ā muri ake nei” (*for us and our descendants after us*).

Whanaungatanga

- Te Rūnanga has a responsibility to promote the wellbeing of Ngāi Tahu whānui and ensure that the management of Ngāi Tahu assets and the wider management of natural resources supports the development of iwi members.
- 5.2. Te Rūnanga has a specific interest by virtue of the Ngāi Tahu Claims Settlement Act 1998 (the NTCSA). The Act provides for Ngāi Tahu and the Crown to enter an age of co-operation. An excerpt of the Act is **attached** as Appendix One, as a guide to the basis of the post-Settlement relationship, which underpins this response.
- 5.3. The Crown apology to Ngāi Tahu is a recognition of the Treaty principles of partnership, active participation in decision-making, active protection and rangatiratanga.
- 5.4. With regards to the Ngāi Tahu takiwā, Section 5 of the Te Rūnanga o Ngāi Tahu Act 1996 statutorily defines the Ngāi Tahu takiwā as those areas “south of the northern most boundaries described in the decision of the Māori Appellate Court ...” which in effect is south of Te Parinui o Whiti on the East Coast and Kahurangi Point on the West Coast of the South Island.
- 5.5. Section 2 of the Ngāi Tahu Claims Settlement Act 1998 statutorily defines the Ngāi Tahu claim area as being:
- “the area shown on allocation plan NT 504 (SO 19900), being—*
- (a) the takiwā of Ngāi Tahu Whānui; and*
 - (b) the coastal marine area adjacent to the coastal boundary of the takiwā of Ngāi Tahu Whānui; and*
 - (c) the New Zealand fisheries waters within the coastal marine area and exclusive economic zone adjacent to the seaward boundary of that coastal marine area;—*
- and, for the purposes of this definition, the northern sea boundaries of the coastal marine area have been determined using the equidistance principle, and the northern sea boundaries of the exclusive economic zone have been determined using the perpendicular to the meridian principle from the seaward boundary of the coastal marine area (with provision to exclude part of the New Zealand fisheries waters around the Chatham Islands).”*
- (See the map **attached** as Appendix Two)
- 5.6 Papatipu Rūnanga are defined in section 9 of the Act. Within the Christchurch Region includes Te Ngāi Tūāhuriri Rūnanga, Te Hapū o Ngāti Wheke (Rāpaki), Te Rūnanga o Koukourārata, Ōnuku Rūnanga, Wairewa Rūnanga and Te Taumutu Rūnanga.
- 5.7 As set out above, the traditional and statutorily recognised interests of Ngāi Tahu in the Christchurch Region are significant, which is why appropriate partnership into the regeneration recovery within our environment is of such importance to our whānau and the iwi.

6. LEGAL FRAMEWORK FOR ONGOING RECOVERY

- 6.1. The Draft transition document and the Canterbury Earthquake Authority Act refers to the statutory partner role that Te Rūnanga o Ngāi Tahu has held since 2011 in the ongoing recovery after the Earthquakes.
- 6.2. Te Rūnanga o Ngāi Tahu has played a critical role in the governance and leadership arrangements for the rebuilding and recovery of greater Christchurch. Te Rūnanga o Ngāi Tahu as a strategic partner and iwi who are mandated representatives of whānau and hapu with mana whenua over the Christchurch District, has worked closely with the Minister of Earthquake Recovery and the Canterbury Earthquake Recovery Authority to agree on processes for working together through the recovery. These processes also include involvement in decision-making processes, input into design and planning, and community engagement. The new legislation will need to appropriately reflect the ongoing nature of the role that Te Rūnanga o Ngāi Tahu continues to be involved with during the recovery.
- 6.3. Te Rūnanga understands and agrees to the importance and the need to refresh recovery powers, roles and responsibilities as Greater Christchurch progresses through the recovery and many powers are not needed and projects move towards completion. Te Rūnanga expects that the Statutory Partner status will continue and be maintained during this time and be reflected in the new legislative framework.
- 6.4. Te Rūnanga strongly supports the Recovery Strategy for Greater Christchurch vision of 2012. "Greater Christchurch recovers and progresses as a place to be proud of – an attractive and vibrant place to live, work, visit and invest, mō tātou, ā, mō kā uri ā muri ake nei – for us and our children after us." Te Rūnanga supports a legal framework that enables the recovery to ensure Christchurch is a place for intergenerational growth for us and our children after us. Mō tātou, ā, mō kā uri ā muri ake nei.
- 6.5. Further, the new legislative framework should also reflect the Treaty Partnership that Te Rūnanga o Ngāi Tahu holds with the Crown. Te Rūnanga o Ngāi Tahu have an expectation that the Crown will honour Te Tiriti o Waitangi and the principles upon which Te Tiriti is founded.
- 6.6. Te Rūnanga supports the need for ongoing, robust consultative processes to ensure the powers are exercised in a way that reflects shared and locally driven recovery objectives. Appropriate checks and balances must be maintained to ensure it supports regeneration. Te Rūnanga supports the new legislation to be enacted for five years with a review after two years. The review must include representatives of Ngāi Tahu Whānui.
- 6.7. Te Rūnanga notes the new proposed geographic scope of the new Act could be limited to a sub-region of greater Christchurch. Te Rūnanga supports the proposed new area as recognition of the recovery work that has been achieved currently in greater Christchurch. However, Te Rūnanga also points out that there will continue to be people affected by the earthquake outside of this area.

Recommendations

- 6.8. Te Rūnanga recommends the following:
 - Ensure that the strategic partner relationship of Te Rūnanga o Ngāi Tahu is recognised and incorporated into the new legislative framework for the ongoing recovery of Christchurch.

- New legislation must reflect the active Treaty Partnership between the Crown and Te Rūnanga o Ngāi Tahu.
- Any new legislative framework reflects the lead role that Te Rūnanga o Ngāi Tahu contributes to in the recovery and regeneration of Christchurch,
- Te Rūnanga supports that the legislation should have robust consultative process and ensures that powers are exercised appropriately with the appropriate checks and balances that must be maintained to support regeneration,
- Te Rūnanga supports the new legislation to be enacted for five years with review after two years.

7. TRANSITIONING TO NEW RECOVERY ARRANGEMENTS

- 7.1 Te Rūnanga recognises the responsibilities and work programmes that CERA have completed. As CERA steps back from its role in leading and coordinating across the whole the recovery there will be a need for local institutions, primary local authorities and Te Rūnanga o Ngāi Tahu to set out the governance, leadership and co-ordinator role of the recovery. Te Rūnanga supports this move, however wants to ensure that the appropriate new recovery arrangements reflect the need for central government to continue to provide an active and continuing role in the recovery process.
- 7.2 Te Rūnanga supports the view of a “step-change” in the central city (as recommended by the Advisory Board on Transition) is needed to build confidence within Christchurch.
- 7.3 As a key statutory partner, Te Rūnanga welcomes the opportunity to input into and have a role in the new governance, leadership and co-ordinator role of the recovery.

Recommendations

- 7.4 Te Rūnanga recommends the following:
- Te Rūnanga supports the new of a “step-change” in transitioning to the new recovery arrangements.
 - As a key statutory partner, Te Rūnanga welcomes the opportunity to input into the new governance, leadership and co-ordinator role of the recovery.

8. DRIVING THE CENTRAL CITY REBUILD

- 8.1 Te Rūnanga supports the Advisory Board view on Transition has identified that the speed, quality and momentum of future development in the central city are vital to the economic, social and cultural prosperity of Christchurch city, greater Christchurch and Canterbury.
- 8.2 Te Rūnanga believes that the recovery of the central city is dependent on maintaining momentum and one structure that has a clear commercial focus. This is important to deliver the vision of the Christchurch Central Recovery Plan.
- 8.3 Ngāi Tahu has been involved on various levels driving the central city rebuild. Ngāi Tūāhuriri has an agreement with CERA, to continue working collaboratively on rebuilding the central city. Ngā Matapopore (the Charitable Trust created by Ngāi Tūāhuriri) has been providing advice on the implementation of the Christchurch

Central Recovery Plan. These relationships and agreements must be maintained and continued through to the new legislative framework and regeneration phase.

- 8.4 Further, Te Rūnanga notes that it is proposed that the responsibility for regeneration functions carried out by CERA will transfer to a new entity, possibly named Regenerate Christchurch, which would be jointly developed and designed with Christchurch City Council. Te Rūnanga o Ngāi Tahu considers that there must be one entity that drives our collective aspirations through the regeneration phase and we would not support the creation of two separate entities as currently appears to be occurring.
- 8.5 Te Rūnanga, as a Treaty Partner would expect the Transition arrangements to include for its full participation in the development of this new entity and representation on the governance. The new entity needs to have a strong commercial focus and be operated on a commercial basis with a priority of gaining momentum and achieving our collectively agreed outcomes.

Recommendations

- 8.6 Te Rūnanga recommends the following:
- That the development of the central city is vital to the economic, social and cultural prosperity of Christchurch city, great Christchurch, Canterbury and nationally.
 - The recovery of the central city is dependent on maintaining momentum and one structure that has a clear commercial focus to deliver the vision of the Christchurch Central Recovery Plan.
 - Ngāi Tahu has been involved on various levels driving the central city rebuild. The relationships and agreements that have already been set in place with CERA must be maintained and continued through to the new legislative framework and regeneration phase.
 - That there be one commercially focused entity with responsibility for the recovery of the Central City.
 - The new entity that will be designed and developed to hold the responsibility for the regeneration functions be designed and developed with the input of Te Rūnanga o Ngāi Tahu as a Treaty Partner. Ngāi Tahu will have representation on this entity.

9. NEW RECOVERY ARRANGEMENTS

- 9.1 Te Rūnanga notes the proposal in the Draft Transition document that “overall leadership and coordination of the recovery will be the responsibility of local institutions, local authority and Te Rūnanga o Ngāi Tahu.”
- 9.2 Te Rūnanga acknowledges the need for the transition however notes that central government should not devolve all responsibility to the local institutions, authorities and Te Rūnanga o Ngāi Tahu.
- 9.3 Te Rūnanga recognises that CERA has provided some support for community-led recovery activities that focus on community resilience. By working with and alongside local authorities, community groups, community leaders, He Oranga Pounamu and non-governmental organisations, CERA has helped to develop and implement local recovery initiatives that focus on community resilience.

- 9.4 Te Rūnanga supports community-led recovery activities that focus on community resilience will be the responsibility of local authorities (Christchurch City Council, Waimakariri District Council and Selwyn District Council) for their respective communities and the involvement of Papatipu Rūnanga.
- 9.5 Te Rūnanga acknowledges the Ministry of Health will be the lead central government agency responsible for psychosocial recovery. In the spirit of local leadership, Te Rūnanga expects this relationship to extend to the Canterbury District Health Board to ensure the needs of the community are met as support is still needed for the on-going effects that this recovery area has on the community.

Recommendations

- 9.6 Te Rūnanga recommends the following:
- Te Rūnanga supports community-led recovery activities that focus on community resilience will be the responsibility of local authorities for their respective communities.
 - Te Rūnanga supports the Ministry of Health working with the Canterbury District Health Board in the spirit of local leadership to provide support to the on-going needs and impact that this recovery has on the community.

10. RESIDUAL CENTRAL GOVERNMENT FUNCTIONS AND RECOVERY REPORTING

- 10.1 Te Rūnanga acknowledges that some residual recovery responsibilities will need to stay with central government once CERA is disestablished. Te Rūnanga recommends that there continues to be a presence on the ground within Christchurch.
- 10.2 Te Rūnanga supports central government functions are maintained in areas of advising ministers, completing short-term critical recovery work and the ability to assess whether another phase of transition is needed post regeneration.
- 10.3 Reporting on priorities and ensuring that recovery goals are achieved is an important element to the recovery of Christchurch. Te Rūnanga supports agencies to be tasked with these responsibilities to ensure that critical recovery issues are prioritised and resolved.
- 10.4 Te Rūnanga notes that the recovery is currently one of the government's top priorities. This position should not change until there is a reassessment of the transition process as outlined in the Draft Plan.

Recommendations

- 10.5 Te Rūnanga supports central government functions to be maintained in areas of advising ministers, completing short-term critical recovery work and the ability to assess whether another phase of transition is needed post regeneration.

APPENDIX ONE: TEXT OF CROWN APOLOGY

The following is text of the Crown apology contained in the Ngāi Tahu Claims Settlement Act 1998.

Part One – Apology by the Crown to Ngāi Tahu

Section 6 Text in English

The text of the apology in English is as follows:

1. The Crown recognises the protracted labours of the Ngāi Tahu ancestors in pursuit of their claims for redress and compensation against the Crown for nearly 150 years, as alluded to in the Ngāi Tahu proverb 'He mahi kai takata, he mahi kai hoaka' ('It is work that consumes people, as greenstone consumes sandstone'). The Ngāi Tahu understanding of the Crown's responsibilities conveyed to Queen Victoria by Matiaha Tiramorehu in a petition in 1857, guided the Ngāi Tahu ancestors. Tiramorehu wrote:

“This was the command thy love laid upon these Governors ... that the law be made one, that the commandments be made one, that the nation be made one, that the white skin be made just equal with the dark skin, and to lay down the love of thy graciousness to the Māori that they dwell happily ... and remember the power of thy name.”

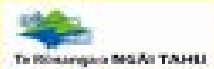
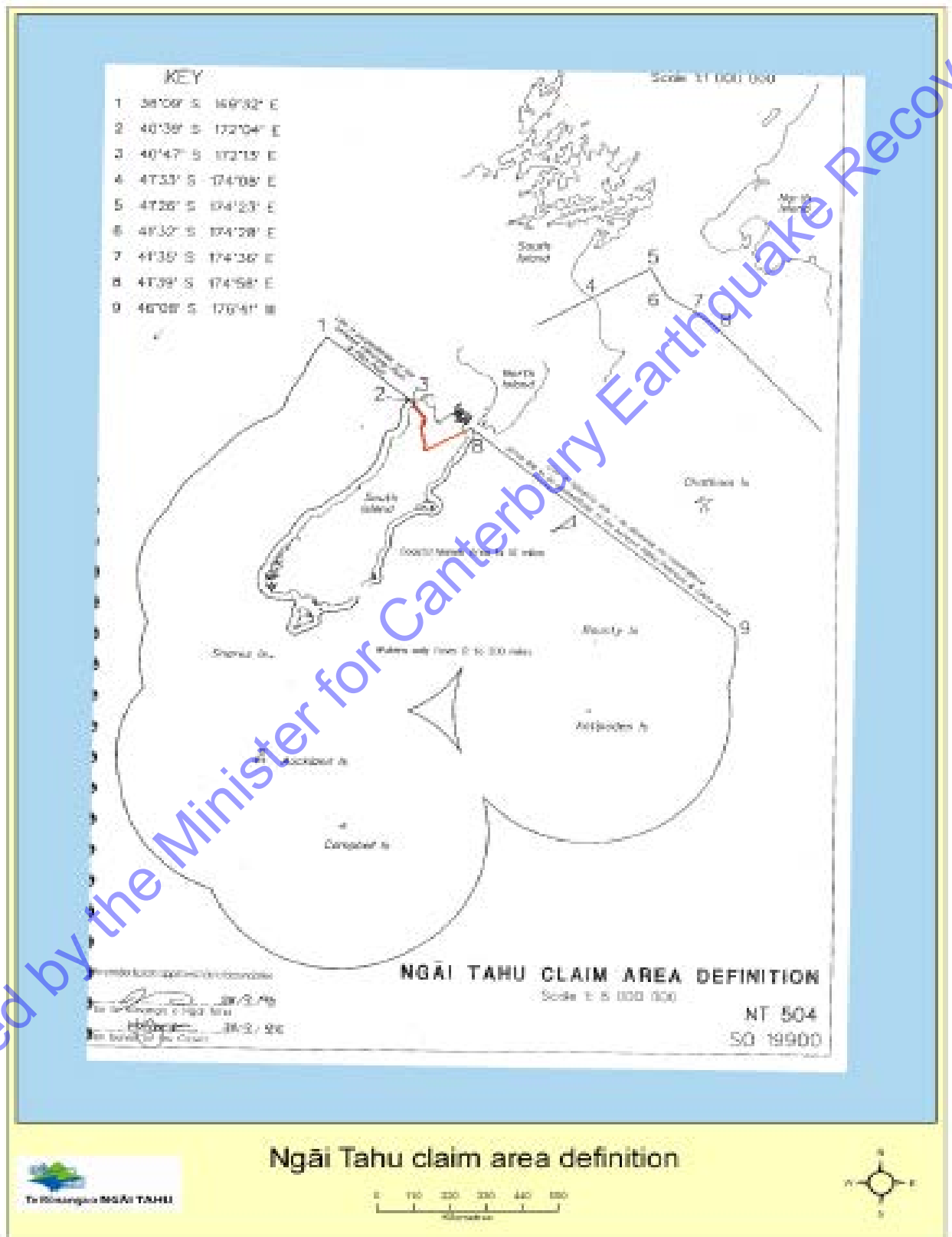
The Crown hereby acknowledges the work of the Ngāi Tahu ancestors and makes this apology to them and to their descendants.

2. The Crown acknowledges that it acted unconscionably and in repeated breach of the principles of the Treaty of Waitangi in its dealings with Ngāi Tahu in the purchases of Ngāi Tahu land. The Crown further acknowledges that in relation to the deeds of purchase it has failed in most material respects to honour its obligations to Ngāi Tahu as its Treaty partner, while it also failed to set aside adequate lands for Ngāi Tahu's use, and to provide adequate economic and social resources for Ngāi Tahu.
3. The Crown acknowledges that, in breach of Article Two of the Treaty, it failed to preserve and protect Ngāi Tahu's use and ownership of such of their land and valued possessions as they wished to retain.
4. The Crown recognises that it has failed to act towards Ngāi Tahu reasonably and with the utmost good faith in a manner consistent with the honour of the Crown. That failure is referred to in the Ngāi Tahu saying 'Te Hapa o Niu Tirenī!' ('The unfulfilled promise of New Zealand'). The Crown further recognises that its failure always to act in good faith deprived Ngāi Tahu of the opportunity to develop and kept the tribe for several generations in a state of poverty, a state referred to in the proverb 'Te mate o te iwi' ('The malaise of the tribe').
5. The Crown recognises that Ngāi Tahu has been consistently loyal to the Crown, and that the tribe has honoured its obligations and responsibilities under the Treaty of Waitangi and duties as citizens of the nation, especially, but not exclusively, in their active service in all of the major conflicts up to the present time to which New Zealand has sent troops. The Crown pays tribute to Ngāi Tahu's loyalty and to the contribution made by the tribe to the nation.

6. The Crown expresses its profound regret and apologises unreservedly to all members of Ngāi Tahu Whānui for the suffering and hardship caused to Ngāi Tahu, and for the harmful effects which resulted to the welfare, economy and development of Ngāi Tahu as a tribe. The Crown acknowledges that such suffering, hardship and harmful effects resulted from its failures to honour its obligations to Ngāi Tahu under the deeds of purchase whereby it acquired Ngāi Tahu lands, to set aside adequate lands for the tribe's use, to allow reasonable access to traditional sources of food, to protect Ngāi Tahu's rights to pounamu and such other valued possessions as the tribe wished to retain, or to remedy effectually Ngāi Tahu's grievances.
7. The Crown apologises to Ngāi Tahu for its past failures to acknowledge Ngāi Tahu rangatiratanga and mana over the South Island lands within its boundaries, and, in fulfilment of its Treaty obligations, the Crown recognises Ngāi Tahu as the tangata whenua of, and as holding rangatiratanga within, the Takiwā of Ngāi Tahu Whānui.

Accordingly, the Crown seeks on behalf of all New Zealanders to atone for these acknowledged injustices, so far as that is now possible, and, with the historical grievances finally settled as to matters set out in the Deed of Settlement signed on 21 November 1997, to begin the process of healing and to enter a new age of co-operation with Ngāi Tahu.”

APPENDIX TWO: NGĀI TAHU TAKIWĀ



Ngāi Tahu claim area definition



From: [REDACTED]
To: [info \(CERA\)](#)
Subject: Submission on the Draft Transition Recovery Plan
Date: Thursday, 30 July 2015 4:24:07 p.m.
Attachments: [Submission to CERA on the Draft Transition Recovery Plan – \[REDACTED\].pdf](#)

Please find attached my submission on the Draft Transition Recovery Plan.

regards,

[REDACTED]

Released by the Minister for Canterbury Earthquake Recovery

Submission to CERA on the Draft Transition Recovery Plan – [REDACTED]

Thank you for the opportunity to comment on the Draft Transition Recovery Plan.

There is nothing concrete in this proposal to indicate that the Draft Transition Recovery Plan will actually allow local institutions and the people of the city more autonomy. As a whole, the document is contradictory: section 6.1 proposes that “overall leadership and coordination of the recovery will be the responsibility of local institutions, primarily local authorities and Te Rūnanga o Ngāi Tahu”, while section 6.2 outlines how control over various major aspects of the rebuild (namely residential rebuilds, psychosocial recovery, demolitions and clearances, and land management of the red zone) will lie with different ministries within central government. Again, this is at odds with the initial statement that recognises the importance of a truly locally led recovery.

It is good to see that “improving people’s wellbeing” and “repairing and replacing housing” are listed as priorities for the government in section 8.2, however it is concerning that this is the only place where these are recognised as such. Out of the five key challenges presented in Section 5.2, the top two are attracting investors to the city and bringing about greater commercial discipline. The question then put to submitters is whether the proposed new arrangements will drive business confidence and investment in the central city. To me this indicates a lack of understanding of the issues people are facing in Christchurch. Pressing on with overly ambitious projects for the purpose of “attracting investment” is not the way to secure long-term sustainability of a city.

First and foremost, the needs and desires of the people who live here need to be addressed. Creating a city that people can get excited about and feel a sense of belonging to and ownership of is what will make Christchurch a vibrant and thriving city. Ensure these conditions and investment will follow. Money always follows people. That is why our Malls are thriving and our central city was struggling before the earthquakes. It is why population growth and immigration are key drivers of economic growth. Continue to break down trust by overriding local decision-making processes, and the resulting culture will be one of resistance and disillusionment. If the government is serious about improving people’s wellbeing and meeting the needs and desires of Christchurch residents it will return decision-making power to the Council and local authorities (including the CDHB), and support these agencies to address the priorities of the communities they serve.

Chapter 3

I support the proposal to allow the powers in the CER act that relate to the emergency phase of the recovery to expire, given we have now well and truly moved past the emergency phase of the rebuild.

In fact, I would argue that none of the emergency, extraordinary powers granted the Minister and CERA are required beyond April 2016.

Allowing the Minister for Canterbury Earthquake Recovery power to “erect, repair, demolish and remove buildings or structures” to both Crown land and private land, and to “maintain powers to make amendments to council plans, conservation strategies and bylaws in an expeditious manner” (p. 15) is completely at odds with the vision for a locally-led recovery. There is currently a large amount of frustration and disillusionment being felt by people in Christchurch about the lack of transparency and consultation during the rebuild process to date, and the way the Crown has pushed ahead with their own agenda (e.g. the convention centre and anchor projects), while many of the ideas put forward through Share An Idea (some of which made it into the original draft central city recovery plan) have been watered down or ignored.

I believe the new Act should not transfer the powers of demolition of heritage buildings under s38. This should return to normal, democratic processes under the RMA and the District Plan of the Christchurch City Council.

p. 16 – “powers to allow new Recovery Plans (now to be called Regeneration Plans) to be developed, for existing Recovery Plans to continue to have statutory force, and for the revocation of these Recovery Plans.”

If Regeneration Plans are to be developed in the coming 5-10 years, they MUST meaningfully and directly involve the people of Christchurch and Canterbury. It is not sufficient for a process that ‘could require the Minister to consult with strategic partners and the Community Forum.’ While it has some excellent members, the Community Forum has not functioned as well as it should. The agenda, discussions, recommendations and decisions made by the Community Forum have not been transparent to local people. Meeting minutes have been redacted when made available to the public. The Forum has not had the capacity to meaningfully consult the wider community. It has also not been elected by the citizens of Christchurch. It has also not been clear that the Minister listens or acts in response to the advice or concerns of the Forum. More direct, accessible and meaningful processes for public participation and decision-making are necessary for these Regeneration Plans to be successful.

Chapter 5 – Driving the Central City Rebuild.

I agree that the central city rebuild needs to be driven with specific care and attention and expertise. (p. 16). However, I think it would be a mistake for that to happen in isolation from the on-going development of the wider city and region. The CER Act, the Blueprint and the CCDU effectively ring-fenced the central city recovery, isolating it from the recovery and development of the rest of the city. One of the key reasons why development has boomed in the suburbs and in Addington, Victoria St and west of the Avon/Ōtākoro is because the recovery of the central city has been isolated from a whole-city view and strategy. The establishment of a crown-led agency (with the support of the CCC) in ‘Regenerate Christchurch’, will continue to treat the central city as an isolated silo.

In my view there are three key aspects to a successful central city recovery:

First, the Transition Recovery Plan and longer-term strategy for recovery must meaningfully involve the people of the city. This is what will build confidence in the central city rebuild. The Central City Recovery Plan (2102) states that vision for Christchurch is a city that will “*draw on... the skills and passion of its people.*” Overall, CERA, the Minister, the CCDU and the Blueprint have all failed to adequately acknowledge and value the passions, motivations of the people of Christchurch, and haven’t allowed local people to be meaningfully involved in the recovery of their city. This has resulted in a deficit of hope. Where there is a deficit of hope, cities fail. This must change with the Transition Recovery Plan, and the best way for that to happen is for the Christchurch City Council to lead the central city recovery, with the support of the Crown (Option three). That body must be charged with developing and using a far more participatory process in the recovery of the central city. This could also be used across the city and region. This process should truly inspire and involve people in the planning, design, development and building of their city.

Secondly, the Transition Plan must understand central city recovery in the context of the wider city and region, in particular via the Urban Development Strategy. This strategy and its partnerships (including the CCC) are key to a successful central city recovery; these two strategies should no longer be understood and driven separately, but via the local institution that bridges the UDS and the central city: the Christchurch City Council.

Thirdly, the Transition Plan should be driven by a deep understanding of what makes a successful city in terms of design, participation, planning, transport, land-use, climate change, public space and resilience. Success is not solely driven by attracting investment. Investment will follow people, best practice, passion, energy and vision.

Therefore, I urge CERA to take on board its own words in section 2.5 (p.10) of the Draft Transition Recovery Plan document: “*International research shows that, for recovery to be sustainable in the long term, it needs to be ‘owned’ and led by local communities and institutions.*”

I could not agree with this more, and for this reason I urge CERA and the Minister to proceed with an entity to drive the central city recovery which is built on “*a Christchurch City Council-led recovery*”

*approach, with the Crown in close support” (p. 20). I believe this is the only option that allows the regeneration of the whole city (i.e. a sustainable, long-term recovery) to be owned and led by the people of Christchurch and their elected Council. This will be a real step change that will “**build confidence, deliver a real change in sentiment, attract potential investment.**” (p. 20)*

Chapter 6

I support the continuation of the Residential Advisory Service (RAS) and its services and encourage the Crown to continue to fund and support this.

I agree that the city needs more time and money to support the psychosocial recovery of the population. I **oppose** the proposal that the Ministry of Health should be the lead central government agency responsible for psychosocial recovery.

I believe that a well-supported and adequately funded Canterbury District Health Board is the best agency to be leading, brokering and coordinating across the wider psychosocial recovery sector in greater Christchurch. The responsibility and funding for mental health and existing CERA programmes should be passed onto the CDHB (in consultation with them). The CDHB has the best structures, programmes and networks in place to support citizens’ mental health and has excelled post quake with almost no funding increases.

On the proposals for interium red zone land use management and final use decisions on red zone land. Again, these agencies (whether DPMC or LINZ) and decision-making processes must involve public consultation and meaningful participation. This land belongs to the people of Christchurch and holds great potential for the city’s future. The transition plan should include a commitment to working with local communities via the Avon-Ōtākaro Network.

Chapter 8

In terms of reporting on progress throughout the rebuild, the Draft Transitional Recovery Plan recognises that a new approach is needed to ensure that agencies are held accountable and remain focused on critical recovery issues. Regular reporting on progress to the Minister and the public is mentioned as a possibility. I strongly agree with the need for accountability, and see transparency as being a key issue with the rebuild process to date. I feel that the Council does a much better job of informing and consulting with the people of Christchurch than central government. This is another reason I do not support the proposal to remodel CERA into ‘Regenerate Christchurch’ and am calling instead for the third option: a council-led agency with the Crown in support, not in control. I think we can do even better than this though, which is why I am endorsing Option 3+, which places a greater focus on transparency, shared vision, and supporting those communities yet to recover from the aftermath of the earthquakes.

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [info \(CERA\)](#)
Cc: [REDACTED]
Subject: Draft Transition Recovery Plan
Date: Thursday, 30 July 2015 4:24:40 p.m.
Attachments: [image001.jpg](#)
[20150730155911514.pdf](#)

Good afternoon,

Please find attached some feedback and response to your public consultation on the Draft Transition Recovery Plan.

If you have any further questions or queries, we would welcome a conversation.

Regards

[REDACTED]

[REDACTED] || Relationship Manager || Partner Relationships || South Island
|| Mob. [REDACTED]

[REDACTED]



Sport New Zealand is the crown entity responsible for promoting, encouraging and supporting sport and physical recreation in New Zealand. For more details, visit www.sportnz.org.nz. The information contained in this email is confidential and intended for the addressee only. If you are not the intended recipient, you are asked to respect that confidentiality and not disclose, copy or make use of its contents. If received in error, you are asked to destroy this email and contact the sender immediately. Your assistance is appreciated.

Released by the Minister for Canterbury Earthquake Recovery

30 July 2015

Draft Transition Recovery Plan
Freepost CERA
Canterbury Earthquake Recovery Authority
Private Bag 4999
Christchurch 8140

Tena koe

Sport New Zealand Submission on the Draft Transition Recovery Plan Greater Christchurch Earthquake Recovery: Transition to Regeneration

Sport New Zealand is the crown agency charged with responsibility for leading sport and recreation recovery in Canterbury. In exercising this role we have experienced a number of frustrations in effectively engaging with other Crown agencies, including CERA, and accordingly we welcome the intent of the transition plan.

The fact that we have the designated lead role in the recovery plan and this is the first opportunity we have had to provide feedback on the transitional plan (despite the plan suggesting that crown agencies have been consulted during its drafting) is symptomatic of the cross agency engagement challenges we have experienced to date.

Sport New Zealand supports the intent of handing responsibility for the delivery of recovery back to the relevant local and central government agencies. However, we would like to see a more explicit articulation of this handover in the draft plan. Sport New Zealand supports the original recovery strategy and would recommend even greater visibility and recognition of this in the transitional plan. Reference to this original plan should outline which agencies will have responsibility (and accountability) for helping to deliver certain aspects of the relevant recovery plans. This would help avoid duplication and confusion, and help to drive collaboration and co-operation.

Secondly, Sport New Zealand notes that the lack of coordination between central and local government agencies remains a risk of the transitional plan. While admitting that the above point possibly helps to mitigate this, it would also be useful to better understand what other mechanisms might be put in place to support cross government agency coordination and alignment. We note, with some frustration, the historically poor engagement from CCDU with Sport New Zealand and the wide Canterbury sports sector in relation to some of the key recovery projects (e.g. Metro Sports Hub) and would like to see this being addressed and improved during any transitional process of governance and planning.

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Finally, Sport New Zealand recognises the need for regular monitoring and public reporting to hold agencies to account.

Overall, Sport New Zealand supports the reversion of leadership back to the relevant central and local government agencies, but has been frustrated with the lack of alignment and connectivity within key local and central government bodies. We would like some assurance that we will see a more connected and collaborative approach from the Crown and local government within the transitional recovery plan.

Naku noa na



Manager Partner Relationships

Released by the Minister for Canterbury Earthquake Recovery

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From: [redacted]
To: [info \(CERA\)](mailto:info@CERA)
Subject: SubmissionDraftTransitionRecoveryPlan
Date: Thursday, 30 July 2015 4:24:52 p m.
Attachments: [SubmissionDraftTransitionRecoveryPlan.docx](#)

Kia ora,
Please find attached the submission on the draft transition recovery plan from the Canterbury District Health Board.

Nāku noa, nā

[redacted]
Public Health Specialist
Canterbury District Health Board, Community and Public Health
[redacted]
Christchurch

Mobile [redacted]
Email [redacted]@cdhb.health.nz

Check out our web site: <http://www.cdhb.health.nz>

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Released by the Minister for Canterbury Earthquake Recovery

Canterbury

District Health Board

Te Poari Hauora o Waitaha

Submission on Draft Transition Recovery Plan

To: Canterbury Earthquake Recovery Authority

Submitter: COMMUNITY AND PUBLIC HEALTH
(A division of Canterbury District Health Board)

Attn: [REDACTED]
C/- Canterbury District Health Board
[REDACTED]
Christchurch 8140

Proposal: Greater Christchurch Earthquake Recovery: Transition to
Regeneration: Draft Transition Recovery Plan, July 2015

SUBMISSION ON DRAFT TRANSITION RECOVERY PLAN

Name of submitter

1. Community and Public Health, a division of the Canterbury District Health Board.

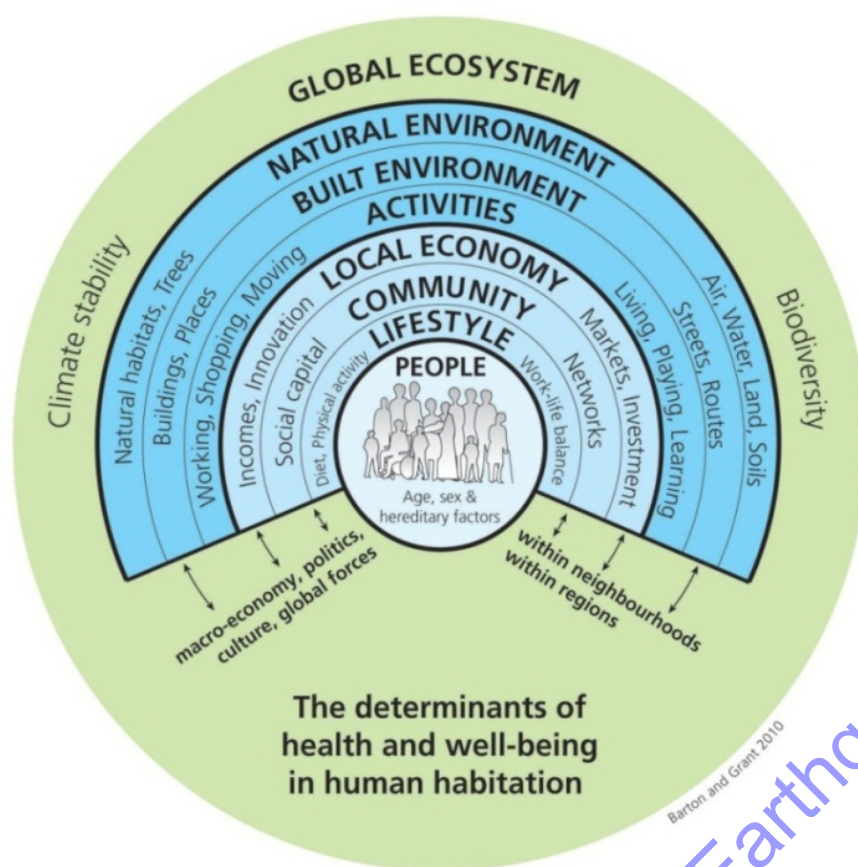
Detail of submission

2. The submitter is responsible for promoting the reduction of adverse environmental effects on the health of people and communities and to improve, promote and protect their health pursuant to the New Zealand Public Health and Disability Act 2000 and the Health Act 1956. These statutory obligations are the responsibility of the Ministry of Health and in the Canterbury District are obligations that are carried out under contract by Community and Public Health under Crown funding agreements on behalf of the Canterbury District Health Board.
3. The Ministry of Health requires the submitter to reduce potential health risks by a number of means including submissions to ensure the public health significance of potential adverse effects are adequately considered by authorities.
4. We welcome the opportunity to comment on the Draft Transition Recovery Plan. The future health of our populations is not just reliant on hospitals, but on a responsive and sustainable system where all sectors work collaboratively.
5. While health care services are an important determinant of health, health is also influenced by a wide range of factors beyond the health sector.
6. These influences can be described as the conditions in which people are born, grow, live, work and age, and are impacted by environmental, social and behavioural factors.¹ The diagram² below shows how the influences on health are both complex and interlinked. The most effective way to maximise peoples wellbeing is taking these factors into account during decision making and strategy development. Initiatives to improve health must involve organisations and groups beyond the health sector, such as local government, if they are to have a reasonable impact³.

¹ Public Health Advisory Committee. 2004. *The Health of People and Communities. A Way Forward: Public Policy and the Economic Determinants of Health*. Public Health Advisory Committee: Wellington.

² Barton, H and Grant, M. (2006) A health map for the local human habitat. *The Journal of the Royal Society for the Promotion of Health* 126 (6), pp 252-253. <http://www.bne.uwe.ac.uk/who/healthmap/default.asp>

³ McGinni s JM, Williams-Russo P, Knickman JR. 2002. *The case for more active policy attention to health promotion*. *Health Affairs*, 21(2): 78 - 93.



General comments:

7. The CDHB welcomes the language of regeneration outlined in this transitional plan . This language moves the debate beyond the disaster recovery context and allows for the future-focused, collaborative regional planning which can enhance wellbeing and sustainability within our region.

Local leadership

8. When the CER Act expires in April 2016, the CDHB supports a well resourced transition to local leadership and decision-making.
9. The CDHB believes that it is regrettable that the original CER Act did not acknowledge the CDHB as a strategic partner since, like the TLAs, it is a significant regional entity with publically elected Board members. The review of the Urban Development Strategy provides an opportunity to address this issue. The CDHB believes it has a significant role to play in the development of the region as both a major health provider and employer.
10. The CDHB supports the revitalization of the Urban Development Strategy as this provides Canterbury with further assurance on the future direction of development in the region. The CDHB will play an active role in the UDS leadership group as is acknowledged as an essential partner by local TLAs. A strength of the UDS model is that it is not statutory. During the transition phase, whilst there will be need for some extraordinary legislative powers, the CDHB believes that these should be limited to those required to support the regeneration of the city and address outstanding issues not otherwise provided for in existing legislation.
11. Regeneration is most successful when it is collaborative and participatory and the CDHB believes that statutory intervention should be the last recourse for effective regeneration projects.
12. The draft Transition Recovery Plan focuses strongly on the central city and although this is clearly a regional priority, the CDHB would like to see strong emphasis on other suburban areas – health happens where people live, work learn and play so regeneration plans developed in partnership with local communities give opportunity to strengthen

community capital and wellbeing. As part of the Lyttelton Recovery Plan and the Land Use Recovery Plan development processes, integrated impact assessments ensured that social, economic, cultural and environmental wellbeings were embedded into the Plans.

13. **Recommendation:** that integrated impact assessments are mandatory for any further recovery or regeneration plans.
14. The expiration of the CER Act allows for the overall operational responsibility for recovery to move from a national to a regional level. The CDHB supports this regional approach but notes that adequate funding and resourcing is required to ensure successful transition. Many activities currently undertaken by CERA are additional and separate to activities undertaken by other organisations. The resources for those activities currently undertaken by CERA that will transition to other organisations must transfer with the activity.

Recovery of the central city

15. Under 5.2, the CDHB favours the third option of a Christchurch City Council led recovery approach, but believes that the priority emphasis on the central city should be extended to include an equal focus on the sustainability and viability of other suburbs, especially in the East.
16. It is crucial that the new city council led entity does not become a large organisation but that it fosters collaboration between all partners with an interest in the future of the central city – businesses, citizens groups, central and local government and NGOs. The CDHB believes that the health sector has a significant role to play in many of the collaborations the new entity will foster since the health system has an interest in business, the built environment and the wellbeing of the central city.
17. CERA and Christchurch City Council are committed to making central Christchurch a place for everyone by ensuring that accessibility checks are incorporated into mater planning and the design and implementation phases of projects.
18. **Recommendation:** Noting the aims of An Accessible City, the CDHB recommends that the possible new entity 'Regenerate Christchurch', promote accessibility for all as a priority throughout their activities.

Transfer of responsibility for the psychosocial recovery to the Ministry of Health

19. The CDHB is supportive of the decision to place responsibility for psychosocial recovery within the health sector as this is in alignment with the new civil defence/emergency management legislation. The CDHB has welcomed the opportunity to engage in ongoing negotiations about this transfer of responsibility and sees itself as taking a lead on this at a local operational level. The need for appropriate resources to be allocated along with the responsibilities is key.
20. Throughout the transition document there is reference to Ministry of Health; based on discussions between senior CERA and Ministry of Health officials since the release of the transition document CDHB understands the intent of the transition document is to emphasise the role of 'Health'. A separate process is underway to identify the respective roles and responsibilities for CDHB and Ministry of Health in Regenerate Christchurch, with a particular emphasis on local presence, leadership and accountabilities. For clarity future documents should identify both CDHB and Ministry of Health.
21. There appears to be some lack of clarity about the division made between 'community-led resilience initiatives' (which are proposed to be led by TLAs) and other psychosocial

recovery (which is to be led by Ministry of Health). It is important to clarify this to ensure that the TLAs are not to be responsible to Ministry of Health for the psychosocial work they do. CDHB has a joint workplan with CCC which can provide opportunity to ensure that there is effective collaboration around community-led recovery.

22. **Recommendation:** that the Transition Plan is reworded to reflect the leadership responsibilities and reporting lines for psychosocial recovery work.
23. Having played a leading role in the leadership and workstreams of the Greater Christchurch Psychosocial Subcommittee for nearly five years, the CDHB welcomes the moves to support the continued operation of the committee. With appropriate resource and structures for escalation of key issues, the committee is well equipped to provide local leadership for the delivery of the Community in Mind strategy.
24. The Transition Advisory Board on Transition has proposed a 'slightly different leadership approach, recommending that the government should strengthen, support and formalise 'the Psychosocial Committee'(p 25). The CDHB believes the joint chairing of the Committee by MSD and CDHB should continue for the time being because it has worked well and because it reflects the transition of the lead for psychosocial from MSD to Health under the new MCDEM legislation. The CDHB is also open to different leadership models as the process develops.
25. **Recommendation:** The strengthening of the Psychosocial Committee should mean that there is an appropriate governance group for escalation of priority issues and that this group should be able to speak directly to both local policy makers and those in Wellington to get traction on key recovery issues, especially regarding insurance and the residential rebuild and other significant issues negatively affecting psychosocial wellbeing.

Community Forum

26. The CDHB believes that the Community Forum's role is to advise the Minister of Earthquake Recovery and that this Forum should be disbanded at the point when the ministerial portfolio ceases to exist.
27. The CDHB supports the TLAs in strengthening development of mechanisms which encourage robust community involvement in and ownership of recovery processes.

Interim land management in the residential red zones

28. The transition plan suggests that Land Information NZ and DPMC should deal with requests for interim land use. The red zones have significant psychosocial significance and decisions about interim and future land use should be made in collaboration with local authorities including councils and CDHB because of their role in psychosocial and community-led recovery.

Reporting on priorities

29. It is good to see that people's wellbeing is listed as the first priority and the CDHB wishes to emphasise that the other priorities (housing, infrastructure, central city and economic performance) are all significantly linked to population wellbeing. The interconnectedness of these factors must be recognized when monitoring outcomes.
30. Housing continues to be a major factor affecting health and wellbeing in Christchurch. There are still significant problems around the supply of affordable, appropriate, warm

houses to particular populations. It is likely that issues around housing, in terms of confidence in the residential repair/rebuild process, the ongoing insurance problems faced by a significant minority, the long term impact of 'as is, where is' properties and the growing costs of housing especially for people on low incomes, are likely to have a continuing detrimental effect on the wellbeing of many.

31. The CDHB wants to highlight that there are similarities and differences between the housing issues in Christchurch and Auckland. Both are experiencing significant pressures around supply and affordability, Christchurch is unique in that it has lost almost all of the cheap private rentals previously located in the inner city. These properties are not being replaced by similar housing. Many existing cheap private rentals are now sought after by the rebuild workforce.
32. The CDHB wishes to remain an active participant in discussions about monitoring and reporting of progress – it is crucial that there is agreement across the range of agencies on what the accurate markers of progress are. Broad aggregate wellbeing measures can mask significant pockets of suffering which must be addressed in the interests of equity and wellbeing of the population as a whole.
33. **Recommendation:** that DPMC works collaboratively with local agencies to agree integrated performance indicators.
34. This submission has been endorsed by the members of Canterbury District Health Board and the Executive Management Team.
35. Thank you for the opportunity to submit on the CERA Transition Plan

Dated 27 July 2015



Public Health Specialist
For and on behalf of
Canterbury District Health Board

Address for service:

Attn: [Redacted]
C/- Canterbury District Health Board
[Redacted]
Christchurch 8140

P [Redacted]
F [Redacted]

Contact person: [Redacted]
E [Redacted]@cdhb.health.nz

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: Draft Transition Recovery Plan
Date: Thursday, 30 July 2015 4:38:42 p.m.
Attachments: [Submission - CERA Draft Transition Recovery Plan - by \[REDACTED\] 30July15.pdf](#)

I attach my submission on the Draft Transition Recovery Plan

Regards

[REDACTED]
Ph [REDACTED]

Released by the Minister for Canterbury Earthquake Recovery

Submission to CERA – Draft Transition Recovery Plan

Prepared By: [REDACTED]
Date: 30th July 2015
To: CERA (Canterbury Earthquake Recovery Authority)
Email: info@cera.govt.nz

The Draft Transition Plan provides three options for the governance structure over the next few years.

Preference: My preference is for a locally led recovery supported by Government, with genuine public participation.

- The regeneration agencies need to extend their scope to include regenerating communities across the city.
- All existing ‘emergency’ institutions, powers and processes incompatible with public participation and regenerating communities need to cease.
- The reporting of progress must be expanded to include a heading: *‘Public Participation and Community Regeneration’*.

Explanation:

The missing factor in the recovery to date has been a deep and meaningful sense of public participation.

A successful recovery requires an indisputable recognition that public participation is a key ingredient in developing resilient communities, cities and our nation. We need to ensure local people and communities can make things happen without being suffocated by the bureaucracy and huge costs of government and local government.

- **Options 1 & 2** provide for a continuing level of government control. Given the track record of recovery thus far, I don’t think central government control is the way forward. Nor do I think the Government wants to ‘control’ the city for the foreseeable future.
- **Option 3** suggests the lead agency should be the CCC, supported by Government.

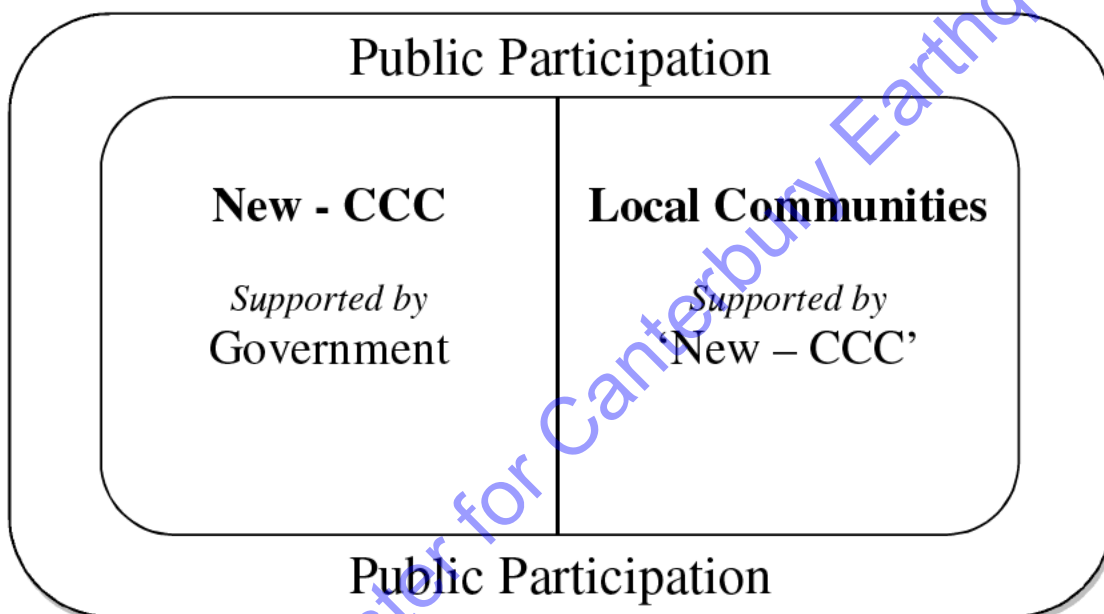
The proposed ‘**Option 3+**’ is a considerable improvement on Option 3.

Concern:

The concern I have is that I haven't seen any evidence that the current Council has the capability to be the lead agency. However I believe that situation can change very quickly if the Mayor & Councillors take some key urgent steps.

Suggested Structure:

What I would like to see is a '**transformed** Council' (for convenience named '**New-CCC**') which includes proper public participation in the widest sense. Below is a diagram of such a structure for the transition period and beyond.



'Supported by':

- If it is good enough for the CCC to think they can "*lead with the Crown in close support*", then it should be good enough for the CCC to acknowledge that they could similarly devolve many recovery activities & projects to local communities.
- As an example, the New Brighton community has been working diligently to build and strengthen their community. They need tangible support from Council, rather than just words of encouragement. Access to resources and modest financial support would help them immensely. Community groups like this are very likely to spend their precious funds more wisely than the same funds spent by the Council bureaucracy.

Public Participation:

Public participation is not just about glossy consultation and pleading for Council funds. Nor is it limited to *'inform & consult'*.

It is about proving the processes, structures and relevant funding that will enable people to contribute to their local community, enable local communities to contribute to the city, and enable citizens with diverse expertise to directly contribute to the larger issues facing the city.

Christchurch, like every city, has an enormous repository of capabilities and resources amongst its citizens and their organisations and these must be harnessed for the recovery to really happen.

People want to contribute, but they pull back when the local and national politicians and bureaucracies make it too hard or are unwilling to engage.

I want the CCC Mayor and Councillors to initiate significant change within the Council. There are a few simple steps that the Council can implement to resolve the systemic problems and 'change the culture' of the organization. These steps along with other *'values based'* changes could possibly transform the Council into the 'New-CCC'.

Let us all collaborate for the recovery of our city.

Yours sincerely



Email:

Ph:



From: [REDACTED]
To: [info \(CERA\)](#)
Subject: submission
Date: Thursday, 30 July 2015 4:38:57 p.m.
Attachments: [EC Submission_CERA_TRANSITION.docx](#)

Hi CERA,

Here find a submission on behalf of myself personally and
[REDACTED] [REDACTED] 8061, Christchurch

Best regards,

[REDACTED]
[REDACTED]

Website: [REDACTED]

Released by the Minister for Canterbury Earthquake Recovery

Christchurch, 29 July 2015.

Submission on the Draft Transition Recovery Plan: Greater Christchurch Earthquake Recovery: Transition to Regeneration

The earthquakes and their aftermath have hit the eastern suburbs hardest, so we feel that it is essential to have relevant community representatives' involvement in the transition process to "Regenerate Christchurch". Many members of our community face serious day-to-day challenges, such as substandard living conditions and uncertainty about the future of their homes. Many of the services and infrastructure in the area have disappeared or been withdrawn, and for "Regenerate Christchurch" to be successful, resident input is vital. We therefore hope that the Empowered Christchurch can look forward to productive cooperation between central and local authority bodies, on the one hand, and tax- and ratepayers on the other, over the coming years.

The Christchurch recovery is now at a crossroads, where we need to look for a way forward and reach some difficult decisions. We also need to look back, since although the past cannot be changed we can all learn from it. In hindsight, it is clear that some decisions taken over the last five years could have been better. We need to make sustainable decisions at this juncture, so that generations to come can learn from our mistakes. Let us remember that our city of the future will be their city of the present.

Context and background

It is important to look in detail at how the recovery has been handled.

We have been dissatisfied with the manner in which communication has been handled by the recovery authorities and also with the provision of and access to information.

We feel that genuine community representation is lacking to a large extent: agencies are dependent for funding on local bodies, territorial authorities and even in some cases insurance companies. As a community group, we have frequently been stonewalled when asking questions or raising concerns.

The missing stakeholder

A series of decisions have been made over the recovery up to now where “all the stakeholders” are consulted but one. The stakeholder excluded from almost every decision has been the homeowner.

If political planning is prepared to sacrifice sustainability in the interest of short-term cost savings, the consequences can be devastating for the people affected. Our main concern is that people who were fully insured may end up homeless, facing a lifetime of poverty after 2-3 political cycles.

CERA made zoning decisions based on the assumption that individual solutions were available. In fact, individual solutions are not available in some coastal areas. The temporary stop banks in along the coastal areas are rapidly eroding. Some properties have been left below high tide mark on land that has a limited future life. The New Zealand Insurance Council has stated that they would like hazard notices attached to all properties with risks, so that people know exactly what they are buying. Certain coastal areas of land have been identified as high hazard and may disappear as the result of erosion within the next 50 years. The likelihood is that properties on such land will quickly become uninsurable in the years to come, and will not be accepted as security for a mortgage.

Unlike insurance companies, banks are not risk takers and will foreclose on any mortgaged property that loses its insurance cover once hazards have been identified.

The potential scenario residents face was highlighted recently on Radio NZ, when Westpac gave farmers in Northland 30 days' notice to refinance, with the alternative of foreclosure on their farms.

The 6.2 earthquake under the eastern suburbs on 23 December 2011, after which Lianne Dalziel, Bob Parker, John Key and Roger Sutton all indicated that new zoning decisions might be made, now appears to have been a mysterious event, since the ground shaking measurements for this earthquake have disappeared.

This is one example of the lack of open and accurate communication from the authorities referred to above. There is also a reason to point out the New Brighton Earthquake that struck in 1869.

Seismic risk

One thing we can learn from the past is that seismic risk in Canterbury had been underestimated before the earthquakes struck. This is confirmed in a report for EQC in 1991. It is also the conclusion of the Royal Commission in the CTV report. A number of

recommendations have been made but not followed. For example, neither the AS/NZS 1170.5 standard nor the New Zealand Geotechnical Society guidelines have been updated. Yet another recovery instrument is the Earthquake Prone Building Act, which is still to be passed by Parliament. As the emergency response part of the recovery is now behind us, we need to ensure sustainability for what lies ahead.

Risk acceptance

It is the role of insurance companies, the EQC included, to accept the risks covered under their terms of reference/policies and compensate policyholders when such risks eventuate. However, many policyholders in Christchurch have not been compensated for the damage to their homes and lives. These responsibilities need to be faced by the entities responsible. An equitable solution needs to be found for properties with hazards such as flooding that are a direct result of the earthquakes. In tandem with this, every effort must be made to protect residents from the risks posed by climate change.

Future insurability

Recommendations to the *Department of the Prime Minister and Cabinet* (DPMC) from ICNZ include taking a long-view – and requiring local authorities to deny consent applications where a long-term perspective risks from natural hazards will increase. It also recommended the issue of hazard notices for all properties affected.

We welcome the long-view but we are concerned that due to the increased risk caused by the earthquakes, future insurance cover will not be available. When the District Plan is made operative the hazards will finally be mapped. Despite the fact that hazards have still not been mapped, we have examples of insurance cover being withdrawn, offered on a monthly basis, and fire insurance being refused.

In an article in the New Zealand Herald of 5 November 2014, the CEO of IAG refers to cooperation with the NZ Government on a strategic intent in 2011 to avoid depopulation of Christchurch. Now that the ICNZ has signalled its intention to withdraw from high-risk areas and the CCC also plans to redefine the boundaries of the city so as to exclude properties below the Mean High Water Springs. We ask whether a "recovery" involves abandoning people once the insurance and bank sectors have managed a retreat.

The EQC does not cover flooding events, which will represent the largest uninsured risk exposure for those Christchurch residents in the future.

Homeowners have not had a fair representation in this recovery.

The declaratory judgment was a one-sided decision, and in the middle of the proceedings CCC

took the side of the EQC. The concerns of the community were not addressed in that judgement. EQC stated that it had not paid for subsidence of land before. In fact, EQC made compensation payments for subsidence after the Waihi ground subsidence in 2001.

EQC and CCC reached an agreement to evaluate area-wide solutions for the Avon Estuary, knowing that the current solutions (temporary stop banks) would not suffice. The solution, which is currently being evaluated, is tidal barriers. This solution was previously rejected by the Ministry of the Environment in 2007, and identified as posing the risk of an ecological disaster. This has been done without consultation with the affected people. Meanwhile insurance companies have been settling insurance claims when it is known that the land has a very limited future. The EQC has still not communicated the known land damage to homeowners.

NZCPS (New Zealand Coastal Policy Statement)

CERA did not consider the NZCPS when they conducted their planning/zoning. Likewise, the statutory obligations of planning for coastal risk were not considered.

Access to information

Homeowners have been denied access to land information on the basis that the information is commercially sensitive. In fact, they have been presented with out-dated information that excludes over 100 earthquakes. These facts have been brought to the attention of CanCERN, EQC, MBIE and Council. There is still no explanation for why these documents have not been updated and are still being presented as current. The EQC stage 3 land report dates the last earthquake as occurring in June 2011. Yet we experienced over 100 earthquakes of magnitude 4-6.2 after that, most of which struck under the eastern suburbs.

CERA, Briefing to the incoming minister

The CERA **Briefing to the incoming Minister**, October 2014, states the following:

"As reconstruction continues over the next 10 years, a greater focus on developing and realising the vision for greater Christchurch is needed to ensure that long-term recovery is self-sustaining."

"The eastern suburbs of Christchurch city, which suffered the greatest housing and land damage in the earthquakes, are now experiencing greater rebuild and insurance complexities. The residents of these areas, many of whom have pre-existing vulnerabilities such as low incomes and/or a disability, are experiencing a more challenging recovery than those in other areas of greater Christchurch."

Other issues may complicate claim resolution, such as where owners have cash settled and will therefore have to manage potentially complex rebuilds or repairs themselves in a period of cost inflation. **Under-insurance and/or deferred maintenance may mean some owners face funding shortfalls and need to make additional contributions to complete rebuild or repair.** Helping owners understand their insurance policies, rights and obligations relating to property ownership and technical aspects of their repair or rebuild is the preferred approach to resolving claims and reaching flexible solutions that meet the individual needs of the parties. CERA will therefore continue to support owners to facilitate faster resolution of insurance claims through supporting the Residential Advisory Service to provide independent information, technical advice and facilitation."

The residents in the Eastern suburbs were no less insured than anyone else in the city. In fact it has been identified that there was more underinsurance in the western part of the city.

Indemnity/accountability

Indemnity insurance is a priority for the recovery authorities. The only problem is that with full indemnity cover there is no accountability.

Without accountability unsustainable practices can take place.

CERA Community Forum

The CERA community forum is one of the administrative structures whereby the Minister is expected to receive input from the community.

However, our experience is that when serious matters are brought to the table of this organization, they are brushed aside or deferred. The minutes from the forum were not published until an OIA request was lodged six months later. The *concerns* pointed out to the forum are reflected in the results of a recent MBIE inspection of 14 properties, where 13 of them failed.

The root of this problem was [presented to the CERA forum in June 2013](#).

Large sections of the minutes of the forum have been blanked out, which does not instil confidence. In short, we do not see that the forum is serving its intended purpose.

Written Comments

1. Do you have any views on the powers and provisions that will be needed in the new legislation to support regeneration?

Future insurance is a crucial element for the residents of Christchurch. As current legislation stands, large parts of the coastal areas in Christchurch face a future without any insurance cover or mortgages. The legislation powers should be used to enforce minimal low-cost insurance availability. If that cannot be achieved, rezoning needs to be considered.

The EQC does not provide cover for flooding unless it is caused by another disaster. It may also

decline cover for a hazard that already attaches to a property (Section 72 notification). In turn, insurance companies may reject a claim for hazard damage that has already been rejected by the EQC. This leaves property owners totally exposed to natural hazard risks.

A recovery that leaves fully insured people in this position cannot be considered a successful recovery. Legislative powers need to focus on sustainability and consider that people's lives are being planned for. Planning and decision-making that only takes the perspective of a political cycle can be very damaging for the city.

The community will always elect representatives for long-term planning. However, politicians focus on 3-year planning cycles, since they cannot be sure they will be in office after the next election, Council, on the other hand, can take both approaches. The more consultation there is between the Council and community leaders the better the balance will be between short- and long-term approaches to issues.

Legislation should not be allowed to delay sustainability simply in order to reduce costs. Christchurch hazards have been mapped by both ECan and CCC. According to the RMA 86(B) (3)(a), any notified hazard relating to water in coastal areas must be implemented upon notification, including the increase in the finished floor level (FFL) to 12.3 m above the Christchurch City datum.

Council has informed homeowners that the hazard maps have not become operative because the district plan was passed by an Order in Council. As a result of this, residents have been denied sustainable planning and left at risk. It appears in this case that the legislation is obstructing sustainability, and any future legislation needs to consider this danger.

We suggest that homeowners be provided with financial subsidies, including legal assistance. We propose the independent election of 5 individuals by the communities who would have the role of assisting with negotiations, submissions on laws, bylaws, plans and other instruments of the recovery.

We agree with the CCC that any powers retained under section 27 should be exercised only at the request, and for the benefit, of affected local authorities, for a purpose that complies with the new Act.

2. Do you think that the proposed new arrangements for the central city will create the 'step-change' needed to drive business confidence and investment in the central city?

We fully support the idea of a Christchurch City Council-led recovery approach, with the Crown in a role of close cooperation. With the active engagement of community leaders, we believe this is the best solution, and the only way to restore the trust required to re-unite the city and move it forward. We cannot change the past but we can plan for a better future. Community engagement, sustainability and transparency are key components for success. Without these, there is the potential for the city to fragment and for serious conflicts to develop.

The "too-hard basket" is overflowing and needs to be dealt with to avoid public unrest.

We believe many aspects, such as a one-stop shop for resource consents and building consents, would help simplify processes.

The long-running disputes over insurance claims must be resolved, and homeowners' rights honoured. After nearly five years, a duty of care is owed to those affected and still suffering. One-sided arguments at the expense of the homeowner must stop.

We are extremely concerned about the potential for "regulatory capture". This concern also extends to the well-funded central and local government training of selected "leaders in the community", and to other agencies such as RAS, which are mainly funded by the insurance

industry. In far too many cases, there has been an absence of open and transparent communication. Independent and unbiased actions in the interests of the communities affected are required from all such bodies and entities.

Neither South Brighton Residents' Association nor Empowered Christchurch has a representative in this selected leaders group.

5.5

We are in favour of CCC endeavouring to attract private investors with the support of central government. We suggest that successful businesses in Christchurch should also be given an opportunity for input here, or encouraged to open up their networks. Investment by supporting industries could strengthen local successes. The business connections are already in place.

3. Are there any other changes needed to build confidence and encourage investment in the central city rebuild?

If the intention is to attract foreign investment to the city, added facilities are needed. For example, there is a serious lack of swimming pools and saunas in Christchurch. This is a fundamental facility in most cultures, Christchurch can excel in this field and utilise the unique greenery and natural attraction of the red zones. We fully support tourist and visitor attractions such as the Eden Project. "Christchurch – unique – green and clean".

4. What are your views on the proposal for regular monitoring and public reporting on priority areas in order to hold agencies accountable for addressing recovery issues?

Independence on the part of recovery agencies and the honouring of the provisions and specifications in insurance contracts is a vital part of the recovery (cf. regulatory capture risk mentioned above). The briefing to the incoming minister illustrates how these aspects have failed.

In December 2012, CERA published the TC3 Residential Rebuild Booklet.

This is an extract from page 17:

"Home owners should note the fact that most insurance policies in place at the time of the earthquakes will cover the cost of building consent requirements to raise finished floor levels to meet standards set in the Building Act.

Insurers will continue to work productively with the Council, EQC and other agencies to provide best outcomes for policyholders.

EQC and Insurers are working to prioritise the claims of vulnerable groups in the community."

Considering the number of properties still sitting below high tide after the earthquakes, this indicates that something has gone wrong in the recovery and that original principles have been abandoned.

Empowered Christchurch has reached an agreement with Council on a letter that protects the rights of vulnerable people. We suggest that issue of this letter is made mandatory for anyone seeking assistance from the RAS service. <http://empoweredchristchurch.co.nz/ccc-notification-email/>

5. In your opinion, is there a better way to report on these recovery issues?

We believe that, as regards residential recovery, monitoring should extend to code compliance certificates.

According to figures published in 2014, only fractions of repairs/rebuilds are completed with the issue of a code compliance certificate. To conclude the work to the required standard, someone must pay for the code compliance.

Leaving things as they are could have serious negative consequences for the recovery and for

the city as a whole. We suggest an investigation of number of outstanding code compliance certificates and that responsible parties are made to address this outstanding work. We recommend that following this process structural EQC repairs are to be listed on LIM reports and form a final part of the insurance claim settlement with consultation with the homeowner.

Looking at the recovery from the perspective of the eastern suburbs, it is impossible to avoid thinking of a phenomenon referred to as "disaster capitalism" and considering the aspects that have already become evident in the recovery process. Loss of equity and quality of life, risk transfer and other substantial shifts are taking place. We suggest that a regular mini-census should be conducted throughout the remainder of the recovery at intervals of 6-12 months to monitor deprivation, insurance cover (or lack of it), mortgage, home equity, and rental status. If unexpected changes identified, investigation and correction measures should be implemented.

Any other comments: (Also see "context and background".)

At the beginning of the recovery, the city's residents trusted blindly in the authorities. People had learned to expect government and the authorities to do the right thing for them and treat them with care and consideration.

Some people of Christchurch have now lost this blind trust, and frustration is building up; it will take significant efforts to reverse this erosion of confidence and stem the build-up of anger. To achieve this, there needs to be access to complete and accurate information, transparency, engagement, sustainability, fairness and care.

Let us remember the much-quoted assurance from the Prime Minister in 2011: "*On behalf of the Government, let me be clear that no one will be left to walk this journey alone. New Zealand will walk this journey with you. We will be there every step of the way. Christchurch; this is not your test; this is New Zealand's test. I promise we will meet this test.*"

Empowered Christchurch calls on the authorities to live up to this promise.

After nearly five years of "**Emergency Response**", where sustainability has been sacrificed in the interests of speed, we can assume that this phase is now behind us. We see no reason why this period should be extended until April 2016. Lessons must be learned from the past. It is time to move into the "**Restoration Phase**". Once seismic and building standards are corrected, and risks are notified, mapped and accepted, sustainability will be ensured.

We need a city that is driven by the people that live in it, and enabled by a bureaucracy that accepts and mitigates risks, rather than transferring them to the most vulnerable of its residents.

Contact:

Empowered Christchurch

[Redacted],

[Redacted]

[Redacted]

About Empowered Christchurch.

Empowered Christchurch is an apolitical community group with over 2000 members set up to support victims of the Canterbury earthquakes, to find answers to their questions and to help achieve fair settlements for homeowners.

www.empoweredchristchurch.co.nz

Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: Draft Transitional Recovery Plan Comments
Date: Thursday, 30 July 2015 4:39:41 p.m.
Attachments: [Draft Transition Recovery Plan.docx](#)

Hi!

Attached are my comments on this plan.

Thanks you.

[REDACTED]

Released by the Minister for Canterbury Earthquake Recovery

Draft Transition Recovery Plan

Comments Form

Name: [REDACTED]

Resident of: Wellington

1. Do you have any views on the powers and provisions that will be needed in the new legislation to support regeneration?

The new regulatory environment needs to be considerably more light handed; it needs to be enabling rather than prescriptive or restrictive.

It needs to embody and reflect the original vision for the development of the city that Christchurch citizens gave voice to early in the consultative process.

2. Do you think that the proposed new arrangements for the central city will create the 'step-change' needed to drive business confidence and investment in the central city?

No. The creation of a new entity is unlikely to make the difference. The same people will simply repopulate the new entities.

To achieve a 'step change', there will need to be:

- a move away from the prescriptive and limiting Blueprint and Frame. The Blueprint is constraining the organic growth that occurs naturally in most cities and which creates diversity, interest and excitement.
- a greater range of options for the financing of inner city development, including the option of leasing inner city land. The cost of land is compromising and limiting the ability to develop inner city residential options and is constraining the ability of small, but crucially important smaller development. It is this small scale development that gives inner cities their life and much needed diversity.

3. Are there any other changes needed to build confidence and encourage investment in the central city rebuild?

- Yes. The current and potential citizens of Christchurch must be assured that the vision and the creativity that was evident in early discussions have not been lost sight of. The city went to some effort to draw in the most creative minds to envision this new 21st century city. There is little sign in current developments that any of this creative capital is being drawn on. BREATHE??

- The decision-makers (whoever they are) need to go back to the people of Christchurch and get a fresh mandate for the way ahead.
- I support the establishment of a one stop development shop that positively encourages and incentivises new thinking and fresh approaches and which may also be a source of seed finance for small scale development.

4. What are your views on the proposal for regular monitoring and public reporting on priority areas in order to hold agencies accountable for addressing recovery issues.

In your opinion, is there a better way to report on these recovery issues?

Yes.

Greater candour would be welcome. The current public reporting is little more than a public relations exercise.

Citizen panels should be an integral part of the monitoring process. The citizens of Christchurch are the primary stakeholders in the regeneration. It is their future - both economic and social that is at stake. They should be the final arbiters of whether the development is fulfilling their vision, their expectations.

Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
To: [info \(CERA\)](mailto:info@CERA.govt.nz)
Subject: Transition Recovery Plan - submission on behalf of Sustainable Ōtautahi Christchurch
Date: Thursday, 30 July 2015 4:40:43 p.m.
Attachments: [SOC Submission on Draft Transition Recovery Plan.docx](#)
[OVTRK Submission on the draft Reperation Plan.docx](#)

Feedback on the Draft Transition Recovery Plan

In addition to recording our support for the submission of One Voice Te Reo Kotahi (attached), please accept the following feedback (also attached):

The aim of Sustainable Ōtautahi Christchurch (SOC) is to actively contribute within Ōtautahi Christchurch to opportunities and means for achievement of long-term sustainability. In doing so, we seek to ensure that all people have their basic needs satisfied so they can live in dignity, in healthy communities, while having the minimum adverse impact on natural systems now and in the future.

We stand by this statement and ask that the criteria it includes are used as reference points for the reporting the government plans to do on the priority areas (p 30). This would mean that **reports on progress on the recovery would identify** if:

All people in Christchurch have their basic needs met

All people in Christchurch are able to live in dignity

All communities in Christchurch are healthy

The recovery and rebuild is having the minimum adverse impact on the natural environment now.

The products of the rebuild – housing and other construction contribute to a built environment that reduces energy and other resource consumption in the future.

It is SOC's submission that the recovery effort so far has fallen short of these baseline aspirations, and a step change is needed to get the recovery / regeneration on track to meeting the basic needs of the people who live here.

For that reason, we submit that **two further priority areas** need to be reported on:

Regenerating communities

Restoring and enhancing public participation in decision-making.

In terms of the **other priority areas** discussed, SOC submits as follows:

Improving peoples' well-being

For this to happen faster than the current snail's pace, government needs to ensure that **sufficient funding is available and that services are accessible**. A good example of

failure in this regard is the inadequate funding for mental health services and the rebuild populations, and the apparent failure of the Ministry of Health to be able to provide empathetic support to an overburdened DHB.

Repairing and replacing housing

The reporting needs to include information on the quality of the rebuilds (by both the public and private sectors) to **support the building of sustainable, high performance houses and other structures** that are built for the long term (at least 100 years). Housing Corporation of New Zealand ought to be setting the standard in this regard.

Repairing and replacing infrastructure and facilities

The **outcomes** supported under this heading ought to be **expanded to include economic wellbeing and environmental sustainability**.

Economic Performance of Canterbury

Rather than *maintaining* the economic performance, this heading needs to be **amended** to **“ensuring the sustainable economic performance of Canterbury”**. Greater emphasis needs to be placed on ensuring that a viable post-construction boom economy exists.

Currently there are more than 30,000 construction workers present in Christchurch ^[1]. Assuming that, on average, each of these people have at least one other person with them (families including children), then at least 70,000 people are here are part of the rebuild. This is 20% of Christchurch’s population of 362,000 ^[2].

Unless the post construction-boom economy is replaced by something else, Christchurch faces a dramatic and unsustainable drop in population in the next 10 years or so.

In summary, SOC submits the government needs to:

Restore the leadership and control of the rebuild to the CCC and local communities by abolishing all emergency powers to intervene and the institutions that go with them including the Community Forum.

Empower communities and Councils so that decision-making processes can be participatory and include the people who are affected by the decision.

Enable government departments to fund, support, and provide for the basic health and housing needs of those affected by the earthquakes.

Step up to the challenge of ensuring that what is done now in the physical rebuild is of a high standard that will ensure that Christchurch can be an international exemplar of a post-carbon economy and long-term and strong sustainability.

For these reasons, SOC formally requests that the following **sustainability principles and outcomes** are integrated into and synthesised across the next phase of the recovery/regeneration:

Environment: socio-ecological systems integrity

Wellbeing: livelihood opportunity and sufficiency

Resources: Resource maintenance & efficiency

Citizenship: Socio-ecological civility & democratic governance

Equity: intra- and inter-generational justice

Adaptability: Precaution & adaptation.


Convenor, Sustainable Ōtautahi Christchurch (SOC)


SOC's Aim: Long-term strong sustainability:

**We all have our basic needs satisfied so we can live in dignity
in healthy communities, while having the minimum adverse impact on natural systems.**

[1] <http://www.stuff.co.nz/business/64390535/christchurch-needs-8000-more-construction-workers>

[2] <http://ecan.govt.nz/about-us/population/how-many/Pages/estimates.aspx>

2492 Email Submission 30 July - 46
Submission on the draft Transition Recovery Plan

*Greater Christchurch Earthquake Recovery
Plan:*
Transition to Regeneration

from One Voice Te Reo Kotahi (OVTRK)



We are independent and speak from the “NGO” sector - the Third Sector – allowing the voices of organisations that have not been formed by Government or Commerce to be heard, with over 100 organisations on our Register
<onevoicetereokotahi.blogspot.co.nz>

The Organising Group of OVTRK has two overall concerns about the draft Plan:

1. its context – as stated in the recent Cabinet paper section 8.6 – the over-riding **INFLUENCE** remains with “the relevant Minister to amend relevant plans and by-laws directly (consistent with the provision of the CER Act)”, retaining section 27
2. its lack of focus on the **PURPOSE** of “Regeneration”

OVTRK submits that there is a need:

1. for **locally-led INFLUENCE** in the Regeneration.
Our networks report a perceived lack of support by Government for recognition and respect of the yearning by the people of Christchurch to influence their own future. The work of local people who have formed Option3+ www.option3plus.org.nz has outlined the need to emphasise locally-led approaches. This is the campaign that has been promoted by Action Station
<http://www.actionstation.org.nz/christchurch_feedback>

We agree with the CCC that any powers retained under section 27 should be exercised only at the request, and for the benefit, of affected local authorities, for a purpose that complies with the new Act.

We also agree that those powers should be exercised jointly by the relevant Minister in conjunction with the Minister of Local Government in order to be consistent with the current local government decision-making framework.

Councils should have the ability to ask relevant Minister(s) to exercise powers on their behalf, for example to support the implementation of a Regeneration Plan.

2. to **focus on the PURPOSE** of “Regeneration”.
This should be consistent with the purpose of local government around the country (section 14(1)(h) of the Local Government Act – in taking a sustainable development approach, take into account (i) the social, economic, and cultural interests of people and communities; and (ii) the need to maintain and enhance the

quality of the environment; and (iii) the reasonably foreseeable needs of future generations in the context of Te Tiriti o Waitangi (section 4)

Such a purpose is also consistent with the over-riding whakatauki of Te Runanga o Ngai Tahu – *mo tatou, a, mo ka uri a muri ake nei* - for us and our children after us, as well as with the Share An Idea - Key Principles for Christchurch.

A stated purpose is also important as the basis for a collaborative approach which is essential for successful Regeneration.

In addition to, and in the light of, 1. and 2. above we also submit that

3. a new **Greater Christchurch Community Initiatives Regeneration Plan** be developed with the Greater Christchurch Urban Development Strategy Implementation Committee.

This new Plan would support community initiatives that are not formed by statutory or commercial imperatives alone (OVTRK uses the shorthand "NGOs" for such organisations).

These **Community Initiatives may be place-based** (like Avon Otakaro Network, Parklands Residents Association), **interest-based** (like Tenants' Protection Association, Christchurch Biodiversity Partnership) and **identity-based** (like Russian Cultural Society, Transgender Association).

This new **Community Initiatives Regeneration Plan** would allow NGO voices in Greater Christchurch to:

- be heard
- be informed
- be enabled to work together
- contribute to work done on Frameworks for Treaty-based, multicultural development where the indigenous status of tangata whenua and the role of tangata Tiriti (everyone else) are understood.

Whether they are communities of place, of interest, or of identity these **Community Initiatives** are vital for a locally-led "Regeneration".

The Urban Development Strategy Implementation Committee could provide support in enhancing programmes of work in this **Community Initiatives Regeneration Plan** that are relevant to particular Territorial Local Authorities, as well as those that are for Greater Christchurch more regionally focused issues. In addition they could channel any specific Crown-Council relationships that may be necessary to support any joint responsibilities,

4. for the **Urban Development Strategy (UDS) 'refresh'** which is proposed to include concepts of regeneration and development, under a new **'visible' governance group**.

Depending on the final form of the legislation, the new 'visible' governance group in Greater Christchurch should involve the UDS partners (as a group or individually) on a territorial basis, in relationship with mana whenua and tangata whenua. This group will need to consider how local leaders will engage with central government officials and Ministers or their representatives to ensure transparency about:

- working relationships to ensure locally-led approaches in association with the business unit within the Department of Prime Minister and Cabinet
- administration of the new legislation
- the nature of advice that is being presented to Ministers, including any advice on the future uses of the residential red zones

- development of any legal or planning framework to implement those decisions, policy and legal advice on the regeneration of greater Christchurch
- monitoring and reporting on the overall progress of recovery including on how relevant agencies are performing across the priority areas identified in the draft Plan to:
 - improve people's wellbeing,
 - repair and replace housing
 - repair and replace infrastructure and facilities
 - revitalise central Christchurch
 - maintain economic performance in Canterbury.

In summary we submit that:

- This proposed new **Greater Christchurch Community Initiatives Regeneration Plan**, along with the 'refresh' of the UDS with a new 'visible' governance group **focussed on the PURPOSE** outlined in 2. above, will assist **locally-led INFLUENCE** in leadership and development of Regeneration.
- By focussing on restoring respect for local decision-making and calling for evidence of working relationships between local and central government we have set out to address some of our OVTRK network's concerns about the many Christchurch residents who have not yet benefitted at a practical level from the "Recovery".
- This approach would also address the hopes and aspirations and replenish the human spirit of even more residents.
- The role of the Minister(s) would be to protect the public interest and enable Councils to implement Regeneration. Any powers being carried over from the CER Act and exercised by the appropriate government agency should be in accordance with appropriate safeguards relating to the purposes of the new Act.

[REDACTED]
OVTRK Co-Chairs

On behalf of the OVTRK team

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Email [REDACTED] >
<onevoicetereokotahi.blogspot.co.nz>

[REDACTED]
Christchurch 8147

Direct line [REDACTED]



30 June 2015

Feedback on the Draft Transition Recovery Plan

In addition to recording our support for the submission of One Voice Te Reo Kotahi, please accept the following feedback:

The aim of Sustainable Ōtautahi Christchurch (SOC) is to actively contribute within Ōtautahi Christchurch to opportunities and means for achievement of long-term sustainability. In doing so, we seek to ensure that all people have their basic needs satisfied so they can live in dignity, in healthy communities, while having the minimum adverse impact on natural systems now and in the future.

We stand by this statement and ask that the criteria it includes are used as reference points for the reporting the government plans to do on the priority areas (p 30). This would mean that **reports on progress on the recovery would identify** if:

All people in Christchurch have their basic needs met

All people in Christchurch are able to live in dignity

All communities in Christchurch are healthy

The recovery and rebuild is having the minimum adverse impact on the natural environment now.

The products of the rebuild – housing and other construction contribute to a built environment that reduces energy and other resource consumption in the future.

It is SOC's submission that the recovery effort so far has fallen short of these baseline aspirations, and a step change is needed to get the recovery / regeneration on track to meeting the basic needs of the people who live here.

For that reason, we submit that **two further priority areas** need to be reported on:

Regenerating communities

Restoring and enhancing public participation in decision-making.

In terms of the **other priority areas** discussed, SOC submits as follows:

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For this to happen faster than the current snail's pace, government needs to ensure that **sufficient funding is available and that services are accessible**. A good example of failure in this regard is the inadequate funding for mental health services and the rebuild populations, and the apparent failure of the Ministry of Health to be able to provide empathetic support to an overburdened DHB.

Repairing and replacing housing

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Economic Performance of Canterbury

Rather than *maintaining* the economic performance, this heading needs to be **amended** to **"ensuring the sustainable economic performance of Canterbury"**. Greater emphasis needs to be placed on ensuring that a viable post-construction boom economy exists. Currently

there are more than 30,000 construction workers present in Christchurch¹. Assuming that, on average, each of these people have at least one other person with them (families including children), then at least 70,000 people are here are part of the rebuild. This is 20% of Christchurch's population of 362,000².

Unless the post construction-boom economy is replaced by something else, Christchurch faces a dramatic and unsustainable drop in population in the next 10 years or so.

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¹ <http://www.stuff.co.nz/business/64390535/christchurch-needs-8000-more-construction-workers>

² <http://ecan.govt.nz/about-us/population/how-many/Pages/estimates.aspx>

Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: Submission on Draft Transition Recovery Plan
Date: Thursday, 30 July 2015 4:44:07 p.m.
Attachments: [Eastern Vision Submission on CERA Draft Transition Plan.doc](#)

Please find attached a submission from Eastern Vision.

Released by the Minister for Canterbury Earthquake Recovery

EASTERN VISION



A new dawn for the east

SUBMISSION ON THE DRAFT TRANSITION PLAN

Do you have any views on the powers and provisions that will be needed in the new legislation to support regeneration? (see chapter 3 for more information):

These powers and provisions should be limited as follows:

- **Execution of Powers under the Act** should no longer rest with a single Minister but be drafted to include a minimum of three Ministers from within Cabinet to be executed.
- **Legal Framework for Land Ownership** – The continuation of powers currently held by CERA’s Chief Executive to acquire, hold, mortgage, lease, dispose of, amalgamate, subdivide, improve and develop land on behalf of the Crown should only be able to be invoked when they are consistent with and enable the implementation of a shared vision for the lands that is agreed with the communities and institutions of greater Christchurch.
- **Access Restrictions** – as soon as practically possible and by April 2016, flatland residential red zone lands will have full and free public access. Any outstanding health and safety issues that may require restriction of access should be dealt with on a site-by-site basis, be clearly identified and contained and be subject to a public consultation process before implementation.
- The **Community Forum** has not been, and is not now, an appropriate vehicle for meaningful community participation in decision making processes and should be discontinued. Other models of international best practice community engagement must be implemented for meaningfully engaging communities in decision making.

Do you think that the proposed new arrangements for the central city will create the ‘step change’ needed to drive business confidence and investment in the central city? (see chapter 5 for more information): No

Why or why not?

The proposed new arrangements in isolation will not drive business confidence and investment in the city:

- They need to be informed by a shared vision for the city that is clearly defined, articulated, ‘owned’, reviewed and reaffirmed on a regular basis by the people of Greater Christchurch. To be sustainable and effective the regeneration framework must be based on an agreed set of guiding principles and visions for the city that are clearly mandated by the people of the city through best practice community engagement processes eg Share-an-Idea and iterations thereof.
- Central Christchurch needs to be seen in the context of Greater Christchurch not just as an entity unto itself. While the Central City is important it cannot and should not be

disconnected from the rest of Greater Christchurch. A holistic, integrated vision for the whole city is required for sustainable and efficacious regeneration of the central city and beyond.

Are there any other changes needed to build confidence and encourage investment in the central city rebuild?:

YES – To be effective it must not be singularly focused on commercial drivers alone. The draft plan acknowledges the need for both commercial acumen and public good. Public good and economic sustainability will not be served unless investors consider social, cultural and environmental recovery drivers along with commercial ones.

What are your views on the proposal for regular monitoring and public reporting on priority areas in order to hold agencies accountable for addressing recovery issues? (see chapter 8 for more information):

We agree with this approach in principle however:

- Accountability needs to be to the people of Greater Christchurch first and foremost. Hence reporting must be made fully public, transparent and readily comprehensible;
- Data must be accurate, robust, relevant, unprocessed (un-sanitised with PR spin) and sufficiently granular to be meaningful – recovery within Greater Christchurch is very location specific, this must be recognised when collecting data and reporting back;
- Measures of cultural and environmental regeneration must also be included as distinct priorities;
- Reporting back must be at least annually.

In your opinion, is there a better way to report on these recovery issues?:

Multiple modes of communication must be used that reflect modern engagement.

Any other comments:

It is our view that the recovery to date has been done to communities or at best for communities; it is now time for a 'step-change' and start the regeneration with and by communities. In short, the recovery now needs to be locally driven.

We note the quote included in the draft plan: "International research shows that, for recovery to be sustainable in the long term, it needs to be 'owned' and led by local communities and institutions."

To date, communities have been locked out of their own recoveries in the same way as they have been locked out of the red zone lands. It is now time for a return to a locally owned and led recovery.

Holistic integrated planning across all sectors and departments has been an ongoing challenge for agencies and communities alike. There is a danger that this will become even more of a challenge with the transition. This can only be addressed by provisions for local communities and institutions to be empowered with full access to information, stakeholders and the means to effect such planning.

We acknowledge that Central Government has invested considerable sums of public money in the red zoning buy out processes and must be significantly involved in decision making processes with regard to this land.

However we also acknowledge the enormous lifetime investment communities have in these lands and the environments in which they lie. It is time that central government also acknowledged the latter and enabled local people a meaningful, accessible, inclusive and influential say in the future of these lands so that they become once again an integral part of our communities rather than simply part of the Crown estate.

Personal details

These fields are optional.

Name: [redacted] on behalf of Eastern Vision

Address:

Email: [redacted]

Resident of: Christchurch City

Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: Submission
Date: Thursday, 30 July 2015 4:51:59 p.m.
Attachments: [Submission_CERA_TRANSITION.docx](#)

Hello Cera,

Here attached find submission on behalf of the following individuals that have requested us to submit on their behalf.

[REDACTED] ChCh 8013

Best regards,

[REDACTED]
Phone [REDACTED]
Mobile: [REDACTED]

[REDACTED]
[REDACTED]
Christchurch 8061
New Zealand
Website: [REDACTED]

Released by the Minister for Canterbury Earthquake Recovery

Your voice counts.

If you share these
opinions, and would like to
see a change in the
recovery. Edit this
document as per your
likings and send to CERA
via the contacts below.
Or copy all the contents of
this document and email to
CERA.

Comments can be made

Online at: www.cera.govt.nz/transition

Via email to: info@cera.govt.nz

Posted on: facebook.com/CanterburyEarthquakeRecoveryAuthority

By post to:

Draft Transition Recovery Plan

Freepost CERA

Canterbury Earthquake Recovery Authority

Private Bag 4999

Christchurch 8140

Feedback is due by 5pm, Thursday 30 July 2015

Christchurch, 29 July 2015.

Submission on the Draft Transition Recovery Plan: Greater Christchurch Earthquake Recovery: Transition to Regeneration

The earthquakes and their aftermath have hit the eastern suburbs hardest, so we feel that it is essential to have relevant community representatives' involvement in the transition process to "Regenerate Christchurch". Many members of our community face serious day-to-day challenges, such as substandard living conditions and uncertainty about the future of their homes. Many of the services and infrastructure in the east have disappeared or been withdrawn, and for "Regenerate Christchurch" to be successful, resident input is vital. We therefore hope that the communities can look forward to productive cooperation between central and local authority bodies, on the one hand, and tax- and ratepayers on the other, over the coming years.

The Christchurch recovery is now at a crossroads, where we need to look for a way forward and reach some difficult decisions. We also need to look back, since although the past cannot be changed we can all learn from it. In hindsight, it is clear that some decisions taken over the last five years could have been better. We need to make sustainable decisions at this juncture, so that generations to come can learn from our mistakes. Let us remember that our city of the future will be their city of the present.

Context and background

It is important to look in detail at how the recovery has been handled.

We have been dissatisfied with the manner in which communication has been handled by the recovery authorities and also with the provision of and access to information.

We feel that genuine community representation is lacking to a large extent: agencies are dependent for funding on local bodies, territorial authorities and even in some cases insurance companies. As individuals and members of social media groups, we have frequently been stonewalled when asking questions or raising concerns.

When we expressed our concerns on the EQC Facebook page, it was deleted.

The missing stakeholder

A series of decisions have been made over the recovery up to now where "all the stakeholders" are consulted but one. The stakeholder excluded from almost every decision has been the homeowner.

If political planning is prepared to sacrifice sustainability in the interest of short-term cost savings, the consequences can be devastating for the people affected. Our main concern is that people who were fully insured may end up homeless, facing a lifetime of poverty after 2-3

political cycles.

CERA made zoning decisions based on the assumption that individual solutions were available. In fact, individual solutions are not available in some coastal areas. The temporary stop banks in along the coastal areas are rapidly eroding. Some properties have been left below high tide mark on land that has a limited future life. The New Zealand Insurance Council has stated that they would like hazard notices attached to all properties with risks, so that people know exactly what they are buying. Certain coastal areas of land have been identified as high hazard and may disappear as the result of erosion within the next 50 years. The likelihood is that properties on such land will quickly become uninsurable in the years to come, and will not be accepted as security for a mortgage.

Unlike insurance companies, banks are not risk takers and will foreclose on any mortgaged property that loses its insurance cover once hazards have been identified. The potential scenario residents face was highlighted recently on Radio NZ, when Westpac gave farmers in Northland 30 days' notice to refinance, with the alternative of foreclosure on their farms.

The 6.2 earthquake under the eastern suburbs on 23 December 2011, after which Lianne Dalziel, Bob Parker, John Key and Roger Sutton all indicated that new zoning decisions might be made, now appears to have been a mysterious event, since the ground shaking measurements for this earthquake have disappeared.

This is one example of the lack of open and accurate communication from the authorities referred to above.

Seismic risk

One thing we can learn from the past is that seismic risk in Canterbury had been underestimated before the earthquakes struck. This is confirmed in a report for EQC in 1991. It is also the conclusion of the Royal Commission in the CTV report. A number of recommendations have been made but not followed. For example, neither the AS/NZS 1170.5 standard nor the New Zealand Geotechnical Society guidelines have been updated. Yet another recovery instrument is the Earthquake Prone Building Act, which is still to be passed by Parliament. As the emergency response part of the recovery is now behind us, we need to ensure sustainability for what lies ahead.

Risk acceptance

It is the role of insurance companies, the EQC included, to accept the risks covered under their terms of reference/policies and compensate policyholders when such risks eventuate. However, many policyholders in Christchurch have not been compensated for the damage to their homes and lives. These responsibilities need to be faced by the entities responsible. An equitable solution needs to be found for properties with hazards such as flooding that are a direct result of the earthquakes. In tandem with this, every effort must be made to protect residents from the risks posed by climate change.

Future insurability

Recommendations to the *Department of the Prime Minister and Cabinet* (DPMC) from ICNZ include taking a long-view – and requiring local authorities to deny consent applications where a long-term perspective risks from natural hazards will increase. It also recommended the issue of hazard notices for all properties affected.

We welcome the long-view but we are concerned that due to the increased risk caused by the earthquakes, future insurance cover will not be available. When the District Plan is made operative the hazards will finally be mapped. Despite the fact that hazards have still not been mapped, we have examples of insurance cover being withdrawn, offered on a monthly basis, and fire insurance being refused.

In an article in the New Zealand Herald of 5 November 2014, the CEO of IAG refers to cooperation with the NZ Government on a strategic intent in 2011 to avoid depopulation of Christchurch. Now that the ICNZ has signalled its intention to withdraw from high-risk areas and the CCC also plans to redefine the boundaries of the city so as to exclude properties below the Mean High Water Springs. We ask whether a "recovery" involves abandoning people once the insurance and bank sectors have managed a retreat?

The EQC does not cover flooding events, which will represent the largest uninsured risk exposure for those Christchurch residents in the future.

Homeowners have not had a fair representation in this recovery.

The declaratory judgment was a one-sided decision, and in the middle of the proceedings CCC took the side of the EQC. The concerns of the community were not addressed in that judgement. EQC stated that it had not paid for subsidence of land before. In fact, EQC made compensation payments for subsidence after the Waihi ground subsidence in 2001.

EQC and CCC reached an agreement to evaluate area-wide solutions for the Avon Estuary, knowing that the current solutions (temporary stop banks) would not suffice. The solution, which is currently being evaluated, is tidal barriers. This solution was previously rejected by the Ministry of the Environment in 2007, and identified as posing the risk of an ecological disaster. This has been done without consultation with the affected people. Meanwhile insurance companies have been settling insurance claims when it is known that the land has a very limited future. The EQC has still not communicated the known land damage to homeowners.

NZCPS (New Zealand Coastal Policy Statement)

CERA did not consider the NZCPS when they conducted their planning/zoning.

Likewise, the statutory obligations of planning for coastal risk were not considered.

Access to information

Homeowners have been denied access to land information on the basis that the information is commercially sensitive. In fact, they have been presented with out-dated information that excludes over 100 earthquakes. These facts have been brought to the attention of CanCERN,

EQC, MBIE and Council. There is still no explanation for why these documents have not been updated and are still being presented as current. The EQC stage 3 land report dates the last earthquake as occurring in June 2011. Yet we experienced over 100 earthquakes of magnitude 4-6.2 after that, most of which struck under the eastern suburbs.

CERA, Briefing to the incoming minister

The CERA **Briefing to the incoming Minister**, October 2014, states the following:

"As reconstruction continues over the next 10 years, a greater focus on developing and realising the vision for greater Christchurch is needed to ensure that long-term recovery is self-sustaining."

"The eastern suburbs of Christchurch city, which suffered the greatest housing and land damage in the earthquakes, are now experiencing greater rebuild and insurance complexities. The residents of these areas, many of whom have pre-existing vulnerabilities such as low incomes and/or a disability, are experiencing a more challenging recovery than those in other areas of greater Christchurch.

*Other issues may complicate claim resolution, such as where owners have cash settled and will therefore have to manage potentially complex rebuilds or repairs themselves in a period of cost inflation. **Under-insurance and/or deferred maintenance may mean some owners face funding shortfalls and need to make additional contributions to complete rebuild or repair.** Helping owners understand their insurance policies, rights and obligations relating to property ownership and technical aspects of their repair or rebuild is the preferred approach to resolving claims and reaching flexible solutions that meet the individual needs of the parties. CERA will therefore continue to support owners to facilitate faster resolution of insurance claims through supporting the Residential Advisory Service to provide independent information, technical advice and facilitation."*

The residents in the eastern suburbs were no less insured than anyone else in the city. In fact it has been identified that there was more underinsurance in the western part of the city.

Indemnity/accountability

Indemnity insurance is a priority for the recovery authorities. The only problem is that with full indemnity cover there is no accountability.

Without accountability unsustainable practices can take place.

CERA Community Forum

The CERA community forum is one of the administrative structures whereby the Minister is expected to receive input from the community.

However, our experience is that when serious matters are brought to the table of this organization, they are brushed aside or deferred. The minutes from the forum were not published until an OIA request was lodged six months later. The *concerns* pointed out to the forum are reflected in the results of a recent MBIE inspection of 14 properties, where 13 of them failed.

The root of this problem was [presented to the CERA forum in June 2013](#).

Large sections of the minutes of the forum have been blanked out, which does not instill confidence. In short, we do not see that the forum is serving its intended purpose.

Written Comments

1. Do you have any views on the powers and provisions that will be needed in the new legislation to support regeneration?

Future insurance is a crucial element for the residents of Christchurch. As current legislation stands, large parts of the coastal areas in Christchurch face a future without any insurance cover or mortgages. The legislation powers should be used to enforce minimal low-cost insurance availability. If that cannot be achieved, rezoning needs to be considered.

The EQC does not provide cover for flooding unless it is caused by another disaster. It may also decline cover for a hazard that already attaches to a property (Section 72 notification). In turn, insurance companies may reject a claim for hazard damage that has already been rejected by the EQC. This leaves property owners totally exposed to natural hazard risks.

A recovery that leaves fully insured people in this position cannot be considered a successful recovery. Legislative powers need to focus on sustainability and consider that people's lives are being planned for. Planning and decision-making that only takes the perspective of a political cycle can be very damaging for the city.

The community will always elect representatives for long-term planning. However, politicians focus on 3-year planning cycles, since they cannot be sure they will be in office after the next election, Council, on the other hand, can take both approaches. The more consultation there is between the Council and community leaders the better the balance will be between short- and long-term approaches to issues.

Legislation should not be allowed to delay sustainability simply in order to reduce costs. Christchurch hazards have been mapped by both ECan and CCC. According to the RMA 86(B) (3)(a), any notified hazard relating to water in coastal areas must be implemented upon notification, including the increase in the finished floor level (FFL) to 12.3 m above the Christchurch City datum.

Council has informed homeowners that the hazard maps have not become operative because the district plan was passed by an Order in Council. As a result of this, residents have been denied sustainable planning and left at risk. It appears in this case that the legislation is obstructing sustainability, and any future legislation needs to consider this danger.

We suggest that homeowners be provided with financial subsidies, including legal assistance.

We propose the independent election of 5 individuals by the communities who would have the role of assisting with negotiations, submissions on laws, bylaws, plans and other instruments of the recovery.

We agree with the CCC that any powers retained under section 27 should be exercised only at the request, and for the benefit, of affected local authorities, for a purpose that complies with the new Act.

2. Do you think that the proposed new arrangements for the central city will create the 'step-change' needed to drive business confidence and investment in the central city?

We fully support the idea of a Christchurch City Council-led recovery approach, with the Crown in a role of close cooperation. With the active engagement of community leaders, we believe this is the best solution, and the only way to restore the trust required to re-unite the city and move it forward. We cannot change the past but we can plan for a better future. Community engagement, sustainability and transparency are key components for success. Without these, there is the potential for the city to fragment and for serious conflicts to develop. The "too-hard basket" is overflowing and needs to be dealt with to avoid public unrest.

We believe many aspects, such as a one-stop shop for resource consents and building consents, would help simplify processes.

The long-running disputes over insurance claims must be resolved, and homeowners' rights honoured. After nearly five years, a duty of care is owed to those affected and still suffering. One-sided arguments at the expense of the homeowner must stop.

We are extremely concerned about the potential for "regulatory capture". This concern also extends to the well-funded central and local government training of selected "leaders in the community", and to other agencies such as RAS, which are mainly funded by the insurance industry. In far too many cases, there has been an absence of open and transparent communication. Independent and unbiased actions in the interests of the communities affected are required from all such bodies and entities.

5.5

We are in favour of CCC endeavouring to attract private investors with the support of central government. We suggest that successful businesses in Christchurch should also be given an opportunity for input here, or encouraged to open up their networks. Investment by supporting industries could strengthen local successes. The business connections are already in place.

3. Are there any other changes needed to build confidence and encourage investment in the central city rebuild?

If the intention is to attract foreign investment to the city, added facilities are needed. For example, there is a serious lack of swimming pools and saunas in Christchurch. This is a fundamental facility in most cultures, Christchurch can excel in this field and utilise the unique greenery and natural attraction of the red zones. We fully support tourist and visitor attractions such as the Eden Project. "Christchurch – unique – green and clean".

4. What are your views on the proposal for regular monitoring and public reporting on priority areas in order to hold agencies accountable for addressing recovery issues?

Independence on the part of recovery agencies and the honouring of the provisions and specifications in insurance contracts is a vital part of the recovery (cf. regulatory capture risk mentioned above). The briefing to the incoming minister illustrates how these aspects have failed.

In December 2012, CERA published the TC3 Residential Rebuild Booklet.

This is an extract from page 17:

"Home owners should note the fact that most insurance policies in place at the time of the earthquakes will cover the cost of building consent requirements to raise finished floor levels to meet standards set in the Building Act.

Insurers will continue to work productively with the Council, EQC and other agencies to provide

best outcomes for policyholders.

EQC and Insurers are working to prioritise the claims of vulnerable groups in the community."

Considering the number of properties still sitting below high tide after the earthquakes, this indicates that something has gone wrong in the recovery and that original principles have been abandoned.

Empowered Christchurch has reached an agreement with Council on a letter that protects the rights of vulnerable people. We suggest that issue of this letter is made mandatory for anyone seeking assistance from the RAS service. <http://empoweredchristchurch.co.nz/ccn-notification-email/>

5. In your opinion, is there a better way to report on these recovery issues?

We believe that, as regards residential recovery, monitoring should extend to code compliance certificates.

According to figures published in 2014, only fractions of repairs/rebuilds are completed with the issue of a code compliance certificate. To conclude the work to the required standard, someone must pay for the code compliance.

Leaving things as they are could have serious negative consequences for the recovery and for the city as a whole. We suggest an investigation of number of outstanding code compliance certificates and that responsible parties are made to address this outstanding work.

We recommend that following this process structural EQC repairs are to be listed on LIM reports and form a final part of the insurance claim settlement with consultation with the homeowner.

Looking at the recovery from the perspective of the eastern suburbs, it is impossible to avoid thinking of a phenomenon referred to as "disaster capitalism" and considering the aspects that have already become evident in the recovery process. Loss of equity and quality of life, risk transfer and other substantial shifts are taking place. We suggest that a regular mini-census should be conducted throughout the remainder of the recovery at intervals of 6-12 months to monitor deprivation, insurance cover (or lack of it), mortgage, home equity, and rental status. If unexpected changes identified, investigation and correction measures should be implemented.

Any other comments: (Also see "context and background".)

At the beginning of the recovery, the city's residents trusted blindly in the authorities. People had learned to expect government and the authorities to do the right thing for them and treat them with care and consideration.

Some people of Christchurch have now lost this blind trust, and frustration is building up; it will take significant efforts to reverse this erosion of confidence and stem the build-up of anger. To achieve this, there needs to be access to complete and accurate information, transparency, engagement, sustainability, fairness and care.

Let us remember the much-quoted assurance from the Prime Minister in 2011: "*On behalf of the Government, let me be clear that no one will be left to walk this journey alone.*

New Zealand will walk this journey with you. We will be there every step of the way.

Christchurch; this is not your test; this is New Zealand's test.

I promise we will meet this test."

We call on the authorities to live up to this promise.

After nearly five years of "**Emergency Response**", where sustainability has been sacrificed in the interests of speed, we can assume that this phase is now behind us. We see no reason why this period should be extended until April 2016. Lessons must be learned from the past. It is time to move into the "**Restoration Phase**". Once seismic and building standards are corrected, and risks are notified, mapped and accepted, sustainability will be ensured.

We need a city that is driven by the people that live in it, and enabled by a bureaucracy that accepts and mitigates risks, rather than transferring them to the most vulnerable of its residents.

Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: Fwd: Submission for Draft Transition Recovery Plan
Date: Thursday, 30 July 2015 4:52:20 p.m.
Attachments: [transition_submission_pdf.pdf](#)
[ATT00001.htm](#)

To whom it may concern,

Please find attached my written comments regarding the Draft Transition Recovery Plan.

Thank you for taking the time to read this.
Kind regards

[REDACTED]

Released by the Minister for Canterbury Earthquake Recovery

I support:

- The transition be led jointly between the Crown and Christchurch City Council (CCC)
- The new Act exists for a period of five years subject to a review after three years
- Te Rūnanga o Ngāi Tahu have a critical role in the governance and leadership arrangements for the rebuilding and recovery of greater Christchurch. Including involvement in decision making processes, input into design and planning, and community engagement. The new legislation will need to appropriately reflect the ongoing role of Te Rūnanga o Ngāi Tahu in the recovery.

A review at the three year point will give the people time to assess whether CCC have had the capacity to implement and deliver their Long Term Plan (LTP), Recovery Plan and vision for the city.

The East side community's confidence and trust in the CCC has been damaged post earthquake. We were given a small lifeline through the LTP process however this lifeline was very quickly severed by the Coastal Hazards Report. These two reports are in conflict, sending mixed messages to the community. Due to the CCC Coastal Hazards report this city is now being shaped and led by fear, rather than hope for an exciting future. There is enough fear, anxiety, depression and suicide in this city already. Confidence and trust in the CCC needs once again to be restored. The people of this city, especially in the East, need to see and be convinced that CCC are able to give them hope and a future.

A partnership will allow for the Crown and CCC to keep each other accountable. This partnership, working with the community, will assist our city to be led by people with vision, optimism, creativity and common sense. We have many amazing people in this city and country that we need to encourage and support to recreate our coastal city to be a standout in this nation- so let's allow them to get on and do it.

Thank you,



Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: Submission on Draft Transition Recovery Plan
Date: Thursday, 30 July 2015 4:52:27 p.m.
Attachments: [REDACTED] [240715_draft_submission.pdf](#)

Attached please find our submission

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Released by the Minister for Canterbury Earthquake Recovery

Greater Christchurch Earthquake Recovery: Transition to Regeneration

Draft Transition Recovery Plan

Context and purpose of this submission from Tonkin & Taylor Ltd

Tonkin & Taylor Ltd (T&T) is making this submission on the Greater Christchurch Earthquake Recovery: Transition to Regeneration, Draft Transition Recovery Plan, July 2015 (DTRP). We provide this as a group of professional engineers, scientists and planners, drawing on our in-depth involvement and experience in the response to, and recovery from, the Canterbury Earthquake Sequence (CES). We also draw on our extensive experience over many years in response to, and recovery from, natural hazard events throughout New Zealand (see box below) and our wider relevant expertise. In making our submission we have also reviewed and considered the July 2015 report of the Advisory Board on Transition to Long-term Recovery Arrangements to the Minister for Canterbury Earthquake Recovery (Advisory Board Report).

Our purpose in making this submission is two-fold:

- to aid a timely and resilient recovery and regeneration for Canterbury;
- to contribute from our experience to lessons learned for the wider benefit of New Zealand for future preparedness, response and recovery from natural hazard events.

T&T's Experience and Track Record

As soon as it was light on the morning of 4 September 2010, a team of geotechnical engineers from Environmental and Engineering Consulting firm, Tonkin & Taylor Ltd (T&T) started mapping the land damage that had resulted from the Darfield earthquake. As the engineers for the Earthquake Commission (EQC), this information gathering was what T&T had previously done with every major natural disaster in New Zealand over the last 30 years. The only difference was that this time the information that T&T gathered for EQC was shared (confidentially) across central and local government, the private insurers, and later with the establishment by T&T of the Canterbury Geotechnical Database (CGD), by any authorised party.

For every natural disaster over the last 30 years, the actual recovery effort has been managed entirely by local government, EQC and the private insurers, once the immediate response, and the state of any emergency, was over. This time, however, Central Government, initially through the Canterbury Earthquake Recovery Commission (CERC), and then through the Canterbury Earthquake Recovery Authority (CERA), took control over certain elements of the recovery. In particular, special legislation was enacted with the objective of ensuring that the recovery was undertaken in a cost effective and timely manner. A draft Transition Recovery Plan has been formulated. T&T has been closely involved in the recovery efforts, and this submission is based upon our observations of the recovery efforts in Canterbury over the last almost five years, and our experience with other natural disaster recovery efforts over the last 30 years, in particular:

- Abbotsford Landslip 1979
- Edgecumbe Earthquake 1987
- Manawatu Floods 2004
- Eastern Bay of Plenty Floods and Landslips (including Matata) 2004
- Western Bay of Plenty (Rotoma) Earthquake 2004
- Tauranga Floods and Landslips 2005
- Cyclone Wilma landslips 2005
- Northland Floods and Landslips (February and July) 2007
- Gisborne Earthquake 2007
- Nelson Floods and Landslips 2011
- Seddon Earthquakes 2013.

Views on the powers and provisions that will be needed in the new legislation to support regeneration

Consultation Question:

- Do you have any views on the powers and provisions that will be needed in the new legislation to support regeneration?

Context for our Comments

We believe that Central Government support will be needed well beyond 18 April 2016. When the CER Act was established following the second earthquake, there was little realisation either that there would be a third, and then a fourth, very damaging earthquake; or that there would be more than 50 Magnitude 5 plus earthquakes during what is now known as the Canterbury Earthquake Sequence (CES). The recovery will extend well into the future, so planning for at least the next five years, and most likely the next 15 years, is necessary.

If the recovery is to be timely and coordinated then, in our view, parts of the CER Act need to be retained and some sections will need to be amended. Some of the extraordinary powers should be retained and used. Strong leadership and bold decisions are still needed for the recovery and regeneration, in particular for residential developments in the inner city, and the eastern suburbs and settlements (of Christchurch City, Waimakariri District and Selwyn District). In this respect, new recovery/regeneration plans may well be required. For recovery/regeneration works to be undertaken in a timely manner, special powers will still be necessary.

Legal Framework for Land Ownership

The DTRP proposes that Crown powers to acquire, hold, mortgage, lease, dispose of, amalgamate, subdivide, improve and develop land should be retained. It specifically notes that these are likely to be required to implement decisions yet to be made about land in the residential red zone. The Advisory Board Report describes a wider range of potential purposes, including, for example, to expedite future land drainage and infrastructure provision.

We agree that these powers need to be retained for the five years anticipated life of the new Act to replace the CER Act. Further consideration will be required as to what agency (or agencies) of the Crown should be responsible for exercising these powers on behalf of the Crown. This decision may be influenced by the scope of purposes for which land may be acquired (i.e. in relation to the red zone land only, or to facilitate wider infrastructure provision).

Recovery Works Powers

The DTRP proposes that Crown powers to carry out building works be retained. This includes powers to demolish, erect and repair buildings and to clear land; and it is these aspects of the powers that are specifically identified in the DTRP. This issue is not specifically addressed in the Advisory Board Report.

We note that the powers set out in Section 38 (2) of the CER Act, and exercised by the Chief Executive of CERA, are widely defined to include land improvement works. We expect that further works of this nature will also be required beyond the expiry of the CER Act in April 2016. We agree that these powers need to be retained for the five years anticipated life of the new Act to replace the CER Act. As with powers related to land ownership, further consideration will be required as to

what agency (or agencies) of the Crown should be responsible for exercising these powers on behalf of the Crown.

Recovery Strategy

Proposal Statement in the DTRP:

Overall leadership and coordination of the recovery will be the responsibility of **local institutions**, primarily local authorities and Te Runanga O Ngai Tahu.

Sections 11-15 of the CER Act set out the provisions for a Recovery Strategy. They include responsibilities and processes to develop, consult, approve and make changes to the Strategy. They also set out the matters that may be included in, and the effect of, an approved Strategy. The effect of a Strategy is wide-ranging, potentially impacting on planning and strategy instruments under the range of Acts, including: the Resource Management Act (RMA), Local Government Act (LGA), Land Transport Management Act (LTMA), Conservation Act, Reserves Act and the Wildlife Act.

The DTRP addresses the matter of the Recovery Strategy on page 13 and in Chapter 6. It proposes that the Strategy could be updated, or replaced, and that this activity could be integrated with a review/refresh of the Greater Christchurch Urban Development Strategy (UDS). It suggests that the new, integrated document could form part of the long-term planning framework for greater Christchurch. It also suggests that New Zealand Transport Agency should be a party to this work. The DTRP anticipates a transition of leadership to local institutions, with Central Government moving to a supporting role (as emphasized in the proposal statement highlighted in Chapter 6).

The Advisory Board Report has also addressed the matter of the UDS and made specific recommendations to the Mayors and Chairs of the councils responsible for the UDS. They include:

- reinvigorating the UDS better to reflect the post-earthquake situation and to incorporate regeneration and development concepts;
- establishing a Greater Christchurch Development Board (to replace the current Urban Development Strategy Implementation Committee); and
- strengthening and raising the visibility of leadership.

In our view, the potential to combine an update, or replacement, of the Recovery Strategy with a review of the UDS presents a unique and significant opportunity to support a timely and resilient recovery and regeneration for Canterbury.

Retaining some of the provisions and powers in the CER Act for a Recovery Strategy could provide a means to aid timely action and direct specific initiatives (e.g. through Recovery Plans). This has the potential to address the need to “work with urgency” and to make “step-changes” (identified in the Advisory Board Report). The matters set out in Section 12 (3) of the CER Act, combined with the existing content of the UDS (as described in the Advisory Board Report) provide a good starting context for this work.

It will be important that building resilience be a key objective for the new Strategy. In addressing the post-earthquake situation, new information about susceptibility and vulnerability to natural hazards should be expressly and competently considered (e.g. increased flooding vulnerability, increased liquefaction vulnerability and impacts of sea level rise on the flat land; and rock fall or cliff instability on the Port Hills). In addition, information on other natural hazards relevant to the Canterbury region should be considered. This information should influence decisions and planning for resilient settlement patterns and providing resilient infrastructure.

Preparing a new Recovery Strategy/UDS presents opportunities to:

- address cross-boundary issues (see example box on cross-boundary issues);
- take a sound risk-based approach to achieve resilience;
- address the complex issue of community risk appetite;
- develop and implement novel and cross agency (public and private) solutions (see example box on residential building resilience); and
- address more challenging options, such as any need for additional new or longer-term managed retreat, should this be required (see the example box below on red-zoned land).

Importantly, it provides a base and a means to transition from a strong recovery focus to a longer-term regeneration and development drivers.

Example: Cross-boundary issues

A significant cross boundary issue that is critical for the recovery is land transport. Whilst it is recognised that road reconstruction and re-surfacing will take several decades to complete, a master plan of multi-modal transport routes and linkages needs to be agreed and implemented urgently. The new Recovery Plan/UDS should provide a means to develop such a master plan and is an opportunity for a new Greater Christchurch Development Board to demonstrate the strong leadership necessary for long-term recovery. Planning for other infrastructure that should be provided on a cross-boundary basis is also important and can be achieved through the Recovery Plan/UDS. Wastewater collection, treatment and disposal facilities need to reflect the change in population distribution post-earthquake and need for these services and facilities to be resilient to disruption, including the impact of sea level rise on existing infrastructure. Provision for appropriate, safe and cost-effective solid waste disposal, most particularly demolition waste during the recovery, should also be considered in the Recovery Plan/UDS.

Example: Residential Building Resilience

In the response and recovery to the CES, it became very clear early on that light weight timber frame, iron roof and weatherboard houses performed much better, and were cheaper and faster to repair, than buildings with brick veneer, concrete roofs and concrete floors (in many cases unreinforced). The insurers were faced with honouring replacement policies that stated like for like, meaning that the recovery would cost more and take more time. Government could have put in place a strategy/recovery plan that required that in eastern Christchurch all rebuilds would be of light weight timber construction with suspended floors. This would have addressed the earthquake, liquefaction, flooding hazards and sea level rise threat. The insurers would have welcomed this. Instead, the like for like requirement has led to most insurers cash settling claims, rather than rebuilding; resulting in the unforced depopulation of some urban areas. The Recovery Strategy/UDS presents an opportunity for bold leadership, innovative thinking and meaningful action to ensure that the built environment adapts to enhance resilience to nature's challenges.

Example: Residential Red Zoned Land

The decision to acquire the most heavily damaged clusters of residential properties (residential red zone - RRZ) on the flat land was a bold and decisive decision that as time goes on looks better and better. This decision de-risked Christchurch to a considerable degree and also allowed some 7000 property owners (20,000 people) to move on. Studies have also shown that those properties were, on a suburb basis, the most vulnerable to liquefaction damage.

The future use of the RRZ will also need to be addressed, and a new Recovery Strategy/UDS would appear to be the appropriate vehicle to deliver a bold and imaginative plan for this land. Like the anchor projects in the CBD, implementation of the plan for the RRZ would also appear to be an important ingredient for the successful recovery of Christchurch City.

Retaining and effectively using the Recovery Strategy powers of the CER Act will present a number of challenges. Most importantly it will require strong, competent, focussed, visible and accountable

leadership. Further, careful consideration will be required about how, and by whom, these powers can be exercised, or accessed, in the transition of leadership from Central Government to local institutions (such as a new Greater Christchurch Development Board). Recognising the window of opportunity to use these sort of powers as part of a review of the UDS, it may be appropriate for the new Act to include some milestones and/or requirements around processes to ensure leadership is effective and outcomes needed and expected by stakeholders are delivered. We note that the Advisory Board Report describes the need for “a demonstrable shift to local leadership and institutions with strong governance and operational skills and experience” as “essential to drive the next stage of regeneration and development.” We agree.

Recovery/Regeneration Plans

The DTRP proposes that powers to allow new Recovery Plans (now to be called Regeneration Plans) to be developed, continue to have statutory force, and for them to be changed/revoked, should be retained. It suggests that the Minister could be required to consult with strategic partners and the Community Forum about these plans. The Advisory Board Report also recommends these powers be retained, describing these as “essential to the momentum of recovery and shift to regeneration and development”.

In our view Recovery/Regeneration Plans are an important and powerful practical tool that could be used to greater effect than has been the case to date. The provisions of the CER Act Section 16 (2) enable these plans to address “any social, economic, cultural, or environmental matter; and any particular infrastructure, work, or activity”. Use of this tool, particularly in the framework of a new Recovery Strategy/UDS (as anticipated in the CER Act Section 11 (3) and Section 18), could enable significant step changes to be made within the five-year window anticipated for a new Act. As with powers related to the Recovery Strategy, further, careful consideration will be required about how and by whom recovery/regeneration plan powers can be either exercised or accessed in the transition of leadership from Central Government to local institutions (such as a new Greater Christchurch Development Board or Regenerate Christchurch). The most appropriate means to engage with the community and other stakeholders will also need to be considered and provided for.

Information and Investigation Powers

The DTRP proposes retaining power to collect and disseminate information and reports and to commission investigations and surveys. It describes obtaining information and disseminating information and advice as crucial functions. The Advisory Board Report recommends retaining these powers, noting that they have been frequently used and that there could be more opportunities for them to be used. The Advisory Board has also recommended that new powers be created to record and access information about land and building repairs. The Advisory Board notes concern about insufficient recording of repair and remediation information and the issue of “as-is, where-is” sales with incomplete or only partial land remediation.

We agree that the ability of recovery agencies, and other stakeholders, to obtain all and any relevant information is critical, and special powers need to be retained to ensure that no essential information can be withheld. The importance of information being obtained and disseminated is illustrated in the example of the Canterbury Geotechnical Database. We also agree that additional powers are needed to record and access information about land and building repairs. We note that an option for Christchurch City to obtain a global resource consent for repair of earthquake-damaged residential land was not pursued. This was a missed opportunity to have secured public

records and make them accessible in property files or by other means. As with other extraordinary CER Act powers, careful, further consideration will be required about how and by whom these powers can be exercised in the transition of leadership from Central Government to local institutions.

Example: Canterbury Geotechnical Database (CGD)

T&T was instrumental in setting up an information portal (the CGD) that is essentially an open access information database for everyone involved in the recovery to utilise. Established in CERA, it has now been moved to MBIE where it is in the process of becoming a national information database. Feedback from the users of this database confirms that the availability of this information has resulted in significant efficiencies and cost-savings for the recovery. This information is also proving to be a powerful research tool, to improve the scientific understanding of natural hazards across New Zealand and the world.

Powers to Suspend Plans, Policies and Consents

The DTRP has suggested that it may be important to maintain powers to make amendments to council plans, conservation strategies and bylaws to affect timely regeneration. It proposes that the power to cancel resource consents would be removed from the scope of the provisions.

The Advisory Board Report has not addressed retention of these powers. It has suggested that new powers should be created to enable land re-zoning, subdividing, amalgamating, developing and improving. The Board has expressed the view that “Land will increasingly need to be re-zoned during the period of regeneration. This will require greater powers and these will need to be used more than they have been to date”.

The powers in Section 27 of the CER Act have a broad scope, enabling the Minister to suspend, amend or revoke, by public notice:

- Resource Management Act documents
- plans and policies under the Local Government Act
- regional land transport plans
- general policies, conservation management strategies or plan under the Conservation Act, Reserves Act, or Wildlife Act
- bylaws under any Act
- resource consents, existing use rights or certificates of compliance under the Resource Management Act.

In our view retention of these powers provides a means to assist with timely and more cost-effective recovery and regeneration. The ability to amend controls in the Christchurch City Plan was an important means to remove an impediment to recovery as outlined in the example box below.

Example: Christchurch City Plan Earthworks Provisions

Under the general earthworks provisions of the Christchurch City Plan, the need for resource consents was triggered for very low thresholds of earthworks (where earthworks volumes of more than 150m³/ha or to a depth of 0.5 metres were involved). These thresholds, rolled over from a previous version of the District Plan, were exceptionally low, compared with regional and district plans throughout New Zealand. They impacted on approximately 60,000 residential properties that needed land damage repairs of some sort. The Section 27 process was used to amend these provisions to facilitate a more cost and time-effective recovery.

We note that the powers in the CER Act are very wide-ranging and of considerable potential effect. This presents some unique opportunities. For example, retaining powers to suspend, amend or revoke existing use rights under the Resource Management Act would provide a very strong mechanism to address difficult issues associated with land use change, such as managed retreat. Using such extraordinary powers is however very challenging and will require strong, respected, credible and accountable leadership. This will need to be supported by sound engineering, planning and other specialist advice; and by effective engagement with stakeholders. As with other extraordinary CER Act powers, further, careful consideration will be required about how and by whom these powers can be exercised in the transition of leadership from Central Government to local institutions.

Checks and Balances

The DTRP proposes that appropriate checks and balances on the exercise of powers be included in the new Act. It suggests that these may be similar to those currently in the CER Act. The Advisory Board Report has also noted the importance of strong governance.

We agree that appropriate checks and balances will be required in any new Act. The checks and balances will need to reflect Government's expressed intention to transition leadership to local institutions.

Proposed new arrangements for the central city: will they create the step-change needed to drive business confidence and investment in the central city

Proposal:

Responsibility for regeneration functions carried out by CERA will transfer to a **new entity**, possibly named Regenerate Christchurch, which would be jointly developed and designed with Christchurch City Council.

Consultation Questions:

- Do you think that the proposed new arrangements for the central city will create the "step-change" needed to drive community and business confidence and investment in the central city?
- Are there other changes needed to build confidence and encourage investment in the central city recovery?

The DTRP describes five challenges facing the central city recovery over the next five years, as follows:

- attracting investors into the city and maintaining the recovery momentum
- bringing greater commercial discipline and acumen to the delivery of major projects
- ensuring the Christchurch Central Recovery Plan's programme of recovery work in the central city continues in a coordinated way
- ensuring sufficient funding from a range of sources (including Crown, local government and private sector) is available to deliver recovery of the central city
- implementing a fit-for purpose central city regulatory planning and consenting framework.

The DTRP proposes a new set of recovery arrangements and responsibilities comprising:

- a new urban development agency-type entity, possibly to be named Regenerate Christchurch
- a one-stop shop for approvals in the central city
- a one-stop shop for attracting private sector investment.

Similar themes and recommendations are contained in the Advisory Board Report. The Advisory Board has expressed the view that “providing the right conditions for this next stage of regeneration and development requires a bold change in approach in the central city”.

Our submission addresses two of the proposals.

Regenerate Christchurch

A joint Crown and City Council investigation is underway about how a new development agency could be established and function. The Advisory Board has advised the Minister that “a much greater focus on commercial capability, credibility, certainty and discipline is required to deliver anchor projects and to enhance private sector confidence and development opportunities”. It sees the need for a special purpose agency and has advised that it involve “strong governance with independent directors and commercially experienced executives to deliver the Crown and joint Crown-CCC facilities and, where appropriate, Crown-CCC-private sector developments. The Board has also advised that the focus of the agency be on the central city, but that its role could extend to cover some commercial aspects of the red zone land redevelopment.

We agree that a development agency approach could provide an effective means to address the challenges facing the central city recovery and regeneration. Our experience with development corporations in the UK indicates that these types of organisations can deliver the required outcomes within the timeframes required to ‘regenerate’ the Central City. A development agency will also bring the commercial focus necessary to deliver successful outcomes. We note, however, the single greatest challenge for these organisations is balancing the tension between community engagement and speed of delivery. An initial focus on the central city could build the credibility, support and capabilities to extend to activities in the red zone, once decisions have been made about its future.

We agree that Regenerate Christchurch will need to be established with strong governance arrangements. It will need to have commercially experienced executives and will also need to have personnel with strong track records and experience delivering major commercial and engineering projects. It will need to be supported with access to high quality and relevant information and sound engineering, planning and other specialist advice.

One Stop Shop for approvals in the Central City

The DTRP describes the Partnership Approvals service set up by Christchurch City Council to provide a single point of contact for project approvals required from the City Council and from Environment Canterbury on land issues. It also references the one-stop-shop process established by the two Councils for approvals required for the residential land repair works. It indicates that further work is underway to extend this approach and improve current processes with support from suitably skilled personnel.

The Advisory Board Report has also recommended that all public and private sector developers in the central city should have access to a one-stop integrated planning and consenting approach. The Advisory Board sees this as contributing to building confidence and momentum for central city redevelopment by providing a pathway of certainty for investors and developers.

We agree that this approach should be supported and further developed. We have seen the positive benefits of this since the one-stop-shop process for approvals for Land Damage Repairs was established (see the example box below).

Example: One Stop Shop for Land Damage Repairs

In parallel with the development of the 'Phase 1' land repair rules via Section 27 CER Act, the Land Repair Steering Group developed a streamlined 'one-stop-shop' approach for obtaining resource consents from Christchurch City Council and Environment Canterbury for land repairs works. The 'one-stop-shop' went live in late 2013. During early 2014, we consented land repair works (on behalf of EQC) for over 50 sites with increased vulnerability to liquefaction through the 'one-stop-shop'. We found the 'one-stop-shop' to be extremely successful and provided the Councils' resource consent teams with very positive feedback. We note that the one-stop-shop approach should be expanded to include the building consent process.

Other changes needed to build confidence and encourage investment in the central city rebuild

We have no submission to make on this point.

Proposal for regular monitoring and public reporting on priority areas

Proposal

To ensure an ongoing focus on recovery, central government will need to find a way to ensure that the most critical issues are prioritised by the agencies tasked with those responsibilities.

Consultation Questions

- What are your views on the proposal for regular monitoring and public reporting on priority areas in order to hold agencies accountable for addressing recovery issues?
- In your opinion, is there a better way to report on these recovery issues?

The D RTP identifies the need for a monitoring and reporting process to ensure Central Government agencies remain focused on, and are held accountable for, the most critical recovery issues. It suggests that this may be achieved by a requirement for regular reporting to the Minister for Canterbury Recovery and the public. This reporting would be collated by the Department of the Prime Minister and Cabinet. Five priority areas are identified:

- improving people's wellbeing
- repairing and replacing housing
- repairing and replacing infrastructure and facilities
- revitalising central Christchurch
- maintaining economic performance in Canterbury.

We agree that formal processes to monitor and report will be important to maintain focus and ensure effective recovery is delivered. We suggest that an additional priority area be added to capture the concept of delivering a resilient Canterbury. It may also be desirable to include a priority on improving the quality of the Canterbury environment.

Other monitoring and reporting could usefully address delivery and performance of local institutions transitioning to, and taking on, a leadership role. Some of these could be focussed on development and implementation of the revised Recovery Plan/UDS and Regeneration Plans. Service performance requirements could also be developed to form the basis of Statement of Service Performance reporting for Regenerate Christchurch and perhaps for the Greater Christchurch Development Board (should these agencies be established).

Other comments

We have no other comments.

From: [REDACTED]
To: [info \(CERA\)](#)
Cc: [REDACTED]
Subject: submission EDLG transition recovery plan final 300715.docx
Date: Thursday, 30 July 2015 4:57:44 p.m.
Attachments: [submission EDLG transition recovery plan final 300715.docx](#)

To whom it may concern

The Earthquake Disability Leadership Group submission on the Greater Christchurch Earthquake Recovery: Transition to Regeneration Draft Transition Recovery Plan 2015 is attached

For any further information please contact myself – details below or the Earthquake Disability Leadership Group coordinator [REDACTED].

With thanks

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

Christchurch 8053

Phone [REDACTED]
Mobile [REDACTED]
Email [REDACTED]
Skype [REDACTED]

Released by the Minister for Canterbury Earthquake Recovery

Earthquake Disability Leadership Group Submission on the Draft Transition Recovery Plan

The Earthquake Disability Leadership Group (EDLG) appreciates the opportunity to feedback on the **Draft Transition Recovery Plan**.

We are a disability advocacy group with the vision of 'A recovery and rebuild of Greater Christchurch that results in a genuinely accessible and liveable city for all of its citizens to participate in and belong to.'

The EDLG was established in December 2011. We are a coalition of disabled leaders, disabled persons organisations (DPOs), service providers and other organisations. The collaboration of these groups and agencies provide a strong local perspective and national overview of all issues relating to access.

The Earthquake Disability Leadership Group supports the Draft Transition Recovery Plan in principle. We note the importance of sustainable forward thinking structures that are innovative and make the step change needed to provide the momentum and ownership from business, developers and the community to achieve the successful regeneration of greater Christchurch.

The draft Transition Recovery Strategy include a quote from the Recovery Strategy for Greater Christchurch (2012)

Greater Christchurch recovers and progresses as a place to be proud of – an attractive and vibrant place to live, work, visit and invest, mo tatou, a mo ka uri ake nei – for us and our children after us

The Earthquake Disability Leadership Group endorses this aspiration and asks the decision makers to mindfully and actively include the disability community in the definition of “us” because our community represents all individuals with impairment, our families and our support networks.

We are a diverse community and include people whose voices haven't been heard fully yet due to the nature of their impairment and more importantly the way feedback and participation has been sought from population groups that are outside the “norm”.

In the transitioning of the powers of CERA to other ministries, authorities and communities the Earthquake Disability Leadership Group makes the following recommendations:

There is an accepted understanding of Universal Design and its application in the Christchurch rebuild

Universal design is an approach to design rather than stipulated regulations. Therefore understanding the aims of universal design are necessary and these being incorporated into the process at the very start are vital.

A recent discussion paper prepared by Richard Cullingworth DipSurv FRICS for the Ministry of Social Development (2015) describes these aims

AIM 1 – EVERYONE should be included (irrespective of their individual capability, knowledge, skill level, age or size)

AIM 2 – EVERYWHERE should be physically accessible (to everyone and achievable in an easy, independent and convenient way)

AIM 3 – EVERYTHING should be accessible, understandable and usable by everyone everywhere, and

AIM 4 – EVERYTIME a task is undertaken, the desired result is able to be achieved irrespective of changing conditions or circumstances.

The implementation of universal design we believe can be incorporated into models of the one stop shop and consenting processes suggested in the Transition Recovery Strategy. The Earthquake Disability Leadership Group encourages decision makers in the transition from CERA to other ministries and authorities to require that any new stakeholders have the same commitment to universal design and inclusive practice that the Central City Development Unit has had with us already.

We know that the Local Government and Environment Select Committee endorse this commitment to quality access. The EDLG presented Petition 2011/93 by Gary Williams MNZM that requested *Parliament urgently to take all appropriate measures to insure full access to public and commercial building for disabled people especially for new buildings in the Christchurch Rebuild*. The committee's response was extremely positive and their report concluded with their recommendation that compliance improve as required by legislation and that there is greater collaboration between ministries and local authorities to improve building accessibility, compliance and outcomes.

The Transition Recovery Strategy includes processes to ensure that the psychosocial impacts of the earthquakes on the disability community are understood and responded to

The latest Canterbury Wellbeing Surveys indicate that disabled people are one population group who are still experiencing increased stress following the earthquakes. Our community are still feeling more anxiety and worry. This affects

our confidence and capacity to move around our communities. The anxiety is compounded by the very real access and transport issues that currently exist and will do so for some time.

The Earthquake Disability Leadership Group believes that the surveys need to continue and ways found to make the survey accessible to all disabled people. This includes the formats that are used in order for disabled people to participate and ways that the surveys are distributed.

The Earthquake Disability Leadership Group asks that once information is collected the data is analysed and used constructively. There needs to be a mandate to continue and / or introduce psychosocial recovery initiatives for those populations that are identified in the Wellbeing Survey as still experiencing stressors. The new stakeholders need to ensure that the Community in Mind Programme of Action is inclusive and accessible for all members of the disability community.

We recommend also that the definition of wellbeing for and by the disability community is sought and documented. It is important for the disability community's wellbeing and our understanding of this to be documented for now and for the legacy that helps identifies what we can do differently next time.

All Stakeholders Interpret Accessibility in a More Broader Framework than what has been used for the Accessible City Transport Strategy

The Earthquake Disability Leadership Group is concerned that the word "accessible" has been used to describe transportation around Christchurch rather than using the term as we know it to be. We describe accessibility to include the capacity to move around, access, and be part of our community. Therefore we ask that the new stakeholders in the regeneration of Christchurch take into account the wider, more inclusive description of accessibility as they move forward with the rebuild of the city.

All Stakeholders Collaborating Demonstratively and in Ways those Christchurch Citizens Understand

The Draft Transition Recovery Plan indicates that when the CER Act expires, a number of roles will be transferred to other ministries and authorities. We note that many of the ministries have not had the opportunity to work together in such fundamental ways. We therefore ask that support and education be given to these ministries so they have the tools to collaborate meaningfully and that this collaboration is evident to the citizens of Christchurch.

The strategy states that under the new arrangements the Ministry of Health will be the lead central government agency responsible for psychosocial recovery. The disability community has had experience with the Ministry of Health and again stresses the need for this ministry to be well versed and supported in building their knowledge and response strategies.

We know that the Ministry of Health succeeds when they ensure that the voices of the communities they represent are incorporated into any policy and planning. We also know from experience that when our voices are not heard, we have remained distant from the funding and supports that have been offered. This has resulted in unnecessary compromise in the effective delivery of service to the disability community.

Regenerate Christchurch and the Christchurch City Council have specific staff roles that represent the disability sector and community.

Disabled people made up at least 24% of the Canterbury community. We know that accessible places and space provide ease of use for all people. The Earthquake Disability Leadership Group recommends that there are positions allocated in both Regenerate Christchurch and the Council that represent the disability sector and community.

The position holder within Regenerate Christchurch would be an important player in supporting the next stages of city development and incorporate the need for an accessible city and the savvy ways to do this in their work.

The role within Council is vital to ensure that the “business as usual” continues for the disability community and sector while the regeneration continues. Our community still require community event to be accessible and their day to day needs as rate payers and residents to be responded to like their non-disabled neighbours.

Summary

The recovery, rebuild and the regeneration of greater Christchurch is complex and will take a number of years. The EDLG applauds the work that has occurred so far and acknowledges the effort and people involved. We have had and will continue to have good relationships with CERA and the council. These authorities have been respectful of our requests to build an accessible city and ensure that the disability voice is consistently heard. We also know that the Draft Transition Recovery Plan was developed in a really short time frame because of very real consultation and response pressures.

The plan very clearly states the need for a step change to ramp up the work and innovation needed to encourage investment and development, especially in the central city. We do not want to slow any process down, but ask that accessibility be at the forefront of any

development and design. The EDLG and the Barrier Free Trust are working hard with Council to develop ways that principles of accessibility can be included into fast track planning and consenting frameworks.

We also ask that disabled people be included in the psychosocial recovery in meaningful ways by making sure that our community is able to respond to surveys and questionnaires that are important to the development of our community within the wider Christchurch context. This includes accessible formatting and ways of involving us in discussions and forums that are relevant and meaningful. We ask specifically to include those with intellectual disability and those who don't use words to communicate.

Lastly, the EDLG supports the collaboration of ministries, authorities and the community to achieve a resilient city that will encourage us all to live work and play together. We understand the challenges of meaningful collaboration. We ask that these agencies use models of collaboration that have worked previously and keep Christchurch informed of progress.



Co-founder of the Earthquake Disability Leadership Group

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Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
To: [info \(CERA\)](mailto:info@CERA.govt.nz)
Subject: Submission on Draft Transitional Recovery Plan
Date: Thursday, 30 July 2015 4:58:24 p.m.
Attachments: [DraftRecoveryPlan_Submission.pdf](#)

Dear CERA,

Please find my submission attached.

Regards,

[REDACTED]



[REDACTED]
Christchurch 8140
[REDACTED]

This e-mail and any attachments is confidential and may be the subject of legal privilege. If you are not the intended recipient we apologise for the inconvenience and ask that you advise the email sender and destroy all records of this email and attachments. You are not permitted to copy, disclose or use the content in any way.

Released by the Minister for Canterbury Earthquake Recovery

I Support a CCC PLUS Led Recovery

I'm an architect with 13 years experience working across a range of public and private building sectors in NZ and Canada. Most recently I have collaborated on the CERA led Innovation Precinct Spatial Framework and a series of private commercial developments throughout the city.

The Transitional Draft Plan states it is now time for "central government to step away gradually from its leadership role and move more towards a role of support for local institutions in greater Christchurch". The scope of this "move" is still very unclear within this document. Many troubling controls appear to still be maintained, such as a single Minister's veto powers and "for the revocation of Recovery Plans" without any real certainty that Government will properly consult the public. These two points alone make it clear that there is no real intention to play the support role and allow "local institutions in greater Christchurch" to lead their recovery and growth.

There is a wealth of passion, knowledge and commitment in the Christchurch community that needs to be harnessed, if the full potential of this region is to be realised.

I will use the analogy of the role of architect to demonstrate how I believe governance in this city should proceed. A key role of an architect is facilitating the realisation of our client's dreams. To do this, trust must be present throughout the process. We must constantly demonstrate our value to build and maintain **trust**, through clear **process** and **communication**. I believe these three things are critical in good governance also, which I will attempt to outline below. The following ingredient of course is **design innovation** and **implementation**, which I will conclude with.

Governance Infrastructure

A networked governance infrastructure, operating from within CCC - working directly with a range of key actors (CDHB, Education, Govt. Agencies, NGO's, Research Institutes), who are invested in our communities and culture.

The Geographic Scope should be concentrated across Christchurch City, not just it's CBD.

This [transparent] governance infrastructure should be rigorously tested against global best practice, be democratic and publicly contestable within short (ie. 1yr) timeframes.

It should Build Capacity within CCC to be adaptable and resilient in future events, aim to strengthen and connect our local and regional communities, and inspire collaboration and innovation.

Broadly speaking, it's aims should enable:

- inclusivity
- transparency
- sustainability
- innovation
- wellbeing

Structure: Board of Directors, Standing Committees, Task Groups, Policies and Management.

Be *Directed by experts* in a broad range of fields; health + wellbeing, architecture and engineering, ecology, economics, policy and governance. But include broad community consultation and input (like Share-an-Idea) to ensure relevance and buy in by our community.

Be driven by *Standing Committees and Task Groups*, comprised of both employed and voluntary contributors, broadly represented by locals and experts who are effective and efficient.

Policy and Management should enable best practice strategy from within the governance infrastructure.

Focus special powers on opportunities that fulfil our real needs first. Keep these powers within a CCC+ led Governance Infrastructure, rather than government, allowing public accountability and influence. Use these powers to solve issues of housing, health and wellbeing, social infrastructure and sustainable modes of movement first, which are still severely lacking in the city. I believe these are key to real economic prosperity. These issues must be a focus and given key consideration with respect to expensive and questionably over ambitious anchor projects, such as the stadium and convention centre.

Policy and Management should focus on enabling a two speed process to expedite progress; transitional projects / frameworks to harness immediate opportunities and solve immediate needs, and long term projects and frameworks that build resilience, vitality and livability.

DESIGN INNOVATION

The earthquake has created massive turmoil, destruction and pain for many. Yes with it, comes a massive opportunity to build a better future but we should not lose sight of the whole picture; our broader community and environment.

To create the 'step change' that CERA has rightly accepted the need for, I propose two Design Innovation Strategies:

I feel design innovation is still lacking in this city, especially if it purports to be creating the "best little city" in the world! Yes we have a few innovative buildings among a sea of mediocrity in five years is poor show! We have nation wide issues that could be solved here and yet we continue to build sprawling greenfield suburbs that only worsen our ecological footprint.

I propose this new Governance Infrastructure use it's special powers to purchase key sites throughout the suburbs to enact a form of *sub-Urban acupuncture* with a variety of *innovative demonstration projects*. These projects should be funded by CCC but sold for reasonable profit to demonstrate social and commercial viability. This will create the 'step change' that is needed in our sub-urban fabric. Innovation should be driven through robust design competitions to harness the best ideas that respond to sound briefs, built from real public input. The glaringly obvious building typology is housing, but I suggest an international best practice stance should be taken here to demonstrate mixed use housing projects that build denser more livable communities.

With strategic control embedded in our community and with the scale post earthquake problem we can influence the market and demonstrate to the world we mean business.

Regards,



Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: Submission to the Transition Plan
Date: Thursday, 30 July 2015 5:00:15 p.m.
Attachments: [Submission to 2015 Recovery Plan.pdf](#)

See attached.

Regards,

[REDACTED]
Hillmorton High School Year 13 Student

Christchurch Youth Council (CYC)
<http://chchyouthcouncil.org.nz/> or find us on facebook!

Released by the Minister for Canterbury Earthquake Recovery



**Submission to the CERA July 2015
Draft Transition Recovery Plan
Christchurch Youth Council (CYC)**

Although it is a statutory requirement, the Christchurch Youth Council would like to thank the Canterbury Earthquake Recovery Authority for the opportunity to provide comments to the draft transition plan. If there are any other opportunities for comment, we are keen to be part of the continuing conversation.

This submission is being completed on behalf of an organisation, the Christchurch Youth Council Inc, which is a group of 16 young people from a diverse range of backgrounds. The CYC aims to:

- Advocate, support and strive for a stronger voice for young people;
- Engage and promote the ideas of active citizenship and participation in order to encourage young people to contribute to their communities;
- Create space and a positive environment to allow young people to speak about, and be involved with, issues affecting them; and
- Foster relationships and build networks with decision-makers in order to influence positive change for young people.

This submission represents the views of the Christchurch Youth Council. Although we regularly meet with young people in Christchurch to hear their views, we make no claim to speak for all young people in this city. We acknowledge they will have a range of opinions on this topic, but it is with their best interests at heart that we present this submission.

[Redacted]
Secretary

[Redacted]
Co-ordinator

[Redacted]
[Redacted]
[Redacted]

[Redacted]
[Redacted]
[Redacted] Christchurch Central

[Redacted]
[Redacted]

[Redacted]

Heading	Comment	Recommendation
<p>Reality as Young People see it</p>	<p>In the course of our work, we regularly meet with young people in Christchurch through our Face to Face and other outreach events. The needs and priorities of youth in this city are diverse, but it is widely recognised that the rebuild is not progressing as hoped. This plan fails to acknowledge the fact that the city still feels like an earthquake zone in many people's lives. Roadworks, the lack of progress in the CBD and housing shortages are regularly mentioned as critical problems in this city, mostly perceived as a result of bureaucratic intervention.</p>	<p>That the Foreword, Background & Context be re-written to better reflect realities within the city, including mention of the challenges as well as the achievements.</p>
<p>Vision</p>	<p>Essentially, the vision for Christchurch as a "clean, green, smart and safe city" (<i>Share an Idea</i>) has been lost. Instead, the Recovery Strategy imposes a vision that doesn't inspire and isn't well known. Christchurch needs a short, community-supported phrase, to guide and encourage recovery efforts. This vision must be meaningful and so it should not attempt to specifically cover everything. We hope that such a vision will encourage the people of Christchurch to feel proud of their city, and that the phrase can be used for advertising purposes. Nowhere in this plan is the dearth of vision acknowledged.</p>	<p>That the Recovery Strategy be reviewed and changes made so that the rebuild is guided by a memorable and inspirational statement.</p>

<p>Community Recovery</p>	<p>This plan does mention that <i>"International research shows that, for recovery to be sustainable in the long term, it needs to be 'owned' and led by local communities and institutions."</i> Despite this, it remains difficult for communities to have their say on government-led rebuild schemes. For instance, the unpopular proposal to significantly alter Victoria Square resulted in the formation of a Reference Group, composed of individuals from various NGOs. The formation of this group, and the willingness of CERA staff to listen to the Reference Group should be commended. However, it is appalling that government institutions are only now realising the importance of community buy-in.</p> <p>Community engagement must increase and must move away from a reliance on a few individuals who give up a significant amount of their time, mostly as volunteers. Instead, engagement must be meaningful and open to all. There must be a change from community taking their concerns to decision-makers to decision-makers reaching out to the community.</p> <p>It is inexcusable that this plan never explicitly mentions the need to consult with community and take their wishes for the city seriously.</p>	<p>Prioritise involving community throughout process of recovery and beyond</p> <p>Make community involvement easier</p> <p>Actively encourage community-led initiatives</p>
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<p>Psychosocial Recovery</p>	<p>The apathy towards the feelings of ordinary people is compounded by the (Cabinet) decision to move responsibility for the psychosocial recovery to the Ministry of Health. Psychosocial recovery is not a medical issue –it must be an inherent part of all decision-making. That many feel powerless and unenthused is a failure in the hands those wielding the power, not of the employees and volunteers working to build personal and community resilience.</p>	<p>That all authorities working in Earthquake Recovery be mandated to consider the affects of their actions on the psychosocial recovery of the city.</p>
<p>Red Zone Land</p>	<p>The cleared red zone land in the East of Christchurch has the potential to be used in a way that people can be proud of. Suggestions such as a Southern Hemisphere Eden Project have sparked interest and hope. To ensure maximum chance that such a proposal can go ahead, we urge that the responsibility for this important area is transferred to an organisation with a mandate for action, rather than stasis. Our preference is the red zone land be given to the people of Christchurch, and cared for by the Christchurch City Council.</p>	<p>That land management of the residential red zones be granted to the Christchurch City Council in preference to Land Information New Zealand. (New Recovery Arrangements)</p>
<p>Regenerate Christchurch Proposal</p>	<p>The essence of this plan is a proposal to create a new recovery entity -Regenerate Christchurch- which would lead rebuild and recovery efforts. This sounds very like CERA re-branded, and many people that we've talked to fear that a promised co-leadership and gradual handover to the City Council will</p>	<p>That, in terms of the key recovery arrangements, either</p> <ul style="list-style-type: none"> ▪ Option two be adopted, with the aforementioned caveats or <p><i>(continues next page)</i></p>

	<p>not eventuate. While we tentatively support this proposal, such an organisation must, from its inception, follow the following criteria:</p> <ul style="list-style-type: none"> ▪ It must be run transparently, so that the public can be aware of its goals, structures and priorities. ▪ It must only use its extraordinary powers (such as are currently permitted under the CER Act) when absolutely necessary. The Christchurch City Council should approve all use of extraordinary powers. ▪ It must be mandated to seek, and seriously consider, community input in all that it does. This will require a stronger mandate than is currently in place. 	<p><i>(alternative option, see above)</i></p> <ul style="list-style-type: none"> ▪ Option three be adopted, with the Government supporting, but not leading.
<p>Other commercial development agencies</p>	<p>This plan also proposes the creation of a commercial development authority, which would work to encourage and simplify investment in Christchurch. This is a great idea, but the Christchurch City Council is already on to it with the formation of Development Christchurch. Central Government should avoid replicating local services, and thus it would be inappropriate to create any more commercial development authorities without explicit support from the Christchurch City Council and ECAN.</p>	<p>That plans for new commercial development agencies are developed only with the express support of the Christchurch City Council.</p>

Priority Areas	Finally, the Christchurch Youth Council commends the selection of the five priority areas as <i>"Improving people's wellbeing; repairing and replacing housing; repairing and replacing infrastructure and facilities; revitalising Central Christchurch; and maintaining economic performance in Canterbury."</i> We are confident that the rebuild can, once again, be something that people are proud of. With increased and more meaningful community engagement, and more action in these areas, Christchurch can truly be the city we all want it to be.	That no changes be made to the wording of the five priority areas .
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Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
To: [info \(CERA\)](mailto:info@CERA)
Subject: Re: Submission to Transition Recovery Plan
Date: Thursday, 30 July 2015 10:11:48 a.m.
Attachments: [Transition plan Jul15.docx](#)

Kia ora ano

My apologies, I was a little hasty in sending in our submission. Could you please delete the earlier document from COSS that I sent 9.09am and replace it with the attached?

Thanks,
[REDACTED]

On Thu, Jul 30, 2015 at 9:09 AM, [REDACTED] <[REDACTED]>
wrote:

Kia ora,

Please find attached our submission to the draft Transition Recovery Plan.

Thanks,

--

[REDACTED]
Executive Officer

Council of Social Services in Christchurch
Te Kaunihera Kaupapa Oranga ki Otautahi

<http://ccoss.org.nz>

--

[REDACTED]
Executive Officer

Council of Social Services in Christchurch
Te Kaunihera Kaupapa Oranga ki Otautahi

<http://ccoss.org.nz>

Released by the Minister for Canterbury Earthquake Recovery



COUNCIL OF SOCIAL SERVICES IN CHRISTCHURCH
TE KAUNIHERA KAUPAPA ORANGA KI OTAUTAHI

Christchurch Community House
301 Tuam St
CHRISTCHURCH 8011

Charities Regn CC 26511

Phone: [REDACTED]
Email: [REDACTED]
Web: www.ccross.org.nz

Submission to the Draft Transition Recovery Plan:

Greater Christchurch Earthquake Recovery: Transition to Regeneration

Introduction

The Council of Social Services in Christchurch (COSS) was established in 1978 to promote social and community wellbeing by fostering communication and collaboration between non-profit service providers and community agencies and central and local government. Our functions include disseminating information on social policy issues, social legislation and policy changes, to our members and to other social and community service providers. Since the earthquakes of 2010 and 2011 COSS has focused on supporting community groups and social service providers that are working to maintain and enhance community wellbeing and recovery.

Following consultation with our members COSS recently changed its purpose. This purpose is to reduce marginalisation and foster wellbeing by carrying out the following:

1. Educate and inform the community about the factors that contribute to social equity, justice and inclusiveness.
2. Educate and inform the community about issues of poverty, discrimination and marginalisation.
3. Promote the role of the non-profit sector in reducing poverty and discrimination and enhancing the social inclusion and wellbeing of marginalised groups.
4. Support the work of the non-profit sector in reducing poverty and discrimination and enhancing the social inclusion and wellbeing of marginalised groups.

Members of COSS are organisations that are not formed by government (whether local, regional or central) and which have rules and objects which may reasonably be seen as reducing marginalisation or fostering wellbeing. Services that COSS provides, for example forums and the monthly newsletter, are accessed by many organisations and people who are not members, including central and local government staff and elected representatives.

COSS focuses on the role and work of the non-profit sector in addressing social wellbeing because of the unique ability of the sector to do so. The sector includes groups involved in every

aspect of community life, including social services, arts, health, sport, environment, education, cultural identity and many more. It contributes to all the aspects of the Whole of Recovery Approach (outlined on p.7 of the draft plan) that recognises the physical, social, cultural, economic and natural components of recovery. It fosters engagement and participation, reaches marginalised groups, and builds social capital. Its significant contribution to disaster recovery is increasingly being recognised and planned for in civil defence and emergency management:

“Community sector organisations are also called upon to provide support to individuals and communities following an emergency. From immediate assistance at relief and recovery centres through to long term counselling, community sector organisations have earned the trust of their communities and bring significant local knowledge, experience and connections to their work. Community sector organisations also remain in their communities for the longer term, providing ongoing support.

...

“It is not just the obvious community sector organisations, such as housing providers, that help to ensure the safety and wellbeing of individuals and communities in emergencies. Neighbourhood houses and learning centres, community health services, and organisations providing child and family, financial counselling and youth support services all play important roles, providing vital advice and information about emergency preparedness, relief and recovery over the short, medium and longer term. Many continue their support long after formal emergency response agencies have withdrawn their services.”

Disaster and Disadvantage: social vulnerability in emergency management. Victoria COSS, 2014.

Proposals in the draft Plan

Legal framework

COSS appreciates the need to create new legislation and supports the proposed time frame of five years with review after three years. We also support the broad areas for the legislation to cover. We are pleased to see the continued statutory inclusion of Te Runanga o Ngai Tahu.

COSS was extremely concerned to see the proposed retention of powers in Sec 27 of the current CER Act, as our city has a strong desire to reclaim local democracy. However we accept that some retention of central government power may be necessary, and therefore support the proposal in the submission of Christchurch City Council that “these powers should only be exercised at the request, and for the benefit, of the affected local authorities for a purpose that

complies with the new Bill.” We also support inclusion of the design elements proposed in the Council’s submission.

The citizens of Christchurch and neighbouring territorial authorities will have a strong desire to exercise their democratic rights and participate in the legislative process required to enact the proposed Bill. It is important that the process recognises this and ensures barriers to participation are removed. In particular,

- The consultation period for submissions to the Select Committee should not fall over the Christmas / January period.
- The Select Committee should visit Christchurch to allow submitters to speak to their submissions.

Central City Rebuild

COSS supports the establishment of a new entity to take over the regeneration functions from CERA. This new entity should be council-led, with close support from Crown.

It is extremely important to us that in the planning and delivery of central city regeneration it is recognised that the central city is not just the commercial hub of the city, but also the civic heart. Our city heart needs diversity, and development, architecture and activity that is people-centred. It must be a place of belonging for all citizens, not just business people, tourists and people with discretionary income to spend.

Prior to the earthquakes, people needing the services of or wanting to engage with non-profit organisations were part of the mix, colour and energy of central Christchurch. To date there has been little, if any, recognition of the contribution that the non-profit sector makes to the life and diversity of the central city. We propose that this contribution be explicitly catered for in the regeneration planning and delivery.

New recovery arrangements

In the initial stages of response and recovery in greater Christchurch, there was little official recognition of the sector’s contribution, and the sector was excluded from official planning processes. It was only in late 2012 that the sector was offered a seat in the Community Wellbeing Planning Group of CERA. This oversight should not be allowed to continue into the new phase that we are about to enter. Provision must be made for the sector to be actively involved in the new recovery arrangements.

This can be done by creating a new *Community Initiatives Regeneration Plan*, which would enable NGO voices in Greater Christchurch to:

- be heard
- be informed
- be enabled to work together

- be visible and valued by the wider community
- contribute the work done on Frameworks for Treaty-based, multicultural development where the indigenous status of tangata whenua and the role of tangata Tiriti are understood.”

We enthusiastically support local institutions taking responsibility for coordinating the recovery, with the support of government. An appropriate way for this to happen would be to build on the coordination already happening in the Urban Development Strategy Implementation Committee.

Monitoring and Evaluation

COSS supports the Department of Prime Minister and Cabinet taking the role of monitoring and reporting on progress, and endorses the identified priority areas:

- Improving peoples' wellbeing
- Repairing and replacing housing
- Repairing and replacing infrastructure and facilities
- Revitalising central Christchurch
- Maintaining economic performance in Canterbury.

The type of evidence being gathered as evidence of progress should be clearly communicated to the community and regularly reviewed. New sources of evidence should also be considered.

Summary

The Council of Social Services in Christchurch:

- Supports the proposal of the Christchurch City Council in relation to the retention of powers in Sec 27 of the current Act.
- Requests that the legislative procedure applied to the proposed legislation respects and maximises the ability of local individuals and groups to participate.
- Requests that the central city rebuild provide for diversity and belonging for all citizens and makes it possible for non-profit organisations to be part of the central city.
- Supports the involvement of the non-profit sector in the ongoing recovery planning through the creation of a new Greater Christchurch Community Initiatives Regeneration Plan.
- Supports the coordination of the recovery being supported by the Urban Development Strategy Implementation Committee.
- Supports the identified priority areas being monitored by the Department of Prime Minister and Cabinet.


Executive Officer

30 July 2015

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: Submission Draft Transition Recovery Plan 2015 [REDACTED]
Date: Thursday, 30 July 2015 10:24:01 a.m.
Attachments: [Submission \[REDACTED\] Draft Transition Recovery Plan July 2015.pdf](#)

Please find attached: Submission [REDACTED] Draft Transition Recovery Plan July 2015

Kind regards

[REDACTED]

Christchurch 8083

Released by the Minister for Canterbury Earthquake Recovery

Draft Transition Recovery Plan

Written Comments Form

The purpose of developing the Draft Transition Recovery Plan is to set out proposals for the transition of the Government's role in greater Christchurch's recovery to long-term recovery arrangements.

The Draft Plan includes key contextual information, and proposals for new recovery legislation, a set of new recovery arrangements for the central city and an approach for reporting on priority recovery issues. It also sets out the Government's decisions on the transfer of recovery responsibilities of the Canterbury Earthquake Recovery Authority (CERA) to other central government agencies.

This is your opportunity to provide written comments on the Draft Plan. You can answer as many or as few questions as you like.

1. Do you have any views on the powers and provisions that will be needed in the new legislation to support regeneration? (see Chapter 3 for more information)

Christchurch 8083

My views

I am private property owner, in a community, where the Crown has purchased property on an area wide basis.

The Crown classified certain areas they wished to purchase `red`.

A willing seller voluntary offer to purchase the private owned properties was made by the Crown.

Upon a deadline for sale to the Crown - if the voluntary offer was not taken up, the offer expired and was `off the table`.

The Crown states that their purchased land called red may not be built on in the short to medium term.

Cera web-site:

Flat land residential red zone

Residential property in the flat land has been zoned red when the land has been so badly damaged by the earthquakes it is unlikely it can be rebuilt on for a prolonged period. The criteria for defining areas as residential red zone are:

there is significant and extensive area wide land damage;

the success of engineering solutions may be uncertain in terms of design, its success and possible commencement; given the ongoing seismic activity; and

any repair would be disruptive and protracted for landowners.

The city and the people of the city have been in recovery from the earthquakes and aftershocks 4th September 2010

Agency response to recovery has included new plans and initiatives- District Plans - City Plans- Land Use Recovery Plans - CERA Act- Red Zone Plans - CCDU - Red Zone Voluntary Purchase Offers - - and many more for public submission and response.

All are very important recovery documents for the people of the city, which will have both short term and long term consequences for their lives, properties ,well-being and future.

`Information over-load` has become the current catch-cry of those taking to media and social media for support and information ... `my head is bursting` `too many

things to think about and worry about` `I can not take any more information in` `I want to put my head in the sand`

1)Where has been our neutral independent help and advocacy wading through this `information and change overload`?

2) I do not believe individuals or communities have been fully informed as to the consequences, outcomes and implications of these new initiatives and agency response?

3)There has been no neutral independent Legal Advocacy appointed that is freely accessible to help understand these changes and how they will affect personal rights, property and futures?

Local communities and individuals need to be fully informed and consulted to determine their plans and action for recovery and allowed to participate.

Agency response is perceived as being not in our interest ..but for those agency interest and outcome.

Agency response has been to produce strategies, but produce no plans or allow consultation, prior to strategies notified.

4)Is this legislation and planning by stealth?

New proposals have been set out in the Draft Transition Recovery Plan

New arrangements CERA's responsibility for interim land management in the residential red zones will transfer to Land Information New Zealand, including:

- performing land ownership functions (holding, acquisition, disposal, amalgamation and subdivision)
- determining compensation claims where land has been compulsorily acquired
- undertaking day-to-day maintenance of the land
- dealing with requests for interim use of the land (in consultation with the Department of the Prime Minister and Cabinet).

Land Information New Zealand will need legislative powers to hold and manage the land in the residential red zones (these powers are currently set out in the CER Act). It is proposed that these powers will be provided through new recovery legislation

5)Cera Act and special powers were made under emergency response to the natural disaster

Why is new legislation required when LINZ already have the authority to act on behalf of the Crown in managing and acquiring Crown owned land?

6)What is the Governments desired outcome on transferring CERA powers to the Office of the Prime Minister ?

7) Why is emergency response power being transferred when emergency response is over and recovery underway?

8)How will Political influence resolve issues with Local Body obligations?

9)Will the Office of the Prime Minister have the power through transfer of emergency powers of Cera to over-ride Local Body Policy ,Regulation and legislation?

10) Will the emergency powers of CERA allow party political ideologies ,from the Office of the Prime Minister , to over-ride political and Parliamentary process?

11) What processes will be in place that will ensure Parliamentary and process is not over-ridden in favour of legislation by stealth ?

The Local Council Authorities , in conjunction and consultation with the community should have those rights to determine and consider outcomes and objectives for land use and community outcome .

LINZ web site

LINZ

Guideline for the acquisition of land under the Public Works Act 1981 - LINZG15703 - See more at:

http://www.linz.govt.nz/system/files_force/media/regulatory-documents/guideline_for_the_acquisition_of_land_under_the_public_works_act_1981_-_linzg15703.pdf?download=1&download=1

The Public Works Act 1981 (PWA) sets out the procedures for the acquisition of land for government and local works. It ensures that both land owners and acquiring agencies are treated fairly by the process of land acquisition.

**Document Status: Current
Document Number: 15703
Regulatory Area: Crown property
Document Type: Guideline
Published date: 20 February 2014**

The purpose of this guideline is to complement LINZS15005 Standard for acquisition of land under the Public Works Act 1981 by expanding on the content and providing guidance about the acquisition process to meet the requirements of the acquisition standard.

This document provides guidance for the acquisition of land under the PWA, including:

- (a) compulsory acquisition,**
- (b) assessment of compensation, and**
- (c) legislation of acquisitions.**

It also includes guidance on specific roading actions that may occur under the PWA.

Updated Date: Thursday, 21 August 2014

Supreme Court of New Zealand

13 March 2015

MEDIA RELEASE – FOR IMMEDIATE PUBLICATION

QUAKE OUTCASTS v MINISTER FOR CANTERBURY EARTHQUAKE RECOVERY (SC 5/2014)

FOWLER DEVELOPMENTS LTD v THE CHIEF EXECUTIVE OF THE CANTERBURY EARTHQUAKE RECOVERY AUTHORITY (SC 8/2014)

[2015] NZSC 27

The Act does provide a mechanism to deal with the need for urgent decisions by allowing Recovery Plans to precede the Recovery Strategy. The June 2011 decisions involved important earthquake recovery measures and a Recovery Plan was the appropriate mechanism for implementing the Crown's land classification decisions. Given the close relationship between the zoning decisions and the purchase offers and the area wide approach, the majority has concluded that at least the broad outlines of the purchase decisions should also have been dealt with under the Recovery Plan processes. The majority has held that the s 53 purchase powers could not lawfully have been used, absent a Recovery Plan

The Government/Crown in this Draft Proposal are planning to retain even more control over the future use of this land classified red as controlling the outcome of the District Plan to ensure the goal and strategy is realized

The Local Authorities are responding to strategies set in place under LURP and the Recovery Plan and the Earthquake Ministers directives.

12) It appears there are strategies by recovery agencies, Government, Crown, Local Bodies, CERA - that are responding to their desired outcomes - and processes are put in place that achieve an outcome consistent to that strategy?

13) Where is the planning that achieves outcomes favorable to individuals, private properties and community /individual future outcomes of those strategies. ?

14) Who is putting the community and individual interests forward as response to agency strategies - what `body` has been set up to over-see and serve public interest to ensure fair outcome is achieved?

Stage 3 Section 32 of the Christchurch Proposed Christchurch Replacement District Plan notified 25 July 2015

4.9 Specific Purpose (Flat Land Recovery) Zone.

4.9.1.1 Purpose and Scope of the Chapter

The purpose of the Specific Purpose (Flat Land Recovery) Zone and associated provisions is;

a. To protect the land identified as the Canterbury Earthquake Recovery Authority (CERA) flat land 'residential red zone', against development and activity which may compromise or impede options for the long term recovery and the future use of the zone, which will be informed by the outcome of the 'Residential Red Zone' programme;

The Crown went through a process of making offers to purchase the residential properties within the 'Red Zone' areas as part of the 'Residential Red Zone' programme, although a small portion of owners had not settled at the time of this review. The Minister for Canterbury Earthquake

Recovery recently announced his decision to direct CERA to develop a Recovery Plan to consider the Crown offer for vacant, commercial and uninsured property owners.

However, this Recovery Plan will not address the interim or future use of the 'residential red zone' or district plan zoning and provisions

4.9.1.2 Proposed Replacement District Plan

The District Plan Review (DPR) Specific Purpose (Flat Land Recovery) Zone Chapter has focused on providing a policy framework for managing land use and development in the flat land 'residential red zone'

4.9.3.2 Objective

The objective within this chapter is consistent with the direction outlined within the Recovery Strategy and LURP, which informs that future use of 'Red Zone' land will be addressed through the 'Residential Red Zone' programme. The proposed objective seeks to protect the zone during the interim period prior to completion of this programme, such that the land use and zoning pattern and requirements for long term recovery can be readily realised in the future. **The zoning does not presuppose the future use of land within this zone, and will be a holding zone until a later plan change which is to be informed by the outcome of the programme.**

GENERAL DIRECTION

The issue this objective seeks to address is the uncertainty relating to the long term recovery options and future land use of the flat land 'residential red zone'. The objective seeks to provide protection of the zone from inappropriate subdivision, intensification and development that will compromise or impede long term recovery and future use of the zone and increase risk to people, property and infrastructure from natural hazards.

GENERAL DIRECTION

The issue this objective seeks to address is the uncertainty relating to the long term recovery options and future land use of the flat land 'residential red zone'. The objective seeks to provide protection of the zone from inappropriate subdivision, intensification and development that will compromise or impede long term recovery and future use of the zone and increase risk to people, property and infrastructure from natural hazards.

d. A risk of acting to create the Flat Land Recovery Zone is that certainty is not provided to landowners in relation to the land use expectations of the zone in the future, and there will be temporary reduction in the scope of activities that can be undertaken as of right on their property during the interim period.

4.9.6 CONCLUSIONS - INCLUDING RESPONSE TO STATEMENT OF EXPECTATIONS

The Specific Purpose (Flat Land Recovery) Zone is a 'holding zone' that will be subject to a later plan change to confirm the zoning pattern which will be informed by the outcome of the 'Residential Red Zone' programme.

15) It appears the outcome is strategically maneuvered to ensure the desired outcome for those agency interests.....

Protection of the agency out-come is achieved through limiting and putting on hold private property rights ?

16) Transferring the special legislation created as response to emergency of natural disaster has the risk that those special powers are able to be utilised for purpose other than natural disaster response?

The red zoning was done under the authority of Cera but was enacted outside of the Cera Act - - is this transferring a right to make decisions that are not legally uthorised ...to the Office of the Prime Minister?

17) What frame-work is in place to ensure individual rights and freedoms are not taken advantage of and those powers used inappropriately and arbitrarily ?

18) The Cera Act was set in place for the recovery of Canterbury..... not to transfer those special powers to the office of the Prime Minister to administer land acquired by the Crown and ensure future outcomes and financial return is cemented at the expense individual rights, property rights, processes , legislations, and regulations.?

Transferring of legislation and powers can not be a convenient vehicle to ensure a desired outcome is met, when the existing framework will not allow the strategy to be enacted without a plan and consultation in place?

19) There is no set decision time frame for making decisions?

The red zone `hold` zone has no time frame for discontinuation.

The District Plan Stage 3 is a consultative document open for submission-- yet it effectively taken private property rights away - under the direction of the Recovery Minister - until a decision is made - - no time frame has been notified for a decision.

Private Property Rights have been put on `hold` indefinitely to secure the ability for another group/agency/or stake-holder to financially gain and strategically allocate designations of land use and ownership?

Is this legal?

XXXXX3 The CER Act vested certain powers in the Minister for Canterbury

Earthquake Recovery and the Chief Executive of CERA to undertake recovery functions, including:

Under the CER Act, the Minister and Chief Executive of CERA must ensure that they exercise their functions and powers in accordance with the recovery purposes, and only when reasonably considered necessary.

A number of powers in the CER Act are needed beyond April 2016. For example, outstanding demolitions are yet to be undertaken in the Port Hills. The central city is still being rebuilt.

Future use of land in the residential red zones is yet to be dealt with and will require a clear legal framework.

The current Recovery Strategy was developed in the emergency response phase

and has served an important function in guiding the overall recovery effort and its work programmes.

It could be updated or replaced with a new strategy. As set out in Chapter 6,XXXXXXXXXX

XXXXXXXXExamples of powers and provisions that the Government proposes will

be needed in the new legislation include:

- a legal framework for land ownership. The powers currently held by CERA's

Chief Executive to acquire, hold, mortgage, lease, dispose of, amalgamate, subdivide, improve and develop land

on behalf of the Crown should continue to be available to the Crown

The Crown has acquired large tracts of land in the residential red zones and the central city. This acquisition has allowed CERA to undertake remediation,

management and interim redevelopment of the earthquake-affected land in these areas. Although land acquisition in the central city should

be complete by April 2016, the residential red zone land is still subject to decisions on what its future use will be and how this will be implemented. XXXXXX

XXXXXX• public safety provisions, including access restrictions. **The CER Act provides that the CERA Chief Executive may restrict or prohibit access to any specified area, or to any specified building, within greater Christchurch**

There will be properties that continue to present a safety risk post

2016, particularly in the Port Hills residential red zone, but also in the central city and the flat land residential red zones.

The continuation of the ability to restrict access is important for managing this risk

Another power needed is the Chief Executive's ability to temporarily close or permanently stop roads. XXXXXX

XXXXXXXX• **modified appeal rights and protections. The CER Act modifies appeal**

rights against decisions of the Minister or Chief Executive of CERA acting under the CER Act. XXXXXXXXXXXXXXXXXXXXXXXXXXXX

XXXXXX appropriate checks and balances to ensure there are various forms of mitigation or limits on the exercise of any powers. An appropriate set of regulatory safeguards and provisions for strategic partner and stakeholder input to decision making will be an important component of the new Act. To mitigate the perceived risks associated with its powers, the CER Act contains a number of checks and balances.

Any exercise of the powers of the CER Act, by the Minister or the CERA Chief Executive, must be in of the Act. The Minister and Chief Executive must also "reasonably consider it accordance with the purposes necessary". These checks and balances are proposed to continue, as appropriate

Responsibility for providing advice to the Government on the future uses of the residential red zones, and the development of any legal or planning framework to implement those decisions, will rest with the Department of the Prime Minister and Cabinet (see Chapter 7)

New Zealand Bill of Rights (Private Property Rights) Amendment Bill

255 1

Report of the Justice and Electoral Committee

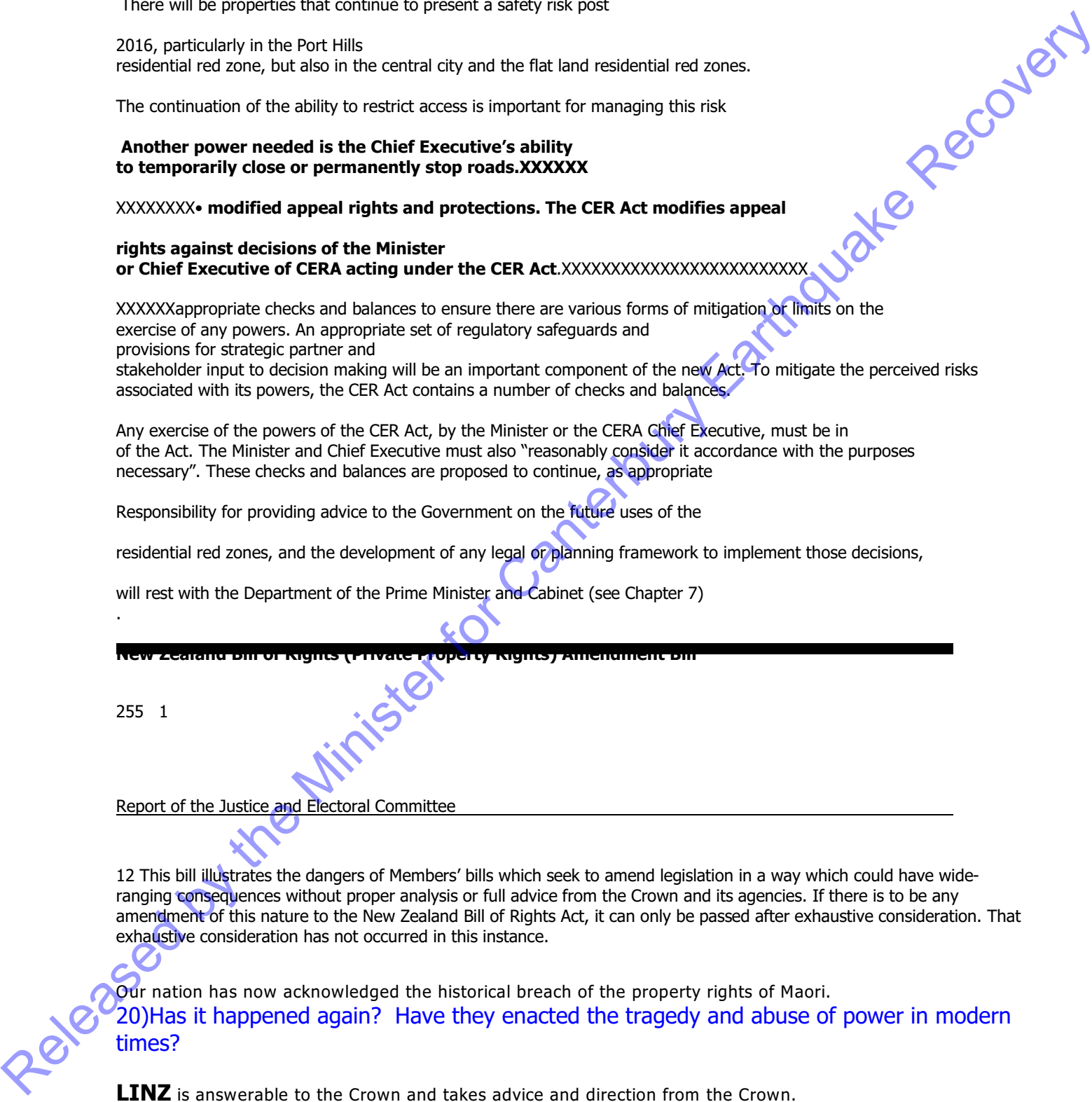
12 This bill illustrates the dangers of Members' bills which seek to amend legislation in a way which could have wide-ranging consequences without proper analysis or full advice from the Crown and its agencies. If there is to be any amendment of this nature to the New Zealand Bill of Rights Act, it can only be passed after exhaustive consideration. That exhaustive consideration has not occurred in this instance.

Our nation has now acknowledged the historical breach of the property rights of Maori.

20) **Has it happened again? Have they enacted the tragedy and abuse of power in modern times?**

LINZ is answerable to the Crown and takes advice and direction from the Crown. Under the transitional recovery this will be at the direction of the Office of the Prime Minister Planning and decision making using special recovery powers be politically dependent

LINZ responsibilities : for Crown owned Land
Acquisitions Public Works Act Valuations
Maintenance Preparing land for sale Subdivision



LINZ gives Quotable Value(QV) the frame-work for valuations
The Valuer General sets the Standard
The Crown give LINZ the authority

21) Is this a conflict of interest?

What checks and balances to reduce the opportunity for abuse of these powers is there?

22) Red zoned land was devalued by QV under the Ministers direction that red zoned land would be worth 10% of the 2007 values

LINZ acquires land for the Crown under frame-work they themselves have set under the authority of the Crown- this will pass to the office of the Prime Minister

This has allowed the Crown to set values of acquired land to the values required and as directed by the Minister

The Minister said via media -the land was worth little.....subsequently the red zoned land values dropped drastically

Lowering the values of the acquired red zoned land reduces the rateable value -thus reduces cost of to the Crown

The Crown acquisition of red zoned land in the future has been set at a level for financial gain and for their own purpose for the Crown

The Minister for the Recovery stated via media that the land, if we failed to sell to the Crown would/could be acquired for-

much less - a fraction less - than that of the offer they gave to purchase of 2007 values

Transferring the Cera powers to the Office of the Prime Minister will avoid purchase of red zoned land under the Public Works Act---- the powers will allow the emergency powers to be extended beyond the natural disaster emergency ?

23) Under what legislation does the Government/Crown/Cera have the ability to change and designate the land use ?, the zoning?, the with- holding of private property rights?, to lower the values ?, to put private property land owners lives in limbo for almost five years? and to continue this strategy indefinitely?

I believe this against my rights under the Universal Declaration of Human Rights?

I would like to be informed exactly how this is enacted?

I believe the `zoning` has no legal authority - by what authority do the Crown have to `lump` private owned property indefinitely in with their own land interest to secure financial gain.

I was under the impression the Public Works Act was for the purpose of acquiring land and settlement of values for the purpose of Public Works?

How can private owned land be parceled together with land acquired and called red for the Crown purpose?

Private owned land where `the offer was off the table` can no longer be called `red` or be held by the Crown for their own purpose to secure the interests of the Crown?

What compensation is available for the suspension of private property rights indefinitely?

I consider this an abuse of the emergency powers given by Parliament to the Government
I consider this an abuse of process by the Local Body enabling this through the proposed District Plan.

In New Zealand, zoning is typically associated with land use planning in District or City Plans under the Resource Management Act framework , and the administration of land use by Territorial Authorities.

24) Is the with-holding of private property rights through a zoning that has not been changed legally - - under a proposed district plan- for the purpose of securing gain and time - legal?

7/20/2015 LINZ to manage Canterbury red zone residential properties | Land Information New Zealand (LINZ)
[http://www.linz.govt.nz/news/2015-07/linz-manage-canterbury-red-zone-residential-properties 1/2](http://www.linz.govt.nz/news/2015-07/linz-manage-canterbury-red-zone-residential-properties-1/2)
LINZ to manage Canterbury red zone residential properties

Media enquiries

Email: media@linz.govt.nz or phone: (04) 460 2769

3 July 2015

The Prime Minister has announced a series of proposals for transferring Canterbury Earthquake Recovery Authority (CERA) functions to other government agencies by April 2016.

These proposals include Land Information New Zealand (LINZ) taking on the management of around 8,000 properties in Canterbury's Residential red zone. In particular, LINZ's responsibilities

will involve:

Managing the land, including holding, acquisitions and disposals, amalgamations and subdivisions;

Day-to-day maintenance of the land; and

Dealing with requests for interim use of the land (in consultation with CERA).

It is expected that around 60 percent of Crown-owned properties in the Port Hills Residential red zones will still require demolition and clearance by April 2016. As such, demolitions and clearances of earthquake-damaged and dangerous buildings in defined circumstances will also transfer to LINZ.

Authority to hold and manage residential red zone land is set out in the Canterbury Earthquake Recovery Act 2011, which expires in April 2016. LINZ will need new legislative authority to hold and manage this land and these powers will be included in the new Greater Christchurch Regeneration Bill.

Public comments are welcome on the Draft Transition Recovery Plan until 5pm, Thursday 30 July 2015. To comment, or for more detailed information about the proposals, please visit www.cera.govt.nz/transition.

7/20/2015 LINZ to manage Canterbury red zone residential properties | Land Information New Zealand (LINZ)
[http://www.linz.govt.nz/news/2015-07/linz-manage-canterbury-red-zone-residential-properties 2/2](http://www.linz.govt.nz/news/2015-07/linz-manage-canterbury-red-zone-residential-properties-2/2)

I would like the questions and views submitted on this Draft Transition Recovery Plan answered as a response to the submission request by Cera

Recovery for All - not some

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: Submission - Draft Transition Recovery Plan
Date: Thursday, 30 July 2015 12:19:52 p.m.
Attachments: [2015-07-30 DTRP Submisison.pdf](#)

Good Afternoon

Please see attached a submission on the Draft Transition Recovery Plan.

Thank you.

[REDACTED]

Released by the Minister for Canterbury Earthquake Recovery

Submission

Greater Christchurch Earthquake Recovery: Transition to Re-Generation, Draft Transition Recovery Plan, July 2015

30 July 2015

I am a resident of Christchurch and call it home. I have lived in 8 different houses since the earthquakes for reasons that are all earthquake related.

The importance of the social contract between the Crown and the city and its people is paramount to the success of the city-wide programme of work contained within the Christchurch Central Recovery Plan.

A poor decision rushed or motivated by the end of Canterbury Earthquake Recovery Act will further diminish the value of that social contract. The outcome for the Crown and the Minister for Earthquake Recovery to achieve the goals for and on behalf of the residents of Christchurch will create both a city that is livable and functioning now, but also the obvious legacy for those who come after.

The return of accountability and responsibility to local institutions is sensible and necessary. However, the question seemingly unanswered or even posited within The Draft Plan is "is now the right time for that to occur?"

The correct thing for Christchurch's renewal is to extend the powers and life of the CER Act further on the basis of now-known facts and information, but with a clearly defined transition to local institution accountability.

General Introductory Comments

The success of the renewal of Christchurch will not be determined by who controlled the process outlined in the Christchurch Central Recovery Plan. The measure of success will be how expertly, sustainably, effectively and well communicated the process to renewal was.

The return of accountability and responsibility to local institutions is sensible and necessary. The question seemingly unanswered or even posited within The Draft Plan is "is now the right time for that to occur?" The Canterbury Earthquake Recovery Act (The CER Act) was determined by its drafters to have a useful life that ended 17 April 2016. This is an arbitrary date that can be changed.

We know more now than we did in the period immediately after the earthquakes in 2010 and 2011. While well conceived at the time, the CER Act was not able to take account of the myriad of factors that have impacted the city's recovery and beginning of its renewal. Consenting delays, insurances squabbles, asbestos contamination, personal circumstances for tens of thousands of residents that have impacted productivity, and many others, have all contributed to the need for us to reconsider our approach to renewal.

The return to local accountability may be too soon and should be reconsidered, or, an alternate methodology developed that stages that transfer. This would reduce a series of identified risks that may affect the medium and long-term achievement of the Christchurch Central Recovery Plan (The Statutory Plan).

Commentary

The approval and beginning of construction of the four priority projects would be a more natural time to begin the transition. One is nearly complete (Bus Interchange) and the second (Metro Sports facility) is soon to be in front of Cabinet for approval. To assist this, a re-prioritisation of the remaining priority projects and/or a rapid re-scoping exercise should be considered.

We know more now than we did in the period immediately after the earthquakes in 2011 and whilst The Draft Plan addresses the structural issues regarding delivery on key projects and accountability for the same, an opportunity might still exist to recalibrate and/or reconfirm the nature and scope of key projects.

This approach would send a clear message to the city that the Crown has made enormous in-roads into the rebuild and that while it is not 'leaving town' and Christchurch to its own devices, it has a degree of confidence that the renewal process is well underway and that it seeks to carefully scale back its involvement in a staged manner.

Similarly, a more measured approach around the opportunity to recalibrate on the basis of more known facts would instill greater confidence in the residents of the city. How

this is communicated would need to be pro-actively and carefully managed.

Furthermore, it would assist in increasing long-term confidence by the city in the Crown and Minister for Earthquake Recovery's agenda and the ability to have a sustainable organisation, in whatever form, to achieve those goals.

There are a series of attendant risks with early transfer not least of which focus on the proposed method of achieving the overall goals contained within The Statutory Plan for Christchurch. These are:

1. The capability of local institutions to meet the demands of achieving the statutory plan especially as they head into an election cycle at a local level. It would be unfortunate if the Re-Generation became a political football during the lead up to and across the election;
2. The heightened uncertainty around the proposed transition for key people who need to be retained in whatever final form the entity charged with achieving the statutory plan is;
3. Ongoing and increasing capability flight of key personnel from CERA/CCDU in who rest significant project and programme intellectual property. Currently the institutional turnover within CERA/CCDU is 20% and rising;
4. That entity's governance structure;
5. Decreasing confidence by developers and investors in the medium-term future of the city; and
6. The erosion of the confidence and reduction in the value of the social contract that the residents of Christchurch have with the Crown.

The consequence of these risks and some of the impacts continuing unabated is the higher likelihood of current sunk costs being wasted with no return and the need to re-work even the basic elements of both the projects and programme of work.

A nimble effective delivery mechanism is required to achieve the goals as stated in the statutory plan for Christchurch. The opportunities presented by the Regeneration Agenda have the potential to:

1. Build the confidence in the renewal of the city;
2. Increase the pace at which that occurs; and
3. Re-order the prioritisation of the elements of the renewal.

In addition to the above, there is an opportunity to streamline the general and specific approaches to decision-making that enable the renewal to progress. Decisions within CERA/CCDU, within the Council and within other Crown agencies that have the responsibility to enact the statutory plan (a responsibility that at times seems to have been forgotten) are cumbersome, counterproductive and expensive.

Complexity is the nemesis of engagement. A significantly more effective and efficient communications strategy must accompany whichever form the new entity takes. Directives not to consult or communicate have been unhelpful at best. At worst they have significantly eroded the confidence and support that many residents felt during the initial stages of the city's renewal and will take some effort to

restore. People just want to get on with things.

The psychosocial impacts of a void in information, delays in demolition of some buildings and ongoing disputes over the demolition of others are having a damaging effect on residents. The ongoing debate around the restoration of the Christchurch Cathedral is a case in point. It has now become a symbol of the negativity and conflict of that debate. Taking out-of-town visitors past the ruins generally results in a reaction of disbelief that the Anglican Church has been unable to do as it wishes with its own land and building accompanied by a reaction of sadness that such a visible reminder is still on display to residents. There are of course other reminders that have similar impacts and reactions but they are too many to mention.

Readiness of Local Institutions to Accept Greater Levels of Responsibility and Accountability

The Christchurch City Council (CCC) is an organisation under enormous pressure. The ability of the CCC to take on more responsibility runs the risk of the current pressure increasing to the point where the organisation fails and momentum of the renewal slows or even stalls.

Ultimately, the CCC should be the natural home of much of the work on the city's renewal, but again the question not yet apparently asked or answered is "is now the right time?"

Across governance, management and operational functions there are examples of this pressure manifesting itself on not only the renewal but the viability of the organisation. For example,

1. The ongoing issues around consenting;
2. Complex and convoluted decision-making processes that stall project progress and require workarounds that add additional cost; and
3. Decisions that are made at a governance level that defer the responsibility to future Councilors' or generations of residents in the city - a poor legacy at best.

This pressure has arisen, amongst other things, from well documented and reported issues such as under insurance of critical CCC owned assets, a significantly reduced commercial and residential rate take as a result of population shifts and red zoned land and an unwillingness to divest itself of some assets in the short-term to address those shortfalls and stabilise its financial position.

The proposed increases in rates in the short to medium-term whilst other solutions exist has the potential to drive residents out of the city. Other factors, such as, increased insurance costs, the majority of the immigrant workforce soon starting to diminish, the families and businesses that have already left the city that are not likely to return and the risk of further resident and development capital flight from the city because of a lack of certainty around next steps will exacerbate an already tenuous situation.

The governance and management of the CCC at the time of the earthquakes would not have ever expected to be dealing with the aftermath of a significant natural disaster. The current governance and management of the CCC however, stepped into those leadership roles with their eyes wide open and were fully cognisant of the task at hand. That they might have inherited some challenges from the previous leadership may have added to those they knew they would face, cannot be used as an excuse for ongoing inaction or instability.

These factors give the requisite confidence in the CCC's ability to take on additional functions of The Statutory Plan that would ultimately transfer to their oversight.

An extension of the CER Act or the establishment of a Crown entity with CCC side-by-side with the Crown would be a sensible option to consider to future-proof the ultimate transfer of accountability to local institutions.

Solution

1. Establish a Crown Entity under The Crown Entities Act.
2. Convert the Christchurch Central Recovery Plan to a Statement of Intent, which indicates what the entity requires of its directors to achieve under a statutory mandate and any accountability that will be required. This is not dissimilar to many Crown Entities that operate under Statements of Intent and Letters of Enduring Expectation. It need not be any different in this instance given the statutory oversight that could be applied.
3. Ask the Minister for Earthquake Recovery to provide a Letter of Enduring Expectation to the entity.
4. Ask the Minister to appoint a Board after taking advice from the CCC and other relevant local institutions.
5. Require the Board to appoint a CEO.
6. Transfer all current staff of CERA/CCDU across to the new entity.
7. Develop a series of key performance indicators that are linked to the Statement of Intent and The Statutory Plan and reported against to the city of Christchurch and the Crown.
8. If necessary restructure the new entity so that it is fit-for-purpose and has minimized the risk of capability flight.
9. Have a pre-determined end-point for the entity and its dissolution with full control reverting to local institutions based only achievement of the goals stated within the Statement of Intent.

Summary

Who or what controls the process towards Christchurch's renewal will not be a measure of the success of the renewal. Rather that success will be defined by how expertly, sustainably, effectively and well communicated the process to renewal was.

A poor or rushed decision regarding the future delivery arrangements for our city's renewal will not assist the Crown and the Minister for Earthquake Recovery to achieve the goals for and on behalf of the residents of Christchurch. The overall goal must still be to create both a city that is livable and functioning now, but also the obvious legacy for those who come after.

The return of accountability and responsibility to local institutions is sensible and necessary. However, the question seemingly unanswered or even posited within The Draft Plan is "is now the right time for that to occur?"

If too soon as I suggest it might be the pace and momentum of the city's renewal will stall and the citizens of Christchurch will have the value of the contract they have with the Crown eroded further.

A Crown entity with a Letter of Enduring Expectation from the Minister is the most effective option allowing transition to local institutions at an appropriate time.

Thank you for the opportunity to present this submission.



Biography



Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: Submission on the Transition Plan
Date: Thursday, 30 July 2015 12:43:44 p.m.
Attachments: [TransitionSubmission \[REDACTED\].pdf](#)

Tēnā koe

Please find attached our submission on the Greater Christchurch Earthquake Recovery: Transition to Regeneration document.

Ngā Mihi

[REDACTED] and [REDACTED]

Otautahi-Christchurch

H: [REDACTED]

Released by the Minister for Canterbury Earthquake Recovery

Greater Christchurch Earthquake Recovery: Transition to Regeneration

The purpose of developing the Draft Transition Recovery Plan is to set out proposals for the transition of the Government's role in greater Christchurch's recovery to long-term recovery arrangements.

SUBMISSION FROM

and

Christchurch 8081

P:

Our Guiding Comment:

We believe that the ongoing recovery / regeneration of Christchurch City, particularly that of the central city, must be led by the Christchurch City Council, with the Crown in close support, and with the role of Te Rūnanga o Ngāi Tahu as a full partner enshrined. It is important that a whole of city approach is taken during this next step of the recovery / regeneration process. Participation by all should be encouraged and valued. It is also vital that the collaboration between the councils, government agencies and Te Rūnanga is demonstrably visible to the general public so that they regain confidence in their elected leaders, and come to appreciate the leadership of the other agencies.

1. Do you have any views on the powers and provisions that will be needed in the new legislation to support regeneration? (see Chapter 3 for more information)

We agree that the powers of the new Act be restricted to the Greater Christchurch Urban Zone as this is where the most need is. It is important that the role of the *Urban Development Strategy* board is made clear and the process, begun prior to the earthquake series, be brought back before the public. It is vital that the role of Te Rūnanga o Ngāi Tahu as integral partners in the 'regeneration' of Greater Christchurch be included within any new legislation; the city will be richer for this.

We support the new legislation including "robust consultative processes to ensure the powers are exercised in a way that reflects shared and locally driven recovery objectives". This must be beyond just 'consulting' with stakeholders (whoever they might be) or with the Community Forum, if the latter body is to continue under any new legislation. There must be ongoing opportunities for citizens and communities of interest to engage fully with the design and development stages of publically lead 'regeneration' activities.

Powers proposed to be included in the new legislation:

- *a legal framework for land ownership*. Whilst we recognise the Crown's ownership of substantial areas of land within the greater city boundaries, any decisions about its future use must be made in full consultation with citizens and with agreement from the relevant council. Whatever is eventually built or however the residential red zone is developed, it must meet the needs of the people, and communities surrounding it. The development and use of this land will have a significant effect on the shape of the future city so it is particularly important to get input from the people of Christchurch. It must also be cognisant of the effects of ongoing sea level rise and/or flooding.

- *powers to allow recovery works, including demolitions, to continue.* We recognise the needs for such powers for Crown land and would see this as one of the powers that would lapse when the function is completed in 2018 or the legislation is reviewed after 3 years.
- *powers to allow new Recovery Plans to be developed, for existing Recovery Plans to continue to have statutory force, and for the revocation of these Recovery Plans.* Any new plans for the recovery/ regeneration of areas within the legislation's area of influence must be developed in full partnership between the relevant government agencies and councils, particularly as they have statutory authority and affect regional, district and city planning documents. There should also be 'Regeneration Plans' that are more reflective of, and driven by, the needs of particular communities so that more people feel their voices are heard and needs met in this next stage of recovery/ regeneration; this is more than meeting their psychosocial and wellbeing needs.

Regeneration Plans should now be driven by local councils with the requirement to work in partnership with Ngāi Tahu.

Should the Community Forum remain as an entity it must have its advisory purpose, and representative capacity, revisited so that it more clearly represents the diversity of voices across our communities. This is an opportunity to engage directly with more of the people who have been involved in the creative, on-the-ground projects that have kept the central city and communities energised and excited about future possibilities.

- *public safety provision, including access restrictions.* We feel that this aspect is unnecessary except where there is a clear and significant health and safety risk on Crown owned land. The focus should then be on identifying and containing these risks and providing access to Crown land. Elsewhere in the RRZ there should be completely free public access. There are currently many innovative and engaging ideas for the temporary and long-term use of many parts of the residential red zone; the 'red-tape' that community groups wishing to access the RRZ have to go through is prohibitive, and destructive to community good-will.
- *powers for collecting and disseminating information and reports, and commissioning investigations and surveys.* This now should be done through normal council research and communication networks; the skills of the communication team within CERA should be shared back into local government and other relevant stakeholder groups or development entities. All information gathered must be transparent. This is particularly important when collecting and collating information about the repair and remediation of property in the Greater Christchurch area. There needs to be a greater focus on openly sharing information; this is vital to democracy.
- *modified appeal rights and protections.* We understand that the current legislation is consistent with the Bill of Rights in that the right to natural justice does apply. All directives by the Chief Executive should be subject to scrutiny and review where there is a clear case to be made for appeal.
- *appropriate checks and balances to ensure there are various forms of mitigation or limits on the exercise of powers.* It is appropriate that there be safeguards for the public with respect to the use and abuse of power. The reporting on these checks and balances must be made apparent to the public, and there needs to be a forum whereby difficult questions about aspects of the rebuild/recovery/regeneration can be asked. While the Community Forum has played an important role since late 2011, now is the time to revisit its role and determine whether the Forum continues to exist at all or its role modified to be more inclusive of diverse voices. If the views

of the community are “to be directly heard through the recovery process and there is provision for meaningful participation by community representatives” then we suggest there is need for a complete overhaul of how the Community Forum currently operates so that the CF's engagement with the wider community is more apparent and it represents the views of diverse communities of interest.

- *appropriate transitional provisions for actions that require further time for implementation.* We agree with the recommendations by the Advisory Board on this matter as noted on p16 of their Report. The ability of the Minister for Earthquake Recovery (or whatever title they may have under new legislation) to veto decisions made by the Council must be revoked. Any modifications required to plans must be done in an open consultation with interested parties (inclusive of community) with final determination resting with the locally elected council.

In conclusion, any new legislation for the recovery of Greater Christchurch must put people first and have the restoration of local democracy at its heart.

2. Do you think that the proposed new arrangements for the central city will create the 'step-change' needed to drive business confidence and investment in the central city? (see Chapter 5 for more information)

This is not a Yes/ No dichotomy. There are elements within the proposal we are supportive of and others we are less enamoured with.

We are supportive of the need for a specific commercial entity to develop and deliver the Crown and Council's objectives for the rebuild and regeneration of the central city. We also think that it is sensible to continue to develop the 'one-stop-shops' for planning and consent approvals as well as for attracting investment for the rebuild.

We are strongly in support of the Christchurch City Council leading this, with the Crown in close support. It is time for our elected Council to take back full responsibility for our city; to work with the citizens on Christchurch, alongside the Crown, developers and Te Rūnanga o Ngāi Tahu using inclusive, transparent, democratic processes to move the regeneration forward. It is important for the Council to create a clear regulatory framework to ensure Christchurch is a safe, sustainable and liveable city and that the Council must focus on supporting small businesses and community groups to thrive in the central city.

We believe that future developments should not be driven by the type of people who use trendy and unclear terms like 'step change' in a consultation document but should be driven by those who are more in touch with ordinary people.

3. Are there any other changes needed to build confidence and encourage investment in the central city rebuild?

More transparency with respect to the design of the developments and improved public consultation. We need to be able to see and hear that the ideas we expressed during the Share an Idea process in May 2011 is truly reflected in the emerging plans and programmes. Some of the proposals in the 100-day Blueprint for the central city should be revisited either in their entirety or with respect to timelines. As recommended by the Advisory Board, there needs to be a mechanism for recommending any variations to the Christchurch Central Recovery Plan to optimise amenity and/or commercial value.

Investors are more likely to invest if they can also be confident that the developments proposed fit the desires of the populace, are sustainable and are good fits for a 21st century urban entity. If we look to the vision of the Christchurch Central City Recovery Plan

(2012) the thriving heart of our city “will draw on its rich natural and cultural heritage, and the skills and passions of its people, to embrace opportunities for innovation and growth... reflecting the best of the new”. Currently what we see in the rebuild are concrete glass structures that reflect neither our natural nor cultural heritage, and demonstrate little innovation in terms of architectural design. In order for the city to be an exciting place in which to invest money, time and energy we need design that speaks of the place – it needs more than the developments within the Te Papa Ōtākaro/Avon River Precinct to demonstrate our natural and cultural heritage. Tourists will not be interested in coming to a city that looks and feels the same as anywhere else in the world.

4. What are your views on the proposal for regular monitoring and public reporting on priority areas in order to hold agencies accountable for addressing recovery issues? (see Chapter 8 for more information)

We agree that regular monitoring and transparent reporting on the progress of plans is vital to ensure accountability and reduce room for corruption within and across agencies.

5. In your opinion, is there a better way to report on these recovery issues?

Presently the reporting on progress to the public is through the Future Christchurch news bulletin and the use of social media. Whilst these are useful on one level we suggest the running of a series of hui or workshops for facilitators of grassroots and community organisations to gain feedback via discussion and Q&A opportunities. There are many organisations that feel 'outside' of the process being done to them; such a forum or hui would enable them to hear proposals, ask questions, pose challenges and feel heard.

6. Any other comments:

We are very strongly in support of the Principles as stated in the Advisory Board's advice to the Minister (p6), particularly that:

- people need to be at the centre and fully engaged in the recovery process
- a step-change is needed – a demonstrable shift to local leadership and institutions with strong governance, operational skills and experience ...
- all do need leadership and collaboration to regain momentum

Our support of these particular Principles is due to our perception that since the advent of the CCDU and the Central City blueprint the views of the people of Christchurch have been sidelined and, as a consequence, many of them have disengaged from the recovery of the central city.

We also believe that the leadership of the recovery needs to return fully to the elected councils, especially the Christchurch City Council, in collaboration with government agencies and Te Rūnanga o Ngāi Tahu.

The time has come for the regeneration / future direction of Christchurch to be driven by the people of Christchurch through their locally elected Council.

We request that the Select Committee process be held in Christchurch so all those wishing to are able to speak to written submissions. We would appreciate that opportunity.

Nā [redacted] and [redacted]

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: Submission on the Draft Transition Recovery Plan
Date: Thursday, 30 July 2015 12:58:12 p.m.
Attachments: [Submission \[REDACTED\].pdf](#)

Kia ora,

Please find my submission attached.

Many thanks,
[REDACTED]

Released by the Minister for Canterbury Earthquake Recovery

Submission to CERA on the Draft Transition Recovery Plan



Thank you for the opportunity to comment on the Draft Transition Recovery Plan.

I support the proposal to allow the powers in the CER act that relate to the emergency phase of the recovery to expire, given we have now well and truly moved past the emergency phase of the rebuild.

I urge CERA to take on board its own words in section 2.5 (p.10) of the Draft Transition Recovery Plan document: *“International research shows that, for recovery to be sustainable in the long term, it needs to be ‘owned’ and led by local communities and institutions.”*

I could not agree with this more, and for this reason I support the third option listed on p.20 *“a Christchurch City Council-led recovery approach, with the Crown in close support”*. I believe this is the only option that allows the regeneration of the city (i.e. a sustainable, long-term recovery) to be owned and led by the people of Christchurch and their elected Council.

Allowing the Minister for Canterbury Earthquake Recovery power to “erect, repair, demolish and remove buildings or structures” to both Crown land and private land, and to “maintain powers to make amendments to council plans, conservation strategies and bylaws in an expeditious manner” (p. 15) is completely at odds with the vision for a locally-led recovery. There is currently a large amount of frustration and disillusionment being felt by people in Christchurch about the lack of transparency and consultation during the rebuild process to date, and the way the Crown has pushed ahead with their own agenda (e.g. the convention centre and anchor projects), while many of the ideas put forward through Share An Idea (some of which made it into the original draft District Plan) have been watered down or swept under the mat.

There is nothing concrete in this proposal to indicate that a new entity will actually allow the Council more autonomy. As a whole, the document is contradictory: section 6.1 proposes that “overall leadership and coordination of the recovery will be the responsibility of local institutions, primarily local authorities and Te Rūnanga o Ngāi Tahu”, while section 6.2 outlines how control over various major aspects of the rebuild (namely residential rebuilds, psychosocial recovery, demolitions and clearances, and land management of the red zone) will lie with different ministries within central government. Again, this is at odds with the initial statement that recognises the importance of a truly locally led recovery.



It is good to see that “improving people’s wellbeing” and “repairing and replacing housing” are listed as priorities for the government in section 8.2, however it is concerning that this is the only place where these are recognised as such. Out of the five

key challenges presented in Section 5.2, the top two are attracting investors to the city and bringing about greater commercial discipline. The question then put to submitters is whether the proposed new arrangements will drive business confidence and investment in the central city. To me this indicates a lack of understanding of the issues people are facing in Christchurch. Pressing on with overly ambitious projects for the purpose of “attracting investment” is not the way to secure long-term sustainability of a city. First and foremost, the needs and desires of the people who live here need to be addressed. Creating a city that people can get excited about and feel a sense of belonging to and ownership of is what will make Christchurch a vibrant and thriving city. Ensure these conditions and investment will follow. Continue to break down trust by overriding local decision-making processes, and the resulting culture will be one of resistance and disillusionment. If the government is serious about improving people’s wellbeing and meeting the needs and desires of Christchurch residents it will return decision-making power to the Council and local authorities, and support these agencies to address the priorities of the communities they serve.

In terms of reporting on progress throughout the rebuild, the Draft Transitional Recovery Plan recognises that a new approach is needed to ensure that agencies are held accountable and remain focused on critical recovery issues. Regular reporting on progress to the Minister and the public is mentioned as a possibility. I strongly agree with the need for accountability, and see transparency as being a key issue with the rebuild process to date. I feel that the Council does a much better job of informing and consulting with the people of Christchurch than central government. This is another reason I do not support the proposal to remodel CERA into ‘Regenerate Christchurch’ and am calling instead for the third option: a council-led agency with the Crown in support, not in control. I think we can do even better than this though, which is why I am endorsing Option 3+, a call for greater focus on transparency, shared vision, and supporting those communities yet to recover from the aftermath of the earthquakes.

From: [New Brighton Project](#)
To: [info \(CERA\)](#)
Subject: Submission on Draft Recover Plan for Greater Christchurch
Date: Thursday, 30 July 2015 1:06:17 p.m.
Attachments: [Submission to CERA.doc](#)

Thank you for the opportunity to submit on the Draft Recovery Plan for Greater Christchurch.
Please find our submission attached.


Community Coordinator
New Brighton Project


Released by the Minister for Canterbury Earthquake Recovery

New Brighton Project Inc
New Brighton Project Centre

██████████
██████████ Christchurch 8061
Phone ██████████
nbproject@xtra.co.nz
www.newbrightonproject.org.nz



NEW BRIGHTON
PROJECT
CREATING COMMUNITY TOGETHER.

30/07/2015

Do you have any views on the powers and provisions that will be needed in the new legislation to support regeneration?

We believe that the powers and provisions be should limited, and that no actions of the Crown be allowed to prevent future uses of the residential red zone lands by communities unless agreed on by the communities of Greater Christchurch. Any development of the red zone land should be consistent with the vision for the lands by the communities of Greater Christchurch.

We strongly advocate for full and free public access of the residential red zone. It is imperative for the well being of communities that the right of access be returned as soon as practically possible.

There should be provision in the new legislation for community engagement processes and feedback. Restoring the social, economic, cultural and environmental well-being of greater Christchurch communities is a job for the communities affected. Creating opportunities for Community Advisory Groups to make recommendations and decisions for the areas they represent could be one way of meaningfully partnering with the Christchurch City Council.

We do not support the Community Forum as an appropriate vehicle for meaningful public participation and will not be representative or accountable to the communities in the decision making process.

We strongly support the statement in the Draft Plan "International research shows that, for recovery to be sustainable in the long term, it needs to be 'owned' and led by local communities and institutions" (2.5). The community have been feeling locked out of their own recovery to date.

We recommend international best practice models of public engagement that encourage strong participation be implemented.

Do you think that the proposed new arrangements for the central city will create the 'step change' needed to drive business confidence and investment in the central city?

We strongly stress that the proposed new arrangements align with a shared vision for the city that is defined, transparent, and owned by the people of Greater Christchurch. We support the creation of a set of guiding principles for the vision of the City and that these must be derived through these same best practice community engagement processes.

We believe that the Central Business District of Christchurch must be viewed in the wider context of Greater Christchurch and that the linking features that connect communities to the Centre, such as the Avon Otakaro River, be treated in conjunction with the segments within the CBD.

Released by the Minister for Canterbury Earthquake Recovery

Are there any other changes needed to build confidence and encourage investment in the central city rebuild?

There needs to be full and free public access to the current red zone. The red zone acts as a strong green pathway linking the many communities along the Avon-Otakaro River to Central

Business District and adds an extra dimension to potential business investment opportunities.

The intended future use of the red zone needs to be taken into consideration in the wider context of the Central City Business District planning.

We do not believe that the bottom line approach to the Central City Plan, or the red zone, should be driven by commercial interests only. We acknowledge that there is a need to make decisions based on both the commercial and public good.

What are your views on the proposal for regular monitoring and public reporting on priority areas in order to hold agencies accountable for addressing recovery issues?

We support the intention of regular monitoring and reporting and believe that the said reporting must be made fully public and accessible. The data must be accurate and relevant and also sufficiently broken down to be useful for smaller communities (rather than reporting city-wide averages for example).

We believe that the priorities must also include measures of cultural and environmental recovery and regeneration.

We support regular reporting on all of the priorities.

In your opinion, is there a better way to report on these recovery issues?

We strongly support the focus on accountability, and also see transparency as being a significant issue for the people in eastern Christchurch during the recovery. Many communities in the east are feeling alienated from the greater Christchurch recovery and need locally specific information. This needs to be recognised when collecting data and reporting back to those communities.

We believe that the Christchurch City Council does a better job of informing and consulting with the people of Christchurch than central government, and is seen as far more accessible to the communities in eastern Christchurch.

Any other comments:

We support **locally driven** recovery.

We support the idea of a 'step change' and believe that now is the time for the regeneration to be achieved by communities instead of for them or to them. There is great appetite within community bodies to see localised decision making and community planning.

We support the third option listed in 5.3, "a Christchurch City Council-led recovery approach, with the Crown in close support". With a changing culture within the Council toward community planning and participatory practices to create "everybody's Christchurch" the Council can create genuine partnerships with communities that want the power to make decisions on things that affect them.

We are concerned that there is nothing in the proposed legislation that indicates that the council will have more autonomy and also that the Minister will continue to have the right of veto for years ahead.

We strongly support that the restrictions on access to flat land red zone land in the east of Christchurch be lifted as soon as possible so that communities may have access to what is a significant part of the landscape and an integral element for the healing and recovery for the people in our communities. We believe that this is essential for moving forward.

There is a significant level of frustration and disillusionment being felt by people in Christchurch regarding the lack of transparency and consultation during the rebuild process to date, and particularly the way the Crown has pushed ahead with projects such as the convention centre and the other anchor projects while many communities in the east of Christchurch have become increasingly disempowered and disengaged. We are seeing that this is having a detrimental impact on individuals, families, community and businesses. This needs to be addressed and improved as soon as possible.

Thank you for giving us the opportunity to submit our opinions on the Draft Transition Recovery Plan for Greater Christchurch.

New Brighton Project

Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
To: [info \(CERA\)](#)
Cc: [REDACTED]
Date: Thursday, 30 July 2015 1:49:24 p.m.
Attachments: [Transition doc. HPC : 2.pdf](#)

Dear Cera Staff,

Please find attached the submission from Historic Places Canterbury to the “Transition to Regeneration” draft document.

Thank you.

[REDACTED]
Deputy Chair HPC

Released by the Minister for Canterbury Earthquake Recovery

Transition to Regeneration Document

Submission from Historic Places Canterbury

We consider that the exercise of Cera's extreme powers has been a disaster for the post-quake recovery of Christchurch in a number of areas, none more so than in the treatment of Christchurch heritage buildings, in many ways the core of the city's identity.

While the transition to the future needs to be based around the reinstatement of the Christchurch City Council to its fully democratic role in governing the city which elected it, the magnitude and complexity of the task does require the government input to continue, but in a supportive and advisory role, not as 'overlord'.

The commencement of real transparency in the legislative and administrative workings of the continuing recovery is vital to counteract a fundamental and widespread distrust of Cera which has characterised the last four years in Christchurch.

The lack of community involvement in the recovery has been debilitating in the extreme, none more so than in the treatment of our heritage capital which was so vital to the social, cultural and economic ethos of the pre-quake city. A golden opportunity to strengthen the fragile psychosocial state of residents in the post-quake city was lost long ago when Cera identified heritage as something largely to be swept away; our collective sense of identity has been irreparably damaged by the actions of Cera.

It is heartening that Cera will cede some of its legislative powers, but highly significant that the most draconian of them, **Section 38, will be retained**. This means that "reluctant" owners of listed heritage buildings, abetted by Cera, can circumvent the RMA process by requesting a section 38 demolition notice. The building, even if not "dangerous" can be deemed to be hindering the timely and expeditious recovery of the city.

The extremely tardy release (November 2014) of the final version of the Canterbury Earthquakes Heritage Recovery Programme – too little, far too late – typifies the government's mismanagement of heritage recovery.

The next phase of recovery with City Council at the helm, guided and assisted by central government needs to carry out what Cera has failed to do in spite of repeated requests over the last four years (including in a petition placed before the Parliamentary Finance and Expenditure Committee): halt heritage demolitions, do a stocktake, seek input from the public including on funding options.

The mismanagement of heritage with a huge demolition toll (approximately 240 listed heritage buildings, with more to come) has been not only destructive in urban identity terms but also detrimental to the environment in physical terms: the demolition of a 7.5m x 35m building, all factors considered, negates the "green" savings of the recycling of 1.3 million aluminium cans: this is totally unacceptable and makes a mockery of the sustainability claims for the "new" Christchurch. The greenest building is certainly the one standing: scores of heritage buildings have been demolished totally unnecessarily. [Source: Donovan Rypkema, heritage economist who has visited Christchurch twice since the September 4, 2010 quake]

In a multitude of ways, from imposition of over-scaled and redundant anchor projects like the stadium and convention centre to the removal of democratic rights of Cantabrians to have a say about the fate of the city's heritage buildings, the government and the Minister of Earthquake Recovery have consistently misread the best way forward for the battered city.

Instead of a city in which the historic 'anchors' the new, we have had the new much-heralded anchor projects destroying the true foundations of the city: existing buildings dating back to the 1860s (The Occidental) and from as recently as the 1960s (Beaven's Manchester Unity building) – buildings capable of being strengthened and fully restored.

On a positive note, projects including the restoration of the Isaac Theatre Royal, the regeneration of New Regent St and the re-opening of the OGB Heritage Hotel – along with the ongoing restoration of the Arts Centre – should themselves be recognised and celebrated as economic and psychosocial CHRISTCHURCH PAST/PRESENT ANCHOR PROJECTS, linking the future with our very rich past!

It is only through the determination of dedicated supporters, and the overwhelming majority of city councillors, as well as two mayors that the attitude of the Earthquake Recovery Minister (widely perceived as bullying) failed to bring about the demolition of the 1970s Christchurch Town Hall.

Regenerate Christchurch must take responsibility for bringing about a solution to the biggest urban heritage impasse, the future of Christchurch Cathedral. The facts are incontrovertible: it can be strengthened to 100% of the NBS and faithfully restored – at the same time as appropriate adjustments are made to suit today's liturgy. Thanks to The Great Christchurch Buildings Trust, supported by Restore Christchurch Cathedral Group Inc, the restoration can be funded with little or no cost to the Anglican Church. **It will not cost ratepayers anything.** The restoration would certainly be timely and it will be expeditious! Such an approach, on a much grander scale is of course happening at the Arts Centre; and a much smaller, but equally inspiring restoration is happening close to the cathedral with the former Trinity Congregational Church restoration by the Christchurch Heritage Trust. The Anglican Church, Christchurch City Council and government agency need to work towards a solution which will restore the heritage heart of Christchurch in Cathedral Square. **To this end the section 38 issued on 23 October 2011 on the building must be removed.** The role played by church, citizens and council since construction commenced in 1864 needs to be recognised and celebrated by all.

Although the fate of Christchurch Cathedral remains crucial for the identity of the city, there are a number of other important examples of the city's heritage with an uncertain future. The current contentious action by Cera to grant an owner-requested section 38 demolition of Bishopscourt, thus circumventing the RMA process, is unlikely to be the last. The open sharing of information from HNZ professionals and the CCC Heritage Response Team, along with representation from heritage groups and the general public, is impossible under the s38 regime. Christchurch desperately needs the return of the RMA process to allow open, balanced and informed heritage decisions to be made.

Success in the future renewal of Christchurch city as a whole, and its heritage in particular, must be based on transparency, cooperation and consultation: giving the people and their elected local representatives a voice – and listening to that voice. **What better example could there be of this than Cera acknowledging the public voice about the future of Victoria Square: the past being valued for the future – and saving taxpayers several million dollars in the process!**

A CONTRAST:

The Christchurch City Council as an organization, and its staff, are intrinsically linked to Christchurch as this is their sole focus and they have an institutional knowledge of Christchurch and its residents and businesses.

It has been our experience that the CCC and its staff are far superior to CERA/CCDU in their interacting, liaising, and consulting with the Christchurch residents, communities, organisations and businesses. The CCC we have found to have a transparent decision-making process which is understandable and guided by policies that have been formed after extensive consultation. The CCC staffing is stable and this has enabled them to develop effective communication channels and contacts within Christchurch society. In comparison with CERA/CCDU we have found the CCC staff to be more informative and accessible as they execute their tasks.

CERA/CCDU as an organization by contrast, we have found to lack transparency. Its culture is secretive and its contacts with the residents and businesses are inconsistent and irregular. The CCDU processes are unaccountable and inconsistent with its actions.

For example the criteria for issuing section 38 notices is continually evolving without any public consultation or identifiable policy. The s.38 process is unnecessarily secretive and the city's residents who have a legitimate interest have been excluded.

The following illuminating statement was from Cera to a Press reporter in late June 2012 in relation to the demolition of the Former Christchurch Railway station:

The owner/insurer decision to demolish the building is an economic one and the owner has asked CERA to manage the work. This demolition will be commissioned under s38, which does not mean the building itself is subject to a s38 notice or that it is dangerous. But using s38 in this way means the work does not require resource and building consents from council. This is able to be done because the Minister used the CER Act in July last year to amend the council's annual plan (sic), and is a process that has been used numerous times in the past year.

As example of its inconsistency there have been a number of policy reversals on its use of "designations" in the Southern Frame. We are aware of a heritage building owner whose investment decisions have had to be suspended whilst they await what has become a very protracted production of the Southern Frame master plan.

It has been our experience that CERA/CCDU staff, whilst personable as individuals, have a tendency to operate in internal silos; combined with the continuing delay of the delivery of the anchor projects plus the circumstances such as the redevelopment and then restoration of Victoria Square, it strongly suggests an organisation whose management has unresolved internal problems.

The Christchurch Earthquake Recovery is a long-term multigenerational project. It is Historic Places Canterbury's opinion that the Christchurch City Council, as an organization and with its culture and local knowledge, is better equipped to be the lead agency for a successful Christchurch recovery. Although Central Government's role is important, we believe it should be as a supporting partner.

Historic Places Canterbury

30 July 2015

From: [REDACTED]
To: [info \(CERA\)](#)
Cc: [REDACTED]
Subject: submission from Restore Christchurch cathedral Group Inc on draft transition recovery plan
Date: Thursday, 30 July 2015 2:19:13 p.m.
Attachments: [Transition to Regeneration RCCG final.pdf](#)

Dear Cera Staff,

Please find attached the submission from Restore Christchurch Cathedral Group Inc in response to the Transition to Regeneration draft document.

Thank you and kind regards,

[REDACTED]

Committee member RCCG Inc.

Released by the Minister for Canterbury Earthquake Recovery

Transition to Regeneration document

Submission from Restore Christchurch Cathedral Group Inc.

It is our view that in relation to heritage protection the imposition of Cera's extreme powers has been a disaster for the post-quake recovery of Christchurch. The approach to Christchurch heritage buildings, including Christchurch Cathedral – the building at the very core of the city's identity – has been particularly unfortunate.

Despite the CER Act and Cera's aim of bringing about the recovery of social, economic, cultural and environmental aspects of Christchurch, a huge amount of distrust has grown around the operations of Cera, in large part because of the extremely anti-democratic and secretive way in which it operates.

The lack of community involvement in the recovery has been debilitating in the extreme: none more so than in the treatment of our heritage capital which, pre-quake, was so vital to the social, cultural and economic ethos of the city, with the cathedral at the very physical and metaphorical heart of it. A vital opportunity to strengthen the fragile psychosocial state of residents in the post-quake city was lost long ago when Cera identified heritage as something largely to be swept away; our collective sense of identity has been irreparably damaged by the actions of Cera.

Please refer to appended Press Perspective by consultant psychiatrist Dr Alma Rae which explores this theme in some detail.

It is heartening that Cera will cede some of its legislative powers, but highly significant that the most draconian of them, **Section 38, will be retained.** The whole long and sorry saga of the cathedral, still ongoing, was triggered by the clumsy and precipitate issuing of a section 38 by Cera to CPT in late 2011. This meant that a hasty course of action had to be chosen, allowing the church to act opportunistically to rid itself of the cathedral in favour of a brand new building.

The controversy surrounding the cathedral was made possible in part by the extremely tardy release (November 2014) of the final version of the Canterbury Earthquakes Heritage Recovery Programme – too little, far too late. A clearer and timely heritage recovery plan could have dealt effectively with the cathedral issue.

The next stage of recovery with City Council at the helm, guided and assisted by central government needs to carry out what Cera has failed to do in spite of repeated requests over the last four years (including in a petition placed before the Parliamentary Finance and Expenditure Committee): halt heritage demolitions, do a stocktake, seek input from the public including on funding options. The issue of the cathedral's future needs this kind of broad context.

The retention of Christchurch Cathedral has its part to play in environmental terms, too. The greenest building is the one standing: scores of heritage buildings have been demolished totally unnecessarily. The retention of the cathedral, conserving its materials and its embodied energy, can play an important part in the development of the city's much vaunted sustainability.

The imposition of over-scaled and redundant anchor projects like the central city stadium and convention centre – but lack of support for this iconic true “anchor project”, the cathedral – demonstrate that the government and the Minister of Earthquake Recovery have consistently misread the best way forward for the battered city.

Instead of a city in which the historic “anchors” the new, we have had the new “anchor” projects destroying the true foundations of the city, existing buildings capable of being repaired: buildings dating back to the 1860s (The Occidental) and from as recently as the 1960s (Beaven’s Manchester Unity building). Christchurch Cathedral need not join this unfortunate lineup.

Regenerate Christchurch must take responsibility for bringing about a solution to the biggest, most disruptive heritage impasse, the future of Christchurch Cathedral. The facts are incontrovertible: it can be strengthened to 100% of the NBS and faithfully restored – at the same time as appropriate adjustments are made to suit today’s liturgy.

Thanks to The Great Christchurch Buildings Trust, supported by Restore Christchurch Cathedral Group Inc, the restoration can be funded with little or no cost to the Anglican Church. It will not cost ratepayers anything. The restoration would certainly be timely and it will be expeditious! Such an approach, on a much grander scale is of course happening at the Arts Centre; and a much smaller, but equally inspiring restoration is happening close to the cathedral with the former Trinity Congregational church restoration by the Christchurch Heritage Trust.

The Anglican Church, City Council and government agency need to work towards a solution which will restore the heritage heart of Christchurch in Cathedral Square. To this end the s. 38 issued on 23 October 2011 on the building must be removed. The role played by church, citizens and council since construction commenced in 1864 needs to be recognised and celebrated by all.

The essential key to success in the future renewal of Christchurch is transparency, cooperation and consultation: giving the people a voice – and listening to that voice.



Co –Chair Restore Christchurch Cathedral Group Inc

30 July 2015

Released by the Minister for Canterbury Earthquake Recovery



Last updated 07:45 29/07/2013

OPINION: On Friday, a Court of Appeal decision cleared the way for the Church Property Trust (CPT) to continue demolishing the earthquake-damaged Christ Church Cathedral. Psychiatrist Alma Rae says that the urge to take it down seems to be based on fear.

Last year The Press ran a poll seeking to discover where opinion lay on the question of whether the Anglican cathedral should or should not be demolished.

By an extremely narrow margin, those wanting it gone were in a majority. When asked their reasons, 39 per cent of those wanting to demolish cited safety as their main reason. In other words, fear ruled.

At that time, it was little known that the cathedral could be repaired to 100 per cent of the most stringent earthquake safety standards, without prohibitive expense or the need to take decades over it.

Fear is not per se rational or irrational. It is sensible to be afraid of some things. Falling masonry is undoubtedly one of them.

Fear can motivate the taking of suitable measures to avert unnecessary risk and harm, which is its evolutionary purpose. A sudden surge of acute fear can, as most of us know all too well, cause the release of adrenalin and other chemicals which, by increasing heart rate and blood supply to our muscles, give us added strength and speed to escape a dangerous situation.

But chronic fear causes the release of stress hormones that are not helpful at all; they make us tired and miserable, hopeless and pessimistic, and skew our thinking.

Perhaps this is what happened to cause so many, and in particular the Church Property Trust, to endorse demolishing our city's most symbolic and centrally important heritage building.

We were tired. We were nervous. We were uncertain about our futures, everything was more difficult than usual, hardly anything was where it used to be and the city where traffic jams were almost unknown had become a nightmare to negotiate.

And so, one takes control of whatever's on offer, in order to feel more on top of things. At least a building that is not there any more cannot hurt us.

Underneath fear there is often anger; they are closely linked anatomically in the brain. It would hardly be surprising if some of us were angry about all that we have lost, and if that anger, as well as our fear, led us to think less than rationally.

Fear was a constant theme in Bishop Victoria Matthews' public utterances on the matter. She said when announcing the intention to demolish that "this is now a very dangerous building that needs to be made safe" and cited risks to those working in or around it.

The beautiful Church of The Holy Trinity Avonside, built where the first church in Canterbury was consecrated in 1859, was unceremoniously bulldozed in case it might hurt someone, according to parish publications, although no-one had so much as stubbed a toe on it.

I am not advocating mindless optimism and pretence that there are no risks, but surely the Church's pastoral duty is to allay fear, not promote it?

There the cathedral sits, ringed by protective barriers, looking much the same as it did two years ago. Court proceedings have gone all the way to the Court of Appeal but the eventual outcome still lies in the future, with unpleasant uncertainties on all sides.

Change is very stressful to the human being. Even desired changes are stressful. Changes forced upon us, beyond our control, possibly against our wishes, are doubly so.

A little stress is a good thing, of course. It keeps us alive to ourselves and our circumstances, nudging us along in the direction of expansion and growth.

However, too much of this particular good thing can be destructive to the human spirit, bringing with it grief, rage, depression, hopelessness and suicide.

Some of the same hormones involved in fear are active in stress, especially cortisol, which in excess over time can result in full-blown depressive illness or exhaustion. Its effects on the hippocampal area of the brain can cause memory problems (how many of us are familiar with "quake brain"?).

Here in Canterbury most of us have experienced more change than we could ever have wished for. Much of it has taken the shape of outright loss - loss of loved ones, of homes and communities, jobs, a sense of security, trust in the powers - that-be, or all of the above.

To move about in what little remains of our central city is to become rapidly disoriented. The place is barely recognisable bar a few buildings, and one of these is the cathedral.

One did not need to worship there to become very attached to it. How many of us have photographs of relatives posing in front of it, have attended funerals, concerts, choral services there?

It has been a backdrop to life in Christchurch for almost as long as our city has existed. It has become a part of us. The CPT may own it legally, but morally it belongs to everyone.

There have been incalculable losses in this disaster, not least of our built heritage.

All loss causes pain and grief, which, compounded by the seemingly endless and frustrating process of trying to mend a broken city, is making many people ill.

The specialist mental health services in which I work are at their busiest yet, and almost everybody lists, among triggers for their illness, matters related to the earthquakes.

It is the third year after the initial disaster, and that, according to international literature, is when survivors are at their lowest ebb.

It is the familiar that comforts most. So little can be relied on in our post-disaster city, we need all the familiarity, all the reassuring routines, relationships and objects we can get, in order to allow our overworked nervous systems to calm down so that we feel safe and well. Why, then, is the Church Property Trust determined on destroying one of the few tangible touchstones we have left?

The legacy of our forefathers is to be demolished, or rendered into some risible little wall, by a handful of people.

What is the local Anglican Church thinking? Have they themselves not lost enough of their precious and beautiful buildings to understand the feelings engendered? Surely it is their job to be reassuring, comforting, helpful and compassionate? Instead they plan to demolish our most revered icon and replace it with - well, who knows?

In my opinion, the CPT has a responsibility to the thousands of citizens who will be deprived of yet another beloved building, should the cathedral be destroyed.

I very much doubt that many hearts will break if it stays, but if it does not, then those thousands of us who love it will suffer yet another assault on our morale and wellbeing.

The bishop already has one new cathedral - can she not take pity, accept the many generous offers of assistance with restoration, and leave it at that?

Dr Alma Rae is a consultant psychiatrist with the CDHB, working in an adult community clinic in Christchurch. She is a married mother of two, living in a TC3 area of Southshore.

Fax: [REDACTED]

www.waimakariri.govt.nz

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Released by the Minister for Canterbury Earthquake Recovery

Our Reference: EXT-51 / 150730113904

30 July 2015

John Ombler
Acting Chief Executive
Canterbury Earthquake Recovery Authority
Email: john.ombler@cera.govt.nz

Dear John

GREATER CHRISTCHURCH EARTHQUAKE RECOVERY: TRANSITION TO RECOVERY

I am writing to you as a response to the above draft transition recovery plan on behalf of the Waimakariri District Council.

We wish to thank you for the opportunity to input to this document at a formative stage and in this regard the extent to which your staff has facilitated that has been greatly appreciated. Of course Mayor David Ayers is a member of the Transition Advisory Board and there is good alignment between the Boards report and the draft Plan.

The Council is generally supportive of the direction and proposals in the draft Plan and its refecction of the principle of subsidiarity in transitioning recovery governance and operations to the local level to the maximum practical extent. As a party to the UDS Implementation Committee and the partnership that underpins that collaborative governance arrangement we also endorse the submission provided to you under the UDSIC banner. We anticipate and look forward to not only broad sub regional but also central governance support for the leadership role and integrated planning endeavor that UDSIC can and should play and contribute.

As regards the legal framework we support the broad scope of the new legislation as outlined, noting that officials are jointly engaged on developing the detail and there will be further opportunity to input to that. We are particularly concerned that the gains made through the Land Use Recovery Plan as a statutory recovery plan in terms of actions that we have now completed involving recent amendments to the Waimakariri District Plan are 'future proofed'. To do this requires legislative support for their force and effect to be protected for a period of at least two years.

Otherwise, we also support the provision for new 'regeneration' plans of equivalent to recovery plan standing. We can see potential opportunities to further our town centres recovery presented by this option.

More generally the draft signals a role for local government including this Council in supporting community – led recovery activities that focus on community resilience. In accepting that role the Council is conscious of the values and approach to recovery it has adopted since September 2010 and will continue to value the involvement and resourcing for implementing in the *Community in Mind* Strategy from government agencies towards psychosocial recovery given that there continue to be parts of our community as well experiencing ongoing and significant stressors. We also value and seek the continuance of the community wellbeing surveying and monitoring index initiatives by CERA and anticipate their continuance for the foreseeable future.



The Council looks forward to constructively, and now with some momentum, progressing the last significant element of built environment recovery – determining the future use of Red Zone land. It reaffirms its preparedness to play a leadership role, working closely with central government and the community in that regard.

Yours sincerely



Jim Palmer
Chief Executive

Released by the Minister for Canterbury Earthquake Recovery

From: generationzeronz@gmail.com on behalf of [Generation Zero](#)
To: [info \(CERA\)](#)
Subject: Submission
Date: Thursday, 30 July 2015 3:03:23 p.m.
Attachments: [Submission_Generation_Zero.pdf](#)

To whom it may concern at CERA,

Please find attached a submission on the Draft Transition Recovery Plan from Generation Zero.

www.generationzero.org.nz // facebook.com/GenerationZero // twitter.com/generationzer0



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Submission on the Draft Transition Recovery Plan

Generation Zero

Generation Zero is a nationwide movement of young New Zealanders united by a vision to transition our country away from its dependence on fossil fuels. We advocate for solutions to climate change and the development of low-carbon, livable cities.

Generation Zero would like to thank CERA for this opportunity to comment on the future governance of the Christchurch recovery. We support the third option given in section 5.2 of the Draft Transition Recovery Plan: *a Christchurch City Council-led recovery approach, with the Crown in close support*. We endorse Option 3+ and echo the call for a sustainable, visionary recovery that Christchurch can be proud of. We do not support the government's proposal to transfer governance of the rebuild to a new entity called Regenerate Christchurch, for the reasons outlined below.

Background and Context

Both the World Bank and the World Health Organisation have labelled climate change as the biggest challenge facing humanity. Earlier this year, global carbon dioxide concentrations exceeded 400 parts per million (ppm) for the first time [1]. It is widely accepted that in order to prevent the catastrophic, irreversible impacts of runaway climate change, global levels of carbon dioxide need to be dramatically reduced.[2]

Cities currently account for two-thirds of the world's overall energy consumption and contribute at least 70 percent of global greenhouse gas emissions [3]. Thus they have a huge part to play in our collective response to climate change. Cities all around the world need to start working to lower their emissions and embark on a pathway to low-carbon development. Many cities, such as Copenhagen, Vancouver and Portland have been on the right path for years, and an ever-increasing number are beginning to factor climate change into their planning and policies [4].

Climate Change and the Christchurch rebuild

The Canterbury earthquakes have provided Christchurch with a unique opportunity to rebuild a low-carbon, sustainable city. In order to achieve this however, specific policies are needed to address land use, transport emissions, and the energy consumption of buildings.

To date, the New Zealand Government has shown no sign of taking the issue of climate change seriously. Climate Change Issues Minister Tim Groser claims that we are doing our fair share to reduce emissions, yet as a country we have the fifth-highest per-capita emissions in the OECD [5] and have been graded 'very poor' by the 2013 Climate Change Performance Index [6].

Although the majority of our electricity generation is already derived from renewable sources, electricity only makes up slightly more than a quarter of Christchurch's energy use. Most of the remainder of our city's emissions come from transport [7]. There is ample opportunity for Christchurch to reduce its carbon footprint, but sadly there is no evidence to suggest that this will happen if the current government maintains control over the rebuild.

The post-2020 climate change target that New Zealand will take to the UN climate summit in Paris this November was announced by Minister Groser earlier this month. The target was hugely disappointing, translating to a low 11% reduction below 1990 levels of greenhouse gas emissions by 2030, despite 99.5 percent of those who submitted during the consultation process (more than 15,000 New Zealanders) calling for a far more ambitious target [8].

The Government has demonstrated a blatant disregard for the views of the New Zealand public. Through Share an Idea, the people of Christchurch expressed a desire for a clean, green city, much of which was in line with what Generation Zero is advocating for. We feel that in order to ensure the views of the people of Christchurch are taken into account during the next phase of the Christchurch recovery, full decision-making power must be returned to the Christchurch City Council and other local authorities.

In contrast to the Government's unsatisfactory approach to climate change, the Christchurch City Council has shown a great deal of leadership on the issue. Following the release of a report by the Parliamentary Commissioner for the Environment late last year, Mayor Lianne Dalziel spoke out for action on climate change, showing an in-depth understanding of what was needed to mitigate and plan for sea-level rise as a result of atmospheric warming [9].

The CCC is overseeing the construction of thirteen major cycleways, and its District Plan Review aims to 'promote public and active transport and reduce dependency on private motor vehicles' [10]. Given the majority of Christchurch's carbon emissions stem from transport use, these are significant steps towards the development of a low-carbon, livable city.

Furthermore, earlier this month the Council signed off on new regulations that restrict development in parts of Christchurch considered to be at risk from rising oceans. Dalziel stated that "the science on the impact of climate change was compelling and the council could not afford to ignore it" [11].

Climate change is a serious and urgent issue which threatens our generation. So far, the Council's response has been far more compelling and appropriate than anything we have seen from central Government. Generation Zero calls for decision-making power to be given to the agencies who will act in the best interests of local people, and the future of the city - the Christchurch City Council and other local authorities.

The central city rebuild is the perfect opportunity for Christchurch to contribute to good climate

outcomes. We believe that, given the Government's current approach to climate change, local leadership is the only way to ensure this opportunity is not wasted.

References

1. [Global carbon dioxide levels break 400ppm milestone](#), The Guardian, May 2015
2. [IPCC Fifth Assessment Report \(AR5\)](#), IPCC, last updated April 2015
3. [Low-carbon, livable cities](#), The World Bank, March 2014
4. www.c40.org/cities
5. [New Zealand's Greenhouse Gas Inventory 1990–2013](#), Ministry for the Environment, April 2015
6. Burck et al., Climate Change Performance Index. Germanwatch, 2013
7. [Christchurch Agency for Energy](#)
8. [Summary of Submissions](#), Ministry for the Environment, July 2015
9. [Dalziel demands action on sea levels](#), The Press, Dec 2014
10. [Christchurch District Plan Review: Transport Chapter](#), Christchurch City Council, 2014
11. [City councillors endorse new coastal development rules](#), The Press, July 2015

Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: COMMENTS ON DRAFT TRANSITION RECOVERY PLAN
Date: Thursday, 30 July 2015 2:59:49 p.m.
Attachments: [REDACTED] - Short CV (July, 2015).docx
[SUBMISSION TO CERA - TRANSITION PLAN.docx](#)

Attention: CERA Officer in Charge for Transition Recovery Plan

Dear Officer,

Please find attached, McInnes Group International Limited's comments, observations and suggested amendments to certain aspects of the draft Transition Recovery Plan.

We would be delighted to present our findings in person, if that was deemed appropriate ! That said, we are happy to respond to any queries or further elaboration which CERA may deem necessary and/or helpful.

We have also attached the author's CV, so that you have an appreciation of his background.

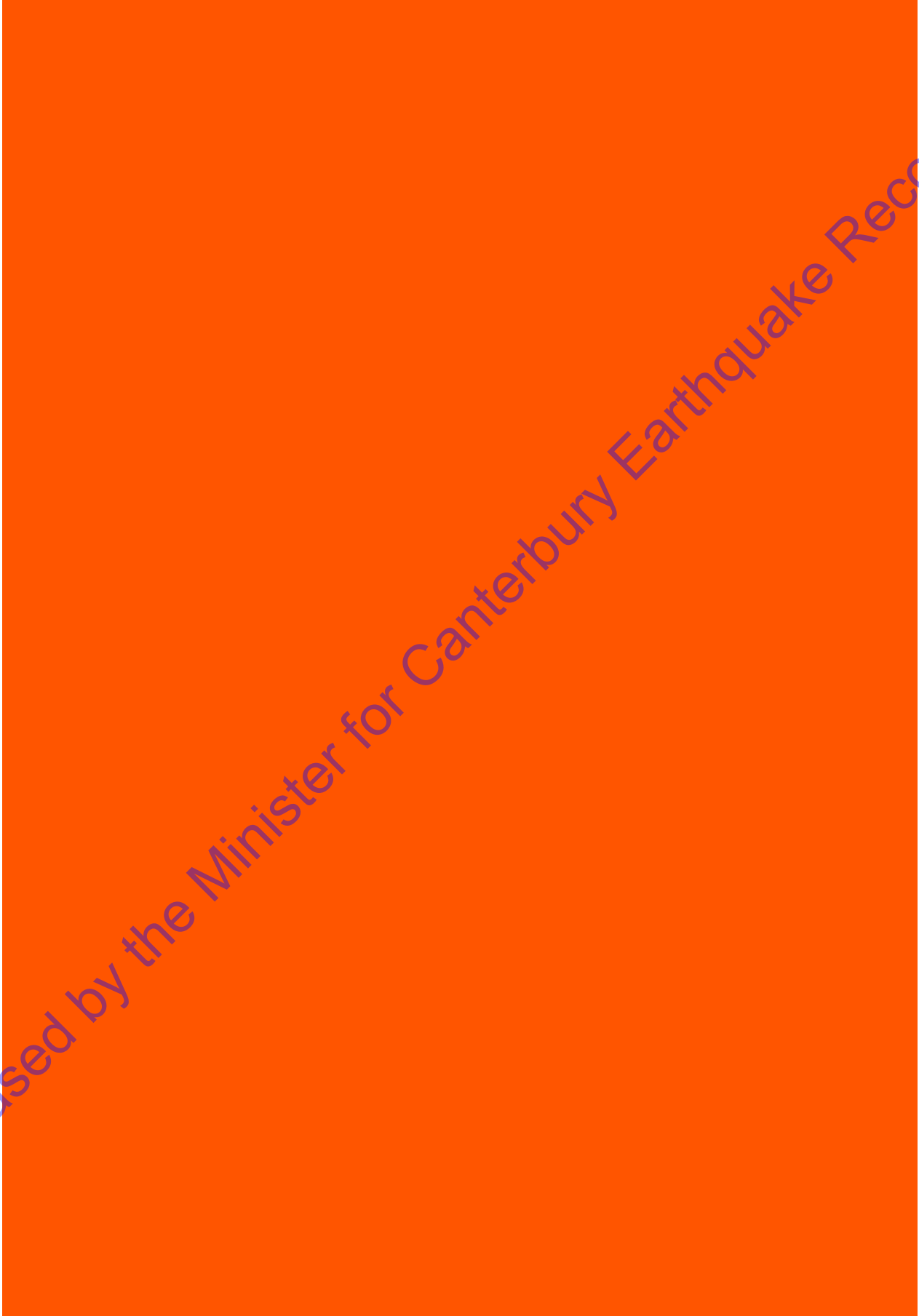
With regards and best wishes in dealing with this matter.

[REDACTED]

McINNES GROUP INTERNATIONAL Ltd (MGI)

M [REDACTED]
[REDACTED]

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SUBMISSION TO CERA

COMMENTS ON DRAFT TRANSITION RECOVERY PLAN

Prepared by

**McInnes Group International Limited
Development, Retail and Tourism Advisors**

Introduction

In preparing this submission, McInnes Group International Limited (MGI) has considered it necessary to set out some over-riding comments which are both germane to the proposals included in the draft Transition Recovery Plan and the suggested amendments to the draft.

They are, to all intents and purposes, observations on what has transpired in the period 2011 – 2015 and why changes are essential if Christchurch is to retrieve its earlier enthusiasm and desire to build an exciting city reflective of new opportunities, the power of innovative thinking and entrepreneurial flair leading to an overall feeling of 'let's get this show on the road'.

Observations Pertinent to the Need for a New Recovery Plan Going Forward

1. For a host of well-known reasons, community, investment and business industry expectations have been lost in the quagmire of bureaucracy along with a less than helpful relationship between the government and Christchurch City Council (CCC).
2. CERA (especially through the CCDU) has demonstrated a limited understanding of commercial realities whilst adopting an exaggerated preoccupation with the 'sanctity' of the Blueprint Plan for the CBD as if that was the panacea for guaranteeing the CBD's future. In this regard, where a much more adaptive approach was required (i.e. permitting and encouraging 'organic' growth) an overly prescriptive or unitary approach prevailed.
3. The upshot, along with delays and uncertainty, was that there is almost no external investment being attracted to Christchurch with earlier excitement having languished and international developers and financiers taking their finance and patronage elsewhere.
4. While the government's administrative and financial role has been both vital and essential in the 2011 – 2015 period, the latter 18 months has seen much of the impetus and enthusiasm dissipate.

5. There are a host of reasons for this – apart from a general and understandable ‘tiredness’ with the whole process – of which the main would appear to be:

- CERA's somewhat over-bearing influence with little time for genuine public consultation, albeit that a strong minister was an important requirement;
- Too few professionals within CERA/CCDU with significant commercial property and/or entrepreneurial experience to establish the structures and conditions which would attract international investment;
- CCC's ‘challenged’ administration and its uncomfortable and oscillating relationship with central government – while trying to cope (politically) from a very much side-lined position in the city's rebuilding process – was discomfiting to external investment parties;
- Risk averse bureaucrats within CERA/CCDU made timely decisions on key investment projects extremely difficult and in the process, international interest was diverted elsewhere.

6. That said, the need must now be to ensure that there is a new lease of life in Christchurch's development future, an urgency and renewed sense of excitement in going forward combined with much more equitable relationships between local and central government. This implies that the new working structures must be given the ‘tools and authority’ to serve Greater Christchurch both effectively and efficiently.

7. Adoption of these ‘tenants’ implies that the region not only needs new blood, new ideas but a break from the past whereby new entrepreneurial skills, international experience and innovative thinkers are actively sought as potential appointees to the various boards and agencies rather than reverting to the same members who have dominated past and current agencies. Political loyalty should have no place in the determination of appointees. Only when this happens can Christchurch expect to advance both its status and reputation in the national and international market places and perform as befits an emerging contemporary city.

8. Further, there must be greatly simplified and significantly fewer organisations responsible for advancing both Christchurch and Greater Christchurch's future development. As it stands, both the current and proposed organisations (i.e. CCC and central government) are destined to lead to confusion and duplication. In that regard, more

streamlined approaches which minimise 'process-oriented' structures are an essential requirement. This is discussed in greater detail below.

Comments on the Transition Recovery Plan (TRP) Proposals

1. The proposals put forward in the TRP plus the CCC's entities seem likely to not only lead to confusion and duplication but will do little to persuade the investment community that the transition has been clearly thought through.
2. As proposed, CERA and CCDU will be replaced with:
 - A Business Unit within the Department of the Prime Minister and Cabinet to advise on Greater Christchurch's requirements for horizontal infrastructure works, future use of residential red zone areas and other matters related to the regeneration of Greater Christchurch.
 - Public sector rebuild activities will become the responsibility of the Ministry of Business, Innovation and Employment.
 - A new entity, called Regenerate Christchurch (or perhaps a comparable name) will control Christchurch's central city and be jointly owned by the Crown and CCC (assuming Option 2, see p. 20 of the TRP is adopted).
 - Land Information New Zealand will be responsible for completing demolitions and clearances as well as the interim land holdings in the residential red zones.

while CCC will have further entities:

- Its normal development application and approval processing system will continue to apply except where superseded by a determination that such applications warrant redirection to the new Partnership Approvals Service for the central city (see following).
- A new Partnership Approvals Service, controlled by CCC and Environment Canterbury for 'one stop shop' approvals in the central city with Case Managers appointed to follow through from initial concept to completion.
- Development Christchurch Limited (led by Christchurch City Holdings Ltd) as a 'one stop shop' for attracting private sector

investment in Christchurch (not Greater Christchurch) including central Christchurch.

3. How the latter relates to the existing Canterbury Development Corporation (not referred to in the TRP) which is a wholly owned entity of CCC specifically established to provide and administer the city's economic strategy (whilst extending its economic support to businesses in the wider Canterbury Region), is not stated.
4. The draft TRP stated (see 5.5, p. 21) that different organisations have at times 'tripped over each other' (i.e. assuming this is referring to CERA, CCDU, CCC and perhaps Environment Canterbury and NZTA) then it seems a nonsense to now be looking at replacing the existing situation with at least 6 – 7 separate entities and possibly 8 – 9 if we include NZTA and Environment Canterbury.
5. It is submitted that this will be extremely difficult to work effectively as the various entities vie for 'priority rights' while registering simultaneous operational claims of being the pre-eminent agency whether it be Christchurch Development Limited, CDC, Regenerate Christchurch and/or the PM and Cabinet Business Unit. Whilst it may be argued that this should not happen it would be naïve not to anticipate the prospects of such an outcome.

Suggested Changes to the key draft TRP Proposals

This submission does not purport to address all the matters especially as they relate to psychosocial recovery, community-led recovery activities or the relationships which some of the central government departments have established with CERA, Environment Canterbury, NZTA, CCC, SDC, WDC and the like.

Instead, MGI has concentrated on what it considers to be the key requirements going forward.

These reflect a firmly held view that unless the Transition Recovery Plan proposals achieve the following:

- Organisational arrangements and allied processes are seen to be much 'easier' with vastly fewer 'ports of call'.
- Duplication of activities and functions are eliminated or at worst, minimised.
- Resounding and unequivocal evidence that the Crown remains solidly and financially committed for the long haul, even if this results

in a significant divesting of the Crown's authority and/or shareholding within the operational entities.

- Maintains and heralds its keen interest in both Christchurch's and the wider Canterbury Region's commercial well-being; and
- Demonstrates a preparedness to look beyond the usual 'cache' of appointees who dominate so many of the Canterbury institutions,

then the likelihood of achieving the transition objectives with commensurate coordinated leadership and innovative outcomes will be severely restricted.

With the greatest respect to the TRP proposals, we consider that a much more appropriate arrangement would be to establish no more than two agencies along with the elimination of duplicating agencies or units (some of which are in CCC):

1. **Greater Christchurch Development Agency or Authority (GCDA)** jointly owned by the Crown and the 3 local Councils (CCC, SDC and WDC) set up for an initial period of 7 years. It would concentrate on all relevant Greater Christchurch recovery activities (excluding central Christchurch). While there's a high likelihood that the Crown would withdraw its membership at the expiration of this period (unless the parties agreed to the contrary), the remaining parties may determine that the on-going operation of GCDA was in the best interests of all councils especially in relation to transport, infrastructure and the development of city and regional centres.
 - The GCDA would consult with the Department of the Prime Minister and Cabinet, NZTA, Ministry of Business, Innovation and Employment and Environment Canterbury, as required.
 - Whilst a separate Business Unit in the PM's Department would seem unnecessary, it is agreed that an appropriate point of contact would be required.
 - Although neither a function nor aspiration of TRP, the GCDA might also set the ground rules for some future amalgamation of the Councils into a Greater Christchurch Council, if the parties so deemed appropriate and beneficial to the various communities.
2. **Central Christchurch Agency (CCA)** would be jointly owned 50/50 by the Crown and CCC and concentrate solely in developing the central city, including commercial, retail and residential activities as well as bringing the key Blueprint Projects to fruition, as determined on review.

The Crown would in all probability withdraw from CCA after a 7 year period or earlier if deemed appropriate with CCC becoming the sole proprietor. This agency parallels the TRP's 'least worst' scenario as set down in 5.2, p. 20 (2nd dot point).

- Only by an equal shareholding coupled with a commitment to reduce its shareholding over the next 3 – 7 years will the community be convinced that the Crown is genuine in its desire to 'hand back' control of the CBD to the Council.
- It is suggested that the name, Regenerate Christchurch – which is solely for the central city – is inappropriate as it conveys negative or retrieval characteristics whereas what is needed is a nomenclature which conveys outward-looking and future growth characteristics. In that regard, we suggest that the authority or entity be renamed Central Christchurch Agency.
- The establishment of CCA suggests that CCC's Development Christchurch Limited entity may be unnecessary if its activities are restricted to the central area and should either be subsumed into CCA or perhaps less disruptively, into CDC, if its activities are Christchurch-wide.
- That said, it is entirely within CCC's charter to create such an organisation as above and indeed there are compelling reasons which indicate that much more commercially aware and astute skillsets are required within CCC.
- Notwithstanding, MGI's concerns are that if it constitutes yet another agency which appears to be paralleling and/or replicating services which will or should be held within CCA (i.e. Regenerate Christchurch if that is the preferred name) then an outside applicant or developer will face the dilemma of determining who's carrying the 'keys to the gun store'.

Other Comments

3. The over-riding impression from the draft TRP is that the outcomes recommended in the draft TRP, when linked with both the existing and newly established entities by the CCC, are likely to be as confusing and perhaps even more so than the existing arrangements.
4. In this regard, when one reads the five recovery challenges for the central city (see 5.2, p. 19) it becomes obvious that the fewer the organisations, the greater the prospect of achieving the major

objectives. Thus, the CCA should have an enlarged brief to incorporate the activities proposed by Development Christchurch Limited (as is suggested under 5.3, p. 20, 2nd dot point) or alternatively if, as seems sensible, CDC was to be granted an expanded role with a financial and investment unit which would equate to Development Christchurch Limited's charter. This would facilitate CCA building special coordinated programmes with the long established CDC while the private investment sectors would not be required to consult with yet another bureaucracy (i.e. Development Christchurch Limited) regardless of how commercially 'hard-headed', astute and financially savvy it might claim to be.

5. It goes without saying that much greater commercial expertise and experience is required as part of the CCA's organisational and functional structure which suggests that it would be inappropriate to merely 'shift' CCDU staff to CCA, especially in light of CCC's support for the establishment of Development Christchurch Limited which was to ensure that such expertise and financial acumen was available in-house to Council.
6. Whilst it maybe that CCC was pre-empting the TRP proposals by establishing Development Christchurch Ltd, it does not detract from the perceived need for much stronger commercial underpinning and understanding in developing the central area.
7. While the success of the central area development programme is dependent largely upon the private sector, the renewed optimism and enthusiasm which is vital going forward, will be greatly enhanced by having significantly fewer organisations with whom to negotiate; clear and precise evidence of a 'go to, can do' modus operandi by the GCDA and CAA operatives; evidence of a genuine desire on behalf of the agencies to 'partner' and facilitate expeditious decision-making; and, most importantly, exhibit keen and incisive understanding of the commercial realities which influence investment and financing structures.

For CERA's consideration.

[REDACTED]
[REDACTED]

McInnes Group International Limited
Development, Retail and Tourism Advisors
Christchurch and Brisbane
Email: [REDACTED]

Mob: 

Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
To: [info \(CERA\)](#)
Cc: [REDACTED]
Subject: submission from Restore Christchurch cathedral Group Inc on draft transition recovery plan
Date: Thursday, 30 July 2015 2:19:13 p.m.
Attachments: [Transition to Regeneration RCCG final.pdf](#)

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Thank you and kind regards,

[REDACTED]

Committee member RCCG Inc.

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Transition to Regeneration document

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The lack of community involvement in the recovery has been debilitating in the extreme: none more so than in the treatment of our heritage capital which, pre-quake, was so vital to the social, cultural and economic ethos of the city, with the cathedral at the very physical and metaphorical heart of it. A vital opportunity to strengthen the fragile psychosocial state of residents in the post-quake city was lost long ago when Cera identified heritage as something largely to be swept away; our collective sense of identity has been irreparably damaged by the actions of Cera.

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The controversy surrounding the cathedral was made possible in part by the extremely tardy release (November 2014) of the final version of the Canterbury Earthquakes Heritage Recovery Programme – too little, far too late. A clearer and timely heritage recovery plan could have dealt effectively with the cathedral issue.

The next stage of recovery with City Council at the helm, guided and assisted by central government needs to carry out what Cera has failed to do in spite of repeated requests over the last four years (including in a petition placed before the Parliamentary Finance and Expenditure Committee): halt heritage demolitions, do a stocktake, seek input from the public including on funding options. The issue of the cathedral's future needs this kind of broad context.

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The imposition of over-scaled and redundant anchor projects like the central city stadium and convention centre – but lack of support for this iconic true “anchor project”, the cathedral – demonstrate that the government and the Minister of Earthquake Recovery have consistently misread the best way forward for the battered city.

Instead of a city in which the historic “anchors” the new, we have had the new “anchor” projects destroying the true foundations of the city, existing buildings capable of being repaired: buildings dating back to the 1860s (The Occidental) and from as recently as the 1960s (Beaven’s Manchester Unity building). Christchurch Cathedral need not join this unfortunate lineup.

Regenerate Christchurch must take responsibility for bringing about a solution to the biggest, most disruptive heritage impasse, the future of Christchurch Cathedral. The facts are incontrovertible: it can be strengthened to 100% of the NBS and faithfully restored – at the same time as appropriate adjustments are made to suit today’s liturgy.

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The Anglican Church, City Council and government agency need to work towards a solution which will restore the heritage heart of Christchurch in Cathedral Square. To this end the s. 38 issued on 23 October 2011 on the building must be removed. The role played by church, citizens and council since construction commenced in 1864 needs to be recognised and celebrated by all.

The essential key to success in the future renewal of Christchurch is transparency, cooperation and consultation: giving the people a voice – and listening to that voice.



Co –Chair Restore Christchurch Cathedral Group Inc

30 July 2015

Released by the Minister for Canterbury Earthquake Recovery



Last updated 07:45 29/07/2013

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Fear can motivate the taking of suitable measures to avert unnecessary risk and harm, which is its evolutionary purpose. A sudden surge of acute fear can, as most of us know all too well, cause the release of adrenalin and other chemicals which, by increasing heart rate and blood supply to our muscles, give us added strength and speed to escape a dangerous situation.

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From: [REDACTED]
To: [info \(CERA\)](#)
Subject: submission
Date: Thursday, 30 July 2015 3:15:09 p.m.
Attachments: [Submission_CERA_TRANSITION.docx](#)

This submission from [REDACTED], [REDACTED], Christchurch 8014

Released by the Minister for Canterbury Earthquake Recovery

Your voice counts.

If you share these
opinions, and would like to
see a change in the
recovery. Edit this
document as per your
likings and send to CERA
via the contacts below.
Or share this link where
you got the document onto
the CERA Page.

Comments can be made

Online at: www.cera.govt.nz/transition

Via email to: info@cera.govt.nz

Posted on: facebook.com/CanterburyEarthquakeRecoveryAuthority

By post to:

Draft Transition Recovery Plan

Freepost CERA

Canterbury Earthquake Recovery Authority

Private Bag 4999

Christchurch 8140

Feedback is due by 5pm, Thursday 30 July 2015

Christchurch, 29 July 2015.

Submission on the Draft Transition Recovery Plan: Greater Christchurch Earthquake Recovery: Transition to Regeneration

The earthquakes and their aftermath have hit the eastern suburbs hardest, so we feel that it is essential to have relevant community representatives' involvement in the transition process to "Regenerate Christchurch". Many members of our community face serious day-to-day challenges, such as substandard living conditions and uncertainty about the future of their homes. Many of the services and infrastructure in the east have disappeared or been withdrawn, and for "Regenerate Christchurch" to be successful, resident input is vital. We therefore hope that the communities can look forward to productive cooperation between central and local authority bodies, on the one hand, and tax- and ratepayers on the other, over the coming years.

The Christchurch recovery is now at a crossroads, where we need to look for a way forward and reach some difficult decisions. We also need to look back, since although the past cannot be changed we can all learn from it. In hindsight, it is clear that some decisions taken over the last five years could have been better. We need to make sustainable decisions at this juncture, so that generations to come can learn from our mistakes. Let us remember that our city of the future will be their city of the present.

Context and background

It is important to look in detail at how the recovery has been handled.

We have been dissatisfied with the manner in which communication has been handled by the recovery authorities and also with the provision of and access to information.

We feel that genuine community representation is lacking to a large extent: agencies are dependent for funding on local bodies, territorial authorities and even in some cases insurance companies. As individuals and members of social media groups, we have frequently been stonewalled when asking questions or raising concerns.

When we expressed our concerns on the EQC Facebook page, it was deleted.

The missing stakeholder

A series of decisions have been made over the recovery up to now where "all the stakeholders" are consulted but one. The stakeholder excluded from almost every decision has been the homeowner.

If political planning is prepared to sacrifice sustainability in the interest of short-term cost savings, the consequences can be devastating for the people affected. Our main concern is that people who were fully insured may end up homeless, facing a lifetime of poverty after 2-3

political cycles.

CERA made zoning decisions based on the assumption that individual solutions were available. In fact, individual solutions are not available in some coastal areas. The temporary stop banks in along the coastal areas are rapidly eroding. Some properties have been left below high tide mark on land that has a limited future life. The New Zealand Insurance Council has stated that they would like hazard notices attached to all properties with risks, so that people know exactly what they are buying. Certain coastal areas of land have been identified as high hazard and may disappear as the result of erosion within the next 50 years. The likelihood is that properties on such land will quickly become uninsurable in the years to come, and will not be accepted as security for a mortgage.

Unlike insurance companies, banks are not risk takers and will foreclose on any mortgaged property that loses its insurance cover once hazards have been identified. The potential scenario residents face was highlighted recently on Radio NZ, when Westpac gave farmers in Northland 30 days' notice to refinance, with the alternative of foreclosure on their farms.

The 6.2 earthquake under the eastern suburbs on 23 December 2011, after which Lianne Dalziel, Bob Parker, John Key and Roger Sutton all indicated that new zoning decisions might be made, now appears to have been a mysterious event, since the ground shaking measurements for this earthquake have disappeared.

This is one example of the lack of open and accurate communication from the authorities referred to above.

Seismic risk

One thing we can learn from the past is that seismic risk in Canterbury had been underestimated before the earthquakes struck. This is confirmed in a report for EQC in 1991. It is also the conclusion of the Royal Commission in the CTV report. A number of recommendations have been made but not followed. For example, neither the AS/NZS 1170.5 standard nor the New Zealand Geotechnical Society guidelines have been updated. Yet another recovery instrument is the Earthquake Prone Building Act, which is still to be passed by Parliament. As the emergency response part of the recovery is now behind us, we need to ensure sustainability for what lies ahead.

Risk acceptance

It is the role of insurance companies, the EQC included, to accept the risks covered under their terms of reference/policies and compensate policyholders when such risks eventuate. However, many policyholders in Christchurch have not been compensated for the damage to their homes and lives. These responsibilities need to be faced by the entities responsible. An equitable solution needs to be found for properties with hazards such as flooding that are a direct result of the earthquakes. In tandem with this, every effort must be made to protect residents from the risks posed by climate change.

Future insurability

Recommendations to the *Department of the Prime Minister and Cabinet* (DPMC) from ICNZ include taking a long-view – and requiring local authorities to deny consent applications where a long-term perspective risks from natural hazards will increase. It also recommended the issue of hazard notices for all properties affected.

We welcome the long-view but we are concerned that due to the increased risk caused by the earthquakes, future insurance cover will not be available. When the District Plan is made operative the hazards will finally be mapped. Despite the fact that hazards have still not been mapped, we have examples of insurance cover being withdrawn, offered on a monthly basis, and fire insurance being refused.

In an article in the New Zealand Herald of 5 November 2014, the CEO of IAG refers to cooperation with the NZ Government on a strategic intent in 2011 to avoid depopulation of Christchurch. Now that the ICNZ has signalled its intention to withdraw from high-risk areas and the CCC also plans to redefine the boundaries of the city so as to exclude properties below the Mean High Water Springs. We ask whether a "recovery" involves abandoning people once the insurance and bank sectors have managed a retreat.

The EQC does not cover flooding events, which will represent the largest uninsured risk exposure for those Christchurch residents in the future.

Homeowners have not had a fair representation in this recovery.

The declaratory judgment was a one-sided decision, and in the middle of the proceedings CCC took the side of the EQC. The concerns of the community were not addressed in that judgement. EQC stated that it had not paid for subsidence of land before. In fact, EQC made compensation payments for subsidence after the Waihi ground subsidence in 2001.

EQC and CCC reached an agreement to evaluate area-wide solutions for the Avon Estuary, knowing that the current solutions (temporary stop banks) would not suffice. The solution, which is currently being evaluated, is tidal barriers. This solution was previously rejected by the Ministry of the Environment in 2007, and identified as posing the risk of an ecological disaster. This has been done without consultation with the affected people. Meanwhile insurance companies have been settling insurance claims when it is known that the land has a very limited future. The EQC has still not communicated the known land damage to homeowners.

NZCPS (New Zealand Coastal Policy Statement)

CERA did not consider the NZCPS when they conducted their planning/zoning.

Likewise, the statutory obligations of planning for coastal risk were not considered.

Access to information

Homeowners have been denied access to land information on the basis that the information is commercially sensitive. In fact, they have been presented with out-dated information that excludes over 100 earthquakes. These facts have been brought to the attention of CanCERN,

EQC, MBIE and Council. There is still no explanation for why these documents have not been updated and are still being presented as current. The EQC stage 3 land report dates the last earthquake as occurring in June 2011. Yet we experienced over 100 earthquakes of magnitude 4-6.2 after that, most of which struck under the eastern suburbs.

CERA, Briefing to the incoming minister

The CERA **Briefing to the incoming Minister**, October 2014, states the following:

"As reconstruction continues over the next 10 years, a greater focus on developing and realising the vision for greater Christchurch is needed to ensure that long-term recovery is self-sustaining."

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The residents in the eastern suburbs were no less insured than anyone else in the city. In fact it has been identified that there was more underinsurance in the western part of the city.

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Indemnity insurance is a priority for the recovery authorities. The only problem is that with full indemnity cover there is no accountability.

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The root of this problem was [presented to the CERA forum in June 2013](#).

Large sections of the minutes of the forum have been blanked out, which does not instill confidence. In short, we do not see that the forum is serving its intended purpose.

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1. Do you have any views on the powers and provisions that will be needed in the new legislation to support regeneration?

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best outcomes for policyholders.

EQC and Insurers are working to prioritise the claims of vulnerable groups in the community."

Considering the number of properties still sitting below high tide after the earthquakes, this indicates that something has gone wrong in the recovery and that original principles have been abandoned.

Empowered Christchurch has reached an agreement with Council on a letter that protects the rights of vulnerable people. We suggest that issue of this letter is made mandatory for anyone seeking assistance from the RAS service. <http://empoweredchristchurch.co.nz/ccn-notification-email/>

5. In your opinion, is there a better way to report on these recovery issues?

We believe that, as regards residential recovery, monitoring should extend to code compliance certificates.

According to figures published in 2014, only fractions of repairs/rebuilds are completed with the issue of a code compliance certificate. To conclude the work to the required standard, someone must pay for the code compliance.

Leaving things as they are could have serious negative consequences for the recovery and for the city as a whole. We suggest an investigation of number of outstanding code compliance certificates and that responsible parties are made to address this outstanding work.

We recommend that following this process structural EQC repairs are to be listed on LIM reports and form a final part of the insurance claim settlement with consultation with the homeowner.

Looking at the recovery from the perspective of the eastern suburbs, it is impossible to avoid thinking of a phenomenon referred to as "disaster capitalism" and considering the aspects that have already become evident in the recovery process. Loss of equity and quality of life, risk transfer and other substantial shifts are taking place. We suggest that a regular mini-census should be conducted throughout the remainder of the recovery at intervals of 6-12 months to monitor deprivation, insurance cover (or lack of it), mortgage, home equity, and rental status. If unexpected changes identified, investigation and correction measures should be implemented.

Any other comments: (Also see "context and background".)

At the beginning of the recovery, the city's residents trusted blindly in the authorities. People had learned to expect government and the authorities to do the right thing for them and treat them with care and consideration.

Some people of Christchurch have now lost this blind trust, and frustration is building up; it will take significant efforts to reverse this erosion of confidence and stem the build-up of anger. To achieve this, there needs to be access to complete and accurate information, transparency, engagement, sustainability, fairness and care.

Let us remember the much-quoted assurance from the Prime Minister in 2011: "*On behalf of the Government, let me be clear that no one will be left to walk this journey alone.*

New Zealand will walk this journey with you. We will be there every step of the way.

Christchurch; this is not your test; this is New Zealand's test.

I promise we will meet this test."

We call on the authorities to live up to this promise.

After nearly five years of "**Emergency Response**", where sustainability has been sacrificed in the interests of speed, we can assume that this phase is now behind us. We see no reason why this period should be extended until April 2016. Lessons must be learned from the past. It is time to move into the "**Restoration Phase**". Once seismic and building standards are corrected, and risks are notified, mapped and accepted, sustainability will be ensured.

We need a city that is driven by the people that live in it, and enabled by a bureaucracy that accepts and mitigates risks, rather than transferring them to the most vulnerable of its residents.

Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
To: [info \(CERA\)](mailto:info@CERA)
Subject: Submission
Date: Thursday, 30 July 2015 3:18:54 p.m.
Attachments: [Submission_CERA_TRANSITION.docx](#)

This submission from [REDACTED], [REDACTED], Christchurch 8014

[REDACTED] Ph.D.
Adjunct Fellow, Aotahi School of Maori & Indigenous Studies
University of Canterbury,
Private Bag 4800, Christchurch, New Zealand.
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or: [REDACTED]

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Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: Submission on the Draft Recovery Plan - [REDACTED]
Date: Thursday, 30 July 2015 3:21:17 p.m.
Attachments: [Draft Transition Recovery Plan Submssion - \[REDACTED\].docx](#)

Dear CERA

Please find attached by draft submission.

If there are any further comments on my submission please contact me on the details below.

Thanks, [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Released by the Minister for Canterbury Earthquake Recovery

[REDACTED]
[REDACTED]
[REDACTED]
Christchurch
8062
30/7/2015

Submission of [REDACTED] for Draft Transition Recovery Plan

Comments on the focus on Central City

Addressing five recovery challenges for the central city Page 19

The five key challenges listed included:

- *attracting investors into the city and maintaining recovery momentum*
- *bringing greater commercial discipline and acumen to the delivery of major projects*
- *ensuring the Christchurch Central Recovery Plan's programme of recovery work in the central city continues in a coordinated way*
- *ensuring sufficient funding from a range of sources (including Crown, local government and private sector) is available to deliver recovery of the central city*
- *implementing a fit-for-purpose central city regulatory planning and consenting framework.*

Recommendation: The challenges for the central city are much greater than these five listed. These five points neglect to highlight some of the real challenges that the public are actually facing and that have been expressed elsewhere, some of these challenges include:

1. A perception of a top down planning processes dominated by central government and not local people. There is supported by the government largely ignoring the Share an Idea consultation and insistence that large scale capital projects, such as new metro sports stadium be developed as priorities even though suburban communities are still struggling with recovery and emerging natural hazards issues.
2. A perception of limited transparency in relation to decisions made in regard to the central city recovery, similar to the above but consultation processes appeared flooded and decisions that are made seem predetermined, such as the original announcement for the Victoria Square redevelopment.
3. Central city development (also called recovery) not reflecting community priorities of environmentally sustainability and an integrated community. The majority of the ideas submitted to Share an Idea highlighted the green/sustainable direction that people wanted the central city rebuild to take..

Comments on the Transition Framework:

There is an assumption throughout this document that the Christchurch City Council either does not have the capacity or ability to manage the recovery process. The case for a slow transition of responsibility back to the Christchurch City Council and other local bodies having responsibility from between 3 to 7 years is not supported with adequate justification.

From my experience working in governance strengthening in the Pacific, the supporting agency spends time mentoring the partner organisation, transferring control and responsibility back as soon as possible. This recovery plan does not clarify any real pathway and actions to allow this to occur.

There is no reason for all aspects of the recovery cannot become the responsibility of the Christchurch City Council. The CER Act expires in 2016 there is no reason why CERA as an organisation cannot be imbedded in the Christchurch City Council, reporting to an earthquake recovery committee made up of councillors and community board members

Comments on the involvement of central government ministries

The Ministry of Business, Innovation and Employment (Page 27) will lead work on monitoring procurement of the public sector rebuild, in particular by:

- *analysing progress of the rebuild, including of public sector agencies*
- *providing procurement advice and coordination functions*
- *Informing and engaging with the construction market.*

The Ministry of Business, Innovation and Employment (Page 24) will be responsible for CERAs residential rebuild work in particular:

- *brokering solutions for emerging residential rebuild issues*
- *monitoring the pace and rate of insurance settlements*
- *participation in the Residential Advisory Service governance and operational delivery of services.*

Recommendation: Both functions could become part of the Christchurch City Council or another agency (i.e Regenerate Christchurch) established to carry out these functions. Whatever agency is established it should report to a board comprising of local agency stakeholders such as Christchurch City Council, Ecan, Ngai Tahu and with some minor central government representation (MBIE, LINZ etc). The responsibilities listed here should be guided by local level governance rather than the national government directive.

Concluding remarks:

Firstly there is a need for the government to be far more progressive (and interventionist where necessary). The government (CERA) has largely stood aside while both EQC and Insurance companies have delivered substandard service to people in Christchurch, often at significant social cost. While the recovery plan talks about the psychological/social recovery,

the fact that the government has not stepped in when most needed has harmed not only relationship between people in the city and these businesses, but also people's belief in the ability of the government to implement good governance. The government needs to act to protect those that are much worse off now than they were before the earthquake.

While in some cases the government needs to be more interventionist. In other areas it needs to be less interventionist and play more of mentoring and support role. The Draft Transition Recovery Plan has the potential to reinvigorate a recovery that in the eyes of people in Christchurch, has failed. I work in the area of Climate Change resilience and the solution to Climate Change Adaptation and Disaster Recovery are for it to be community led. If Christchurch is ever going to regain its former glory then local agencies need to be supported by the government to take that lead.

Regards, [REDACTED]

[REDACTED]

Email: [REDACTED] Phone: [REDACTED] Mob: [REDACTED]

Released by the Minister for Canterbury Earthquake Recovery

From: [SBRA](#)
To: [info \(CERA\)](#)
Subject: submission
Date: Thursday, 30 July 2015 3:21:32 p.m.
Attachments: [Submission_CERA_TRANSITION.docx](#)

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Your voice counts.

If you share these
opinions, and would like to
see a change in the
recovery. Edit this
document as per your
likings and send to CERA
via the contacts below.
Or share this link where
you got the document onto
the CERA Page.

Comments can be made

Online at: www.cera.govt.nz/transition

Via email to: info@cera.govt.nz

Posted on: facebook.com/CanterburyEarthquakeRecoveryAuthority

By post to:

Draft Transition Recovery Plan

Freepost CERA

Canterbury Earthquake Recovery Authority

Private Bag 4999

Christchurch 8140

Feedback is due by 5pm, Thursday 30 July 2015

Christchurch, 29 July 2015.

Submission on the Draft Transition Recovery Plan: Greater Christchurch Earthquake Recovery: Transition to Regeneration

The earthquakes and their aftermath have hit the eastern suburbs hardest, so we feel that it is essential to have relevant community representatives' involvement in the transition process to "Regenerate Christchurch". Many members of our community face serious day-to-day challenges, such as substandard living conditions and uncertainty about the future of their homes. Many of the services and infrastructure in the east have disappeared or been withdrawn, and for "Regenerate Christchurch" to be successful, resident input is vital. We therefore hope that the communities can look forward to productive cooperation between central and local authority bodies, on the one hand, and tax- and ratepayers on the other, over the coming years.

The Christchurch recovery is now at a crossroads, where we need to look for a way forward and reach some difficult decisions. We also need to look back, since although the past cannot be changed we can all learn from it. In hindsight, it is clear that some decisions taken over the last five years could have been better. We need to make sustainable decisions at this juncture, so that generations to come can learn from our mistakes. Let us remember that our city of the future will be their city of the present.

Context and background

It is important to look in detail at how the recovery has been handled.

We have been dissatisfied with the manner in which communication has been handled by the recovery authorities and also with the provision of and access to information.

We feel that genuine community representation is lacking to a large extent: agencies are dependent for funding on local bodies, territorial authorities and even in some cases insurance companies. As individuals and members of social media groups, we have frequently been stonewalled when asking questions or raising concerns.

When we expressed our concerns on the EQC Facebook page, it was deleted.

The missing stakeholder

A series of decisions have been made over the recovery up to now where "all the stakeholders" are consulted but one. The stakeholder excluded from almost every decision has been the homeowner.

If political planning is prepared to sacrifice sustainability in the interest of short-term cost savings, the consequences can be devastating for the people affected. Our main concern is that people who were fully insured may end up homeless, facing a lifetime of poverty after 2-3

political cycles.

CERA made zoning decisions based on the assumption that individual solutions were available. In fact, individual solutions are not available in some coastal areas. The temporary stop banks in along the coastal areas are rapidly eroding. Some properties have been left below high tide mark on land that has a limited future life. The New Zealand Insurance Council has stated that they would like hazard notices attached to all properties with risks, so that people know exactly what they are buying. Certain coastal areas of land have been identified as high hazard and may disappear as the result of erosion within the next 50 years. The likelihood is that properties on such land will quickly become uninsurable in the years to come, and will not be accepted as security for a mortgage.

Unlike insurance companies, banks are not risk takers and will foreclose on any mortgaged property that loses its insurance cover once hazards have been identified. The potential scenario residents face was highlighted recently on Radio NZ, when Westpac gave farmers in Northland 30 days' notice to refinance, with the alternative of foreclosure on their farms.

The 6.2 earthquake under the eastern suburbs on 23 December 2011, after which Lianne Dalziel, Bob Parker, John Key and Roger Sutton all indicated that new zoning decisions might be made, now appears to have been a mysterious event, since the ground shaking measurements for this earthquake have disappeared.

This is one example of the lack of open and accurate communication from the authorities referred to above.

Seismic risk

One thing we can learn from the past is that seismic risk in Canterbury had been underestimated before the earthquakes struck. This is confirmed in a report for EQC in 1991. It is also the conclusion of the Royal Commission in the CTV report. A number of recommendations have been made but not followed. For example, neither the AS/NZS 1170.5 standard nor the New Zealand Geotechnical Society guidelines have been updated. Yet another recovery instrument is the Earthquake Prone Building Act, which is still to be passed by Parliament. As the emergency response part of the recovery is now behind us, we need to ensure sustainability for what lies ahead.

Risk acceptance

It is the role of insurance companies, the EQC included, to accept the risks covered under their terms of reference/policies and compensate policyholders when such risks eventuate. However, many policyholders in Christchurch have not been compensated for the damage to their homes and lives. These responsibilities need to be faced by the entities responsible. An equitable solution needs to be found for properties with hazards such as flooding that are a direct result of the earthquakes. In tandem with this, every effort must be made to protect residents from the risks posed by climate change.

Future insurability

Recommendations to the *Department of the Prime Minister and Cabinet* (DPMC) from ICNZ include taking a long-view – and requiring local authorities to deny consent applications where a long-term perspective risks from natural hazards will increase. It also recommended the issue of hazard notices for all properties affected.

We welcome the long-view but we are concerned that due to the increased risk caused by the earthquakes, future insurance cover will not be available. When the District Plan is made operative the hazards will finally be mapped. Despite the fact that hazards have still not been mapped, we have examples of insurance cover being withdrawn, offered on a monthly basis, and fire insurance being refused.

In an article in the New Zealand Herald of 5 November 2014, the CEO of IAG refers to cooperation with the NZ Government on a strategic intent in 2011 to avoid depopulation of Christchurch. Now that the ICNZ has signalled its intention to withdraw from high-risk areas and the CCC also plans to redefine the boundaries of the city so as to exclude properties below the Mean High Water Springs. We ask whether a "recovery" involves abandoning people once the insurance and bank sectors have managed a retreat.

The EQC does not cover flooding events, which will represent the largest uninsured risk exposure for those Christchurch residents in the future.

Homeowners have not had a fair representation in this recovery.

The declaratory judgment was a one-sided decision, and in the middle of the proceedings CCC took the side of the EQC. The concerns of the community were not addressed in that judgement. EQC stated that it had not paid for subsidence of land before. In fact, EQC made compensation payments for subsidence after the Waihi ground subsidence in 2001.

EQC and CCC reached an agreement to evaluate area-wide solutions for the Avon Estuary, knowing that the current solutions (temporary stop banks) would not suffice. The solution, which is currently being evaluated, is tidal barriers. This solution was previously rejected by the Ministry of the Environment in 2007, and identified as posing the risk of an ecological disaster. This has been done without consultation with the affected people. Meanwhile insurance companies have been settling insurance claims when it is known that the land has a very limited future. The EQC has still not communicated the known land damage to homeowners.

NZCPS (New Zealand Coastal Policy Statement)

CERA did not consider the NZCPS when they conducted their planning/zoning.

Likewise, the statutory obligations of planning for coastal risk were not considered.

Access to information

Homeowners have been denied access to land information on the basis that the information is commercially sensitive. In fact, they have been presented with out-dated information that excludes over 100 earthquakes. These facts have been brought to the attention of CanCERN,

EQC, MBIE and Council. There is still no explanation for why these documents have not been updated and are still being presented as current. The EQC stage 3 land report dates the last earthquake as occurring in June 2011. Yet we experienced over 100 earthquakes of magnitude 4-6.2 after that, most of which struck under the eastern suburbs.

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EQC and Insurers are working to prioritise the claims of vulnerable groups in the community."

Considering the number of properties still sitting below high tide after the earthquakes, this indicates that something has gone wrong in the recovery and that original principles have been abandoned.

Empowered Christchurch has reached an agreement with Council on a letter that protects the rights of vulnerable people. We suggest that issue of this letter is made mandatory for anyone seeking assistance from the RAS service. <http://empoweredchristchurch.co.nz/ccn-notification-email/>

5. In your opinion, is there a better way to report on these recovery issues?

We believe that, as regards residential recovery, monitoring should extend to code compliance certificates.

According to figures published in 2014, only fractions of repairs/rebuilds are completed with the issue of a code compliance certificate. To conclude the work to the required standard, someone must pay for the code compliance.

Leaving things as they are could have serious negative consequences for the recovery and for the city as a whole. We suggest an investigation of number of outstanding code compliance certificates and that responsible parties are made to address this outstanding work.

We recommend that following this process structural EQC repairs are to be listed on LIM reports and form a final part of the insurance claim settlement with consultation with the homeowner.

Looking at the recovery from the perspective of the eastern suburbs, it is impossible to avoid thinking of a phenomenon referred to as "disaster capitalism" and considering the aspects that have already become evident in the recovery process. Loss of equity and quality of life, risk transfer and other substantial shifts are taking place. We suggest that a regular mini-census should be conducted throughout the remainder of the recovery at intervals of 6-12 months to monitor deprivation, insurance cover (or lack of it), mortgage, home equity, and rental status. If unexpected changes identified, investigation and correction measures should be implemented.

Any other comments: (Also see "context and background".)

At the beginning of the recovery, the city's residents trusted blindly in the authorities. People had learned to expect government and the authorities to do the right thing for them and treat them with care and consideration.

Some people of Christchurch have now lost this blind trust, and frustration is building up; it will take significant efforts to reverse this erosion of confidence and stem the build-up of anger. To achieve this, there needs to be access to complete and accurate information, transparency, engagement, sustainability, fairness and care.

Let us remember the much-quoted assurance from the Prime Minister in 2011: "*On behalf of the Government, let me be clear that no one will be left to walk this journey alone.*

New Zealand will walk this journey with you. We will be there every step of the way.

Christchurch; this is not your test; this is New Zealand's test.

I promise we will meet this test."

We call on the authorities to live up to this promise.

After nearly five years of "**Emergency Response**", where sustainability has been sacrificed in the interests of speed, we can assume that this phase is now behind us. We see no reason why this period should be extended until April 2016. Lessons must be learned from the past. It is time to move into the "**Restoration Phase**". Once seismic and building standards are corrected, and risks are notified, mapped and accepted, sustainability will be ensured.

We need a city that is driven by the people that live in it, and enabled by a bureaucracy that accepts and mitigates risks, rather than transferring them to the most vulnerable of its residents.

Released by the Minister for Canterbury Earthquake Recovery

From: [Hon Ruth Dyson](#)
To: [info \(CERA\)](#)
Cc: [Hon Clayton Cosgrove](#); [Dr. Megan Woods](#); [Poto Williams](#); [Rino Tirikatene](#)
Subject: Submission to Draft Transition Recovery Plan
Date: Thursday, 30 July 2015 3:25:58 p.m.
Attachments: [Greater Christchurch Earthquake Recovery submission.docx](#)

Attached, please find the submission from NZ Labour Party on the draft recovery plan.

With thanks,

Ruth Dyson
Member of Parliament
Port Hills

Released by the Minister for Canterbury Earthquake Recovery

Submission to Greater Christchurch Earthquake Recovery: Transition to Regeneration Draft
Transition Recovery Plan

Hon Ruth Dyson, Member of Parliament, Port Hills. Labour's Canterbury Earthquake
Recovery Spokesperson

Thursday 30 July 2015

Thank you for the opportunity to contribute to the Draft Transition Recovery Plan on behalf of the New Zealand Labour Party. It is important that the citizens of Canterbury have a voice in the governance of the next step of the recovery. Labour trusts that the submissions received are processed in a formal consultation process rather than being "received as feedback". Both processes (which are entirely different) were referred to in the Draft Plan, which is confusing.

The key points that we want to address in this submission are as follows:

- The process
- Integration of leadership in region's recovery
- Canterbury Earthquake Recovery Authority legislation/mandate
- CERA special powers
- Transport
- Health
- Transparency and collaboration

The process:

The proposals for our post CERA structures are the start of the next stage of our region's recovery and regeneration. It is important to get this next stage right and address some of the frustrations that have occurred over the last four and a half years. Residents want to be part of the solution rather than just hearing decisions. These are decisions that have a direct impact on our lives – we should all have a chance to be part of the process. So ensuring the recovery plan consultation is a genuine consultation process would be an excellent first step: with transparency around the submissions, the consideration and the outcome. The process should also clearly signal that this is a return to local decision making.

Integration of leadership in Region's recovery:

The Draft Plan has little mention of the need to avoid the perceived and real overlaps and gaps in the current structures and risks exacerbating that with the establishment of the new agency "Regenerate Christchurch," despite the Advisory Board specifically noting it as something to be avoided. The various entities which are responsible for leading our recovery need to be working in a collaborative, open and integrated manner. They need to be leading communities that are also involved in the process. If our residents are involved and engaged with the process, they will share responsibility in the region's recovery and regeneration. The artificial divide between the "CBD" and the suburbs in Christchurch must be removed. Our new governance arrangements should also recognise that although Christchurch is the City and often the focus point, that there is an inter-relationship between the City, Waimakariri and Selwyn, and that the role of the Regional Council is as inter-

related. Key strategic partners such as Ngāi Tahu, Canterbury District Health Board and our communities must be at the table.

Labour supports the proposal to have a commercial board in charge of the new agency “Regenerate Christchurch” to ensure that commercial rigour is applied to both processes and decisions. That is a welcome and necessary move. But “Regenerate Christchurch” must not be a duplication of “Development Christchurch” of Christchurch City Council and nor should it focus solely on the CBD. The entire region needs to be regenerated – not just the CBD – and that regeneration should be part of a whole plan, not the plan itself.

It is our view that the proposed functions of “Regenerate Christchurch” could usefully be amalgamated into the work of the new Christchurch City Council Development Agency (Development Christchurch) as a collaborative approach to this necessary work. This would promote an integration of the City’s work in the suburbs with the CERA led work in the CBD, would eliminate the confusion between the roles and responsibilities of CERA and CCC and also provide an opportunity to show collaboration on this work to the residents, which would be welcomed. It would reduce the need to establish a new organisation and potentially amalgamate it with the Development Agency, as is hinted at in the Draft Plan. Any establishment of an organisation and then restructuring/amalgamating of this kind would just slow momentum – the last thing we need.

A co-operative single agency would provide an opportunity for the step-change sought in the Advisory Board’s advice and would send a much-needed message that we are in this together.

CERA Legislation and mandate:

The current CER legislation expires in April next year. The fundamental question needs to be asked: do we need further legislation to mandate an organisation representing Central Government in our City/region? There has been some commentary that if there was not another agency to “replace” CERA or CCDU, that the government would appear to be walking away from Canterbury. I reject that commentary. The government needs to and will remain part of our recovery, regeneration and future, but whether that needs a separate agency **and** separate legislation **and** special powers are not so clear to us. Any such legislation needs to be very narrowly focussed, specific to the actual needs for regeneration and confirm a move back to local decision making.

CERA Special Powers:

Some powers and provisions that may need to be extended beyond April 2016 are proposed to be included in new legislation. This will be subject to further debate and submission in due course through the Parliamentary process, but it is important to stress that the reason for maintaining any such power is actually the reason that such power is exercised. This has not always been the case to date, particularly in the use of Section 38 powers of demolition, where the risk of danger of some buildings remaining standing, which was the driver for the power to be exercised, has not been present. Rather, the reason for use of Section 38 power has been for convenience, time and to avoid public scrutiny of the demolition decision. This practice must not continue.

In regard to the ability for recovery plans to be generated, once again the reason for maintaining such power must be the reason for such power to be exercised. A “checks-and-balance” on the exercise of this power could be that the plan is generated at the instigation of the relevant local entity or authority, rather than determined by the Minister. This inclusion would also signal recognition of the devolution of responsibility back to the relevant local organisation.

Transport:

Any future governance of Canterbury needs to include transport planning arrangements and functions. At present the functions of transport planning are split across various central government agencies and entities (NZTA and KiwiRail) and Local Government Authorities (Ecan, CCC, WDC, SDC). Ecan is responsible for regional transport planning and the provision of public transport while Christchurch City Council and the neighbouring district authorities are responsible for managing and maintain the roading and related network assets. This situation has resulted in fragmented and overlapping transport functions in the region. Cabinet identified this issue in the development of the discussion document on Regional Governance in Canterbury but elected to not address the issue through this process.

The Advisory Board on Transition has identified that the speed, quality and momentum of future development in the central city are vital to the economic, social and cultural prosperity of Christchurch city, greater Christchurch and Canterbury. To date, CERA has been responsible for the Christchurch Central Recovery Plan’s programme of recovery work in the central city that includes developing its chapter, An Accessible City, which has set the transport framework for the central city. Delivery of the major projects includes some construction and funding responsibilities shared between the Crown and Christchurch City Council. The Crown is contributing to the funding and delivery of the first phase of implementation projects for An Accessible City. No further funding from central government is proposed for phases two and three, other than through normal funding processes of the New Zealand Transport Agency.

Labour believes that a central and critical part of the recovery that is currently missing is fully-integrated transport planning through a dedicated agency. A more integrated approach to transport will allow for planning for all modes of transport. Such an approach would address the serious gap that exists between transport planning in the central city and in the wider city and neighbouring centres of significant population growth (for example Rolleston and Rangiora). Currently, new subdivisions are being planned on the fringes of Christchurch city and beyond and there is insufficient transport planning to support the shift and relocation of centres of population. A fully-integrated approach to transport would not only be efficient from a planning and investment perspective but also from a transport user perspective.

Health:

There is a need for a shared understanding and commitment to addressing the specific health issues that Canterbury faces. It is of considerable concern to us that the Ministry of Health appears unaware of either the increased demands for health services and support or of the exemplar response from the Canterbury District Health Board. The post quake stress is too often underestimated by policy makers or not seen as relevant within their organisation, but the impacts are becoming increasingly evident in our schools and wider communities. These impacts effect everyone and have a negative effect on our overall recovery. Therefore, a comprehensive and consistent response must be adopted across all organisations. Despite the actual “boundaries” of the Canterbury District Health Board being different to that of our local authorities, this boundary mismatch is a minor issue which should not be used as an excuse for lack of integration in the various plans and strategies that are being developed by different agencies. All agencies need to understand the post quake health environment and align their own activities to best respond to the needs within that environment. This requires the Canterbury District Health Board to be recognised as a key player in the success of the recovery and regeneration. A comprehensive health strategy should be developed as a collaborative exercise which is then applied to all policy development by local authorities and government departments and agencies in the region. This health strategy should then be used to build a “health in all policies” approach across the region.

Transparency and collaboration:

Many people have a sense of disconnection and disempowerment from things that have happened since the first of our series of quakes in September 2010. This feeling stems from the actual quakes themselves, through to arguments with EQC and insurance companies, to decisions being imposed on them to the constant disruption to their lives. This is an appropriate time to recognise and address that sense.

This is reinforced by the commentary from the Prime Minister’s Chief Science Advisor, Sir Peter Gluckman in his report: The psychosocial consequences of the Canterbury earthquakes of May 2011 when he said:

“A feeling of self-efficacy and community efficacy assists the population in reactivating their coping mechanisms. Local governance, empowerment and ownership have been shown to facilitate recovery.

The inevitable tensions and conflicts in achieving this are obvious (long-term versus short-term, public versus private, local versus national interests) and cannot be avoided – rather they have to be openly handled with sensitivity.

It follows that, from the psychosocial perspective, those involved in directing the recovery should create governance structures that understand and actively include community participation and enhance individual and community resilience. Such approaches will be most likely to be effective in re-establishing coping and functioning communities.”

It is time for a clear signal to go to the residents of Canterbury that we are all in this next stage of regeneration together, that our residents and communities will be at the heart of the next stage and their role in our future is valued and valuable.

Released by the Minister for Canterbury Earthquake Recovery

From: [redacted] (Gap Filler)
To: [info \(CERA\)](mailto:info@CERA)
Cc: [redacted]; [redacted]
Subject: Draft Transition Recovery Plan Feedback
Date: Thursday, 30 July 2015 3:38:45 p.m.
Attachments: [Submission on Draft Transition Plan.docx](#)
[ATT00002.htm](#)

Please accept the feedback below (and attached) as the submission from Gap Filler Trust and Life in Vacant Spaces Charitable Trust.

Kind regards,

[redacted]

It is no secret that the transitional city projects in Christchurch, Gap Filler and Life in Vacant Spaces prominent amongst them, have garnered worldwide attention. In the *New York Times*, *Lonely Planet*, and *Guardian* judgements of Christchurch to be an exciting top destination, our work – and that of the wider cultural and community sector – has featured highly, whilst the private sector developments and government recovery plan (with a few notable exceptions) go virtually unnoticed.

For this, we are both incredibly proud and, to be honest, slightly dismayed. That our humble efforts should outshine the highly resourced and powerful government's is probably not in the city's best interests. We of course acknowledge that some of our media attention was simply because we were something new and unusual – a quirky diversion, perhaps. Instead of fading, however, that attention has expanded from popular media interest to include academic and scientific interest. In the last year alone, Gap Filler and Life in Vacant Spaces have been subjects of, or involved in, at least 50 different research projects from all around the world including a wide range of studies gauging the economic, social, cultural, psychological, and health benefits of our work and of wider community engagement and local empowerment initiatives.

The point is this: widespread interest in Christchurch is not due to the fantastic design of a new iconic convention centre or to our popular projects such as the Pallet Pavilion or Dance-O-Mat. Rather, the attention – and academic and scientific value – is due to a perceived authenticity: that the people of Christchurch are empowered, are expressing themselves, and are directly contributing in whatever ways they can to the wider recovery and reimagining of the city. If Christchurch wishes to sustain this worldwide attention and multifaceted significance, it must find and support more and more ways for the people here to be meaningfully involved in remaking this city.

High-level Feedback

Our broad feedback on the Draft Transition Recovery Plan is simply that we fully support a locally led (Council-led) recovery with the close support of the Crown (option 3 on page 20 of the document). Throughout the post-quake period, our dealings with Christchurch City Council have revealed to us an organisation that is genuinely committed to enabling the residents of Christchurch, and that now has the progressive leadership to guide the

necessary reforms. Equally as important, Council staff, Council managers, Councillors, and the Mayor all regularly attend local community and cultural events, large and small. They take an active interest in what's happening in their city, and are responsive to and supportive of initiatives that are led by the people. This is in stark contrast to our typical experience of CERA, which seems to treat our work and the people of Christchurch in general as threats to be managed and minimised.

Given the incredible lack of clarity and ongoing tension in the relationship between CERA and CCC, we very strongly recommend that if the formation of a new recovery entity is deemed necessary, there be just one single entity, based in Christchurch, with the top leaders and decision makers also based in Christchurch 24 hours a day, 7 days a week.

Detailed Feedback – Qualifications

We are deeply and genuinely interested in providing what feedback we can to help engender a functional, efficient, and progressive city governance structure that can work in the best interests of Christchurch and the country as a whole. We feel the need to qualify our feedback because the Draft Transition Recovery Plan document is incredibly opaque. It is fundamentally unclear the purview of the feedback being sought, which aspects of this plan are genuinely up for debate, and what has already been decided. We and our peers have been working hard at this, requesting further documentation and reading Cabinet papers, but it is still very confusing with incredibly insufficient information being provided. We are, for instance, being asked for our views on the powers and provisions provided in the new legislature to replace the CER Act – but we are given only a few examples (not a comprehensive list) of existing powers that are proposed to lapse and future powers that are proposed to be created. So please accept our more detailed feedback with this in mind.

Detailed Feedback

First of all, thank you for providing this opportunity for the public to submit feedback on this proposal. We recognise that this round of feedback is not a statutory obligation. We appreciate it and hope that it indicates the government's recognition that public involvement strengthens any process.

Chapter 3:

We support and agree with the proposal to allow the powers in Sections 28, 48, 49, 50, and 71 of the CER Act to expire. We also support and agree with all of the examples of powers and provisions that the Government proposes will be needed in the new legislation (page 14), except the proposed “modified appeal rights and protections”. This agreement is, however, in the context of our support of a locally led and Christchurch-based recovery entity – so these powers would not be granted to a government Minister but to the Director of this entity.

Chapter 3 does not mention other specific powers; however Cabinet papers indicate the

intention (or decision?) to retain the powers granted under Section 27 of the CER Act, and to allow the Prime Minister to reassign these powers. Most of the Section 27 powers allow the Minister to override existing legislation and plans, including those prepared by other agencies such as Christchurch City Council and Environment Canterbury. The existence of these powers – even apart from their use – has proved incredibly divisive in Christchurch, a symbolic gesture that the people of Christchurch do not have the sovereignty enjoyed by every other city and region in New Zealand. In the context of a locally led agency, any such powers will be redundant and we strongly recommend they be discontinued.

Our vision is that the recovery entity transitions from the staff and resource heavy organisation of CERA, which directly undertakes work, to a small oversight organisation that oversees and coordinates the combined efforts of many different existing agencies.

Chapter 4:

We support and agree with the CERA responsibilities that are proposed to wind down in section 4.1. We generally agree with the list in 4.2 of recovery work that needs to continue, especially the key point that “governance, leadership and coordination of the

the principles of 4.2, we recommend wherever possible that power be transferred to, or include the close involvement of, local agencies. It is unclear, for instance, why the Ministry of Health would lead the psychosocial recovery and community wellbeing; we would prefer to see our own CDHB empowered and funded to take on this additional responsibility.

Likewise, decision-making around the future use of the residential red zone is proposed to be in the hands of a new business unit within the Department of Prime Minister and Cabinet (DPMC) with interim management transferred to Land Information New Zealand (LINZ). Again we would prefer to see local agencies such as Development Christchurch empowered and funded to do this work.

Chapter 5:

Our overall feedback regarding chapter five is that this transition should be taken as an opportunity to revisit the overall Recovery Plan for the city, especially the anchor projects. A little bit of time should be allocated so that the new recovery entity – and/or the existing agencies assuming increased responsibility – can reflect and revise the plans in light of the current context and altered governance structure.

We like and support the ‘one-stop shop’ proposals in 5.4 and 5.5, and recommend that these be run by CCC or/with Development Christchurch.

Chapter 6:

We absolutely support in principle that “overall leadership and coordination of the recovery will be the responsibility of **local institutions**

instead proposing to devolve most responsibilities to MBIE, MSD, the Ministry of Health, LINZ, and other national (and political) entities. Wherever possible we support the devolution of powers to local agencies. Where that is not possible, we would like to see their close involvement statutorily required.

Start the Transition Off Right

As a gesture of good faith, we highly recommend that the Select Committee hearings on the proposed legislation be held in Christchurch. The people of Christchurch have responded well to the current Council's increased transparency and accessibility, and desire similar access and accountability of the new recovery entity. It would be a wonderful start to this transition to have an open, live-streamed, public Select Committee hearing here in Christchurch.

Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
To: [info \(CERA\)](mailto:info@CERA.govt.nz)
Subject: submission on Draft Transition Recovery Plan
Date: Thursday, 30 July 2015 3:40:26 p.m.
Attachments: [Submission on Greater Christchurch Earthquake Recovery.docx](#)

Hi,

Please find my submission attached.

Regards



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Released by the Minister for Canterbury Earthquake Recovery

Submission on Greater Christchurch Earthquake Recovery: Transition to Regeneration Draft
Transition Recovery Plan 2015

Christchurch 8081
30 July 2015

1. Re: 5 Driving the central city rebuild pp. 18-20 – *I support “a Christchurch City Council-led recovery approach, with the Crown in close support” (p.20).*

Reasoning:

I believe that the Crown has acted in good faith and done its best to provide a responsible, albeit relatively improvised, safety net for the Central City. However, in order for normal market forces to be allowed to return to operation in this space as soon as possible and for the overall psycho-social well-being of city residents the Crown needs to withdraw on a number of fronts, including its regulatory role. In terms of financial commitments to the Central City rebuild I think it similarly fair not to expect the Crown to retain its intervention in the market. Taxpayers do not owe Christchurch a Convention Centre, a Cultural Precinct or any of the other “anchor projects” in which the Crown currently has a stake (apart from the Justice Precinct which is Crown core business). The necessity, desirability and feasibility of the anchor projects is a matter for City and the market to resolve. After five years most of us have already learned to make do and the rest is the reality of commercial insurance and local authority under-insurance issues, the Crown’s generosity with the residential red zone buy-outs notwithstanding. Accordingly, “Regenerate Christchurch” as discussed elsewhere in the draft document or similar new staged “step-down” entities should have a shorter lifespan of no more than three to five years.

2. Re: 6 New Recovery Arrangements 6.1 Local institutions p. 23. *I agree that Crown support for, but not direction of, the UDS partners is the best approach.*

Support for community-led resilience activities p.23. I agree that CERA involvement should cease as soon as is practicable. As a founder member of Greening the Rubble my observation is that CERA was unintentionally obstructive, through lack of in-house expertise and an inherently risk-averse legislative remit, in permitting genuine community-led resilience activities that were more than cosmetic efforts at cheering people up.

Interim land management in the residential red zones (RRZ). P.26. I disagree with the proposal to vest responsibilities in Land Information New Zealand (LINZ). LINZ is only reluctantly a land management agency and that is generally for legacy reasons. It has expertise in information management but little else which could not be contracted out in terms of ground maintenance capacity (the Department of Conservation would have better capability in that respect in any case). LINZ is not the appropriate agency through which requests for interim land use should be filtered. Their programmed response, if we are to be perfectly frank, will be “No” to anything innovative. If RRZ decision-making is to be held by the Department of Prime Minister and Cabinet then advice on interim and future land use would be more sensibly vested in the more innovative arms of government i.e., MBIE, HNZ,

CRIs, MPI, DoC, Ngai tahu, Universities, Polytechnics and other relevant accredited training institutions. I would recommend a separate sub-entity within “Regenerate Christchurch” (should that option be chosen), called, for the sake of consistency here, “Regenerate RRZ” and comprised of a consortium as outlined in the previous sentence. “Regenerate RRZ” will need to be phased out within three to five years also.


Released by the Minister for Canterbury Earthquake Recovery

From: [Te Pūtahi](#)
To: [info \(CERA\)](#)
Subject: Submission on the Draft Transition Recovery Plan
Date: Thursday, 30 July 2015 3:48:14 p.m.
Attachments: [TePutahi_Submission_to_the_Draft_Transition_Recovery_Plan_July2015.pdf.zip](#)

Hello,

Please find attached our submission on the Draft Transition Plan.

kind regards,

 (on behalf of Te Pūtahi/Christchurch Transitional Architecture Trust)

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Te Pūtahi - Christchurch centre for architecture and city-making
Growing people and places together

teputahi.org.nz (website under construction)
Twitter: @Te_Putahi
Facebook: facebook.com/teputahi

People Building Better Cities
28 July - 29 August 2015
Te Pūtahi Pop-up Space: 163 Gloucester St

 h 8140,
New Zealand

Released by the Minister for Canterbury Earthquake Recovery



Submission to the draft Transition Recovery Plan

By Te Pūtahi: Christchurch centre for architecture and city-making.
30th July 2015.

The Christchurch Transitional Architecture Trust that governs Te Pūtahi would like to thank the government for the opportunity to comment on the significant changes proposed as part of the new legislation and organizational restructure that will operate after CERA ends in April 2016.

We acknowledge the Government commitment to the recovery of greater Christchurch and support the goal of the legislation to carefully return Christchurch normal governance and local leadership. As CERA states on p.10 *"International research shows that, for recovery to be sustainable in the long term, it needs to be 'owned' and led by local communities and institutions."*

As an organisation that holds the strong belief that Christchurch will be made vibrant and rich by enabling citizens to engage and participate in its imagining and making we have concerns about the way in which this consultation is being managed. At times Christchurch has illustrated world-class consultation and innovate ways to engage citizens. (Share an Idea, the initial parts of the Margaret Mahy Playground consultation, the later stages of the Victoria Park design) This legislation deserves careful public discussion but we feel this consultation falls short for the following reasons:

Firstly, a month is a very short amount of time for community groups and organisations to study changes, discuss with members, agree on positions at meetings, and then write meaningful responses. For this reason we think the period should be extended or another consultation enabled when plans are firmed up. Publishing the submissions received would also benefit the process and ongoing engagement.

Secondly, the draft transition document is difficult to read and does not contain sufficient details about the consequences of the changes to the issues that the community is familiar with such as the future of the residential red zone, anchor projects, and how these will be managed. These issues are of huge importance to the people that live here and the consequences of the changes need to be explained in clear and careful language. Exemplifying the process with known examples would ensure individuals could contextualise complex processes and changes in their own field of knowledge and expertise. That is, assist transparency, democracy and good governance- aspects of any sustainable planning process

Thirdly, the structure of the new development agency for the central city is not well explained. It is unclear how a board might get appointed and what interests they might represent. We encourage the government to be open and include the public in this process so it can be trusted and effective when created. We believe in good and transparent governance being part of the success of any process- to respond fully we would need to understand the governance framework for the Board e.g. how appointments would be made, whose interests they would represent or the fields of experience they would bring to play. We do not feel there is sufficient detail in those areas at this point.

The legislation develops a framework for returning planning and decision making from government back to the local authorities and the community as is appropriate after a disaster. We fully support the proposed shift. However we note that the crown – through the relevant minister – retains the ability to force the local authority to change rules and bylaws. In the first instance this threatens the ability of the local council to democratically represent the needs and wishes of the local population. This risks eroding the trust of the population in the processes that will rebuild Christchurch and further reduce community engagement and investment confidence.

It essential that the new structure has clear lines of governance and clear areas of responsibility. This is how confidence will be created and the flourishing of a vibrant and sustainable Christchurch will be enabled.

Christchurch Transitional Architecture Trust

Christchurch 8140



For these reasons we support the ongoing need to communicate clearly with the population and any programmes that facilitate the distribution of public knowledge and public engagement in city-making decisions. We know that cities are not built of buildings alone but are seen through the lens and connection of their citizens. Our future success relies on our citizens making our city meaningful to them.

In terms of the recovery of the central city (Chapter 5), we favour the third option, with the central city recovery led by the Christchurch City Council, with the close support of the Crown. This is consistent with the principle in Chapter 4.2, which states that local governance and leadership is the essential step in a successful post-disaster recovery. It is also consistent with International best practice - as it states on p.10 "International research shows that, for recovery to be sustainable in the long term, it needs to be 'owned' and led by local communities and institutions." However for this statement to be meaningful the cabinet decision (8.6) to retain section 27 of the CER needs to be removed. This gives the relevant minister power to amend relevant plans and bylaws. It is inconsistent that there can be local leadership at the same time as relevant minister can over rule and change local decisions.

Te Pūtahi: Christchurch centre for architecture and City-making.
Governed by the Christchurch Transitional Architecture Trust

[Redacted]
Christchurch 8140

[Redacted]
teputahi.org.nz
festa.org.nz

About Us:

Having evolved from FESTA: The Festival of Transitional Architecture, Te Pūtahi is focused on the current rebuild and on-going renewal of our city for the long term. Members from Christchurch's creative community have come together to use their wealth of experience in how to creatively engage a wide range of stakeholders and users with the making of a better city.

Te Pūtahi is a vital contributor to a healthy city. Our work will create space for people to learn and develop as citizens, neighbours and as built environment professionals. We will work, with you and for you, to engage people in city-making to make a better Christchurch and grow people and places together. We will continue to manage FESTA on a biannual basis, alongside this we will work in partnership and with different methods to engage people in our city via Christchurch Conversations and exhibition and event projects like People Building Better Cities.

Christchurch Transitional Architecture Trust

[Redacted]
Christchurch 8140

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: Draft Transition Recovery Plan
Date: Thursday, 30 July 2015 3:53:13 p.m.
Attachments: [CERA tranistion plan submission- draft.docx](#)

Please find attached feedback from the St Albans Residents Association.

Kind Regards,

[REDACTED]

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Released by the Minister for Canterbury Earthquake Recovery

The St Albans Residents Association (SARA) plays a part in the development of St Albans as a vibrant and healthy community through the involvement and empowerment of its residents. The organisation actively promotes and maintains the interests of the full diversity of the residents of St Albans. SARA was incorporated in 1998 and is a registered charity. It is governed by a volunteer management committee and our projects have local volunteer project managers.

We would like to take the opportunity to commend the Canterbury Earthquake Recovery Authority (CERA) for producing an easy-to-read, understand and digest Draft Transition Plan. We thank you for the opportunity to provide comment on this.

We support the need for the locally led response proposed in the Draft Transition Plan, but stress that this should be one that is reflective of, and empathetic to, the needs and desires of the communities represented.

We support the Government's proposal that new legislation is required following the expiration of CER Act in April 2016.

We agree with the CCC that any powers retained under section 27 should be exercised only at the interest and for the benefit, of affected local authorities. The powers should be exercised jointly by the relevant Minister in conjunction with the Minister of Local Government.

We also support the proposal that responsibility for regeneration functions needs to transfer to a new entity, rather than just been absorbed by another organisation, e.g. Christchurch City Council (CCC). The critical key to success is having the right people leading and resourcing this entity.

If this City is to be great, we need people who are bold and brave in their thinking, and empowered to put their thinking into action.

The new 'visible' governance group in Greater Christchurch should involve the UDS partners on a territorial basis, in relationship with mana whenua and tangata whenua.

The only thing that will create the 'step-change' needed to drive community and business confidence and investment in the central city is some clear evidence of success. The community and investors will need to see a clear vision, leadership, ownership and decision making.

Research shows that bold experiments and risks are necessary to build an environment people want to be part of.

KPMG's Magnet Cities report strongly supports the view that a city with a strong magnetic-pull draws in new residents, visitors and business investment for the benefit of all. They point to a similar set of guiding principles that underpin the reinvention programmes and success of successful cities.

These seven principles are:

- Magnet cities attract young wealth creators
- Magnet cities undergo constant physical renewal
- Magnet cities have definable city identity
- Magnet cities are connected to other cities

- Magnet cities cultivate new ideas
- Magnet cities are fundraisers
- Magnet cities have strong leaders

Giving responsibility for overall leadership and coordination of the recovery to local institutions without clear ownership is dangerous and is a return to where we were pre-earthquake. Although agencies including Canterbury Development Corporation (CDC), Christchurch City Council (CCC), Christchurch Canterbury Tourism (CCT), Canterbury Employers C and others worked well together, decisions were laboured, untimely and often disjointed. It would be a shame to see us return to this position and lose all the lessons of the last five years.

While in theory support for community-led recovery activities coming from local authorities makes perfect sense, the 'Supporting Communities' team at CCC has lost people and resourcing in recent years. As a key community group we would like more confidence around their ability to support us.

The new Plan would support community initiatives that are not formed by statutory or commercial imperatives alone.

The Plan needs to focus on the Purpose of 'Regeneration'. It should be consistent with the purpose of local government around the country (section 14(1)(h) of the Local Government Act – in taking a sustainable development approach, take into account (i) the social economic, and cultural interests of people and communities; and (ii) the need to maintain and enhance the quality of the environment; and (iii) the reasonably foreseeable needs of future generations in the context of Te Tiriti o Waitangi (section 4).

It is recommended in the Plan that CERAs remaining residential rebuild programme transfers to MBIE, however, the nature of the work is quite different to their current remit and we suggest it may sit better somewhere else. For example, if the issue is as suggested, insurance claims, DPMC, EQC or the Insurance and Savings Ombudsman may have more aligned skills and people than MBIE.

We support the ongoing work of the Residential Advisory Service (RAS) but suggest it may sit better with the Ministry of Social Development (MSD) than MBIE giving the sensitive, people-based nature of what they deal with (closer alignment to CETAS and the ECS) than MBIE.

We support the Ministry of Health as the lead central government agency responsible for psychosocial recovery.

We support the transfer of CERA's responsibility for interim land management in the residential red zones to Land Information New Zealand.

We support MBIE's ownership of the monitoring of the procurement of the public sector rebuild.

While regular monitoring and public reporting on priority areas is welcomed, it is suggested this need to be in the form of two way communication with clear consequences for non-delivery, as opposed to general updates.

There should be a focus on restoring respect for local decision-making and building working relationships between local and central government .

Community Voices need to be heard, informed and enabled to work together. Whether they are communities of place, of interest, or of identity these community initiatives, like SARA, are vital for a locally-led 'Regeneration.'

Released by the Minister for Canterbury Earthquake Recovery

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Draft Transition Recovery Plan
Freepost CERA
Canterbury Earthquake Recovery Authority
Private Bag 4999
Christchurch 8140

Comments Form (Personal details optional)

Name

Canterbury Women's Club, Inc

Resident of:

Address

Ch Ch 8011

- Christchurch city
- Waimakariri district
- Selwyn district
- Other (please specify):

Email

If you choose to provide your details they may be made public. All feedback becomes public information.

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1. Do you have any views on the powers and provisions that will be needed in the new legislation to support regeneration? (see Chapter 3 for more information)

Main VETO powers for 5yrs With Mayor, City Council & local Citizen's Advisory Group with Minister in support only.

2. Do you think that the proposed new arrangements for the central city will create the 'step-change' needed to drive business confidence and investment in the central city? (see Chapter 5 for more information)

Yes No Why or why not? Organic rebuilding of wider Chch including CBD through greater support for small businesses. Entire City must be included in over-arching plan - i.e. Social, cultural, environmental + economic strategies. Change required so grassroots leadership emerges more.

3. Are there any other changes needed to build confidence and encourage investment in the central city rebuild?

a) Local Community Consultation + decision making (not top down!)
b) Communication Plan needs to be understandable + well promoted throughout wider Chch.
c) Fix peoples' houses, roads etc before Anchor Projects that can wait!

4. What are your views on the proposal for regular monitoring and public reporting on priority areas in order to hold agencies accountable for addressing recovery issues? (see Chapter 8 for more information)

The Mayor, Local City Council + Local Citizens Advisory Grp with some support from P.M.'s office + cabinet. Housing, horizontal infrastructure + revitalisation of CBD + wider city best done from Grass Roots, (not top down)

5. In your opinion, is there a better way to report on these recovery issues?

Christchurch's Recovery is more than ECONOMIC recovery.

Social, cultural + environmental recovery are equally important Solutions from grassroots first + then supported by our Government (not vice versa)

Any other comments:

True Partnership between Chch People; their City Council + their Govt so true democracy happens!

"Regenerate Chch" must centre on WIDER Chch not simply CBD. It must be owned + led by local institutions

PROCESS + Engagement is vital.

Needs improved links ~~with~~ Community Boards + more visibility

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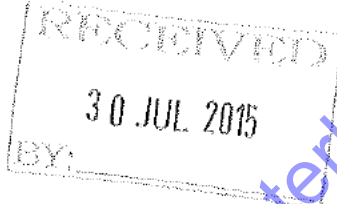


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Draft Transition Recovery Plan
Freepost CERA
Canterbury Earthquake Recovery Authority
Private Bag 4999
Christchurch 8140

Hand delivered
to:
HSBC Tower
Level 8
62 Worcester
Boulevard.

Comments Form (Personal details optional)

Name

Address
Christchurch 8051

Email *not applicable*

- Resident of:
- Christchurch city
 - Waimakariri district
 - Selwyn district
 - Other (please specify):

If you choose to provide your details they may be made public. All feedback becomes public information.

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1. Do you have any views on the powers and provisions that will be needed in the new legislation to support regeneration?
(see Chapter 3 for more information)

Maximise - local input, for all who live here
- local control, by Christchurch City Council

2. Do you think that the proposed new arrangements for the central city will create the 'step-change' needed to drive business confidence and investment in the central city? (see Chapter 5 for more information)

Yes No Why or why not? _____

3. Are there any other changes needed to build confidence and encourage investment in the central city rebuild?

Individual people and small/medium sized businesses are paramount.

4. What are your views on the proposal for regular monitoring and public reporting on priority areas in order to hold agencies accountable for addressing recovery issues? (see Chapter 8 for more information)

5. In your opinion, is there a better way to report on these recovery issues?

include: enough hard copies of everything to be held + easily accessible at local libraries + service centres. Not everyone has effective access to the internet, or the skills/visual acuity etc required.

I strongly support: Reinstatement of CCC as 'lead', Now.

Supported by Government.

Because: I have every confidence that the Christchurch City Council, through its councillors, will continue to consult and act in the best long term interests of the city and its people - as they have already demonstrated. A good example of locally driven, active, responsive + accountable, participatory democracy.

To be actively encouraged.

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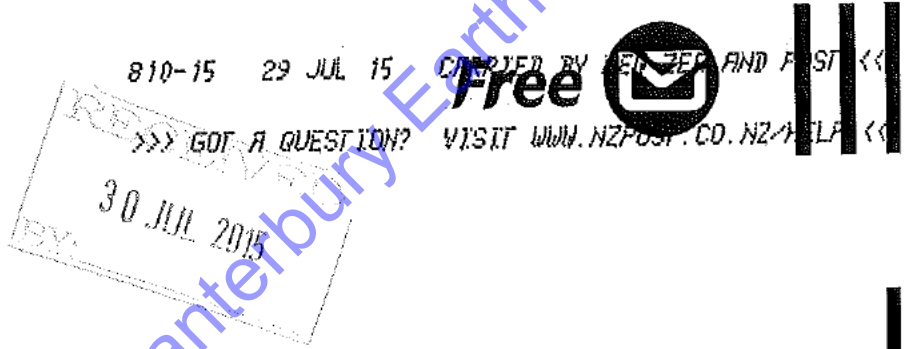


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Canterbury Earthquake Recovery Authority
Private Bag 4999
Christchurch 8140

Comments Form (Personal details optional)

Name

Address

Email

[Redacted Name and Address]

- Christchurch 8083

N.A.

Resident of:

- Christchurch city
- Waimakariri district
- Selwyn district
- Other (please specify):

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(see Chapter 3 for more information)

I do not like to see one man still have so much power in the next 5 year period.

2. Do you think that the proposed new arrangements for the central city will create the 'step-change' needed to drive business confidence and investment in the central city? (see Chapter 5 for more information)

Yes No Why or why not? Possibly, but the components of the "Blue Print", principally the Convention Centre and the "Sports Hub" need to be built sooner rather than having a halt put on them.

3. Are there any other changes needed to build confidence and encourage investment in the central city rebuild?

Parking - affordable - why has nearly 5 years passed on no appreciable movement on parking buildings.

4. What are your views on the proposal for regular monitoring and public reporting on priority areas in order to hold agencies accountable for addressing recovery issues? (see Chapter 8 for more information)

It needs to be made public in an accessible form and regularly.

5. In your opinion, is there a better way to report on these recovery issues?

Any other comments:

After nearly 5 years the public are still waiting for finality in construction of a Convention Centre and hotels to service it. Also the sports hub that is to be built in Antigua Street. A decent replacement for QE2 to enable the public to swim and exercise. People are dying before things get better.

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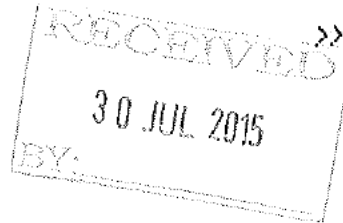
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Name

Address

Email

[Redacted Name and Address]

CHRISTCHURCH

[Redacted Email]

Resident of:

- Christchurch city
 Waimakariri district
 Selwyn district
 Other (please specify):

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The CER Act should be severely restricted in the powers and provisions it holds in the new legislation.

2. Do you think that the proposed new arrangements for the central city will create the 'step-change' needed to drive business confidence and investment in the central city? (see Chapter 5 for more information)

Yes No Why or why not? Transferring responsibility ~~for~~ functions from CERA to the city council is the best idea. The City Council should have some responsibility for this.

3. Are there any other changes needed to build confidence and encourage investment in the central city rebuild?

Any involvement central govt. has should be completely open and transparent. The same goes for the city council

4. What are your views on the proposal for regular monitoring and public reporting on priority areas in order to hold agencies accountable for addressing recovery issues? (see Chapter 8 for more information)

Central government may not be able to deliver on this as effectively as local government.

5. In your opinion, is there a better way to report on these recovery issues?

Any other comments:

I support a Christchurch City Council lead approach, with the Crown in close support.

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Canterbury Earthquake Recovery Authority
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Christchurch 8140

Comments Form (Personal details optional)

Name

Address

Email

Resident of:

- Christchurch city
 Waimakariri district
 Selwyn district
 Other (please specify):

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To a 'layperson' this appears to strike the right balance between enabling ~~exp~~ expediting recovery whilst still incorporating checks & balances. Just ensure that the public is informed of their right to question & seek clarity.

2. Do you think that the proposed new arrangements for the central city will create the 'step-change' needed to drive business confidence and investment in the central city? (see Chapter 5 for more information)

Yes No Why or why not? The proposal to provide a 'one-stop shop' for investment, approvals & all of the other processes to re-build/regenerate Clich are good & necessary (I believe) for building confidence & improving the pace of regeneration - let the Council step up - so option 3 is my preference.

3. Are there any other changes needed to build confidence and encourage investment in the central city-rebuild?
- Making sure, the Council build a cohesive, constructive team. That is the first place you need to start. Everything will reflect the harmony or discord at this level - lets put our egos aside & move forward for the community.

4. What are your views on the proposal for regular monitoring and public reporting on priority areas in order to hold agencies accountable for addressing recovery issues? (see Chapter 8 for more information)

All sounds good on paper - ensuring that the public are appropriately / adequately informed is the challenge. Info brochure with real people around communities is a good way to reach more people (Based on experience of Future Christchurch)

5. In your opinion, is there a better way to report on these recovery issues? see above, ←

Any other comments:

Great stuff → Kia kaha everybody - its a mammoth task but if we are kind to ourselves & each other through all of this & celebrate our progress we will look back and say - "Yeah we did a damn good job".

Let us show the nation & the world that Christchurch stand on its own two feet.

Released by the Minister for Canterbury Earthquake Recovery

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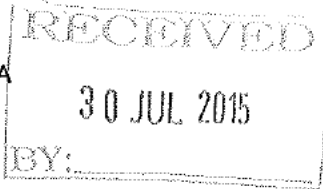


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Canterbury Earthquake Recovery Authority
Private Bag 4999
Christchurch 8140

Comments Form (Personal details optional)

Name



Address

, Christchurch 8011

Email



Resident of:

- Christchurch city
 Waimakariri district
 Selwyn district
 Other (please specify):

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Regeneration, to be sustainable in the long term, it needs to be owned and led by local communities and institutions. Therefore make sure local council is given the power to led alongside central government. The function of new legislation is swely to equip local communities to led the regeneration.

2. Do you think that the proposed new arrangements for the central city will create the 'step-change' needed to drive business confidence and investment in the central city? (see Chapter 5 for more information)

Yes No Why or-why-not? The different stakeholders closely involved with the central-city regeneration have already practised ways of coordinated work.

3. Are there any other changes needed to build confidence and encourage investment in the central city rebuild?

Include ways that will help all of greater Christchurch know that they also are stakeholders in central-city regeneration.

4. What are your views on the proposal for regular monitoring and public reporting on priority areas in order to hold agencies accountable for addressing recovery issues? (see Chapter 8 for more information)

The first priority area while most important is wrongly outlined here. Any social recovery speaks of community - as a whole. So if the psychosocial recovery for same is still a big struggle we must reckon this to include all! Please!

5. In your opinion, is there a better way to report on these recovery issues?

Make the how in the reports of first importance. How are people's wellbeing improving; as they work through house repair and replacement, as infrastructure is repaired. Its not simply about completion!

Any other comments:

An addition to no 4

• appropriate framework for the social measurement of community regeneration

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Christchurch 8140



Comments Form (Personal details optional)

Name

[Redacted]

Address

[Redacted]

Ch Ch 8041

Email

[Redacted]

Resident of:

- Christchurch city
- Waimakariri district
- Selwyn district
- Other (please specify):

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Move Powers to include Mayor, City Council + Local Citizens ^{Advisory} Group with Minister Gerry Brownlee in support only. Mayor should have Main VETO powers for 5yrs with City Council + Minister in support.

2. Do you think that the proposed new arrangements for the central city will create the 'step-change' needed to drive business confidence and investment in the central city? (see Chapter 5 for more information)

Yes No Why or why not? Organic rebuilding of wider ChCh incl CBD through greater support ^{for small businesses} than at present. Whole city ^{must be} included in an overarching plan which has social, cultural, environmental + economic strategies. CERA has not delivered to date - A CHANGE is needed ^{using} grassroots leaders!

3. Are there any other changes needed to build confidence and encourage investment in the central city rebuild?

a) CONSULTATION + DECISION-making from community (not top down)
 b) Communication ~~Plan~~ Plan needs to be understood + available at grassroots so locals can engage more easily. c) Fix houses/roads before Anchor projects.

4. What are your views on the proposal for regular monitoring and public reporting on priority areas in order to hold agencies accountable for addressing recovery issues? (see Chapter 8 for more information)

Focus must widen so monitoring + reporting includes all of ChCh (not just CBD) and includes social, cultural, environmental as well as economic recovery. Grass Root Wisdom supported by Govt not vice versa.

5. In your opinion, is there a better way to report on these recovery issues?

The Mayor, City Council + Local Advisory Grp with some support from Govt, + P.M's Office + cabinet. Local grassroots better informed on housing, horizontal infrastructure + revitalisation needs - so should be included in monitoring + reporting.

Regenerate Christchurch" must include WIDER ChCh not just CBD. PROCESS + Local Engagement of Citizens VITAL!

True partnership between ChCh Citizens + Council + Govt is required in our democratically elected city + country.

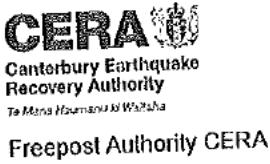
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Freepost CERA
Canterbury Earthquake Recovery Authority
Private Bag 4999
Christchurch 8140

Comments Form (Personal details optional)

Name

Address

Email

[Redacted Name and Address]

Christchurch 8042

(None)

Resident of:

- Christchurch city
- Waimakariri district
- Selwyn district
- Other (please specify):

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1. Do you have any views on the powers and provisions that will be needed in the new legislation to support regeneration? (see Chapter 3 for more information)

There must be more powers for Local + City Council with Gerry Minister Brownlee in support only. Mayor should have VETO powers for 5 yrs with Council + Ministers.

2. Do you think that the proposed new arrangements for the central city will create the 'step-change' needed to drive business confidence and investment in the central city? (see Chapter 5 for more information)

Yes No Why or why not? The whole of City must be considered - not just the CBD - currently Small Business are finding it too hard.

ChCh is not a city for the Rich to help the Rich benefit. An overarching Plan required which includes all "isolated" communities in the city. Organic rebuilding of small businesses given MORE support.

3. Are there any other changes needed to build confidence and encourage investment in the central city rebuild?

① Provision for community consultation + decision-making city wide ② Communication Plan so locals understand it and can engage properly. ③ Fix our Houses + roads FIRST.

4. What are your views on the proposal for regular monitoring and public reporting on priority areas in order to hold agencies accountable for addressing recovery issues? (see Chapter 8 for more information)

The Mayor local Council + Local Advisory Groups with some support from the Prime Minister's Office + Cabinet. Housing, horizontal infrastructure + revitalisation of CBD + wider city best done from grassroots (not top down)

5. In your opinion, is there a better way to report on these recovery issues?

This is not solely about an ECONOMIC recovery! SOCIAL, CULTURAL + ENVIRONMENTAL Recovery need solutions from grass roots + then support from Govt. (not vice versa)

Any other comments:

There should be a better partnership between ChCh People + Council + Govt - Need true democracy! "Regenerate ChCh" must centre on WIDER chch not simply CBD. Must be owned + led by local institutions. PROCESS + Engagement is Key

RECEIVED
30 JUL 2013
BY:

27. July 2015.



8021

CH-CH.

Submission CERD Recovery Plan.

I wish to submit the following points.

Get "CERA OUT" of CH-CH completely.

Have consultation with the CH-CH people needed

Have a local led recovery

Involvement in decisions by the people

Partnership with the local City Council

Lots of Community Input

CH-CH people feel disenfranchised

CH-CH people care in the recovery.

Please consider this letter as one who cares about CH-CH. Thanks.



Released by the Minister for Canterbury Earthquake Recovery

Feedback must be received no later than 5pm
Thursday 30 July 2015. For more information or to
give your feedback online visit: www.cera.govt.nz

Please fold along the dotted lines and secure edges before sending
it to the freepost address. If you are attaching other sheets of paper,
please put it in an envelope before posting it.



0800 RING CERA
0800 7464 2372
www.cera.govt.nz

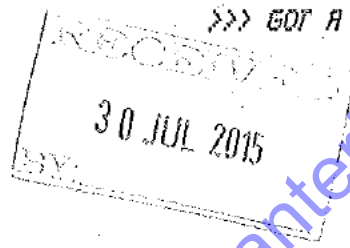
New Zealand Government



Freepost Authority CERA

810-15 29 JUL 15 CARRIED BY NEW ZEALAND POST

>>> GOT A QUESTION? VISIT www.post.co.nz



Draft Transition Recovery Plan
Freepost CERA
Canterbury Earthquake Recovery Authority
Private Bag 4999
Christchurch 8140

Comments Form (Personal details optional)

Name _____

Address _____

Christchurch 8022

Email _____

Resident of:

- Christchurch city
- Waimakariri district
- Selwyn district
- Other (please specify): _____

If you choose to provide your details they may be made public. All feedback becomes public information.

Draft Transition Recovery Plan

Written Comments Form

The purpose of developing the Draft Transition Recovery Plan is to set out proposals for the transition of the Government's role in greater Christchurch's recovery to long-term recovery arrangements.

The Draft Plan includes key contextual information, and proposals for new recovery legislation, a set of new recovery arrangements for the central city and an approach for reporting on priority recovery issues. It also sets out the Government's decisions on the transfer of recovery responsibilities of the Canterbury Earthquake Recovery Authority (CERA) to other central government agencies.

This is your opportunity to provide written comments on the Draft Plan. You can answer as many or as few questions as you like.

1. Do you have any views on the powers and provisions that will be needed in the new legislation to support regeneration?
(see Chapter 3 for more information)

2. Do you think that the proposed new arrangements for the central city will create the 'step-change' needed to drive business confidence and investment in the central city? (see Chapter 5 for more information)

Yes No Why or why not? _____

3. Are there any other changes needed to build confidence and encourage investment in the central city rebuild?

4. What are your views on the proposal for regular monitoring and public reporting on priority areas in order to hold agencies accountable for addressing recovery issues? (see Chapter 8 for more information)

5. In your opinion, is there a better way to report on these recovery issues?

Any other comments:

I support a Christchurch City Council led recovery approach. Option 3. This will allow for decisions to be drawn by local communities. It is proven that when people are involved in decision making for their communities they take ownership, pride and are empowered. Creates happy citizens. Choose pro

Released by the Minister for Canterbury Earthquake Recovery

The City Council of Christchurch is now ready to ~~oversee~~ and facilitate recovery.

Thanks Cera for your work,

Feedback must be received no later than 5pm
Thursday 30 July 2015. For more information or to
give your feedback online visit: www.cera.govt.nz

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New Zealand Government



Freepost Authority CERA

Free



Draft Transition Recovery Plan
Freepost CERA
Canterbury Earthquake Recovery Authority
Private Bag 4999
Christchurch 8140

Comments Form (Personal details optional)

Name

[Redacted Name]

Address

Christchurch 8014

Email

[Redacted Email]

Resident of:

- Christchurch city
- Waimakariri district
- Selwyn district
- Other (please specify):

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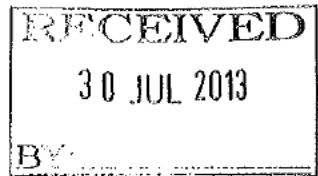
Yes No Why or why not? _____

3. Are there any other changes needed to build confidence and encourage investment in the central city rebuild?

4. What are your views on the proposal for regular monitoring and public reporting on priority areas in order to hold agencies accountable for addressing recovery issues? *(see Chapter 8 for more information)*

5. In your opinion, is there a better way to report on these recovery issues?

Any other comments:



DRAFT TRANSITION RECOVERY PLAN

Comments (Pages 1-3) accompanying Written Comments Form

From [REDACTED]
CHRISTCHURCH 8014

Question 1:

Do you have any views on the powers and provisions that will be needed in the new legislation to support regeneration? (see Chapter 3 for more information)

My responses:

- **Transfer the power to amend a recovery plan to the new recovery legislation, adding a provision that the power be exercised following a democratic process allowing public input**

Currently, this amending power is a ministerial power provided for in S22 Canterbury Earthquake Recovery Act. While the new recovery arrangements for the central city have yet to be determined, nevertheless, I recommend that the power itself to amend a recovery plan be transferred to the new recovery legislation. Furthermore, I recommend that provision be made for that amending power to be exercised following a democratic process allowing public input.

While the Draft Transition Plan proposes powers and provisions to ensure that *existing Recovery Plans continue to have statutory force*, the Plan also states the need in the new legislation for powers and provisions for *appropriate checks and balances to ensure there are various forms of mitigation or limits on the exercise of any powers*.

The stated purpose of developing the Draft Transition Recovery Plan is *to set out proposals for the transition of the Government's role in greater Christchurch's recovery to long-term recovery arrangements*. (My bold emphasis) *The new Act will focus on the efficient and effective delivery of future recovery functions and provide legislative basis for ongoing recovery and regeneration...The new legislation will need to reflect...the changes brought about from transitioning to long-term recovery arrangements...A number of powers in the CER Act are needed beyond April 2016.*

The Draft Victoria Square Restoration Plan development process (currently underway) now involves public participation. (The restoration of Victoria Square is included within the Te Papa Otakaro/Avon River Precinct, an earthquake recovery Anchor Project having statutory force.) However, this has only resulted after considerable public pressure and public rejection of CERA's original plan for Victoria Square, with its high allocation of public funds. As a result of public input, a new Victoria Square Restoration Plan is emerging, which appears to be meeting the community's expectations for this area of Christchurch and is likely to be broadly accepted by all sectors.

Providing for public participation in the recovery via reviews of recovery plans, such as the Christchurch Central Recovery Plan, would allow for flexibility, the incorporation of new information, reconsideration of the relevance and appropriateness of decisions made in the early recovery phase, and go some way to regenerating the considerable early public enthusiasm displayed in the 'Share an Idea' campaign. Indeed, the Draft Transition Plan states (P18): *The recovery of the central city is dependent on different participants (central government, local authorities, Te Runanga o Ngai Tahu, businesses, investors, developers, residents) coming together to deliver the vision of the Christchurch Central Recovery Plan.* Also, in stating that *New legislation is needed for the next stages of recovery*, the Draft Transition Plan advises: *The new legislation will also need ongoing, robust consultative processes to ensure the powers are exercised in a way that reflects shared and locally driven recovery objectives.* Elsewhere (P10), the Plan refers to the need to *refresh recovery arrangements so that they remain fit for purpose for the long term.* My recommendation is consistent with this statement.

- **Disestablish the Community Forum**

The Draft Transition Plan proposes *that the Forum continues so that views of the community continue to be directly heard through the recovery process and there is provision for meaningful participation by community representatives.*

The Plan cites this as an "appropriate" "check" and "balance" *to ensure there are various forms of mitigation or limits on the exercise of any powers.*

However, it cannot be said at this stage of the earthquake recovery that the statutory Community Forum enjoys the trust and confidence of the public, if indeed it ever did.

Among the public at large, little is known or understood of the role/influence of the Community Forum. Meetings cannot be observed by members of the public. Furthermore, when published meeting notes are redacted, even names of officials attending, members of the public are justifiably concerned. As at 30 July 2015, the meeting notes of only one 2015 meeting of the Community Forum have been published on the CERA website i.e. those of the 29 January 2015 meeting. Yet, the "Community Forum notices" webpage states: *Summaries of the proceedings of Community Forum meetings are available below. These meeting notes are prepared to assist the wider community to understand the issues the Forum has discussed.*

If the Community Forum was involved in the preparation of the original Victoria Square redevelopment plan, as one would have expected, which subsequently generated public opprobrium, the question arises as to the extent to which the Forum can be said, in fact, to represent community views. Certainly, there is no evidence that the public 'Share an Idea' campaign preceding formulation of the statutory Blueprint Plan advocated the radical redevelopment of Victoria Square, as disclosed to the public in the original CERA Victoria Square restoration plan. In any case, as Dr Suzanne Vallance, of Lincoln University's Urban Studies programme, stated in "The Press", 19 November 2014, in an article entitled "CERA rarely sought input on projects", 'Share an Idea' was a "first step in a deliberative process that

would have been ongoing, but it wasn't ongoing". "The more complex and controversial an issue is, the more deliberative and inclusive the consultation process should be," she said.

In contrast, to date, the community participation model, with its reference group, set in place this year for the Victoria Square Restoration Plan, following the adverse public response and intervention of the Associate Minister for Canterbury Earthquake Recovery, has proven a success.

I recommend the repeat use of the Victoria Square Restoration Plan community participation model for other earthquake-recovery projects.

Released by the Minister for Canterbury Earthquake Recovery

Table with 11 columns: REF, Serial, SID, Do you have any views on the powers and provisions that will be needed in the new legislation to support regeneration?, Do you think that the proposed new arrangements for the central city will create the step change needed to drive business confidence and investment in the central city?, Why or why not?, Are there any other changes needed to build confidence and encourage investment in the central city?, What are your views on the proposal for regular monitoring and public reporting on priority areas in order to hold agencies accountable for addressing recovery issues?, Any other comments, Name, Address, Email, Resident of, Other. Rows 2533-2539 contain various submissions regarding local control, CER A powers, and council processes.



25	0	6	1957	The powers and provisions should be to reduce central government control of the recovery and delegate more power to the Chch City Council and locally based initiatives.	No	Central government is too slow to respond, and is too risk averse, so take the decisions required to achieve an excellent city centre in Christchurch.	Plan for future public transport needs, with provision for a light rail network that can be planned for now, and built by 2020 when it will be needed.	Christchurch				Christchurch city	
25	1	9	1958	Yes - Local government are better at returning to what we used to have and are typically quite conservative. Central govt only need to take control of any big changes to be made - leave most of the ordinary stuff to the CCC.	No	Its too similar to what was there before and its hard to let what the actual, real life deliveries will be.	Yes, people find city with car parking at the edge of the city (parking further from the squares than the bus stops).	Needs to be clearer exactly what they will be accountable for first.	Having skimmed the report - I still don't know exactly who will be responsible for what.			Christchurch city	
25	2	10	1959	Happy with them	Yes	Well thought out	Just get things done quicker	Happy with that.	Please just get on with it. I may wish to be heard if verbal submissions are done.			Christchurch city	
25	3	11	1960	The recovery should be fully locally led. Section 38 must be expired. Particularly when it comes to heritage buildings. No more heritage buildings should be demolished. Please save what little heritage buildings we have remaining. It breaks my heart seeing my city and memories destroyed. Section 38 has been misused. For example, the needless demolition of the Magesic Theatre... to widen a road!! Another example, the Memorial Hall building. Am sure there are countless examples. What's left of our heritage must be preserved. Please leave a trace of historic-Christchurch for us to remember it by. PLEASE SAVE THE CATHEDRAL!!!!	No	No... There is nothing in there about our city's heart and soul... without it, there is nothing... There should be SIX Addressing Recovery Challenges for the central city, not five... with the addition of... 6. Protecting and Preserving Our Heritage... It's all well and good for businesses and investors to come in and pour their dollars into the city... But the city belongs to the people of Christchurch and we deserve it to be rebuilt and restored with respect... I refer to above re Section 38... So much of our soul has been stripped... It is thus the responsibility of everyone that's left in the central city to preserve what's left of our heritage... Investors and businesses will only be supported if they're supportive of Christchurch... No nasty corporations or a 'McBuild'... Encourage local businesses and investors. Support the local community, make it easy for small businesses to get involved... It breaks my heart to see the barren streets of what was... memories ripped from my mind... Needless to dozing of heritage that can never be replaced. Please save and restore what is left - this must be formally encouraged and legally enforced.	Yes... There should be SIX Addressing Recovery Challenges for the central city, not five... with the addition of... 6. Protecting and Preserving Our Heritage... It's all well and good for businesses and investors to come in and pour their dollars into the city... But the city belongs to the people of Christchurch and we deserve it to be rebuilt and restored with respect... I refer to above re Section 38... So much of our soul has been stripped... It is thus the responsibility of everyone that's left in the central city to preserve what's left of our heritage... Investors and businesses will only be supported if they're supportive of Christchurch... No nasty corporations or a 'McBuild'... Encourage local businesses and investors. Support the local community, make it easy for small businesses to get involved... It breaks my heart to see the barren streets of what was... memories ripped from my mind... Needless to dozing of heritage that can never be replaced. Please save and restore what is left - this must be formally encouraged and legally enforced.	Regular monitoring and reporting should be to the public... Investors must also report to the public. The people of Christchurch must have their say. This is our city. Most of our heritage and city has been lost, not by the earthquake but by the bulldozers. We must be allowed to have our say on the recovery and rebuild.	It is stated in chapter 6 that 'psychosocial' recovery is to be ensured... I believe it is too little too late. CERA s38 has CAUSED psychosocial distress by demolishing the heart and soul of our city... by demolishing buildings that had heritage protection... There is a very little left of the city that the people of Christchurch knew and loved and it breaks our hearts beyond belief. All those heritage buildings did not need to come down. A lot of them could have and should have been saved. Very little character remains and this simply cannot be rebuilt. The quintessential charm of Christchurch has been lost. Please save the remains of what is left of our historic buildings - this must be done to ensure psychosocial recovery. Please, whatever you do, please save the Cathedral. Imagine a fully restored Cathedral, it would be the symbol of hope, and restart the city's heart. Christchurch is not Christchurch without the Cathedral. It's not about religion, it's about the people of Christchurch. Cathedral Square, restored to its former glory will also bring tourists into the city... I also believe the 'Oxford strip' and Cashmere Mall should be rebuilt to their former glory... rebuild the facades of the buildings... in fact do this wherever you can, restore the charm... Please also ensure the Dux de Lux is saved in the Arts Centre. This building and the Dux itself is a core meeting and cultural place for the people of Christchurch. It would be wonderful, and essential, to see it brought back to life.			Christchurch city	
25	5	12	1961	Why has Ngai Tahu been proposed to have a huge input into decisions and how they are implemented when... 1) They are non-elected by the people of Christchurch and there one should not have a part in the final sign-off of any projects. 2) Ngai Tahu are a race based group, and there one should have other race based, non-elected groups be given the same status and opportunity to be a major part of the process. 3) Ngai Tahu, with its property arm, have a major conflict of interest when it comes to the decision over what, and who, should develop the residential red zone land.									Christchurch city
25	5	13	1962	I believe the proposals give too much power to the Minister, or too long. For example, there is no need for the Minister to have the power to demolish buildings in the CBD without going through the appropriate processes. We are no longer in an emergency situation, and I don't think that there is any need for the retention of these powers.	No	Under the current model, CERA and the CCDC have had the key role in central city rebuild. While there have been some successes, they are few and far between. The most exciting developments in the city are outside of the area of CERA's control. I don't think that we should be trusting the same people who have largely failed in the central city to lead the rebuild for another 5 years. The people of this city have tolerated 5 years of Christchurch being controlled by Wellington, but now it is time for the people who actually live here to once again have the greatest say in its direction. That is why I support Option 3, as presented in Chapter 5. A Christchurch City Council led recovery approach, with the Crown in close support.	There needs to be much greater local involvement in decision making, for people to have a sense of ownership about the rebuild. This hasn't been happening with the current governance structure.	One of the biggest issues in reporting on the state of the rebuild has been the lack of transparency from government on key metrics.	If the government implements their current plans, then the Christchurch City Council and its elected representatives will be sidelined until 2020. They will be powerless to stop the government forcing them to sell down working assets like the port and the airport, whilst forcing them to pay or bondloggers like a covered stadium.			Christchurch city	
25	6	1	1963	Thank you for the opportunity to comment on the Draft Transition Recovery Plan. I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Locally driven policy is far more efficient and successful than centralised control. This is due to very simple factors such as having people on the ground that really understand the complexities of the issues here. It is unreasonable and irrational to expect politicians who are primarily based in a city on another island to have the resources available to adequately contribute and actively manage recovery. It is so ridiculous to assume that the ability doesn't exist locally. Throughout the world, recent economic studies have shown the importance and effectiveness of locally driven policy and governance. This is even more so in terms of environmental issues as demonstrated by Paven Sulder - Study Leader TEEB (The Economics of Ecosystems and Biodiversity) and former head of Deutsche World Bank - and Sir Robert Watson - Director for Strategic Development at the Tyndall Centre, Department of Environmental Sciences, University of East Anglia, Norwich, UK and former Chair of International Panel on Climate Change. They presented models that have been used in Europe and the UK to demonstrate how to form policy based on scientific data but crucially it was based on research at a micro-economic level to develop policy down to 2 km2 blocks and involved local councils. This presentation was in Wellington in 2013 at the Valuing Nature Conference which was jointly sponsored by government agencies whose ministers promptly ignored everything presented. I urge the government not to make the same mistake and not ignore the wishes of the people nor the scientific evidence that supports locally led policies.	No	Locally driven policy is far more efficient and successful than centralised control. This is due to very simple factors such as having people on the ground that really understand the complexities of the issues here. It is unreasonable and irrational to expect politicians who are primarily based in a city on another island to have the resources available to adequately contribute and actively manage recovery. It is so ridiculous to assume that the ability doesn't exist locally.	Yes. Give the local population agency to affect their own outcomes. Bring back democracy.	My opinion is that we can always do better. But for anything to be truly democratic and effective, the local population must have agency.					Christchurch city
25	7	15	196	The ill-advised exercise of powers by CERA over the last few years has been a significant impediment to regeneration of the city. Some special powers were needed in the immediate aftermath, but they have been in place for too long already and the people weeding these powers have had little or any understanding of what it takes to rebuild a city.	No	They are really just extending the mandate of CERA in a disguised form. CERA and its attitudes need to be seen to be gone for good before confidence can be rebuilt. The city council also has a role to answer for in terms of the pre-earthquake situation but at least they have been more open to debate on issues than the Minister and the myriad people in CERA.	Replace Gerry Brownlee as the minister responsible. This is the single most important change - all the rest will flow from (or not flow from) his action.	See above - change in attitude at the top is the most important issue.	CERA has been a huge waste of money in many respects - at least in recent years. The infrastructure repair aspect has been OK but putting engineers in charge of an organization responsible for rebuilding a city is silly. Where have been all the people responsible for building the city in the first place - that is the property developers? Everywhere CERA and the CCDC have not been active - the property developers have got on with it and done stuff - this is so obvious to everyone!! CERA needs to get out of the way of recovery - not further stifle it. I very much doubt that they will though - turkeys don't vote for Christmas. In years to come Christchurch will become an example of how not to do things in respect of recovery.			Christchurch city	
25	8	16	1965	I have found the plan itself, and questions provided, too difficult for ordinary members of the public to appreciate fully and respond to. Therefore I choose to respond simply in the language of an educated and caring citizen, on the issues I feel are most important. There is no doubt that since CERA became the most powerful identity in the Christchurch rebuild, a great deal has been achieved. Many people have much to be thankful for, as a result of the efforts of those employed by CERA. Predominantly in that group would be those who are financially comfortable, living in areas less affected by the quakes, or running businesses that benefited from the situation, or very keen to establish more businesses to profit from certain kinds of development. However, there are many more people who continually express dissatisfaction on the situation we are in now, after such a long period of time being managed by CERA. Of the three options suggested for the transition after April 2016, I and most people I have discussed this with, do not favour Option 1 or 2 at all, and Option 3 only in part. The reason for this opinion is clearly expressed in this statement in the plan. International research shows that, for recovery to be sustainable in the long term, it needs to be owned and led by local communities and institutions. Even Option 3 does not emphasise communities, only an institution, the CCC. Therefore I see that Option 3 needs augmenting to include much more responsibility being placed in the hands of citizens. The reason why I feel this so strongly is that I saw this happen successfully. With the February 2011 quake, Lyttelton, being at the centre of the quake, was very seriously damaged, and cut off from the city because of the closure of the tunnel and roads over the Port Hills. The local community showed its strength immediately, and has continued to do so, (even though many people are exhausted and stressed by long-delayed action, through manipulation by those with power). Residents and businesses in Lyttelton came together and gave mutual support to one another, emotionally, physically, financially and in the carrying out of many tasks to keep life going. There was no chance of being dependent on government, national or local, for quite some time. And many residents and businesses, in spite of ongoing frustration	No								Christchurch city

Released by the Minister for Canterbury Earthquake Recovery

2555	23	1972	I agree with 3.2 that many of the powers under the current CER Act are no longer appropriate. This includes, in particular, the almost unprecedented powers of the Minister of Earthquake Recovery. I am pleased the new legislation will be reviewed in 3 years and hope that by that time it will be clear the Council is ready and able to oversee its own activities and make its own decisions in consultation with Christchurch residents. I think the Council and Mayor have a strong commitment to leadership and rebuilding and the community supports the Council in their efforts. The likely outcome of this not happening as quickly as possible is that their confidence, expertise and commitment would be undermined.	Yes	My preference is or option 3 - a CCC led recovery approach, with the Crown in a close support. Given the level of Crown investment this needs to be a real partnership approach.	I have chosen to live in the central city and am committed and excited about the possibilities in the rebuild of creating a fantastic new city. For many years both pre and post earthquake there has been a desire to increase the number of inner city residents. To create a vibrant, exciting city and sustainable recovery I think this is really important. There has been little consultation to date with the current inner city residents to ensure the rebuild and planning is done in such a way to ensure the inner city is an attractive place for people to live.	I agree with the functions listed for monitoring and public reporting. I agree monitoring and reporting are necessary, but regular monitoring and reporting to the Minister of Earthquake Recovery can end up with the same level of central control currently in place unless there is a genuine commitment to a partnership with CCC. For that reason, I believe Option 3 provides the best assurance this might happen. I think transferring power to other government agencies (Chapter 7) should be careful to ensure it is clear the transfer of power is to both central AND local agencies.	I would really like to see evidence of strong collaboration between government and council. We need a clear vision and strong leadership for our city. Additionally I would like to see improved consultation by central government in the rebuild/recovery process.			Christchurch
2556	2	1973	Shared responsibility is a clearly essential and Government obviously continues to have a stake in this. However, the need for this should now move to a more democratic, elected representatives in the local council is in creating a unitary body with Government largely in an advisory capacity. The Government has used its financial investment excuse for tight control too heavily. Ultimately by far the major investment in the rebuild will be from citizens and other private investors and developers.	No	CERA has demonstrated a far too bureaucratic approach, typically with a lot of government agencies and this is unlikely to change if a new body is set driven by the bureaucrats. Right at the beginning, experts from overseas all over the world warned that a top-down, bureaucratic driven recovery was the worst model to use and that it would sideline us, the community. This is exactly what has happened. The problem is that many of us (certainly some) are tired and demoralised, which is why you have had so little feedback at various times that taken consultation with the community has been undertaken.	Get rid of Browtree!! This has been a real time after time been ruled or given a put down to just about anyone who disagrees even slightly with his view of things. His apparent lack of empathy has been incredibly dispiriting for me personally, and I know from many conversations that the vast majority of my friends, acquaintances and colleagues share this view of him. It is time to replace him with someone else.	The need for monitoring of this hugely expensive process is obviously needed, but there are other ways than an authoritarian, heavily bureaucratic approach. Also, splitting various responsibilities for different aspects of the Greater CCR recovery amongst various government bodies will only continue to slow the process and create conflicts of interest. There seem to be at least four or five entities that are being proposed, each with a different function.	As I am over 70, I will probably never see the end of this process, which I felt at the start was a quarter-century job. Please involve our younger generations in this process, rather than an elderly bunch of bureaucrats like retired military officers, etc.			Christchurch
2557	25	197	I think most of the powers should revert to those applying in normal times, be back to the City Council and Regional Council. In particular of the special powers listed in chapter 3: powers for demolition - this should NOT go to LANZ. This is a standard city council function. forcing regeneration/recovery plans - I think that CERA has been able to impose plan changes without the normal process and it should stop. Plan changes and new rules should go through the normal City Council and RMA processes once the current independent review panel have finished on the District Plan. Modified appeal rights on plan changes - the word you meant was limited or blocked. This has always been unjust and can no longer be justified by there being an emergency. Public Safety - we are not in an emergency any more, there is no need for special powers. In short, I think the main central government role should be overseeing the anchor projects, most easily managed through MBE as suggested in the draft recovery plan. Most other CERA functions should be transferred back to the appropriate local government agency (CCC or ECan).	Yes	Yes, as long as the one stop shop agency has a strong City Council oversight. The parts of the central city that CERA has been involved in have suffered from its slow planning processes and high level of interference (contrast Victoria St with Cashel Mall). Many what this agency needs to do is get out of the way, and making sure that central government does not dominate this essential to that.	Let residents and potential residents have their democratic rights back. While CERA have been able to impose unfair rules by taking (at minimum of one dwelling per 200 m2) this weakens the appeal of buying property in the inner city.	If we return to normal times and times the City Council can cope with this fine. The City Council have always been better at this than CERA.	Democracy should not be set out. We are not in an emergency any more. CERA has been a dead weight on the recovery and has created a great sense of cynicism in inner city residents, and I think has delayed progress on many of the commercial rebuilds. The Blueprint is an OK overall plan and Government needs to keep on by using the anchor projects which are its responsibility. It needs to let go of the rest and allow local residents, ratepayers and property owners to get on with it.			Christchurch
2558	26	1975	Continuing the special powers provided by the CER Act is both unnecessary and is also an impediment to confidence in the recovery. Following the release of the city blueprint in 2012, which listed both powers to acquire and powers to demolish buildings, many property owners (including ourselves) and prospective investors in the CBD were horrified by the irrational closed door decisions made with both roof coated land at less than fair market prices, locked land into designations without compensation and demolished new or repairable buildings for questionable reasons. This directly affected investor confidence and many already or to be proposed building plans were abandoned. The reason being was that if the Crown could act in such a way as to confiscate and demolish buildings and pay only minimal compensation to the property owner and negligible amounts to any tenants, then what would stop them doing the same again in the future? With tenant confidence compromised by such action, CBD tenant demand was lowered further still. Hence property owners were even more reluctant to invest with both reduced tenant demand and a new risk, not of earthquake damage, but of Crown confiscation or demolition of their buildings. In essence no one wanted to be the first cab off the rank and have a new building confiscated or demolished with years of work wasted at the whim of a bureaucrat. So we now have a virtual CBD stalemate where owners are reluctant to stick their neck out unless they are a significant player. The current proposal to extend the Crown's extraordinary powers will only enflame and delay the rebuild. The same effect was had on the residential market after the 2011 red zone announcements. In effect limiting compensation to the 2007 rateable value meant that during the remainder of 2011 through 2012, many homes where the rateable value was relatively low became unsaleable in suburbs zoned green which had moderate damage. Only once the likelihood of another big earthquake declined and revaluations were done, did these fears erode. Also the original lack of red zone offers for vacant land and subsequent 50% offers made the sale of vacant land near damaged areas virtually impossible. The very real risk of a possible future red zoning of a site was more of a deterrent to buyers than extra foundation costs or insurance issues. Hence despite there being a flood of potential red zone buyers at the time, many of these sites could not find buyers and if they did it was at a substantial discount. For this reason, many of the green zoned areas bringing the red zone missed the tide of red zone insurance money and therefore still contain vacant sites sitting idle several years on. In both the red zone and CBD blueprint, it was not necessary the use of the special powers but the threat that such powers could be used which caused the biggest negative impact. In short there is no continued need or these powers, as any that genuinely needs to be acquired could use the Public Works Act. After a half a year there can be no need to use Section 38 demolition notices. Any heritage building that has survived the past 5 years of earthquakes should be required to go down the Resource Management Act route as there is a clear risk in the building standing and if there is then the RMA will deal with it. Other demolition consents can be dealt with by the CCC where required. Retaining any of the extraordinary provisions under the CER Act will continue to impede confidence in Christchurch and is completely unnecessary as other processes and Acts allow any truly necessary actions to be taken.	No	The draft plan makes mention of having local institutions and Ngā Tahu key to leading recovery (in 5.1). However the act that it is local property and business owners who will make key decisions as to what gets built and where, has been completely overlooked. It is not a bureaucratic think tank or development corporation that will get the rebuild but the property owners and investors who currently own or are interested in what has happened. Un fortunately, there is a huge level of distrust stemming from the 2011-13 lock out and knock down approach, and the 2012 consultation blueprint. A huge opportunity has already been lost with many insurance funds reallocated to other investments. The only way to move forward is to acknowledge the errors and get local property owners back on board. Unfortunately projects such as the rest frame where a massive government funded apartment development will compete with future private projects is probably not the right sort of signal to send. Private investors can never compete if the government is going to potentially force through mass development projects at below cost. Any development body needs to be careful not to undercut private investment. It should not be involved in developing buildings directly. An integrated development/recovery entity may be needed for the CBD, but not one enforcing a grand master plan. A collaborative organisation which perhaps facilitates potential tenants to liaise with property owners and construction companies, a kind of enabling agency where ideas can merge and owners can opt to take part and perhaps broadcast their own proposals or consider proposals from tenants or builders. Tenants could pursue their accommodation options, and builders could use it to find potential clients. Overall, any recovery entity should focus on facilitation not attempting to build a city themselves as CERA seems to have attempted.	As outlined above in the submission on the legal framework, the continuation of the extraordinary CER Act powers will act as a deterrent investment in the CBD. In addition a review of the current proposals for spending (such as the remaining anchor projects) is needed. The Crown and CCC need to get on the same page and make decisions based on common sense and not grandiose and wasteful schemes. The burden of these large projects which are likely to add significant costs to CBD ratepayers is another deterrent to investors. Also considering the state of the CBD roads (in particular Mairangi and Barbadoes Street) after a half a year, it is not a surprise that there is so much negativity about progress. If the Crown can not fix the roads how do they expect to build a city? The poor condition of the roads within the four walls of individual buildings is also a deterrent to investors, tenants, their staff and customers. Any organisation overseeing the CBD needs to have far better organisation of CBD road repairs and the completion of the work to a better standard. The reason why there should be assistance in this regard is because it is too lengthy and expensive for individuals to pursue claims through the courts.	The best reporting is progress. PR is not important. The resident at insurance debate still needs resolved or many thousands of people continues to be a problem that is largely ignored. It continues to require addressing and perhaps an organisation combining the resources of the ISO and Ombudsman and various other agencies needs to be formed to move the balance of claims forward. The issue of compensation for delay also needs addressed but has been avoided. The reason why there should be assistance in this regard is because it is too lengthy and expensive for individuals to pursue claims through the courts.	3 points: 1. All extraordinary powers need revoked. 2. The CBD needs an enabler, not a development corporation. 3. Authority needs to so focus on helping resolve the residential insurance debate and not just foot off and say it's job or the courts.			Christchurch
2559	27	1976	The move to transition back to local led decision making is welcomed. This commentary is necessarily brief, because I have only just returned from work overseas and the consultation period closes so soon. I should be noted immediately that the length of consultation time is insufficient in good governance- the document is detailed but the city is no longer in crisis, and there is no need for such urgency when calling for public comment. Quality thinking, and non confrontational decisions on making will evolve best when the community is not placed in positions of defensive responses. If the call only opened on 2 July, it closes on 30th this is unfair given the 5 years of suspended local government the community has experienced and not in the common practice of good public consultation. Finally there is simply no robust extended rationale for retaining extraordinary powers- if powers are to be retained this needs very careful thought and time for reasoned response. I would ask the question another way- on what grounds would a government in peacetime (and without an ongoing crisis), continue to assert special powers? The onus is on the government who has taken the power of local decisions control away from the citizen, to defend this action. It is not the role of the citizen to resist rights of local citizens- there can be no justification for special powers unless the government can make a strong case for assisting financial, social, economic and national interests of the nation.		Given that the thoughtful opening of this paper focusing on the social impact on the community, it is unusual and odd that this question moves straight to business recovery and that it easily reflects a deeper disappointed approach to the city and its region and the regeneration of Canterbury. The central city can not be any longer separated off from the wider community, this disappointed approach is disrupting and delaying the normal way a city might regenerate and following our vision of our community we must remove the imposition of an arbitrary boundary between inner city and wider community or governance purposes- and this alone would help boost confidence. The government may well be better off on other projects or issues, but confining the inner city is cutting out the very citizens who run, own and create businesses, and social life from their city.	As above, re-empowering community led, accountable transparent local decision making processes will improve confidence. I agree that some councillors have been disappointed, but to be frank, so too have some appointed CEOs, so returning to normal, no longer suspending democracy but working towards return of local elected leadership should drive the actions of government at every step and will also help stimulate local business has a stronger voice in local recovery.	Democratic accountability at the ballot box is a powerful form of scrutiny- without this in place first, other forms of accountability are diversions.	As a political scientist and head of a politics department at Canterbury I am acutely aware that there is a need for central government to support the local transition- and that central government when granting funding will wish to have direct influence in management of these funds. However the onus should be on central government to justify its presence in decisions on making, not the other way around. We can not keep suspending democracy every time we have a natural disaster. In a dynamic planet, and in a small island, we need to ensure that we maintain democracy through disaster and return as fast as possible to an elected locally accountable decision making- it could be enriched with the voices and role of Te Kaitiaki Ngā Tahu in particular, and we can take the opportunity to enhance local consultation, this rushed approach however does not bode well for the return of elected local government. I hope the government takes time to listen to local voices and re-empowers a local community.			Christchurch

From: [REDACTED]
To: [info \(CERA\)](mailto:info@cera.govt.nz)
Subject: Re: Auto-reply from CERA Info
Date: Thursday, 30 July 2015 5:40:17 p.m.
Attachments: [Submission on Draft Transition Recovery Plan.docx](#)

Please ignore early version a few extra lines at the end that should of been removed.

On another note I just wanted to pass on a request for verbal submissions and hearings.

I note that there are many people in the city who would engage in the oral process rather than simply written. I also think it would be great for people to be able to present on their submissions to the people that will be making the decisions on the recovery plan first hand. Perhaps there could also be some public meetings with the decision makers so people can ask questions directly.

Cheers

[REDACTED]

On 30 July 2015 at 17:33, info (CERA) <info@cera.govt.nz> wrote:

Thank you for emailing the Canterbury Earthquake Recovery Authority.

We will respond to your request as soon as possible.

In the meantime, please visit our website <http://www.cera.govt.nz/> where answers to a number of frequently asked questions can be found.

Thank you for your patience.

Regards,

Canterbury Earthquake Recovery Authority.

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Released by the Ministry for Canterbury Earthquake Recovery

Submission on Draft Transition Recovery Plan

This submission is made in my personal capacity and does not represent Council's collective view.

Given the scale of the disaster and recovery I note that it is important the Council and Government work constructively together with local communities and citizens to achieve the best possible outcomes for Christchurch.

I support full transfer of normal powers back to the Christchurch City Council in the shortest possible timeframe. Special powers used by Government should only be done on request by local councils to address specific issues that cannot reasonably be addressed through normal measures.

I support changing the objectives for the central city recovery to be more inclusive and focus on a diverse range of outcomes rather than simply economic or investment related. This should include city wide objectives for a sustainable recovery and environmental, cultural, and social outcomes given equal weighting to the economic. It must address the chronic lack of affordable spaces and places for housing, renting, leasing, and small businesses.

There needs to be urgent social and environmental impact assessments of the earthquake impacts to help give guidance to public expenditure and policy making. It is important to address the growing inequality and not simply entrench it even further.

I support a sustainability clock to measure the environmental impacts of the earthquake.

I support the retention of heritage and character buildings and preserving Christchurch's unique identity and amenity. Special powers to fast track demolitions of special buildings should be cancelled immediately.

The Blueprint should be reviewed through a public consultation process as things have changed considerably in the time since it was announced and the public have never had an opportunity to have their say on it then or now.

Setting up a commercial board simply establishes another layer of expenses, congestion of processes, and duplication of work already being done at a local level. It also reduces public transparency and accountability.

In conclusion democracy is an essential element in getting a good recovery. People need to be at the heart of decision making. They need to be able to hold local elected members to account and feel they have a choice in the prioritisation of the huge amount of expenditure spent on earthquake recovery. The present system and proposed system fails to involve people in the important decisions being made in the city. Things need to be done with communities not to communities.

Thank you for the opportunity to make a submission to this process.

██████████
██████████

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: Submission Update
Date: Friday, 31 July 2015 6:33:38 a.m.
Attachments: [Draft Transition Recovery Plan Submission.odt](#)
[10 year plan.odt](#)
[Funding Shortfall in the ten year plan.odt](#)
[Income from Rates Rises 2015-2025.odt](#)
[right way to cover 3.8b shortfall.odt](#)

Hello,

I sent in a submission for the Draft Transition Recovery Plan yesterday at 5pm. I said then that I had not had time to fully complete it, and would send an update. This is that update.

This would be the better one to use, and I hope the timeframe is acceptable to you given that I notified you that this would be coming.

My submission was too long to send as an email. It is therefore mainly contained in the first attachment above. The following 4 attachments are explained within that. All 5 attachments are text documents and have been written with Open Office. They are extremely unlikely to contain a virus.

Thank you.

[REDACTED], Christchurch.

Released by the Minister for Canterbury Earthquake Recovery

How the \$3.8 billion shortfall SHOULD be covered

Cancel all of the following (except cycleways deferred 10 years) with all of the money going to the Council.

Stadium	\$290m
Convention Centre	\$284m
Green Frame	\$481m
Metro Sports Facility	\$217m
Cycleways	\$162m
TOTAL	\$1434m

Add in an extra \$1 billion the Government should be contributing (this could be done by the Government remitting the GST component of Council rates and charges to the Council for the next 10 years).

This leaves \$1366m.

This can be funded by rate rises and borrowing of less than half of what they are projected to be now and without having to sell any assets at all.

[It might seem there is not much left with all these things cancelled, but my plan for the Square at maybe \$100 million would more than make up for this.]

Released by the Minister for Canterbury Earthquake Recovery

Income From Rates Rises 2015-2025

\$358.1m is estimated to be collected in rates in the 2014/15 year.

Therefore if there were zero rates rises in the next 10 years, and no net new rateable properties, then the rates collected over 2015-2025 would be \$3581m (\$358.1 times 10).

But the 2015-2025 consultation document (Page 29) says \$5553m will be collected in rates over that period.

That's \$1972m difference.

About \$168m of this can be identified as that which would be collected from net new rateable properties if there were no rises.

Which leaves \$1804m extra being collected due to the rises.

Released by the Minister for Canterbury Earthquake Recovery

Funding Shortfall in Ten-Year-Plan

We are told there is a funding shortfall of \$1.2 billion

However, in the accounts in the 2015-2025 consultation document, the Council is in fact raising the following amounts to cover shortfall:

Asset sales \$750m
Rates rises \$1804m
Borrowing \$1283m

TOTAL \$3837m

This is the REAL funding shortfall.

This total of \$3.8 billion is more than 3 times the claimed funding shortfall.

Released by the Minister for Canterbury Earthquake Recovery

Submission from [REDACTED], Christchurch.

Email: [REDACTED]

Introduction

I have read through the Council produced booklet “Smart Choices 2015 – 2025 Christchurch City Consultation Document” regarding its 10-year plan up to 2025. It is clear a fair amount of work has gone into this and the Council is to be thanked for producing it. The coverage is reasonable, though important bits of information such as the 27 June 2013 Cost-Sharing Agreement between the Council and the Government have been left out; and in my opinion this booklet does seem somewhat slanted to persuade people to accept the Council's proposals.

The Council's proposals therein of huge rate rises, selling half the assets, and massive debt are in my opinion completely unacceptable. They are basically financial suicide, will cripple Christchurch financially for decades, and could possibly even cause future bankruptcy. They are quite unsound. They are anything but a “smart” [the new Council buzzword, apparently] choice as the Mayor and 7 Councillors who voted for this claim - they are in fact about the dumbest choice imaginable. The Council keeps going on about the “opportunity” that the earthquakes have brought to Christchurch. Such stupid talk. I sure don't want the “opportunity” to experience the disaster that these proposals will bring if implemented.

This is a potential crisis of HUGE proportions. Councillors must totally rethink the entire rebuild. Cruising along is no longer an option and Councillors will have to start thinking outside the square. Radical measures are needed.

These proposals only make sense if the Council really is going to have an unavoidable funding shortfall of \$1.2 billion [in which case they are a reasonable way of dealing with it]. But if commonsense prevails, there is absolutely no need whatsoever to have a shortfall anything like this size and this is what this submission is all about.

As a brief synopsis of what the solution is: looking at the Cost-Sharing Agreement of 27 June 2013, we see that (with the Crown and Council shares combined) that \$290m has been allocated to the Stadium, 284m to the Convention Centre, and 481m to the Green Frame. That's a total of 1055m. None of these projects will add much to Christchurch for the ordinary ratepayer, and none are at all necessary – at best they are “nice to have”. Put that 1055m into infrastructure and flooding prevention where it belongs and the shortfall is a mere \$145m. THESE RIDICULOUS PROJECTS MUST NOT GO AHEAD – PERIOD. So simple and so obvious, yet the Council's financial planners are tearing their hair out and having sleepless nights! Surely not having these projects is better than the utter NIGHTMARE that Christchurch is faced with if they go ahead.

One asks the Mayor and 7 Councillors who voted for this plan to start using some simple COMMON SENSE, for god's sake. These disastrous proposals simply cannot be allowed to be implemented.

If one added in the also unnecessary Metro Sports Facility at \$217m, then Council would actually have a surplus of \$72m.

Below I give a more detailed analysis; also how much the Government should be contributing, etc; and what should be done (instead of the ridiculous projects) to make Christchurch a much better place.

Rates Rises

Page 9 of the 2015-2025 document gives proposed rates rises of 8.75% in 2015/16; 8.5% in 2016/17; 8.5% in 2017/18; 7.5% in 2018/19.

When compounded, these give a rates rise of 38% from June 2015 to June 2019 [This at a time when compounded overall inflation over this period might be expected to be 5-6%]. This outrageous figure is of course nowhere mentioned in the document.

And this is on top of already hefty recent rates rises. Rates rises have already been outstripping inflation for a decade now, and, in particular, we had a rates rise of 7.5% in 2013/14; and 6.5% in 2014/15. If we take the projected compounded rates rise from June 2013 to June 2019, we get 58% over just 6 years on an already high figure. This is just simply outrageous and unacceptable. Where on earth does the Council expect people to find this sort of additional money, in addition to huge insurance increases and other earthquake related costs?

Council must drastically rein in its spending.

Likely Real Cost of Projects

The costings for the “anchor” projects given on Page 42 of the 2015-2025 document are largely based on the cost-sharing agreement of 27 June 2013. That was nearly two years ago, and it is probable that construction costs have gone up 20% in that time. But no account has been taken of this. Why?

In addition, it is well known that the initial “estimated costs” of such projects are almost invariably well under what the final costs of such projects turn out to be. One suspects this is often deliberately done so as not to frighten people off, and get approval to get them started. Then once started, oh dear, there are “unexpected” cost overruns, but ‘too bad, the project’s been started now, and you guys will just have to cough up the rest’. This happens time and again. The SkyCity Convention Centre in Auckland was “costed” at \$402m. Now suddenly, that’s over 100m less than what’s “needed” and SkyCity tries to wangle this extra out of the taxpayer. Similarly, the Dunedin Stadium was “costed” at 198m. But the final cost was \$266.4m (Radio New Zealand report 8 sept 2013). That’s a 35% overrun. This percentage overrun is pretty typical and can be taken as a standard. Applying this to the 2013 costing for the Christchurch Council share of the Stadium of 253m gives \$342m. Add 20% to these two-year-old figures gives \$410m.

Similarly, the cost of the Convention Centre will not be \$284m, but likely around \$460m.

But wait, there’s more...!

The likely \$410m for the Stadium is what the Council would take from its rates take (etc). But this is a pre-GST figure, because that’s all the Council gets from rates. But the ratepayer actually pays 15% more than this, because another 15% GST in the rates paid goes to the Government. So the \$410m amount actually becomes a \$471m cost to the ratepayer. \$471m is about what the Stadium will really cost the ratepayer.

On a similar basis, the Metro Sports Facility is likely to cost \$352m (pre-GST), not \$217m.

These figures are not flying a kite. They are in fact the likely reality.

I would like the Council to explain where its thinks it will get this additional money not in its estimates to fund these things from. Of course, it cannot. Ergo, we cannot afford them.

“Anchor” Projects

The word “anchor” in this context is rapidly becoming a dirty word. Most of these projects are simply unneeded egotistical vanity projects. Christchurch is being forced to build facilities that Christchurch people don't want and haven't agreed to, with money they don't have. The only thing “anchor” about these projects is that they will anchor us to a sea of debt.

Stadium

Why on earth do we need ANOTHER rugby Stadium at \$290m? The taxpayer already paid out 30m so rugby people could have one at Addington.

If for some reason Addington is not in the long run viable, then go back to Lancaster Park for 50m. The insurers say that 3 independent international loss adjustment firms have said that Lancaster Park can be fixed for 50m. Why is Lianne Dalziel so angry at the release of this information?

Threatens the big glamour project perhaps? The Council is clearly flying a kite in challenging this – they will not get much more than 50m.

Hey, if the rugby people want a huge flash new facility, then THEY should pay for it, NOT the ratepayer. But of course they won't touch this idea with a 10-foot barge pole because they know it will be a big loss-maker. And the bigger the Stadium, the bigger the loss - which they expect the ratepayer to cover. The old AMI Stadium made big losses which the ratepayer had to fork out for. Why should the ratepayers, many of whom cannot afford it, subsidise elite rugby whose players are way overpaid? You only need to look at Dunedin to see what a financial disaster their Stadium has been (and many warned them beforehand). Many there wish they could mothball their Stadium simply to avoid the burden on rates of the ongoing running costs. Why on earth would we want to repeat this experience here?

NO to a huge new rugby Stadium.

One also has to question why the Council is so often captured by sporting interests. \$290m for a Stadium, \$217m for Metro Sports Facility, 20m for Hagley Park Cricket, etc, etc. That's 527m – where does it ever end? At a time when the world is threatened by climate change, massive pollution, species extinction, massive overfishing, Iran getting nuclear weapons, muslim extremeism, etc, etc, we have this great focus and expenditure of the Council on sport – a zero-sum activity that produces nothing! Sport has become the new opiate of the people and is clearly a religion with some in Council and Government. It is NOT the mandate of Councillors to spend great amounts of scarce ratepayers money on sport (and then cry poverty). Please get back to basics – infrastructure, flooding prevention, etc, this is what ratepayers money is supposed to be for. It's not glamorous, but we do not elect Councillors to be glamorous.

Convention Centre

Simply a John Key vanity project.

This will be a huge white elephant. With a huge Convention centre in Auckland, and another in Queenstown, who will use the one in Christchurch? All the big conventions will go to Auckland, and most that want to see some South Island scenery will go to Queenstown. Christchurch is not a tourist town (especially now), just a gateway to South Island scenery, and Queenstown will take care of that.

Former mayor Garry Moore, who knows a bit about such things, estimates that it will lose \$20m-\$40m a year on running costs. That'll wipe out all the dividend income of the remaining half of the assets in one go.

And already Vbase was losing significant amounts of money on the old Convention Centre under far more benign circumstances.

It is supposedly not clear who will own it. But in the end, it will almost certainly be the ratepayer, by default, that picks up the tab for the loss – this always happens. Why should the hard-pressed ratepayer be paying what will effectively be corporate welfare? And any money it supposedly

“brings into the city” will go mostly to international hoteliers, booze merchants and brothels. Are these the areas we want additional money going to?

The only way such a Convention Centre could be justified is if the Town Hall was demolished [repairing this on ground that could have lateral spread seems rather questionable to me] and was doubled up with it, and perhaps with the ability to temporarily convert parts to dancing areas.

NO to a huge white elephant Convention Centre that will cost a fortune to build and will make massive losses.

As we well know, the Council is proposing to sell off profit-making assets. The money from these will, in effect, be used to build the Stadium and Convention Centre – loss-making assets. Can someone in the Council please explain how in hell it makes economic sense to sell profit-making assets to build loss-making ones?? Sheer lunacy. **WAKE UP, GUYS, PULEEZE.**

Green Frame

This is the most lunatic project of all.

481m to put a green strip around the CBD?? Eh?? That's 40% of the Council's projected shortfall on its own. For a green strip??

Will it be used? No. We have plenty of green bits in the city already such as Cranmer Square and Latimer Square and they are barely used.

Will it bring people into the central city? No. People will only come in if there's something to do, not to sit on a green strip.

In addition, perfectly good undamaged buildings are being knocked down to make way for it- as if we didn't have few enough undamaged buildings as it is. Sheer lunacy.

And now I hear that there may be apartments being built on part of what was going to be the Green Frame. So now we are knocking down perfectly good building so we can build perfectly good buildings. Hmmm, the logic of this really does escape me.

Now if CERA is building apartments on what was to be the Green Frame to flog off, then what is the \$481m for? Haven't heard much about all this, very secretive. CERA and the Government should start being reasonable and put this 481m into infrastructure.

NO to an almost pointless, mega-expensive Green Frame.

Cutting other Council costs

It is very clear that the disastrous 27 June 2013 Cost-Sharing agreement needs renegotiating. It would be best if the Government could be brought on board to do this. The best way to do this would be for the Council to get serious about cutting its own costs. A justified complaint of Gerry Brownlee is that the Council never shows any sign of doing this. The Council can hardly take the moral high ground about this agreement or expect the Government to cooperate if the Council refuses to get its own house in order:

{1} \$156m on cycleways. How much?? This is absurd. As University of Canterbury finance professor Glenn Boyle and PhD student James Hill say in their study of this proposal, for the additional people this would convert to cycling, you could buy them all brand new Suzuki Altos. This is a proposal that is “nice to have”, but is not immediately necessary. It should be deferred at least 10 years. Cyclists and motorists have lived beside each other for a century now, so I'm sure another 10-15 years is manageable. A Council that is crying financial crisis, whacking the rates up, selling half the assets and taking on huge debt cannot afford to spend this large sum on something as unnecessary as this. **Must be deferred.**

{2} \$70m on car parking.

Is this really necessary? There will be vacant lots in central Christchurch for decades. And Wilson

have set up parks everywhere. Defer until it is clear it is actually necessary.

{3} Re-design of Victoria Square.

What on earth is this about?? Isn't there enough to fix without messing about with things that ain't broke?? The Council should be reining in its spending, not wasting an additional \$7m on a project nobody wants. You really have to wonder what planet this Council is on.

{4} Ok, I am not a politically correct guy, so I am going to say what everybody knows, but few say. The Council has a big bloat of overstaffing, far too many overpaid managers and layers of bureaucracy. The Council is potentially in a HUGE financial crisis, so serious measures are needed here. Everybody "knows" that if the Council let go the most inefficient third of its staff, there would hardly be any change in the level of service. So Council should disestablish virtually all of its positions and rehire (including outside applicants) for two-thirds the number of positions. In this way, the Council might be able to save itself financially and also get the Government on board.

Asset Sales

At all costs, the Council must not lose control of Orion. It is the big dividend earner. And should it fall into private hands, the prices charged will ramp up. This is almost a certainty. We all remember when Max Bradford privatised electricity in the 1990's, there was an immediate increase of 13% in the charges.

The Airport should also be retained as a strategic asset.

However, I am not so sure that Lyttelton Port is so important. It seems to perform badly and could be a liability should the West Coast coal mines close (as they should rather than the taxpayer subsidising the export of our coal to Japan and China). So it could be possible to let this one go to appease the Government to help get it on board.

Cost sharing agreement

This agreement was signed by former mayor Parker and the Government on 27 June 2013. Gerry Brownlee knew his man (we all know what he called him) and got a way-out-of-his-depth Parker to sign this disastrous agreement. It is becoming increasingly clear that this is an unfair agreement and needs to be renegotiated. It is not Christchurch's fault that it had an earthquake and it should not be made to take on an unfair share of the costs.

Council invariably claims that it is bound hand and foot by this agreement and has to carry it out unless the Government changes its mind. I think there could be some wiggle room and Council should get some legal eagles onto it.

The relevant clauses are:

1.1 The parties agree...to act in good faith by being open, frank, honest, prompt, FAIR and consistent in all dealings with each other;..ready to discuss issues and negotiate with each other in a principled manner.

4.4 The Parties agree that the horizontal infrastructure rebuild work and costs will be reviewed by an independent assessor (etc).

6.4.2 The parties agree that...THERE IS THE POSSIBILITY OF UNFORESEEN CIRCUMSTANCES AND SO IT IS OPEN TO THE PARTIES, IN WRITING, TO VARY, REVOKE OR REPLACE THIS AGREEMENT.

There have been a number of unforeseen circumstances such as the flooding problems in March and April of last year being made much worse by earthquake changes in the level of the ground at various places (flocin basin, lower reaches of the Heathcote river, etc). As such, remedying this should come under the umbrella of earthquake related costs which the Council should not have to

bear all of.

The general principle of the agreement would seem to be that the Government bears 60% of the earthquake related costs. So following this principle in the spirit of FAIRNESS (Clause 1.1), I identify the following areas in which the Government should be contributing, but has so far not agreed to do so:

{1} Underestimation of the costs of Horizontal Infrastructure repair by \$400m. So Government should be contributing \$240m here.

{2} At the meeting on 16 April at Beckenham Service Centre, 66 Colombo Street, we were advised that rates increases from 2025 to 2040 would still have to be considerable because due to the earthquakes, underground piping was expected to have a much shorter life than before, so would need to be replaced much sooner. I regard this as an earthquake related cost. I have no idea what this would be, but suppose it was \$500m, then Government share would be \$300m.

{3} Flood protection is given as costing \$444m in the next 10 years. One could suppose that 80% of this cost would be due to the quakes. That would be \$355m. 60% of that is \$213m for Government contribution.

{4} It is estimated that it will cost \$108m to restore the Provincial Chambers. These are the only purpose-built Provincial Government buildings in New Zealand. As such, then, they are not just a Christchurch heritage treasure, but a National one as well. This being so, I think it would be fair for the Government to contribute 40% of the cost of repair. This would be 43m.

The total of these is \$796m Govt contribution. I think this is fair and reasonable. Should the Government not agree, then clause 6.4.2 (unforeseen circumstances) should be invoked and the agreement revoked.

How to get the Government to pay its fair share

It will be politically impossible for the Government to be seen giving more money directly to Christchurch. The rest of the country is well "over" doing this, even though the vast bulk of the Government contribution went to bailing out an inadequate EQC and Insurance Company.

However, there is an indirect way. For the next 10 years, get the Government to DIRECT THE GST COMPONENT OF RATES AND COUNCIL CHARGES TO THE COUNCIL INSTEAD OF ITSELF. This could be a politically acceptable way for the Government to do it. And, after all, it is a tax on a tax.

For the next 10 years, the Council estimates it will get \$5553m from rates and \$1589m from fees and charges. That's a total of \$7142m. 15% of that is \$1071m. That would solve the Council's financial problem.

This would be about \$100m a year. The Government should be able to bear this loss of income. If Bill English is desperate for every cent to balance the books this year, it could be deferred until next year to start. As long as the Council knows the money is coming.

The Council should push this idea hard.

Even if the Government refused to allocate any more money, there is still a way out: that it simply agrees to reallocate the money it is already contributing:

\$481m (Green Frame) plus \$284m (Convention Centre) and \$37m share of the Stadium to infrastructure instead. Add the \$253m Council share of the Stadium to infrastructure as well, and problem mostly solved (as given at the beginning of this submission) without the Government contributing a cent more.

Surely this is reasonable and FAIR. The Government cannot reasonably expect the Council to take on a 1.2 billion shortfall.

If the Government still refuses to budge, then Winston Peters should be approached. He could have some influence, especially as the National Party may well need him in coalition after the next election. Peters said in his 2014 election manifesto that he would repeal GST on rates (a tax on a tax). So he should be sympathetic to the idea that this GST goes to the Council. So if the Government is uncooperative, then the Council should push Winston Peters hard on this.

If this, too, should get nowhere, then a city-wide referendum should be held on these proposals to show what Christchurch citizens really think – we should at least have some democracy.

What will REALLY make Christchurch a better place

Before the quakes (and now), Christchurch was a pretty boring place, one of the most boring in the world relative to its size – so boring in fact that it is called the Garden City...Almost nowhere for anybody over 30 to go out at night, etc. And about the only places to go are those out to make a profit primarily by selling alcohol, thus contributing to the booze culture problem which there is, rightly, considerable concern about.

The Council/CERA plan of Stadium, Convention Centre, and Green Frame just returns us, at vast cost, to the same old boring old. Except we will hardly be able to afford to live here – well that's exciting, isn't it? Where is all this great innovation and “opportunity” that we were promised? There is virtually nothing in the current plans.

There was much handwringing before the quakes about the centre of the city dying. Traffic management with obstructions everywhere and the near impossibility of parking certainly hasn't helped. Thus everyone now goes to the malls. This shift of shopping is likely permanent – trying to entice people back into the central city with shops is unlikely to work.

There is, I think, only two ways to get people into the central city. (1) make the Square a unique place to be – a first class entertainment area, and (2) free public transport to get there.

The Square

Successive Councils for 50 years haven't had a clue what to do with the Square. All we've ever got is some ghastly “sculpture” or other at considerable expense. Then we got the Margaret Murray disaster.

[As an aside, what should be done with the Cathedral? I am told that it is repairable. If so, repair it. However, if it is demolished, then there is no point in putting some horrid thing (including a replica) in its place. Such a thing will not be a tourist attraction. So it would be better if the Anglican Church removed itself from the Square altogether – the space can be better used. The Anglican Church is almost irrelevant in the modern world (and will certainly be so in another 20 years when most of its current members have passed away) and can use its Cardboard Cathedral as a headquarters.]

It is vital that the Square retains its capacity to be a meeting place for a large number of people. It should not be greened (there is Latimer and Cranmer Squares for that), nor should large numbers of obstructions be put in. It should remain a big open space.

This is what to do (at a fraction of the cost of the so-called “anchor” projects):

Turn the Square into a unique first-class entertainment centre.

– a permanent stage for playing music, like at New Year's, and for dancing. Quality recorded music could be played more or less continuously over a top quality sound system – bands are not

necessary. Different types of music could be played on different occasions for different crowds.

- This could be used to hold frequent fun events like marches, parades, rock'n'roll, public participatory drama, etc
- speakers area
- retain the chess, perhaps have other games as well
- a big fountain or similar water feature, with a running stream from it (kids love running water)
- open theatre, in which amateur members of the public could participate
- council run non-profit night places or other activities around the periphery which focus on good music (of many different types for different people) and dancing, not selling booze.
- Etc, etc.

This would do far more to LIVEN UP Christchurch, provide social value for dollar spent, and attract tourists than green frames, rugby stadiums and convention centres.

Dare to be different and innovative instead of the same stuffy old stuff!

Also, it could be considered to have the Bus Exchange in the Square - bring the travellers to where the action is, the Square should be about bustle and people – get as many people as possible INTO the Square – it's supposed to be the CENTRE of town.

Food stalls could also be there to sell food to the travellers.

Public Transport

Despite the best efforts of the traffic management in this city to make driving as unpleasant and difficult as possible, people will not be leaving their cars any time soon unless there is a radical rethink on public transport.

Some people say they would like light rail. I think this would be a quite unrealistic. The cost of laying down new rail would be quite prohibitive – ask Aucklanders whose city is going broke from Len Brown's idiotic attempts to put rail in there [it is no achievement whatsoever that Christchurch's rates will be second highest in the country, still below Auckland's]. Maybe passenger trains could be put on lines that already exist, but I doubt many would use them. Rail is just too inflexible. If people have to wait for a train, then transfer to a couple of buses, they are going to say 'stuff it, this is too complicated, I'll take the car!'

The way to get people out of their cars is to have FREE buses, and about 4 times as frequently as is currently the case.

The cost could be met mainly by a levy on fuel; initially the bus fleet would have to be trebled. People would recoup the increased cost of fuel by using the free buses, particularly to and from work.

The buses could ply their routes considerably faster because of the time saved in not having to collect fares – this is an important factor.

It is imagined that those this would be of most use to would be:

- workers going to and from work. They thus avoid rush hour traffic
- schoolchildren. Parents would not need to take them in cars
- university students
- older people who cannot drive
- the low paid and those without cars. This would provide them economic relief
- unemployed looking for work. Would not cost them to do so.
- Those visiting the central city. Parking problems solved.

Advantages:

-a far more efficient way of moving people

- peak hour traffic might be reduced by half, traffic at other times also reduced
- essential ingredient to revive the inner city
- more reliability about getting to the airport on time
- big reduction in vehicle emission pollution
- a number of people who currently need a car would no longer need to have one. The cost of maintaining a car on the road is quite considerable
- a saving on the import of fuel (and therefore also of foreign exchange) and dependence on it

Initially, the Council would have to pay for the cost of a bigger bus fleet. But there would be potentially huge savings down the track:

- probably no need for \$70m on car parking buildings
- much reduced need for cycle lanes (\$156m)
- potentially massive savings on new roads that would no longer be needed.

Once again, the Council needs to start thinking outside the square and get really innovative, rather than their pretend claims to be.

Recommendation:

That the Council investigates the feasibility of such a proposal and surveys how many people would use the buses under this system, etc.

Final Conclusions

It is absolutely essential that the \$1055m that the Council/CERA plans to put into the Stadium, Convention Centre and Green Frame be transferred into infrastructure and flood prevention instead. This is no time to spend this sort of money on frivolous, 'nice to have' projects. Should these projects go ahead, Christchurch faces a financial crisis of truly NIGHTMARE proportions. The Mayor and seven Councillors who voted for these incredibly stupid, not smart, proposals should have a damn good think about what they are about to inflict on Christchurch if they don't change their minds. They will likely go down in history as the most reviled Christchurch Council in history, even more so than the Parker/Maryatt mob.

Postscript

In the meeting on 15 April at the Upper Riccarton Library, Deputy Mayor Vicki Buck said, apparently with passion, "It's your city! Tell us what to do!"

This was already done three years ago for the Draft Annual Plan 2012-13. I read all these submissions and there was a big sentiment against both the Stadium and the Convention Centre. About the only submissions in favour of them were from vested interests wanting them. A year later, Parker and Maryatt signed the Cost-Sharing agreement, trying to lock in these very projects. They utterly ignored the submissions. In addition to the submissions this time, Council would do well to go through those previous submissions as well – many are still relevant. So I hope Council takes notice this time, but I am skeptical. I really hope you were sincere in what you said, Vicky, because the submissions are likely to go against the Council proposals – which you voted for. So are you prepared to be genuine and go with what the people want, or will it be a case of the submissions being ignored again if they don't suit? We shall see. It is indeed supposed to be "our" city, not that of a few in powerful positions with vested interests.



To CERA

30 July 2015

Submission for Draft Transition Recovery Plan

I am a Christchurch resident and have been most of my life (about [redacted] years). I belong to no political party or similar organisation; or news media.

None of the three options offered by you are really satisfactory, but if I have to choose one (which I am), then I am choosing:

Option 3: **A Christchurch City Council-led recovery approach, with the Crown in close support**

I am sure the vast majority of the submissions you receive will also support this option. There is a vast and intense anger in Christchurch at being kept under an utterly incompetent dictatorship, with its absolute lack of consultation with the people who actually live here, the ones who are affected; the ones who pay the rates and taxes, and as taxpayers, your salaries. But will you take any notice or act on this?

Overall, my political leanings could be described as Centre-Right. I deeply distrust the Christchurch City Council, their profligate ways, and what they would do if they were in charge of the rebuild. For example, in a time of their great financial crisis, they nevertheless want to blow \$162 million on cycleways [which should be delayed 10 years], spend ridiculous amounts on swimming pools, and “artwork”, and just yesterday I read they have spent \$1.2 million on a new website. It is a hugely wasteful, beaureacratc organisation that imposes suffocating regulations. Their ridiculous housing consents process, long drawn out, with absurd requirements, and their huge charges for this “service” are a serious impediment to the rebuild, and need serious reform.

Because of this, the CERA takeover was a necessary and good thing for the first year or two after the earthquakes. But in the last 2-3 years CERA and CCDU have become an even worse disaster than the Council would have been.

And with the Council, at least submissions can be made and spoken to; and they can be voted out. With CERA, we have had about zero consultation with the Christchurch population as to what they actually want, and the leadership of CERA can't be voted out.

Let's get real. What you are proposing is fundamentally CERA under another name, with dictatorial powers over Christchurch for a further 5 years, and with the same man in charge. This is completely unacceptable. The emergency is long past, so CERA needs to hold only a few powers, and giving Brownlee a veto over everything is certainly not one of them.

This would not be so bad if Brownlee and CERA were competent. Unfortunately, they are anything but. The “rebuild” is a total mess:

- (1) Where has almost all of the new development in Christchurch taken place? **IN THE AREAS OUTSIDE BROWNLEE'S CBD** – the west side of the Avon river, etc. The area under Brownlee's building consent control remains a total mess. This is surely an utter indictment of Brownlee/CERA's management.
- (2) The fiasco over the totally unwanted and unasked for “redevelopment” of Victoria Square has certainly destroyed any remaining credibility CERA may have had. Was there not enough damaged areas already without messing with one that wasn't??
- (3) The continued insistence of intending to spend a billion dollars on the Stadium and Convention Centre is an absolute scandal. Very few people in Christchurch other than vested

interests such as sporting bodies and hoteliers want these built. This money is desperately needed for rebuilding, not for wasting on white elephants.

(4) The scandal of the green frame. Brownlee deliberately used the blueprint to buy up land (and misusing the CERA act to force landowners to often sell at well under the real value of the land) to turn into grass to artificially limit land supply so as to make the price of land in the CBD high. Then he wonders why developers say they can't afford to build there!! And so they don't (see (1) above). Nice own goal there, Gerry.

And \$481 million (!!!) spent doing it – this is a colossal amount of money that was needed for the rebuild. Even worse, perfectly good undamaged buildings were knocked down to do it – hey, didn't we have enough damaged buildings to knock down, Gerry? Geez [REDACTED] what planet is this guy on??

(5) Brownlee dismisses the independent report into the Town Hall while admitting he hadn't even read it!!

(6) CERA demolished the perfectly repairable Central Library to make way for the stupid Convention Centre, which may now (hopefully) not even be built, or else its size reduced. So now the Christchurch City Council has to find an additional \$60 million over what the repairs would have cost to build a new library.

(7) Many other buildings such as the Majestic centre have been unnecessarily demolished.

(8) He called the Christchurch Press “the enemy of the rebuild”.

(9) Brownlee praised the EQC as doing a good job. Either he is being dishonest here, or is totally out of touch with what has really gone on. The EQC has been a vile organisation. For me personally, two years of my life was absolutely unnecessarily blighted with worry and frustration at stonewalling, and I know that very many people have had far worse experiences.

In addition, CERA is one of the most powerful and least transparent organisations ever seen in New Zealand. Like something out of the Soviet Union. Christchurch could well be called Brownleegrad. They refuse to engage with the public or allow them to voice an opinion. All their plans are either secret or not allowed to be scutinised and they ride roughshod over everything.

Let's look at some of the history:

(1) In 2012, the Council received 2673 submissions to a very important Annual Plan. I read all these. Even then it was clear that there was a big majority opposition to both the Rugby Stadium and the Convention Centre. People could see that they would be white elephants and the money could be much better used elsewhere.

(2) Brownlee stampeded the Council into the reprehensible Cost-Sharing Agreement on 27 June 2013. This deal was stitched together behind closed doors – even the council table was locked out of the negotiations!! The whole process was truly disgusting and one has to wonder if it was even legal. (Every Councillor who voted with mayor Parker for this agreement bar one was thoroughly trounced at the next Council election {of the several that stood}). One thing this agreement did, and was clearly one of the purposes of it, was to lock the parties into a binding agreement to build the Stadium and Convention Centre. In other words, the 2673 submissions of 2012 were totally ignored and repudiated. What is the point of putting in a submission if it is just going to be totally ignored? Like this one likely will be...

(3) Council received 2997 submissions for it's 2015-2025 Long-term Plan this year. But lo and behold, as most submitters only came to understand afterwards, there was almost no point as the Council was bound hand and foot by the Cost-Sharing Agreement and CERA contols all the main issues. But CERA DOESN'T ALLOW submissions on these issues – Christchurch ratepayers and taxpayers who pay for these things have had their democratic rights taken away. This long after the earthquakes, why?

Again the Stadium and Convention Centre got a huge thumbs down. For submissions commenting specifically on the Anchor Projects, 68% (that's more than two-to-one) opposed them, while on the Council's facebook page, 76% opposed them. 83% opposed asset sales.

WHY WON'T CERA AND BROWNLEE TAKE ANY NOTICE OF SUCH A HUGE MAJORITY

OPINION? - we are under a [redacted] dictatorship.

(4) Now we come to this current submission thingy. This is not really about the real issues facing Christchurch, the most important of which is the colossal amount of money intended to be WASTED on the stupid so called "anchor" projects. It's about some fake "transition" process which really isn't.

And even so, it is being held most reluctantly – only because it more or less "has" to be. You are doing your very best to try to limit participation. You have given a very short time frame for submissions hoping people won't be able to get organised. Your 40 page information document is opaque, vague and nearly unreadable. Eg, what the [redacted] does 'step-change' mean?

You have an enormous "communication" staff, 7.3% of your total, an increase of a third in the last two years. Yet you have not held even one public meeting, NOT ONE over this transition process. Not one of your very numerous "communication" staff has shown. Shouldn't that be exactly the sort of thing they should be doing? What do they do?? You people are a pathetic joke.

Let's consider the REAL issues facing Christchurch, not some minor fiddling of "responsibilities". For this, I refer you in the main to my submission of 28 April 2015 to the Christchurch Council 2015-2025 Long-term Plan (this is the second attachment in my email). Your short time-frame for submissions plus the Council only releasing it's final Long-term Plan last Friday has not left me with time to rejig it and incorporate it here. However, it is still completely relevant and is an integral part of this submission. At the time I did it, I did not (like most) realise the control that the Council was under from the Cost-Sharing Agreement. So 90% of my criticism of the Council there in fact belongs to the Government/Brownlee/CERA. With this proviso, and apart from a couple of other minor errors, it is still almost completely relevant.

I will just add a few points here:

(1) Rugby Stadium: If this thing's such a good idea, then let the rugby people pay for it. Despite rugby supposedly being New Zealand's "national game", many, many New Zealanders loathe this dangerous, stupid and juvenile game, and because of the risk of injury refuse to allow their children to play it. Why should they, whether ratepayers or taxpayers or both, have to pay for a mega-expensive Stadium? Taxpayers already pay into ACC, of which monies a disproportionate amount go to rugby injuries. I am a chessplayer, and the club I belong to pays its way for everything – premises, etc, it gets no ratepayer or taxpayer handouts. Why should rugby be any different?? In the Cost-Sharing Agreement, it gives \$37m to be paid by the Government and \$253m to be paid by the Council. But (generally carefully hidden from public view), there is also an additional \$216m "to be determined". That is, the total cost is \$506m. Who is going to pay this extra amount in the end? - we are never told.

And why should the ratepayer pay out for the inevitable large losses it will make? Look at the basket-case in Dunedin. And they don't even get a Lions Test anyway!!

(2) Convention Centre: Just corporate welfare. Again, if it's such a great idea, why can't the business community pay for it? It will certainly be a white elephant trying to compete against new ones in Auckland, Wellington and Queenstown. And any "jobs" it creates will be a handful of low-paid, part time jobs in the hospitality sector. Whoop-de-doo. Just another example of Brownlee's utter stupidity (or worse).

The estimated cost of the Government contribution has gone up from \$284m to \$420m. No real surprise there, and all these so-called "anchor" projects will have big cost overruns (always happens) in addition to 20% construction cost rises from these 2013 estimates. And that's without the supposed \$200m or thereabouts 'private sector contribution' of which after 4 years we have still seen absolutely no sign of. Why would the private sector invest in a loss-making enterprise? (the losses which will undoubtedly be picked up by the ratepayer in the end).

(3) Metro Sports Centre: Being pushed mainly by narrow sporting interests and elite athletes wanting somewhere to train. Again if sporting people want these things they should pay for them

themselves. If people want to waste their lives getting good at something entirely useless, well that's their decision, BUT THE RATEPAYER AND TAXPAYER SHOULD NOT HAVE TO DAMN WELL PAY FOR IT!! Plus another sports centre is being demanded out east to replace QE2.

(4) Avon River Precinct: Having looked at this more closely since I wrote my submission, this looks like another project we could largely do without - that would save another \$95m.

(5) The Square: This is where all the action should be. Build 50-100 six-story buildings right around its perimeter. Ground floor shops and food courts, the remainder floors to have nightlife (not necessarily all nightclubs), etc. If each building cost say \$500,000, that might total \$50m, a small fraction of the cost of the "anchor" projects, and do far more for Christchurch than all of them put together.

(6) Building code. Having to rebuild everything to 100% of code is hardly necessary at all and is hugely expensive, seriously hindering the rebuild. Almost all the lives lost in buildings were in two buildings that should never have been signed off, ie not lost because of code. In other words, in a possible future earthquake (one this big very unlikely for a long time now anyway), it would probably make very little difference in terms of life lost if the buildings were at 67% of code or 100%.

Christchurch City Council finances and fair Government contribution

In between handing in my written submission to the Council's Long-term Plan on 28 April 2015 and speaking to it 3 weeks later, I realised there was something very, very wrong with the Council's much repeated statement that it's "funding shortfall" was \$1.2 billion. I did an analysis of the accounts in the Draft Plan and found that, incredibly, and very shockingly, the real funding shortfall is about \$3.8 billion. I had an accountant confirm this; a senior Council staff member I consulted wholeheartedly agreed with me; as did one Councillor after my speech (while several others I showed it to could not give me an opinion, but could not point anything out to contradict it). So I am not making this up.

This \$1.2 billion figure seems to be an ADDITIONAL amount shown up by the KordaMentha and Cameron Partners Reports, etc ON TOP of an already very large shortfall.

Attachments 3, 4, and 5 are a handout that I gave out when speaking to my submission and show how I arrived at this figure; and what needs to be done about this truly horrifying shortfall which is the real driver of enormous rate increases, borrowing to the hilt, and selling half the Christchurch City Holdings Ltd (CCJHL) assets. I repeat part of it here to show the differences the adjustments in the Final Long-term plan have made:

Asset sales \$750m
Rates rises \$1804m
Borrowing \$1283m
TOTAL \$3837m

I think any reasonable accountant would regard Asset sales, Rates rises, and Borrowing as financial activities to try and cover a funding shortfall.

In the Final Long-term Plan, we are told that in the changes from Draft to Final, \$264m less is being collected in rates and about \$200m less is being borrowed. Applying these differences, we get:

Asset sales \$750m
Rates rises \$1540m
Borrowing \$1083m
TOTAL \$3373m

So that's about \$3.4 billion, still an enormous figure.

It is utterly incomprehensible to me why the Council was bandying the \$1.2 billion figure about.

So how is it that from a sound financial position before the quakes, the Council now has this enormous shortfall [and in reality is in a huge financial crisis]? This HUGE difference is clearly due to MUCH more than a couple of insurance bungles and insurance payouts that may be less than expected. Obviously the quakes have cost, and are costing the Council MUCH, MUCH more than either the Council or Government are saying, and it is clear that something is awry somewhere in respect of the financial help the Council is receiving from the Government. There are clearly some serious earthquake costs that the Council is bearing that are not covered by the Cost-Sharing Agreement. Some of these I gave in my submission to the Council. For example, one such would be a large amount that the Council is having to spend on flooding protection. Most of this is due to changes in ground levels caused by the earthquakes, yet the Government is not contributing to this. And generally speaking, 40% is far too big a share to expect the Council to pick up. Yes, for “normal” disasters, this would be a fair split. But Christchurch has had a world class disaster, the biggest in New Zealand history, and truly exceptionally expensive. How can one city be expected to be able to afford 40% of that??

So what is the answer?

One is to not build these idiotic 'think big' “anchor” projects which are sucking a large amount of money away from what really needs to be done.

And secondly, a very simple solution – simply remit the GST component of rates to the Council until a fair balance is achieved.

Surely, this is reasonable. The Government makes a huge song and dance about having 'contributed \$16.5 billion to Christchurch'. But in fact most of that went to bailing out the EQC, AMI Insurance, and buying up the red zone. The contribution to the rebuild has actually been rather stingy, especially when the money being wasted on the “anchor” projects is taken into account (and forcing the Council to waste a considerable amount of theirs on same).

But also, the Government is making a killing on the tax take on the repair activity, most of which is funded by insurance money from outside the country. Taking this into account, the Government is probably making a very small net contribution to the rebuild, far less than the Council.

The Government might also object that this would be the thin end of the wedge, and that eg Auckland would ask for same for its financial troubles. But the two situations are not comparable. Auckland is in trouble due to its own fault, whereas it's not Christchurch's fault it had an earthquake.

So why won't the Government implement such an obvious answer as the latter? I believe it is probably because the Government has an agenda to get the Council to sell its assets and it is deliberately starving the Council of funds in order to force it to do so. It is “punishing” Christchurch for having held onto its assets.

It is difficult to understand the Government's obsession about this.

It makes economic sense to keep them. In former mayor Parker's book 'Ripped Apart a city in chaos' (2012), on Page 179, he says “Our investments currently return, on average, from both dividends and capital growth, about 15% a year.” If this is anything like correct, this is a much greater return than the interest cost of borrowing money. Also how on earth does it make sense to sell profit making entities (Orion, Airport) in order to build loss-making ones (Stadium, Convention Centre)??

That's just lunacy. I thought the National Party was supposed to be the party of economic common sense. They are displaying very little here. And Christchurch has historically had lower rates than most other Councils, so retaining these assets certainly doesn't seem to have done any financial harm. Also, these entities are natural monopolies, and we all know what happens when monopolies fall into private hands – the charges skyrocket. Just ask Wellingtonians, whose Council sold off its electricity interests, how much they now pay for electricity. Wouldn't greedy businesses love to get their hands on Orion! Or we have the example of Telecom - some of Theresa Gattung's comments gave us a pretty good idea of what goes on.

And what if all the Christchurch City Holdings Ltd (CCHL) assets were sold off? At \$1550m, this is

\$800m more than the \$750m already being sold off. That would still only lower the Council shortfall to \$2.6 billion. Then what?

83% of the submissions to the Long-term Plan opposed asset sales. Why shouldn't Christchurch people be able to decide whether they want to sell assets or not without the Government deliberately and maliciously starving Christchurch of funding that it should be getting?

After the earthquakes, John Key infamously declared "No one will be worse off because of the quakes". Christchurch residents face rates increases of 31% in the next 4 years and 70% in the next ten, plus enormous debt that will last for decades, and losing half their assets. Yeah right, John. You know, I took a trip down south a few weeks ago. On entering Timaru there was a sign "Timaru Welcomes You". Perhaps we could put up a sign "Christchurch In The Lurch".

Conclusions

- (1) Brownlee and most of CERA should go now. They have made, and continue to make, a total hash of things and are a disaster to Christchurch. CERA is made up mainly of untrained bureaucrats, while Brownlee is tired and quite out of touch, and has too many responsibilities elsewhere to concentrate properly on Christchurch. I doubt if Christchurch will put up with another 5 years of a Brownlee dictatorship.
- (2) The incredibly stupid so-called "anchor" projects: Stadium, Convention Centre, Green Frame, Metro Sports Facility and Avon River Precinct should be canned immediately. The Square, at a small fraction of the cost of these, should be the big focal point of Christchurch instead.
- (3) Government should remit the GST component of rates to the Council until the cost of the earthquake to the Council is down to a reasonable level.



Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: Draft Transition Recovery Plan Submission
Date: Thursday, 30 July 2015 5:02:20 p.m.
Attachments: [Draft Transition Recovery Plan Submission.odt](#)
[10 year plan.odt](#)

Hello.

My submission was too long to send as an email, so I have sent it as an attachment. The second attachment is explained within. Both attachments are text document written with Open Office.

I did not quite have time to fully complete it before the deadline, so will send an update a little later.

Thank you.

[REDACTED]

Released by the Minister for Canterbury Earthquake Recovery

Submission from [REDACTED], Christchurch.

Email: [REDACTED]

Introduction

I have read through the Council produced booklet “Smart Choices 2015 – 2025 Christchurch City Consultation Document” regarding its 10-year plan up to 2025. It is clear a fair amount of work has gone into this and the Council is to be thanked for producing it. The coverage is reasonable, though important bits of information such as the 27 June 2013 Cost-Sharing Agreement between the Council and the Government have been left out; and in my opinion this booklet does seem somewhat slanted to persuade people to accept the Council's proposals.

The Council's proposals therein of huge rate rises, selling half the assets, and massive debt are in my opinion completely unacceptable. They are basically financial suicide, will cripple Christchurch financially for decades, and could possibly even cause future bankruptcy. They are quite unsound. They are anything but a “smart” [the new Council buzzword, apparently] choice as the Mayor and 7 Councillors who voted for this claim - they are in fact about the dumbest choice imaginable. The Council keeps going on about the “opportunity” that the earthquakes have brought to Christchurch. Such stupid talk. I sure don't want the “opportunity” to experience the disaster that these proposals will bring if implemented.

This is a potential crisis of HUGE proportions. Councillors must totally rethink the entire rebuild. Cruising along is no longer an option and Councillors will have to start thinking outside the square. Radical measures are needed.

These proposals only make sense if the Council really is going to have an unavoidable funding shortfall of \$1.2 billion [in which case they are a reasonable way of dealing with it]. But if commonsense prevails, there is absolutely no need whatsoever to have a shortfall anything like this size and this is what this submission is all about.

As a brief synopsis of what the solution is: looking at the Cost-Sharing Agreement of 27 June 2013, we see that (with the Crown and Council shares combined) that \$290m has been allocated to the Stadium, 284m to the Convention Centre, and 481m to the Green Frame. That's a total of 1055m. None of these projects will add much to Christchurch for the ordinary ratepayer, and none are at all necessary – at best they are “nice to have”. Put that 1055m into infrastructure and flooding prevention where it belongs and the shortfall is a mere \$145m. THESE RIDICULOUS PROJECTS MUST NOT GO AHEAD – PERIOD. So simple and so obvious, yet the Council's financial planners are tearing their hair out and having sleepless nights! Surely not having these projects is better than the utter NIGHTMARE that Christchurch is faced with if they go ahead.

One asks the Mayor and 7 Councillors who voted for this plan to start using some simple COMMON SENSE, for god's sake. These disastrous proposals simply cannot be allowed to be implemented.

If one added in the also unnecessary Metro Sports Facility at \$217m, then Council would actually have a surplus of \$72m.

Below I give a more detailed analysis; also how much the Government should be contributing, etc; and what should be done (instead of the ridiculous projects) to make Christchurch a much better place.

Rates Rises

Page 9 of the 2015-2025 document gives proposed rates rises of 8.75% in 2015/16; 8.5% in 2016/17; 8.5% in 2017/18; 7.5% in 2018/19.

When compounded, these give a rates rise of 38% from June 2015 to June 2019 [This at a time when compounded overall inflation over this period might be expected to be 5-6%]. This outrageous figure is of course nowhere mentioned in the document.

And this is on top of already hefty recent rates rises. Rates rises have already been outstripping inflation for a decade now, and, in particular, we had a rates rise of 7.5% in 2013/14; and 6.5% in 2014/15. If we take the projected compounded rates rise from June 2013 to June 2019, we get 58% over just 6 years on an already high figure. This is just simply outrageous and unacceptable. Where on earth does the Council expect people to find this sort of additional money, in addition to huge insurance increases and other earthquake related costs?

Council must drastically rein in its spending.

Likely Real Cost of Projects

The costings for the “anchor” projects given on Page 42 of the 2015-2025 document are largely based on the cost-sharing agreement of 27 June 2013. That was nearly two years ago, and it is probable that construction costs have gone up 20% in that time. But no account has been taken of this. Why?

In addition, it is well known that the initial “estimated costs” of such projects are almost invariably well under what the final costs of such projects turn out to be. One suspects this is often deliberately done so as not to frighten people off, and get approval to get them started. Then once started, oh dear, there are “unexpected” cost overruns, but ‘too bad, the project’s been started now, and you guys will just have to cough up the rest’. This happens time and again. The SkyCity Convention Centre in Auckland was “costed” at \$402m. Now suddenly, that’s over 100m less than what’s “needed” and SkyCity tries to wangle this extra out of the taxpayer. Similarly, the Dunedin Stadium was “costed” at 198m. But the final cost was \$266.4m (Radio New Zealand report 8 sept 2013). That’s a 35% overrun. This percentage overrun is pretty typical and can be taken as a standard. Applying this to the 2013 costing for the Christchurch Council share of the Stadium of 253m gives \$342m. Add 20% to these two-year-old figures gives \$410m.

Similarly, the cost of the Convention Centre will not be \$284m, but likely around \$460m.

But wait, there’s more...!

The likely \$410m for the Stadium is what the Council would take from its rates take (etc). But this is a pre-GST figure, because that’s all the Council gets from rates. But the ratepayer actually pays 15% more than this, because another 15% GST in the rates paid goes to the Government. So the \$410m amount actually becomes a \$471m cost to the ratepayer. \$471m is about what the Stadium will really cost the ratepayer.

On a similar basis, the Metro Sports Facility is likely to cost \$352m (pre-GST), not \$217m.

These figures are not flying a kite. They are in fact the likely reality.

I would like the Council to explain where its thinks it will get this additional money not in its estimates to fund these things from. Of course, it cannot. Ergo, we cannot afford them.

“Anchor” Projects

The word “anchor” in this context is rapidly becoming a dirty word. Most of these projects are simply unneeded egotistical vanity projects. Christchurch is being forced to build facilities that Christchurch people don't want and haven't agreed to, with money they don't have. The only thing “anchor” about these projects is that they will anchor us to a sea of debt.

Stadium

Why on earth do we need ANOTHER rugby Stadium at \$290m? The taxpayer already paid out 30m so rugby people could have one at Addington.

If for some reason Addington is not in the long run viable, then go back to Lancaster Park for 50m.

The insurers say that 3 independent international loss adjustment firms have said that Lancaster Park can be fixed for 50m. Why is Lianne Dalziel so angry at the release of this information?

Threatens the big glamour project perhaps? The Council is clearly flying a kite in challenging this – they will not get much more than 50m.

Hey, if the rugby people want a huge flash new facility, then THEY should pay for it, NOT the ratepayer. But of course they won't touch this idea with a 10-foot barge pole because they know it will be a big loss-maker. And the bigger the Stadium, the bigger the loss - which they expect the ratepayer to cover. The old AMI Stadium made big losses which the ratepayer had to fork out for. Why should the ratepayers, many of whom cannot afford it, subsidise elite rugby whose players are way overpaid? You only need to look at Dunedin to see what a financial disaster their Stadium has been (and many warned them beforehand). Many there wish they could mothball their Stadium simply to avoid the burden on rates of the ongoing running costs. Why on earth would we want to repeat this experience here?

NO to a huge new rugby Stadium.

One also has to question why the Council is so often captured by sporting interests. \$290m for a Stadium, \$217m for Metro Sports Facility, 20m for Hagley Park Cricket, etc, etc. That's 527m – where does it ever end? At a time when the world is threatened by climate change, massive pollution, species extinction, massive overfishing, Iran getting nuclear weapons, muslim extremeism, etc, etc, we have this great focus and expenditure of the Council on sport – a zero-sum activity that produces nothing! Sport has become the new opiate of the people and is clearly a religion with some in Council and Government. It is NOT the mandate of Councillors to spend great amounts of scarce ratepayers money on sport (and then cry poverty). Please get back to basics – infrastructure, flooding prevention, etc, this is what ratepayers money is supposed to be for. It's not glamorous, but we do not elect Councillors to be glamorous.

Convention Centre

Simply a John Key vanity project.

This will be a huge white elephant. With a huge Convention centre in Auckland, and another in Queenstown, who will use the one in Christchurch? All the big conventions will go to Auckland, and most that want to see some South Island scenery will go to Queenstown. Christchurch is not a tourist town (especially now), just a gateway to South Island scenery, and Queenstown will take care of that.

Former mayor Garry Moore, who knows a bit about such things, estimates that it will lose \$20m-\$40m a year on running costs. That'll wipe out all the dividend income of the remaining half of the assets in one go.

And already Vbase was losing significant amounts of money on the old Convention Centre under far more benign circumstances.

It is supposedly not clear who will own it. But in the end, it will almost certainly be the ratepayer, by default, that picks up the tab for the loss – this always happens. Why should the hard-pressed ratepayer be paying what will effectively be corporate welfare? And any money it supposedly

“brings into the city” will go mostly to international hoteliers, booze merchants and brothels. Are these the areas we want additional money going to?

The only way such a Convention Centre could be justified is if the Town Hall was demolished [repairing this on ground that could have lateral spread seems rather questionable to me] and was doubled up with it, and perhaps with the ability to temporarily convert parts to dancing areas.

NO to a huge white elephant Convention Centre that will cost a fortune to build and will make massive losses.

As we well know, the Council is proposing to sell off profit-making assets. The money from these will, in effect, be used to build the Stadium and Convention Centre – loss-making assets. Can someone in the Council please explain how in hell it makes economic sense to sell profit-making assets to build loss-making ones?? Sheer lunacy. **WAKE UP, GUYS, PULEEZE.**

Green Frame

This is the most lunatic project of all.

481m to put a green strip around the CBD?? Eh?? That's 40% of the Council's projected shortfall on its own. For a green strip??

Will it be used? No. We have plenty of green bits in the city already such as Cranmer Square and Latimer Square and they are barely used.

Will it bring people into the central city? No. People will only come in if there's something to do, not to sit on a green strip.

In addition, perfectly good undamaged buildings are being knocked down to make way for it- as if we didn't have few enough undamaged buildings as it is. Sheer lunacy.

And now I hear that there may be apartments being built on part of what was going to be the Green Frame. So now we are knocking down perfectly good building so we can build perfectly good buildings. Hmmm, the logic of this really does escape me.

Now if CERA is building apartments on what was to be the Green Frame to flog off, then what is the \$481m for? Haven't heard much about all this, very secretive. CERA and the Government should start being reasonable and put this 481m into infrastructure.

NO to an almost pointless, mega-expensive Green Frame.

Cutting other Council costs

It is very clear that the disastrous 27 June 2013 Cost-Sharing agreement needs renegotiating. It would be best if the Government could be brought on board to do this. The best way to do this would be for the Council to get serious about cutting its own costs. A justified complaint of Gerry Brownlee is that the Council never shows any sign of doing this. The Council can hardly take the moral high ground about this agreement or expect the Government to cooperate if the Council refuses to get its own house in order:

{1} \$156m on cycleways. How much?? This is absurd. As University of Canterbury finance professor Glenn Boyle and PhD student James Hill say in their study of this proposal, for the additional people this would convert to cycling, you could buy them all brand new Suzuki Altos. This is a proposal that is “nice to have”, but is not immediately necessary. It should be deferred at least 10 years. Cyclists and motorists have lived beside each other for a century now, so I'm sure another 10-15 years is manageable. A Council that is crying financial crisis, whacking the rates up, selling half the assets and taking on huge debt cannot afford to spend this large sum on something as unnecessary as this. **Must be deferred.**

{2} \$70m on car parking.

Is this really necessary? There will be vacant lots in central Christchurch for decades. And Wilson

have set up parks everywhere. Defer until it is clear it is actually necessary.

{3} Re-design of Victoria Square.

What on earth is this about?? Isn't there enough to fix without messing about with things that ain't broke?? The Council should be reining in its spending, not wasting an additional \$7m on a project nobody wants. You really have to wonder what planet this Council is on.

{4} Ok, I am not a politically correct guy, so I am going to say what everybody knows, but few say. The Council has a big bloat of overstaffing, far too many overpaid managers and layers of bureaucracy. The Council is potentially in a HUGE financial crisis, so serious measures are needed here. Everybody "knows" that if the Council let go the most inefficient third of its staff, there would hardly be any change in the level of service. So Council should disestablish virtually all of its positions and rehire (including outside applicants) for two-thirds the number of positions. In this way, the Council might be able to save itself financially and also get the Government on board.

Asset Sales

At all costs, the Council must not lose control of Orion. It is the big dividend earner. And should it fall into private hands, the prices charged will ramp up. This is almost a certainty. We all remember when Max Bradford privatised electricity in the 1990's, there was an immediate increase of 13% in the charges.

The Airport should also be retained as a strategic asset.

However, I am not so sure that Lyttelton Port is so important. It seems to perform badly and could be a liability should the West Coast coal mines close (as they should rather than the taxpayer subsidising the export of our coal to Japan and China). So it could be possible to let this one go to appease the Government to help get it on board.

Cost sharing agreement

This agreement was signed by former mayor Parker and the Government on 27 June 2013. Gerry Brownlee knew his man (we all know what he called him) and got a way-out-of-his-depth Parker to sign this disastrous agreement. It is becoming increasingly clear that this is an unfair agreement and needs to be renegotiated. It is not Christchurch's fault that it had an earthquake and it should not be made to take on an unfair share of the costs.

Council invariably claims that it is bound hand and foot by this agreement and has to carry it out unless the Government changes its mind. I think there could be some wiggle room and Council should get some legal eagles onto it.

The relevant clauses are:

1.1 The parties agree...to act in good faith by being open, frank, honest, prompt, FAIR and consistent in all dealings with each other;..ready to discuss issues and negotiate with each other in a principled manner.

4.4 The Parties agree that the horizontal infrastructure rebuild work and costs will be reviewed by an independent assessor (etc).

6.4.2 The parties agree that...THERE IS THE POSSIBILITY OF UNFORESEEN CIRCUMSTANCES AND SO IT IS OPEN TO THE PARTIES, IN WRITING, TO VARY, REVOKE OR REPLACE THIS AGREEMENT.

There have been a number of unforeseen circumstances such as the flooding problems in March and April of last year being made much worse by earthquake changes in the level of the ground at various places (flocin basin, lower reaches of the Heathcote river, etc). As such, remedying this should come under the umbrella of earthquake related costs which the Council should not have to

bear all of.

The general principle of the agreement would seem to be that the Government bears 60% of the earthquake related costs. So following this principle in the spirit of FAIRNESS (Clause 1.1), I identify the following areas in which the Government should be contributing, but has so far not agreed to do so:

{1} Underestimation of the costs of Horizontal Infrastructure repair by \$400m. So Government should be contributing \$240m here.

{2} At the meeting on 16 April at Beckenham Service Centre, 66 Colombo Street, we were advised that rates increases from 2025 to 2040 would still have to be considerable because due to the earthquakes, underground piping was expected to have a much shorter life than before, so would need to be replaced much sooner. I regard this as an earthquake related cost. I have no idea what this would be, but suppose it was \$500m, then Government share would be \$300m.

{3} Flood protection is given as costing \$444m in the next 10 years. One could suppose that 80% of this cost would be due to the quakes. That would be \$355m. 60% of that is \$213m for Government contribution.

{4} It is estimated that it will cost \$108m to restore the Provincial Chambers. These are the only purpose-built Provincial Government buildings in New Zealand. As such, then, they are not just a Christchurch heritage treasure, but a National one as well. This being so, I think it would be fair for the Government to contribute 40% of the cost of repair. This would be 43m.

The total of these is \$796m Govt contribution. I think this is fair and reasonable. Should the Government not agree, then clause 6.4.2 (unforeseen circumstances) should be invoked and the agreement revoked.

How to get the Government to pay its fair share

It will be politically impossible for the Government to be seen giving more money directly to Christchurch. The rest of the country is well "over" doing this, even though the vast bulk of the Government contribution went to bailing out an inadequate EQC and Insurance Company.

However, there is an indirect way. For the next 10 years, get the Government to DIRECT THE GST COMPONENT OF RATES AND COUNCIL CHARGES TO THE COUNCIL INSTEAD OF ITSELF. This could be a politically acceptable way for the Government to do it. And, after all, it is a tax on a tax.

For the next 10 years, the Council estimates it will get \$5553m from rates and \$1589m from fees and charges. That's a total of \$7142m. 15% of that is \$1071m. That would solve the Council's financial problem.

This would be about \$100m a year. The Government should be able to bear this loss of income. If Bill English is desperate for every cent to balance the books this year, it could be deferred until next year to start. As long as the Council knows the money is coming.

The Council should push this idea hard.

Even if the Government refused to allocate any more money, there is still a way out: that it simply agrees to reallocate the money it is already contributing:

\$481m (Green Frame) plus \$284m (Convention Centre) and \$37m share of the Stadium to infrastructure instead. Add the \$253m Council share of the Stadium to infrastructure as well, and problem mostly solved (as given at the beginning of this submission) without the Government contributing a cent more.

Surely this is reasonable and FAIR. The Government cannot reasonably expect the Council to take on a 1.2 billion shortfall.

If the Government still refuses to budge, then Winston Peters should be approached. He could have some influence, especially as the National Party may well need him in coalition after the next election. Peters said in his 2014 election manifesto that he would repeal GST on rates (a tax on a tax). So he should be sympathetic to the idea that this GST goes to the Council. So if the Government is uncooperative, then the Council should push Winston Peters hard on this.

If this, too, should get nowhere, then a city-wide referendum should be held on these proposals to show what Christchurch citizens really think – we should at least have some democracy.

What will REALLY make Christchurch a better place

Before the quakes (and now), Christchurch was a pretty boring place, one of the most boring in the world relative to its size – so boring in fact that it is called the Garden City...Almost nowhere for anybody over 30 to go out at night, etc. And about the only places to go are those out to make a profit primarily by selling alcohol, thus contributing to the booze culture problem which there is, rightly, considerable concern about.

The Council/CERA plan of Stadium, Convention Centre, and Green Frame just returns us, at vast cost, to the same old boring old. Except we will hardly be able to afford to live here – well that's exciting, isn't it? Where is all this great innovation and “opportunity” that we were promised? There is virtually nothing in the current plans.

There was much handwringing before the quakes about the centre of the city dying. Traffic management with obstructions everywhere and the near impossibility of parking certainly hasn't helped. Thus everyone now goes to the malls. This shift of shopping is likely permanent – trying to entice people back into the central city with shops is unlikely to work.

There is, I think, only two ways to get people into the central city. (1) make the Square a unique place to be – a first class entertainment area, and (2) free public transport to get there.

The Square

Successive Councils for 50 years haven't had a clue what to do with the Square. All we've ever got is some ghastly “sculpture” or other at considerable expense. Then we got the Margaret Murray disaster.

[As an aside, what should be done with the Cathedral? I am told that it is repairable. If so, repair it. However, if it is demolished, then there is no point in putting some horrid thing (including a replica) in its place. Such a thing will not be a tourist attraction. So it would be better if the Anglican Church removed itself from the Square altogether – the space can be better used. The Anglican Church is almost irrelevant in the modern world (and will certainly be so in another 20 years when most of its current members have passed away) and can use its Cardboard Cathedral as a headquarters.]

It is vital that the Square retains its capacity to be a meeting place for a large number of people. It should not be greened (there is Latimer and Cranmer Squares for that), nor should large numbers of obstructions be put in. It should remain a big open space.

This is what to do (at a fraction of the cost of the so-called “anchor” projects):

Turn the Square into a unique first-class entertainment centre.

– a permanent stage for playing music, like at New Year's, and for dancing. Quality recorded music could be played more or less continuously over a top quality sound system – bands are not

necessary. Different types of music could be played on different occasions for different crowds.

- This could be used to hold frequent fun events like marches, parades, rock'n'roll, public participatory drama, etc
- speakers area
- retain the chess, perhaps have other games as well
- a big fountain or similar water feature, with a running stream from it (kids love running water)
- open theatre, in which amateur members of the public could participate
- council run non-profit night places or other activities around the periphery which focus on good music (of many different types for different people) and dancing, not selling booze.
- Etc, etc.

This would do far more to LIVEN UP Christchurch, provide social value for dollar spent, and attract tourists than green frames, rugby stadiums and convention centres.

Dare to be different and innovative instead of the same stuffy old stuff!

Also, it could be considered to have the Bus Exchange in the Square - bring the travellers to where the action is, the Square should be about bustle and people – get as many people as possible INTO the Square – it's supposed to be the CENTRE of town.

Food stalls could also be there to sell food to the travellers.

Public Transport

Despite the best efforts of the traffic management in this city to make driving as unpleasant and difficult as possible, people will not be leaving their cars any time soon unless there is a radical rethink on public transport.

Some people say they would like light rail. I think this would be a quite unrealistic. The cost of laying down new rail would be quite prohibitive – ask Aucklanders whose city is going broke from Len Brown's idiotic attempts to put rail in there [it is no achievement whatsoever that Christchurch's rates will be second highest in the country, still below Auckland's]. Maybe passenger trains could be put on lines that already exist, but I doubt many would use them. Rail is just too inflexible. If people have to wait for a train, then transfer to a couple of buses, they are going to say 'stuff it, this is too complicated, I'll take the car!'

The way to get people out of their cars is to have FREE buses, and about 4 times as frequently as is currently the case.

The cost could be met mainly by a levy on fuel; initially the bus fleet would have to be trebled. People would recoup the increased cost of fuel by using the free buses, particularly to and from work.

The buses could ply their routes considerably faster because of the time saved in not having to collect fares – this is an important factor.

It is imagined that those this would be of most use to would be:

- workers going to and from work. They thus avoid rush hour traffic
- schoolchildren. Parents would not need to take them in cars
- university students
- older people who cannot drive
- the low paid and those without cars. This would provide them economic relief
- unemployed looking for work. Would not cost them to do so.
- Those visiting the central city. Parking problems solved.

Advantages:

-a far more efficient way of moving people

- peak hour traffic might be reduced by half, traffic at other times also reduced
- essential ingredient to revive the inner city
- more reliability about getting to the airport on time
- big reduction in vehicle emission pollution
- a number of people who currently need a car would no longer need to have one. The cost of maintaining a car on the road is quite considerable
- a saving on the import of fuel (and therefore also of foreign exchange) and dependence on it

Initially, the Council would have to pay for the cost of a bigger bus fleet. But there would be potentially huge savings down the track:

- probably no need for \$70m on car parking buildings
- much reduced need for cycle lanes (\$156m)
- potentially massive savings on new roads that would no longer be needed.

Once again, the Council needs to start thinking outside the square and get really innovative, rather than their pretend claims to be.

Recommendation:

That the Council investigates the feasibility of such a proposal and surveys how many people would use the buses under this system, etc.

Final Conclusions

It is absolutely essential that the \$1055m that the Council/CERA plans to put into the Stadium, Convention Centre and Green Frame be transferred into infrastructure and flood prevention instead. This is no time to spend this sort of money on frivolous, 'nice to have' projects. Should these projects go ahead, Christchurch faces a financial crisis of truly NIGHTMARE proportions. The Mayor and seven Councillors who voted for these incredibly stupid, not smart, proposals should have a damn good think about what they are about to inflict on Christchurch if they don't change their minds. They will likely go down in history as the most reviled Christchurch Council in history, even more so than the Parker/Maryatt mob.

Postscript

In the meeting on 15 April at the Upper Riccarton Library, Deputy Mayor Vicki Buck said, apparently with passion, "It's your city! Tell us what to do!"

This was already done three years ago for the Draft Annual Plan 2012-13. I read all these submissions and there was a big sentiment against both the Stadium and the Convention Centre. About the only submissions in favour of them were from vested interests wanting them. A year later, Parker and Maryatt signed the Cost-Sharing agreement, trying to lock in these very projects. They utterly ignored the submissions. In addition to the submissions this time, Council would do well to go through those previous submissions as well – many are still relevant. So I hope Council takes notice this time, but I am skeptical. I really hope you were sincere in what you said, Vicky, because the submissions are likely to go against the Council proposals – which you voted for. So are you prepared to be genuine and go with what the people want, or will it be a case of the submissions being ignored again if they don't suit? We shall see. It is indeed supposed to be "our" city, not that of a few in powerful positions with vested interests.



To CERA

30 July 2015

Submission for Draft Transition Recovery Plan

I am a Christchurch resident and have been most of my life (about [redacted] years). I belong to no political party or similar organisation; or news media.

None of the three options offered are really satisfactory, but if I have to choose one, then I am choosing:

Option 3: A Christchurch City Council-led recovery approach, with the Crown in close support

I am sure the vast majority of the submissions you receive will also support this option of the three. But will you act on this or take any notice? There is a vast and intense anger in Christchurch at being kept under an utterly incompetent dictatorship, with its absolute lack of consultation with the people who actually live here, the ones who pay the rates and taxes and your salaries.

Overall, my political leanings could be described as Centre-Right. I deeply distrust the Christchurch City Council, their profligate ways, and what they would do if they were in charge of the rebuild. For example, in a time of their great financial crisis, they nevertheless want to blow \$162 million on cycleways [which should be delayed 10 years], spend ridiculous amounts on swimming pools, and "artwork", and just yesterday I read they have spent \$1.2 million on a new website. It is a hugely wasteful, beaureacratc organisation that imposes suffocating regulations. Their ridiculous housing consents process, long drawn out, with absurd requirements, and their huge charges for this "service" are a serious impediment to the rebuild, and need serious reform.

Because of this, the CERA takeover was a good thing for the first year or two after the earthquakes, but in the last 2-3 years has become an even worse disaster than the Council would have been. And with the Council, at least submissions can be made and spoken to; and they can be voted out. With CERA, we have had about zero consultation with the Christchurch population as to what they actually want, and they can't be voted out.

Let's get real. What you are proposing is fundamentally CERA under another name, with dictatorial powers over Christchurch for a further 5 years and with the same man in charge. This is completely unacceptable. The emergency is long past, so CERA needs to hold only a few powers, and giving Brownlee a veto over everything is certainly not one of them.

This would not be so bad if Brownlee and CERA were competent. Unfortunately, they are anything but. The "rebuild" is a total mess:

- (1) Where has almost all of the new development in Christchurch taken place? IN THE AREAS OUTSIDE BROWNLEE'S CONTROL – the west side of the avon, etc. The area under Brownlee's control remains a total mess. This is surely an utter indictment of CERA/Brownlee's management.
- (2) The fiasco over the totally unwanted and unasked for "redevelopment" of Victoria Square has certainly destroyed any remaining credibility CERA may have had. Was there not enough damaged areas already without messing with one that wasn't??
- (3) The continued insistence of intending to spend a billion dollars on the Stadium and Convention Centre is an absolute scandal. Very few people in Christchurch other than vested interests such as sporting bodies and hoteliers want these built. This money is desperately needed for rebuilding, not for wasting on white elephants.
- (4) The scandal of the green frame. Brownlee deliberately used the blueprint to buy up land to

turn into grass to artificially limit land supply so as to make the price of land in the CBD high. Then he wonders why when developers say they can't afford to build there!! So they don't (see (1) above). Nice own goal there, Gerry.

And \$481 million (!!!) spent doing it – this is a colossal amount of money that was needed for the rebuild. Even worse, perfectly good undamaged buildings were knocked down to do it – hey, didn't we have enough damaged buildings to knock down, Gerry? Geez [REDACTED] what planet is this guy on??

(5) Brownlee dismisses the independent report into the Town Hall while admitting he hadn't even read it!!

(6) CERA demolished the perfectly repairable Central Library to make way for the stupid Convention Centre, which may now (hopefully) not even be built, or else its size reduced. So now the Christchurch City Council has to find an additional \$60 million over what the repairs would have cost to build a new one.

(7) Many other buildings such as the Majestic centre have been unnecessarily demolished.

(8) He called the Christchurch Press “the enemy of the rebuild”

(9) Brownlee praised the EQC as doing a good job. Either he is being dishonest here, or is totally out of touch with what has really gone on. The EQC has been a vile organisation. For me personally, two years of my life was absolutely unnecessarily blighted with worry and frustration at stonewalling, and I know that very many people have had far worse experiences.

In addition, CERA is one of the most powerful and least transparent organisations ever seen in New Zealand. Like something out of the Soviet Union. Christchurch could well be called Brownleegrad. They refuse to engage with the public or allow them to voice an opinion. All their plans are either secret or not allowed to be scutinised and they ride roughshod over everything.

Let's look at some of the history:

(1) In 2012, the Council received 2673 submissions to a very important annual plan. I read all these. Even then, there was clearly a big opposition to both the Rugby Stadium and the Convention Centre. People could see that they would be white elephants and the money could be much better used elsewhere.

(2) Brownlee stampeded the Council into the vile Cost-Sharing Agreement of 27 June 2013. Many of the Councillors weren't even informed before the debate, the whole process was disgusting and one has to wonder if it was even legal. Every Councillor bar one who voted with mayor Parker for this agreement was thoroughly trounced at the next Council election (of the several that stood). One thing this agreement did, and was clearly a purpose of it, was to lock the parties into a binding agreement to build the Stadium and Convention Centre. In other words, the 2673 submissions of 2012 were totally ignored and repudiated. What is the point of putting in a submission if it is just going to be totally ignored? Like this one likely will be...

(3) Council received 2997 submissions for it's 2015-2025 Long-term Plan this year. But lo and behold, as most submitters only came to understand afterwards, there was almost no point as the Council was bound hand and foot by the Cost-Sharing Agreement and CERA controls all the main issues. But CERA DOESN'T ALLOW submissions on these issues – Christchurch ratepayers and taxpayers who pay for these things have had their democratic rights taken away. Why, this long after the earthquakes?

Again the Stadium and Convention Centre got a huge thumbs down. For submissions commenting specifically on the Anchor Projects, 68% (that's more than two-to-one) opposed them, while on the Council's facebook page, 76% opposed them. 83% opposed asset sales.

WHY WON'T CERA AND BROWNLEE TAKE ANY NOTICE OF SUCH A HUGE MAJORITY OPINION? - we are in a bloody dictatorship.

(4) Now we come to this current submission thingy. This is not really about the real issues facing Christchurch, the most important of which is the colossal amount of money intended to be WASTED on the stupid so called “anchor” projects. It's about some fake “transition” process which really isn't.

And even so, it is being held most reluctantly – only because it more or less “has” to be. You are doing your very best to try to limit participation. You have given a very short time frame for submissions hoping people won't be able to get organised. Your 40 page information document is opaque, vague and nearly unreadable. Eg, what the hell does 'step-change' mean? You have an enormous “communication” staff, 7.3% of your total, an increase of a third in the last two years. Yet you have not held even one public meeting, NOT ONE over this transition process. Not one of your very numerous “communication” staff has shown. Shouldn't that be exactly the sort of thing they should be doing? What do they do?? You people are a pathetic joke.

Let us consider the REAL issues facing Christchurch, not some minor fiddling of “responsibilities”. For this, I refer you in the main to my submission of 28 April 2015 to the Christchurch Council 2015-2025 Long-term Plan (this is the second attachment in my email). Your short time-frame for submissions plus the Council only releasing it's final Long-term Plan last Friday has not left me with time to rejig it and incorporate it here. However, it is still completely relevant and is an integral part of this submission. At the time I did it, I did not (like most) realise the control that the Council was under from the Cost-Sharing Agreement. So 90% of the criticism of the Council there in fact belongs to the Government/Brownlee/CERA. With this proviso, it is almost still completely relevant. I will just add a few points here:

(1) Rugby Stadium: If this thing's such a good idea, then let the rugby people pay for it. Despite rugby supposedly being New Zealand's “national game”, many, many New Zealanders loathe this dangerous, stupid and juvenile game, and because of the risk of injury refuse to allow their children to play it. Why should they, whether ratepayers or taxpayers or both, have to pay for it? Taxpayers already pay into ACC, a disproportionate amount of whose monies go to rugby injuries. I am a chessplayer, and the club I belong to pays it's way for everything – premises, etc, it gets no ratepayer or taxpayer handouts. Why should rugby be any different??

In the Cost-Sharing Agreement, it gives \$37m to be paid by the Government and \$253m to be paid by the Council. But (generally carefully hidden from public view), there is also an additional \$216m “to be determined”. That is, the total cost is \$506m. Who is going to pay this extra amount in the end? - we are never told.

And why should the ratepayer pay out for the inevitable large losses it will make? Look at the basket-case in Dunedin. And they don't even get a Lions Test anyway!!

(2) Convention Centre: Just corporate welfare. It will certainly be a white elephant trying to compete against new ones in Auckland, Wellington and Queenstown. And any “jobs” it creates will be a handful of low-paid, part time jobs in the hospitality sector. Whoop-de-doo. Just another example of Brownlee's stupidity.

The estimated cost of the Government contribution has gone up from \$284m to \$420m. And that's without the supposed \$200m odd 'private sector contribution' of which after 4 years we have still seen absolutely no sign of. Why would the private sector invest in a loss-making enterprise? (the losses which will undoubtedly be picked up by the ratepayer in the end).

(3) Metro Sports Centre: Being pushed mainly by narrow sporting interests and elite athletes wanting to train. Again if sporting people want these things they should pay for them themselves. If people want to waste their lives getting good at something entirely useless, well that's their decision, BUT THE RATEPAYER AND TAXPAYER SHOULD NOT HAVE TO DAMN WELL PAY FOR IT!!

(4) Avon River Precinct: Having looked at this more closely since I wrote my submission, this looks like another project we could largely do without, which would save another \$95m.

(5) The Square: This is where all the action should be. Build 50-100 six-story buildings right around its perimeter. Ground floor shops and food courts, the remainder places to have some nightlife (not necessarily all nightclubs). If each building cost say \$500,000, that might total \$50m, a small fraction of the cost of the “anchor” projects, and do far more for Christchurch than all of

them put together.

(6) Building code. Having to rebuild everything to 100% of code is hardly necessary at all and is hugely expensive, hindering the rebuild. Almost all the lives lost were in two buildings that should never have been signed off, not because of code. In other words, in a possible future earthquake (one this big very unlikely for a long time now anyway), it would probably make very little difference in terms of life lost if the buildings were at 67% or 100%.



Released by the Minister for Canterbury Earthquake Recovery

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: Submission
Date: Thursday, 30 July 2015 5:00:41 p.m.
Attachments: [Transitional plan submission.docx](#)

Please find attached our joint submission

[REDACTED] and [REDACTED]

[REDACTED]

Released by the Minister for Canterbury Earthquake Recovery

Submission on the Draft Transition Recovery Plan

Submitted by [redacted] and [redacted]

[redacted] Christchurch

Phone [redacted]

Email: [redacted]

Thank you for the opportunity to comment on the CERA Draft Transition Recovery Plan (DTRP) these are personal comments.

Returning democracy to our city

I have an overall underpinning concern with the questions posed in the DTRP. There is an assumption that central Government should continue to control the Recovery Plan at much the same level as it does now. The fundamental concern voiced in this submission is about the loss of our democratic voice in Christchurch. This is a concern that is not currently addressed in the questions posed.

The magnitude and extent of the devastation of the Canterbury Earthquakes are enormous and the issues we face in resolving the massive damage to the physical infrastructure of the city and the unprecedented social and poverty issues which have emerged as a consequence. It is new territory for all of us, for Central and local Government as well as for individual citizens and the communities in which they live. With this comes an opportunity to learn from the things which have worked well for business, community and individuals as well as from those things which have caused distress and at times anger and despair. Underpinning all of the comments in this submission is the urgent need to address issues of community trust and confidence in Central Government. There is a widespread feeling that our elected Council and the citizens of Christchurch need to be much more directly involved in the next phase of recovery. The powers of CERA and EQC, while appropriate for the emergency phase of recovery, have now disenfranchised the people of Christchurch from actively shaping and imagining the city of the future.

Are there are better questions which should be asked than the ones posed in the DTRP which largely assume too much ongoing control of the recovery by Central Government?

Perhaps better questions might be:

Who should exercise post-disaster powers in a city, under what circumstances should they be exercised and what checks and balances should be put in place to prevent any abuse of power?

Why should the Government remain in control of the centre of our city and the red zone for the next 5 years?

Why should the city be compelled to accept the cost-sharing arrangements, negotiated behind closed doors without ratepayers having a view about absorbing costs through rates increases and asset sales?

What has worked well

There are clearly processes and interventions which followed immediately after Sept 2010 were hard to fault. The establishment of CERA, the payout of those in the red zone was

speedily handled as was most of the rebuild of the horizontal infrastructure in the CBD and dismantling of unsafe buildings. The community had confidence in these processes and appreciated the large number of community meetings and discussions where we felt involved and consulted in a meaningful way. However the issue that the DTRP must now in my view address is the return of the control and direction of our city to the elected Council and the citizens of Christchurch.

What needs to happen now?

In my view an opportunity was missed when over 125,000 voices were not heard by Central Government in the Hear our Voice submissions in 2012. When the analysis of the Hear our Voice vision was presented to us we felt empowered, motivated and ambitious for the vision for the Christchurch of the future. Sadly CERA took little notice of this vision of the city and instead imposed its own priorities which largely focused on the CBD. It was at this stage that citizens became concerned we saw a loss of our democratic voice and a gradual depowering of democratically elected CCC. Sadly, Minister Brownlee has seemed to take a combative and unhelpful approach which has added to the growing alienation from the recovery felt by citizens and communities

Suggested way forward

The CBD and reduction of Central Government control

Everyone agrees that we need to build momentum in the CBD, but that is equally so in the suburban centres that don't have any Recovery Plans, so communities sit back and think the only thing their Government and Council care about is the CBD.

The idea of putting a commercial board over the top of the CCDU, retaining the existing staff, and calling it something like 'Regenerate Christchurch' does not allow for the 'step-change' needed. In the next phase of recovery the CCC and citizens of Christchurch need to drive the recovery with the control of Central Government reduced. With more autonomy comes much higher expectations of accountability and in this regard there is increased confidence in the CCC's financial analysis and reporting. The CCC is a more able one than the previous Council which had not been elected to manage a recovery of this magnitude

It's not just the CBD

As we know the Eastern Suburbs have been hardest hit by the earthquakes and their aftermath, so it is essential to have more focus and community involvement in the transition process to "Regenerate Christchurch". Many members of our community face serious day-to-day challenges, such as substandard living conditions and uncertainty about the future of their homes. Many of the services and infrastructure in the area have disappeared or been withdrawn, and for "Regenerate Christchurch" to be successful, resident input is vital. Active cooperation between central and local authority bodies, on the one hand, and tax- and ratepayers on the other, over the coming years will need to be more explicitly described in the DTRP

The Christchurch recovery is now at a crossroads, where we need to look for a way forward

and reach some difficult decisions. We also need to look back, since although the past cannot be changed we can all learn from it. In hindsight, it is clear that some decisions taken over the last five years could have been better. We need to make sustainable decisions at this juncture, so that generations to come can learn from our mistakes. Let us remember that our city of the future will be their city of the present.

Learnings for future generations

The manner in which communication has been handled by the recovery authorities and also with the provision of and access to information has at times been problematic. Genuine community representation has been lacking, agencies are dependent for funding on local bodies, territorial authorities and even in some cases insurance companies. While the initial involvement of Communities was reassuring in the first two years of recovery, the last three years have seen growing disillusionment and isolation and despair.

CERA made zoning decisions based on the assumption that individual solutions were available. In fact, individual solutions are not available in some coastal areas. The temporary stop banks in along the Avon area are rapidly eroding. Properties have been left below high tide mark on land that has a limited future life. The New Zealand Insurance Council has stated that they would like hazard notices attached to all properties with risks, so that people know exactly what they are buying. Certain areas of land in coastal areas have been identified as high hazard and may disappear as the result of erosion within the next 50 years. The likelihood is that properties on such land will quickly become uninsurable in the years to come, and will not be accepted as security for a mortgage.

Unlike insurance companies, banks are not risk takers and will foreclose on any mortgaged property that loses its insurance cover once hazards have been identified.

Seismic risk

One thing we can learn from the past is that seismic risk in Canterbury had been underestimated before the earthquakes struck. This is confirmed in a report for EQC in 1991. It is also the conclusion of the Royal Commission in the CTV report. A number of recommendations have been made but not followed. For example, neither the AS/NZS 1170.5 standard nor the New Zealand Geotechnical Society guidelines have been updated. Yet another recovery instrument is the Earthquake Prone Building Act, which is still to be passed by Parliament. As the emergency response part of the recovery is now behind us, we need to ensure sustainability for what lies ahead.

Risk acceptance

It is the role of insurance companies, the EQC included, to accept the risks covered under their terms of reference/policies and compensate policyholders when such risks eventuate. However, many policyholders in Christchurch have not been compensated for the damage to their homes and lives. These responsibilities need to be faced by the entities responsible. An equitable solution needs to be found for properties with hazards such as flooding that are a direct result of from the earthquakes. In tandem with this, every effort must be made to protect residents from the risks posed by climate change.

Future insurability

Recommendations to the Department of the Prime Minister and Cabinet (DPMC) from ICNZ include taking a long-view – and requiring local authorities to deny consent applications where a long-term perspective risks from natural hazards will increase. I

Response specific questions

1. Do you have any views on the powers and provisions that will be needed in the new legislation to support regeneration?

While EQC and CERA both responded well to the emergency phase neither agency has been set up to support regeneration.

There also need to be much clearer guidelines for the accountabilities and responsibilities of insurance companies

2. Do you think that the proposed new arrangements for the central city will create the 'step-change' needed to drive business confidence and investment in the central city? (see Chapter 5 for more information)

Yes No Why or why not?

No.

I fully support the idea of a Christchurch City Council-led recovery approach, with the Crown in a role of close cooperation. However the active engagement of community leaders needs to be included. This is the only way to restore the trust required to re-unite the city and move it forward. We cannot change the past but we can plan for a better future. Community engagement, sustainability and transparency are key components for success. Without these, there is the potential for the city to fragment and for serious conflicts to develop. The "too-hard basket" is overflowing and needs to be dealt with to avoid public unrest.

A one-stop shop for resource consents and building consents, would help simplify processes.

The long-running disputes over insurance claims must be resolved, and homeowners' rights honoured. After nearly five years, a duty of care is owed to those affected and still suffering. The underreporting of the size of this problem by Central Government has been enormously discouraging and has eroded community trust in Central Government

3. Are there any other changes needed to build confidence and encourage investment in the central city rebuild?

Yes restore local democracy and civic trust. (See earlier comments)

4. What are your views on the proposal for regular monitoring and public reporting on priority areas in order to hold agencies accountable for addressing recovery issues?

A good idea. Transparent, open communication would be welcomed. A great deal of trust and confidence in Central Government has been eroded.

5. In your opinion, is there a better way to report on these recovery issues?

Monitoring should extend to code compliance certificates.

According to figures published in 2014, only a fraction of repairs/rebuilds are completed with the issue of a code compliance certificate. To conclude the work to the required standard, someone must pay for the code compliance.

Leaving things as they are could have serious negative consequences for the recovery and for the city as a whole.

Any other comments:

At the beginning of the recovery, the city's residents trusted in the authorities. People had learned to expect government and the authorities to do the right thing for them and treat them with care and consideration.

Some people of Christchurch have now lost this trust, and frustration is building up; it will take significant efforts to reverse this erosion of confidence and stem the build-up of anger. To achieve this, there needs to be access to complete and accurate information, transparency, engagement, sustainability, fairness and care.

Let us honour the Prime Minister's promise in 2011: "On behalf of the Government, let me be clear that no one will be left to walk this journey alone. New Zealand will walk this journey with you. We will be there every step of the way.

Christchurch; this is not your test, this is New Zealand's test.

I promise we will meet this test."

Empowered Christchurch calls on the authorities to live up to this promise.

After nearly five years of "emergency response", where sustainability has been sacrificed in the interests of speed, I assume that this phase is now behind us. Reasons for extending the period to April 2016 has not been well argued in the DTRP. Lessons must be learned from the past. It is time to move into the restoration phase. Once seismic and building standards are corrected, and risks are notified, mapped and accepted, sustainability will be ensured.

There is a yearning for a city that is reimagined by the people that live in it, supported and enabled by a bureaucracy that accepts and mitigates risks, cares for the citizens and delivers on our vision for a world leading, sustainable city of the future.

We have the opportunity to create a magnificent, sustainable city which all New Zealanders will be proud of. I hope the Draft Transition Recovery Plan will be significantly changed to reflect this vision.

██████████ and ██████████

July 2015

From: [REDACTED]
To: [info \(CERA\)](#)
Subject: Submission Empowered Christchurch and South Brighton Residents" Association
Date: Thursday, 30 July 2015 4:10:00 p.m.
Attachments: [EC Submission_CERA_TRANSITION.docx](#)
[SBRA -Submission-RegenerateCERA.doc.zip](#)

Hello CERA,

Here attached find submissions from Empowered Christchurch and South Brighton Residents' Association.

[REDACTED]
Phone [REDACTED]
Mobile: [REDACTED]

Chair, South Brighton Residents' Association
Spokesperson, Empowered Christchurch
[REDACTED]
Christchurch 8061
New Zealand

Released by the Minister for Canterbury Earthquake Recovery

Christchurch, 29 July 2015.

Submission on the Draft Transition Recovery Plan: Greater Christchurch Earthquake Recovery: Transition to Regeneration

The earthquakes and their aftermath have hit the eastern suburbs hardest, so we feel that it is essential to have relevant community representatives' involvement in the transition process to "Regenerate Christchurch". Many members of our community face serious day-to-day challenges, such as substandard living conditions and uncertainty about the future of their homes. Many of the services and infrastructure in the area have disappeared or been withdrawn, and for "Regenerate Christchurch" to be successful, resident input is vital. We therefore hope that the Empowered Christchurch can look forward to productive cooperation between central and local authority bodies, on the one hand, and tax- and ratepayers on the other, over the coming years.

The Christchurch recovery is now at a crossroads, where we need to look for a way forward and reach some difficult decisions. We also need to look back, since although the past cannot be changed we can all learn from it. In hindsight, it is clear that some decisions taken over the last five years could have been better. We need to make sustainable decisions at this juncture, so that generations to come can learn from our mistakes. Let us remember that our city of the future will be their city of the present.

Context and background

It is important to look in detail at how the recovery has been handled.

We have been dissatisfied with the manner in which communication has been handled by the recovery authorities and also with the provision of and access to information.

We feel that genuine community representation is lacking to a large extent: agencies are dependent for funding on local bodies, territorial authorities and even in some cases insurance companies. As a community group, we have frequently been stonewalled when asking questions or raising concerns.

The missing stakeholder

A series of decisions have been made over the recovery up to now where “all the stakeholders” are consulted but one. The stakeholder excluded from almost every decision has been the homeowner.

If political planning is prepared to sacrifice sustainability in the interest of short-term cost savings, the consequences can be devastating for the people affected. Our main concern is that people who were fully insured may end up homeless, facing a lifetime of poverty after 2-3 political cycles.

CERA made zoning decisions based on the assumption that individual solutions were available. In fact, individual solutions are not available in some coastal areas. The temporary stop banks in along the coastal areas are rapidly eroding. Some properties have been left below high tide mark on land that has a limited future life. The New Zealand Insurance Council has stated that they would like hazard notices attached to all properties with risks, so that people know exactly what they are buying. Certain coastal areas of land have been identified as high hazard and may disappear as the result of erosion within the next 50 years. The likelihood is that properties on such land will quickly become uninsurable in the years to come, and will not be accepted as security for a mortgage.

Unlike insurance companies, banks are not risk takers and will foreclose on any mortgaged property that loses its insurance cover once hazards have been identified.

The potential scenario residents face was highlighted recently on Radio NZ, when Westpac gave farmers in Northland 30 days' notice to refinance, with the alternative of foreclosure on their farms.

The 6.2 earthquake under the eastern suburbs on 23 December 2011, after which Lianne Dalziel, Bob Parker, John Key and Roger Sutton all indicated that new zoning decisions might be made, now appears to have been a mysterious event, since the ground shaking measurements for this earthquake have disappeared.

This is one example of the lack of open and accurate communication from the authorities referred to above. There is also a reason to point out the New Brighton Earthquake that struck in 1869.

Seismic risk

One thing we can learn from the past is that seismic risk in Canterbury had been underestimated before the earthquakes struck. This is confirmed in a report for EQC in 1991. It is also the conclusion of the Royal Commission in the CTV report. A number of

recommendations have been made but not followed. For example, neither the AS/NZS 1170.5 standard nor the New Zealand Geotechnical Society guidelines have been updated. Yet another recovery instrument is the Earthquake Prone Building Act, which is still to be passed by Parliament. As the emergency response part of the recovery is now behind us, we need to ensure sustainability for what lies ahead.

Risk acceptance

It is the role of insurance companies, the EQC included, to accept the risks covered under their terms of reference/policies and compensate policyholders when such risks eventuate. However, many policyholders in Christchurch have not been compensated for the damage to their homes and lives. These responsibilities need to be faced by the entities responsible. An equitable solution needs to be found for properties with hazards such as flooding that are a direct result of the earthquakes. In tandem with this, every effort must be made to protect residents from the risks posed by climate change.

Future insurability

Recommendations to the *Department of the Prime Minister and Cabinet* (DPMC) from ICNZ include taking a long-view – and requiring local authorities to deny consent applications where a long-term perspective risks from natural hazards will increase. It also recommended the issue of hazard notices for all properties affected.

We welcome the long-view but we are concerned that due to the increased risk caused by the earthquakes, future insurance cover will not be available. When the District Plan is made operative the hazards will finally be mapped. Despite the fact that hazards have still not been mapped, we have examples of insurance cover being withdrawn, offered on a monthly basis, and fire insurance being refused.

In an article in the New Zealand Herald of 5 November 2014, the CEO of IAG refers to cooperation with the NZ Government on a strategic intent in 2011 to avoid depopulation of Christchurch. Now that the ICNZ has signalled its intention to withdraw from high-risk areas and the CCC also plans to redefine the boundaries of the city so as to exclude properties below the Mean High Water Springs. We ask whether a "recovery" involves abandoning people once the insurance and bank sectors have managed a retreat.

The EQC does not cover flooding events, which will represent the largest uninsured risk exposure for those Christchurch residents in the future.

Homeowners have not had a fair representation in this recovery.

The declaratory judgment was a one-sided decision, and in the middle of the proceedings CCC

took the side of the EQC. The concerns of the community were not addressed in that judgement. EQC stated that it had not paid for subsidence of land before. In fact, EQC made compensation payments for subsidence after the Waihi ground subsidence in 2001.

EQC and CCC reached an agreement to evaluate area-wide solutions for the Avon Estuary, knowing that the current solutions (temporary stop banks) would not suffice. The solution, which is currently being evaluated, is tidal barriers. This solution was previously rejected by the Ministry of the Environment in 2007, and identified as posing the risk of an ecological disaster. This has been done without consultation with the affected people. Meanwhile insurance companies have been settling insurance claims when it is known that the land has a very limited future. The EQC has still not communicated the known land damage to homeowners.

NZCPS (New Zealand Coastal Policy Statement)

CERA did not consider the NZCPS when they conducted their planning/zoning. Likewise, the statutory obligations of planning for coastal risk were not considered.

Access to information

Homeowners have been denied access to land information on the basis that the information is commercially sensitive. In fact, they have been presented with out-dated information that excludes over 100 earthquakes. These facts have been brought to the attention of CanCERN, EQC, MBIE and Council. There is still no explanation for why these documents have not been updated and are still being presented as current. The EQC stage 3 land report dates the last earthquake as occurring in June 2011. Yet we experienced over 100 earthquakes of magnitude 4-6.2 after that, most of which struck under the eastern suburbs.

CERA, Briefing to the incoming minister

The CERA **Briefing to the incoming Minister**, October 2014, states the following:

"As reconstruction continues over the next 10 years, a greater focus on developing and realising the vision for greater Christchurch is needed to ensure that long-term recovery is self-sustaining."

"The eastern suburbs of Christchurch city, which suffered the greatest housing and land damage in the earthquakes, are now experiencing greater rebuild and insurance complexities. The residents of these areas, many of whom have pre-existing vulnerabilities such as low incomes and/or a disability, are experiencing a more challenging recovery than those in other areas of greater Christchurch."

Other issues may complicate claim resolution, such as where owners have cash settled and will therefore have to manage potentially complex rebuilds or repairs themselves in a period of cost inflation. **Under-insurance and/or deferred maintenance may mean some owners face funding shortfalls and need to make additional contributions to complete rebuild or repair.** Helping owners understand their insurance policies, rights and obligations relating to property ownership and technical aspects of their repair or rebuild is the preferred approach to resolving claims and reaching flexible solutions that meet the individual needs of the parties. CERA will therefore continue to support owners to facilitate faster resolution of insurance claims through supporting the Residential Advisory Service to provide independent information, technical advice and facilitation."

The residents in the Eastern suburbs were no less insured than anyone else in the city. In fact it has been identified that there was more underinsurance in the western part of the city.

Indemnity/accountability

Indemnity insurance is a priority for the recovery authorities. The only problem is that with full indemnity cover there is no accountability.

Without accountability unsustainable practices can take place.

CERA Community Forum

The CERA community forum is one of the administrative structures whereby the Minister is expected to receive input from the community.

However, our experience is that when serious matters are brought to the table of this organization, they are brushed aside or deferred. The minutes from the forum were not published until an OIA request was lodged six months later. The *concerns* pointed out to the forum are reflected in the results of a recent MBIE inspection of 14 properties, where 13 of them failed.

The root of this problem was [presented to the CERA forum in June 2013](#).

Large sections of the minutes of the forum have been blanked out, which does not instil confidence. In short, we do not see that the forum is serving its intended purpose.

Written Comments

1. Do you have any views on the powers and provisions that will be needed in the new legislation to support regeneration?

Future insurance is a crucial element for the residents of Christchurch. As current legislation stands, large parts of the coastal areas in Christchurch face a future without any insurance cover or mortgages. The legislation powers should be used to enforce minimal low-cost insurance availability. If that cannot be achieved, rezoning needs to be considered.

The EQC does not provide cover for flooding unless it is caused by another disaster. It may also

decline cover for a hazard that already attaches to a property (Section 72 notification). In turn, insurance companies may reject a claim for hazard damage that has already been rejected by the EQC. This leaves property owners totally exposed to natural hazard risks.

A recovery that leaves fully insured people in this position cannot be considered a successful recovery. Legislative powers need to focus on sustainability and consider that people's lives are being planned for. Planning and decision-making that only takes the perspective of a political cycle can be very damaging for the city.

The community will always elect representatives for long-term planning. However, politicians focus on 3-year planning cycles, since they cannot be sure they will be in office after the next election, Council, on the other hand, can take both approaches. The more consultation there is between the Council and community leaders the better the balance will be between short- and long-term approaches to issues.

Legislation should not be allowed to delay sustainability simply in order to reduce costs.

Christchurch hazards have been mapped by both ECan and CCC. According to the RMA 86(B) (3)(a), any notified hazard relating to water in coastal areas must be implemented upon notification, including the increase in the finished floor level (FFL) to 12.3 m above the Christchurch City datum.

Council has informed homeowners that the hazard maps have not become operative because the district plan was passed by an Order in Council. As a result of this, residents have been denied sustainable planning and left at risk. It appears in this case that the legislation is obstructing sustainability, and any future legislation needs to consider this danger.

We suggest that homeowners be provided with financial subsidies, including legal assistance. We propose the independent election of 5 individuals by the communities who would have the role of assisting with negotiations, submissions on laws, bylaws, plans and other instruments of the recovery.

We agree with the CCC that any powers retained under section 27 should be exercised only at the request, and for the benefit, of affected local authorities, for a purpose that complies with the new Act.

2. Do you think that the proposed new arrangements for the central city will create the 'step-change' needed to drive business confidence and investment in the central city?

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industry. In far too many cases, there has been an absence of open and transparent communication. Independent and unbiased actions in the interests of the communities affected are required from all such bodies and entities.

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Empowered Christchurch has reached an agreement with Council on a letter that protects the rights of vulnerable people. We suggest that issue of this letter is made mandatory for anyone seeking assistance from the RAS service. <http://empoweredchristchurch.co.nz/ccc-notification-email/>

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the city as a whole. We suggest an investigation of number of outstanding code compliance certificates and that responsible parties are made to address this outstanding work. We recommend that following this process structural EQC repairs are to be listed on LIM reports and form a final part of the insurance claim settlement with consultation with the homeowner.

Looking at the recovery from the perspective of the eastern suburbs, it is impossible to avoid thinking of a phenomenon referred to as "disaster capitalism" and considering the aspects that have already become evident in the recovery process. Loss of equity and quality of life, risk transfer and other substantial shifts are taking place. We suggest that a regular mini-census should be conducted throughout the remainder of the recovery at intervals of 6-12 months to monitor deprivation, insurance cover (or lack of it), mortgage, home equity, and rental status. If unexpected changes identified, investigation and correction measures should be implemented.

Any other comments: (Also see "context and background".)

At the beginning of the recovery, the city's residents trusted blindly in the authorities. People had learned to expect government and the authorities to do the right thing for them and treat them with care and consideration.

Some people of Christchurch have now lost this blind trust, and frustration is building up; it will take significant efforts to reverse this erosion of confidence and stem the build-up of anger. To achieve this, there needs to be access to complete and accurate information, transparency, engagement, sustainability, fairness and care.

Let us remember the much-quoted assurance from the Prime Minister in 2011: "*On behalf of the Government, let me be clear that no one will be left to walk this journey alone. New Zealand will walk this journey with you. We will be there every step of the way. Christchurch; this is not your test; this is New Zealand's test. I promise we will meet this test.*"

Empowered Christchurch calls on the authorities to live up to this promise.

After nearly five years of "**Emergency Response**", where sustainability has been sacrificed in the interests of speed, we can assume that this phase is now behind us. We see no reason why this period should be extended until April 2016. Lessons must be learned from the past. It is time to move into the "**Restoration Phase**". Once seismic and building standards are corrected, and risks are notified, mapped and accepted, sustainability will be ensured.

We need a city that is driven by the people that live in it, and enabled by a bureaucracy that accepts and mitigates risks, rather than transferring them to the most vulnerable of its residents.

Contact:

Empowered Christchurch

[Redacted]

[Redacted]

[Redacted]

About Empowered Christchurch.

Empowered Christchurch is an apolitical community group with over 2000 members set up to support victims of the Canterbury earthquakes, to find answers to their questions and to help achieve fair settlements for homeowners.

www.empoweredchristchurch.co.nz

Released by the Minister for Canterbury Earthquake Recovery



The South Brighton Residents' Association

South Brighton, Christchurch.

Christchurch, 29 July 2015.

Submission on the Draft Transition Recovery Plan: Greater Christchurch Earthquake Recovery: Transition to Regeneration

The South Brighton suburb has been one of the hardest hit by the earthquakes and their aftermath, so we feel that it is essential to have SBRA involvement in the transition process to "Regenerate Christchurch". Many members of our community face serious day-to-day challenges, such as substandard living conditions and uncertainty about the future of their homes. Many of the services and infrastructure in the area have disappeared or been withdrawn, and for "Regenerate Christchurch" to be successful, resident input is vital. We therefore hope that the SBRA can look forward to productive cooperation between central and local authority bodies, on the one hand, and tax- and ratepayers on the other, over the coming years.

The Christchurch recovery is now at a crossroads, where we need to look for a way forward and reach some difficult decisions. We also need to look back, since although the past cannot be changed we can all learn from it. In hindsight, it is clear that some decisions taken over the last five years could have been better. We need to make sustainable decisions at this juncture, so that generations to come can learn from our mistakes. Let us remember that our city of the future will be their city of the present.

Context and background

It is important to look in detail at how the recovery has been handled.

We have been dissatisfied with the manner in which communication has been handled by the recovery authorities and also with the provision of and access to information.

We feel that genuine community representation is lacking to a large extent: agencies are dependent for funding on local bodies, territorial authorities and even in some cases insurance companies. As a residents' association, we have frequently been stonewalled when asking questions or raising concerns.



The missing stakeholder

A series of decisions have been made over the recovery up to now where “all the stakeholders” are consulted but one. The stakeholder excluded from almost every decision has been the homeowner.

If political planning is prepared to sacrifice sustainability in the interest of short-term cost savings, the consequences can be devastating for the people affected. Our main concern is that people who were fully insured may end up homeless, facing a lifetime of poverty after 2-3 political cycles.

CERA made zoning decisions based on the assumption that individual solutions were available. In fact, individual solutions are not available in some coastal areas. The temporary stop banks in the South Brighton area are rapidly eroding. Some properties have been left below high tide mark on land that has a limited future life. The New Zealand Insurance Council has stated that they would like hazard notices attached to all properties with risks, so that people know exactly what they are buying. Certain areas of land in South Brighton have been identified as high hazard and may disappear as the result of erosion within the next 50 years. The likelihood is that properties on such land will quickly become uninsurable in the years to come, and will not be accepted as security for a mortgage.

Unlike insurance companies, banks are not risk takers and will foreclose on any mortgaged property that loses its insurance cover once hazards have been identified.

The potential scenario residents face was highlighted recently on Radio NZ, when Westpac gave farmers in Northland 30 days' notice to refinance, with the alternative of foreclosure on their farms.

The 6.2 earthquake under the eastern suburbs on 23 December 2011, after which Lianne Dalziel, Bob Parker, John Key and Roger Sutton all indicated that new zoning decisions might be made, now appears to have been a mysterious event, since the ground shaking measurements for this earthquake have disappeared.

This is one example of the lack of open and accurate communication from the authorities referred to above.

Seismic risk

One thing we can learn from the past is that seismic risk in Canterbury had been underestimated before the earthquakes struck. This is confirmed in a report for EQC in 1991. It is also the conclusion of the Royal Commission in the CTV report. A number of recommendations have been made but not followed. For example, neither the AS/NZS 1170.5 standard nor the New Zealand Geotechnical Society guidelines have been updated. Yet another recovery instrument is the Earthquake Prone Building Act, which is still to be passed by Parliament. As the emergency response part of the recovery is now behind us, we need to ensure sustainability for what lies ahead.



Risk acceptance

It is the role of insurance companies, the EQC included, to accept the risks covered under their terms of reference/policies and compensate policyholders when such risks eventuate. However, many policyholders in Christchurch have not been compensated for the damage to their homes and lives. These responsibilities need to be faced by the entities responsible. An equitable solution needs to be found for properties with hazards such as flooding that are a direct result of the earthquakes. In tandem with this, every effort must be made to protect residents from the risks posed by climate change.

Future insurability

Recommendations to the *Department of the Prime Minister and Cabinet* (DPMC) from ICNZ include taking a long-view – and requiring local authorities to deny consent applications where a long-term perspective risks from natural hazards will increase. It also recommended the issue of hazard notices for all properties affected.

We welcome the long-view but we are concerned that due to the increased risk caused by the earthquakes, future insurance cover will not be available. When the District Plan is made operative the hazards will finally be mapped. Despite the fact that hazards have still not been mapped, we have examples of insurance cover being withdrawn, offered on a monthly basis, and fire insurance being refused.

EQC does not cover flooding events, which will represent the largest uninsured risk exposure for Christchurch residents in the future.

Homeowners have not had a fair representation in this recovery.

The declaratory judgment was a one-sided decision, and in the middle of the proceedings CCC took the side of the EQC. The concerns of the community were not addressed in that judgement. EQC stated that it had not paid for subsidence of land before. In fact, EQC made compensation payments for subsidence after the Waihi ground subsidence in 2001.

EQC and CCC reached an agreement to evaluate area-wide solutions for the Avon Estuary, knowing that the current solutions (temporary stop banks) would not suffice. The solution, which is currently being evaluated, is tidal barriers. This solution was previously rejected by the Ministry of the Environment in 2007, and identified as posing the risk of an ecological disaster. This has been done without consultation with the affected people. Meanwhile insurance companies have been settling insurance claims when it is known that the land has a very limited future. The EQC has still not communicated the known land damage to homeowners.

NZCPS (New Zealand Coastal Policy Statement)

CERA did not consider the NZCPS when they conducted their planning/zoning.

Likewise, the statutory obligations of planning for coastal risk were not considered.



Access to information

Homeowners have been denied access to land information on the basis that the information is commercially sensitive. In fact, they have been presented with outdated information that excludes over 100 earthquakes. These facts have been brought to the attention of CanCERN, EQC, MBIE and Council. There is still no explanation for why these documents have not been updated and are still being presented as current. The EQC stage 3 land report dates the last earthquake as occurring in June 2011. Yet we experienced over 100 earthquakes of magnitude 4-6.2 after that, most of which struck under the eastern suburbs.

CERA, Briefing to the incoming minister

The CERA **Briefing to the incoming Minister**, October 2014, states the following:

"As reconstruction continues over the next 10 years, a greater focus on developing and realising the vision for greater Christchurch is needed to ensure that long-term recovery is self-sustaining."

"The eastern suburbs of Christchurch city, which suffered the greatest housing and land damage in the earthquakes, are now experiencing greater rebuild and insurance complexities. The residents of these areas, many of whom have pre-existing vulnerabilities such as low incomes and/or a disability, are experiencing a more challenging recovery than those in other areas of greater Christchurch."

*Other issues may complicate claim resolution, such as where owners have cash settled and will therefore have to manage potentially complex rebuilds or repairs themselves in a period of cost inflation. **Under-insurance and/or deferred maintenance may mean some owners face funding shortfalls and need to make additional contributions to complete rebuild or repair.** Helping owners understand their insurance policies, rights and obligations relating to property ownership and technical aspects of their repair or rebuild is the preferred approach to resolving claims and reaching flexible solutions that meet the individual needs of the parties. CERA will therefore continue to support owners to facilitate faster resolution of insurance claims through supporting the Residential Advisory Service to provide independent information, technical advice and facilitation."*

The residents in the Eastern suburbs were no less insured than anyone else in the city. In fact it has been identified that there was more underinsurance in the western part of the city.

Indemnity/accountability

Indemnity insurance is a priority for the recovery authorities. The only problem is that with full indemnity cover there is no accountability.

Without accountability unsustainable practices can take place.



CERA Community Forum

The CERA community forum is one of the administrative structures whereby the Minister is expected to receive input from the community.

However, our experience is that when serious matters are brought to the table of this organization, they are brushed aside or deferred. The minutes from the forum were not published until an OIA request was lodged six months later. The *concerns* pointed out to the forum are reflected in the results of a recent MBIE inspection of 14 properties, where 13 of them failed.

The root of this problem was [presented to the CERA forum in June 2013.](#)

Large sections of the minutes of the forum have been blanked out, which does not instill confidence. In short, we do not see that the forum is serving its intended purpose.

Written Comments

1. Do you have any views on the powers and provisions that will be needed in the new legislation to support regeneration?

Future insurance is a crucial element for the residents of Christchurch. As current legislation stands, large parts of the coastal areas in Christchurch face a future without any insurance cover or mortgages. The legislation powers should be used to enforce minimal low-cost insurance availability. If that cannot be achieved, rezoning needs to be considered.

The EQC does not provide cover for flooding unless it is caused by another disaster. It may also decline cover for a hazard that already attaches to a property (Section 72 notification). In turn, insurance companies may reject a claim for hazard damage that has already been rejected by the EQC. This leaves property owners totally exposed to natural hazard risks.

A recovery that leaves fully insured people in this position cannot be considered a successful recovery. Legislative powers need to focus on sustainability and consider that people's lives are being planned for. Planning and decision-making that only takes the perspective of a political cycle can be very damaging for the city.

The community will always elect representatives for long-term planning. However, politicians focus on 3-year planning cycles, since they cannot be sure they will be in office after the next election, Council, on the other hand, can take both approaches. The more consultation there is between the Council and community leaders the better the balance will be between short- and long-term approaches to issues.

Legislation should not be allowed to delay sustainability simply in order to reduce costs.

Christchurch hazards have been mapped by both ECan and CCC. According to the RMA 86(B) (3)(a), any notified hazard relating to water in coastal areas must be implemented upon notification, including the increase in the finished floor level (FFL) to 12.3 m above the Christchurch City datum. Council has informed homeowners that the hazard maps have not become operative because the district plan was passed by an Order in Council. As a result of this, residents have been denied sustainable planning and left at risk. It appears in this case that the legislation is obstructing sustainability, and any future legislation needs to consider this danger.

We suggest that homeowners be provided with financial subsidies, including legal assistance. We propose the independent election of 5 individuals by the communities who would have the role of assisting with negotiations, submissions on laws, bylaws, plans and other instruments of the recovery.



2. Do you think that the proposed new arrangements for the central city will create the 'step-change' needed to drive business confidence and investment in the central city?

We fully support the idea of a Christchurch City Council-led recovery approach, with the Crown in a role of close cooperation. With the active engagement of community leaders, we believe this is the best solution, and the only way to restore the trust required to re-unite the city and move it forward. We cannot change the past but we can plan for a better future. Community engagement, sustainability and transparency are key components for success. Without these, there is the potential for the city to fragment and for serious conflicts to develop. The "too-hard basket" is overflowing and needs to be dealt with to avoid public unrest.

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Best regards

South Brighton Residents' Association

[Redacted]

Chair

[Redacted]

Secretary

Phone [Redacted]

Mobile [Redacted]

[Redacted]

Christchurch 8061

New Zealand

Released by the Minister for Canterbury Earthquake Recovery



From: [REDACTED]
To: [info \(CERA\)](mailto:info@CERA.govt.nz)
Subject: Transition Recovery Plan - submission on behalf of Sustainable Ōtautahi Christchurch
Date: Thursday, 30 July 2015 4:40:43 p.m.
Attachments: [SOC Submission on Draft Transition Recovery Plan.docx](#)
[OVTRK Submission on the draft Reperation Plan.docx](#)

Feedback on the Draft Transition Recovery Plan

In addition to recording our support for the submission of One Voice Te Reo Kotahi (attached), please accept the following feedback (also attached):

The aim of Sustainable Ōtautahi Christchurch (SOC) is to actively contribute within Ōtautahi Christchurch to opportunities and means for achievement of long-term sustainability. In doing so, we seek to ensure that all people have their basic needs satisfied so they can live in dignity, in healthy communities, while having the minimum adverse impact on natural systems now and in the future.

We stand by this statement and ask that the criteria it includes are used as reference points for the reporting the government plans to do on the priority areas (p 30). This would mean that **reports on progress on the recovery would identify** if:

All people in Christchurch have their basic needs met

All people in Christchurch are able to live in dignity

All communities in Christchurch are healthy

The recovery and rebuild is having the minimum adverse impact on the natural environment now.

The products of the rebuild – housing and other construction contribute to a built environment that reduces energy and other resource consumption in the future.

It is SOC's submission that the recovery effort so far has fallen short of these baseline aspirations, and a step change is needed to get the recovery / regeneration on track to meeting the basic needs of the people who live here.

For that reason, we submit that **two further priority areas** need to be reported on:

Regenerating communities

Restoring and enhancing public participation in decision-making.

In terms of the **other priority areas** discussed, SOC submits as follows:

Improving peoples' well-being

For this to happen faster than the current snail's pace, government needs to ensure that **sufficient funding is available and that services are accessible**. A good example of

failure in this regard is the inadequate funding for mental health services and the rebuild populations, and the apparent failure of the Ministry of Health to be able to provide empathetic support to an overburdened DHB.

Repairing and replacing housing

The reporting needs to include information on the quality of the rebuilds (by both the public and private sectors) to **support the building of sustainable, high performance houses and other structures** that are built for the long term (at least 100 years). Housing Corporation of New Zealand ought to be setting the standard in this regard.

Repairing and replacing infrastructure and facilities

The **outcomes** supported under this heading ought to be **expanded to include economic wellbeing and environmental sustainability**.

Economic Performance of Canterbury

Rather than *maintaining* the economic performance, this heading needs to be **amended** to **“ensuring the sustainable economic performance of Canterbury”**. Greater emphasis needs to be placed on ensuring that a viable post-construction boom economy exists.

Currently there are more than 30,000 construction workers present in Christchurch ^[1]. Assuming that, on average, each of these people have at least one other person with them (families including children), then at least 70,000 people are here are part of the rebuild. This is 20% of Christchurch’s population of 362,000 ^[2].

Unless the post construction-boom economy is replaced by something else, Christchurch faces a dramatic and unsustainable drop in population in the next 10 years or so.

In summary, SOC submits the government needs to:

Restore the leadership and control of the rebuild to the CCC and local communities by abolishing all emergency powers to intervene and the institutions that go with them including the Community Forum.

Empower communities and Councils so that decision-making processes can be participatory and include the people who are affected by the decision.

Enable government departments to fund, support, and provide for the basic health and housing needs of those affected by the earthquakes.

Step up to the challenge of ensuring that what is done now in the physical rebuild is of a high standard that will ensure that Christchurch can be an international exemplar of a post-carbon economy and long-term and strong sustainability.

For these reasons, SOC formally requests that the following **sustainability principles and outcomes** are integrated into and synthesised across the next phase of the recovery/regeneration:

Environment: socio-ecological systems integrity

Wellbeing: livelihood opportunity and sufficiency

Resources: Resource maintenance & efficiency

Citizenship: Socio-ecological civility & democratic governance

Equity: intra- and inter-generational justice

Adaptability: Precaution & adaptation.


Convenor, Sustainable Ōtautahi Christchurch (SOC)


SOC's Aim: Long-term strong sustainability:

**We all have our basic needs satisfied so we can live in dignity
in healthy communities, while having the minimum adverse impact on natural systems.**

[1] <http://www.stuff.co.nz/business/64390535/christchurch-needs-8000-more-construction-workers>

[2] <http://ecan.govt.nz/about-us/population/how-many/Pages/estimates.aspx>

Submission on the draft Transition Recovery Plan

Greater Christchurch Earthquake Recovery Plan:

Transition to Regeneration

from **One Voice Te Reo Kotahi (OVTRK)**



We are independent and speak from the “NGO” sector - the Third Sector – allowing the voices of organisations that have not been formed by Government or Commerce to be heard, with over 100 organisations on our Register
<onevoicetereokotahi.blogspot.co.nz>

The Organising Group of OVTRK has two overall concerns about the draft Plan:

1. its context – as stated in the recent Cabinet paper section 8.6 – the over-riding **INFLUENCE** remains with “the relevant Minister to amend relevant plans and by-laws directly (consistent with the provision of the CER Act)”, retaining section 27
2. its lack of focus on the **PURPOSE** of “Regeneration”

OVTRK submits that there is a need:

1. for **locally-led INFLUENCE** in the Regeneration.
Our networks report a perceived lack of support by Government for recognition and respect of the yearning by the people of Christchurch to influence their own future. The work of local people who have formed Option3+ www.option3plus.org.nz has outlined the need to emphasise locally-led approaches. This is the campaign that has been promoted by Action Station
<http://www.actionstation.org.nz/christchurch_feedback>

We agree with the CCC that any powers retained under section 27 should be exercised only at the request, and for the benefit, of affected local authorities, for a purpose that complies with the new Act.

We also agree that those powers should be exercised jointly by the relevant Minister in conjunction with the Minister of Local Government in order to be consistent with the current local government decision-making framework.

Councils should have the ability to ask relevant Minister(s) to exercise powers on their behalf, for example to support the implementation of a Regeneration Plan.

2. to **focus on the PURPOSE** of “Regeneration”.
This should be consistent with the purpose of local government around the country (section 14(1)(h) of the Local Government Act – in taking a sustainable development approach, take into account (i) the social, economic, and cultural interests of people and communities; and (ii) the need to maintain and enhance the

quality of the environment; and (iii) the reasonably foreseeable needs of future generations in the context of Te Tiriti o Waitangi (section 4)

Such a purpose is also consistent with the over-riding whakatauki of Te Runanga o Ngai Tahu – *mo tatou, a, mo ka uri a muri ake nei* - for us and our children after us, as well as with the Share An Idea - Key Principles for Christchurch.

A stated purpose is also important as the basis for a collaborative approach which is essential for successful Regeneration.

In addition to, and in the light of, 1. and 2. above we also submit that

3. a new **Greater Christchurch Community Initiatives Regeneration Plan** be developed with the Greater Christchurch Urban Development Strategy Implementation Committee.

This new Plan would support community initiatives that are not formed by statutory or commercial imperatives alone (OVTRK uses the shorthand "NGOs" for such organisations).

These **Community Initiatives may be place-based** (like Avon Otakaro Network, Parklands Residents Association), **interest-based** (like Tenants' Protection Association, Christchurch Biodiversity Partnership) and **identity-based** (like Russian Cultural Society, Transgender Association).

This new **Community Initiatives Regeneration Plan** would allow NGO voices in Greater Christchurch to:

- be heard
- be informed
- be enabled to work together
- contribute to work done on Frameworks for Treaty-based, multicultural development where the indigenous status of tangata whenua and the role of tangata Tiriti (everyone else) are understood.

Whether they are communities of place, of interest, or of identity these **Community Initiatives** are vital for a locally-led "Regeneration".

The Urban Development Strategy Implementation Committee could provide support in enhancing programmes of work in this **Community Initiatives Regeneration Plan** that are relevant to particular Territorial Local Authorities, as well as those that are for Greater Christchurch more regionally focused issues. In addition they could channel any specific Crown-Council relationships that may be necessary to support any joint responsibilities,

4. for the **Urban Development Strategy (UDS) 'refresh'** which is proposed to include concepts of regeneration and development, under a **new 'visible' governance group**.

Depending on the final form of the legislation, the new 'visible' governance group in Greater Christchurch should involve the UDS partners (as a group or individually) on a territorial basis, in relationship with mana whenua and tangata whenua. This group will need to consider how local leaders will engage with central government officials and Ministers or their representatives to ensure transparency about:

- working relationships to ensure locally-led approaches in association with the business unit within the Department of Prime Minister and Cabinet
- administration of the new legislation
- the nature of advice that is being presented to Ministers, including any advice on the future uses of the residential red zones

- development of any legal or planning framework to implement those decisions, policy and legal advice on the regeneration of greater Christchurch
- monitoring and reporting on the overall progress of recovery including on how relevant agencies are performing across the priority areas identified in the draft Plan to:
 - improve people's wellbeing,
 - repair and replace housing
 - repair and replace infrastructure and facilities
 - revitalise central Christchurch
 - maintain economic performance in Canterbury.

In summary we submit that:

- This proposed new **Greater Christchurch Community Initiatives Regeneration Plan**, along with the 'refresh' of the UDS with a new 'visible' governance group **focussed on the PURPOSE** outlined in 2. above, will assist **locally-led INFLUENCE** in leadership and development of Regeneration.
- By focussing on restoring respect for local decision-making and calling for evidence of working relationships between local and central government we have set out to address some of our OVTRK network's concerns about the many Christchurch residents who have not yet benefitted at a practical level from the "Recovery".
- This approach would also address the hopes and aspirations and replenish the human spirit of even more residents.
- The role of the Minister(s) would be to protect the public interest and enable Councils to implement Regeneration. Any powers being carried over from the CER Act and exercised by the appropriate government agency should be in accordance with appropriate safeguards relating to the purposes of the new Act.

[redacted] and [redacted]
OVTRK Co-Chairs

On behalf of the OVTRK team

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Email <[redacted]>
<onevoicetereokotahi.blogspot.co.nz>

[redacted]
Christchurch 8147

Direct line [redacted]



30 June 2015

Feedback on the Draft Transition Recovery Plan

In addition to recording our support for the submission of One Voice Te Reo Kotahi, please accept the following feedback:

The aim of Sustainable Ōtautahi Christchurch (SOC) is to actively contribute within Ōtautahi Christchurch to opportunities and means for achievement of long-term sustainability. In doing so, we seek to ensure that all people have their basic needs satisfied so they can live in dignity, in healthy communities, while having the minimum adverse impact on natural systems now and in the future.

We stand by this statement and ask that the criteria it includes are used as reference points for the reporting the government plans to do on the priority areas (p 30). This would mean that **reports on progress on the recovery would identify** if:

All people in Christchurch have their basic needs met

All people in Christchurch are able to live in dignity

All communities in Christchurch are healthy

The recovery and rebuild is having the minimum adverse impact on the natural environment now.

The products of the rebuild – housing and other construction contribute to a built environment that reduces energy and other resource consumption in the future.

It is SOC's submission that the recovery effort so far has fallen short of these baseline aspirations, and a step change is needed to get the recovery / regeneration on track to meeting the basic needs of the people who live here.

For that reason, we submit that **two further priority areas** need to be reported on:

Regenerating communities

Restoring and enhancing public participation in decision-making.

In terms of the **other priority areas** discussed, SOC submits as follows:

Improving peoples' well-being

For this to happen faster than the current snail's pace, government needs to ensure that **sufficient funding is available and that services are accessible**. A good example of failure in this regard is the inadequate funding for mental health services and the rebuild populations, and the apparent failure of the Ministry of Health to be able to provide empathetic support to an overburdened DHB.

Repairing and replacing housing

The reporting needs to include information on the quality of the rebuilds (by both the public and private sectors) to **support the building of sustainable, high performance houses and other structures** that are built for the long term (at least 100 years). Housing Corporation of New Zealand ought to be setting the standard in this regard.

Repairing and replacing infrastructure and facilities

The **outcomes** supported under this heading ought to be **expanded to include economic wellbeing and environmental sustainability**.

Economic Performance of Canterbury

Rather than *maintaining* the economic performance, this heading needs to be **amended** to **"ensuring the sustainable economic performance of Canterbury"**. Greater emphasis needs to be placed on ensuring that a viable post-construction boom economy exists. Currently

there are more than 30,000 construction workers present in Christchurch¹. Assuming that, on average, each of these people have at least one other person with them (families including children), then at least 70,000 people are here are part of the rebuild. This is 20% of Christchurch's population of 362,000².

Unless the post construction-boom economy is replaced by something else, Christchurch faces a dramatic and unsustainable drop in population in the next 10 years or so.

In summary, SOC submits the government needs to:

Restore the leadership and control of the rebuild to the CCC and local communities by abolishing all emergency powers to intervene and the institutions that go with them including the Community Forum.

Empower communities and Councils so that decision-making processes can be participatory and include the people who are affected by the decision.

Enable government departments to fund, support, and provide for the basic health and housing needs of those affected by the earthquakes.

Step up to the challenge of ensuring that what is done now in the physical rebuild is of a high standard that will ensure that Christchurch can be an international exemplar of a post-carbon economy and long-term and strong sustainability.

For these reasons, SOC formally requests that the following **sustainability principles and outcomes** are integrated into and synthesised across the next phase of the recovery/regeneration:

Environment: socio-ecological systems integrity

Wellbeing: livelihood opportunity and sufficiency

Resources: Resource maintenance & efficiency

Citizenship: Socio-ecological civility & democratic governance

Equity: intra- and inter-generational justice

Adaptability: Precaution & adaptation.

¹ <http://www.stuff.co.nz/business/64390535/christchurch-needs-8000-more-construction-workers>

² <http://ecan.govt.nz/about-us/population/how-many/Pages/estimates.aspx>

Our Reference: EXT-51 / 150730113904

30 July 2015

John Ombler
Acting Chief Executive
Canterbury Earthquake Recovery Authority
Email: [REDACTED]

Dear John

GREATER CHRISTCHURCH EARTHQUAKE RECOVERY: TRANSITION TO RECOVERY

I am writing to you as a response to the above draft transition recovery plan on behalf of the Waimakariri District Council.

We wish to thank you for the opportunity to input to this document at a formative stage and in this regard the extent to which your staff has facilitated that has been greatly appreciated. Of course Mayor David Ayers is a member of the Transition Advisory Board and there is good alignment between the Boards report and the draft Plan.

The Council is generally supportive of the direction and proposals in the draft Plan and its refecation of the principle of subsidiarity in transitioning recovery governance and operations to the local level to the maximum practical extent. As a party to the UDS Implementation Committee and the partnership that underpins that collaborative governance arrangement we also endorse the submission provided to you under the UDSIC banner. We anticipate and look forward to not only broad sub regional but also central governance support for the leadership role and integrated planning endeavor that UDSIC can and should play and contribute.

As regards the legal framework we support the broad scope of the new legislation as outlined, noting that officials are jointly engaged on developing the detail and there will be further opportunity to input to that. We are particularly concerned that the gains made through the Land Use Recovery Plan as a statutory recovery plan in terms of actions that we have now completed involving recent amendments to the Waimakariri District Plan are 'future proofed'. To do this requires legislative support for their force and effect to be protected for a period of at least two years.

Otherwise, we also support the provision for new 'regeneration' plans of equivalent to recovery plan standing. We can see potential opportunities to further our town centres recovery presented by this option.

More generally the draft signals a role for local government including this Council in supporting community – led recovery activities that focus on community resilience. In accepting that role the Council is conscious of the values and approach to recovery it has adopted since September 2010 and will continue to value the involvement and resourcing for implementing in the *Community in Mind* Strategy from government agencies towards psychosocial recovery given that there continue to be parts of our community as well experiencing ongoing and significant stressors. We also value and seek the continuance of the community wellbeing surveying and monitoring index initiatives by CERA and anticipate their continuance for the foreseeable future.



The Council looks forward to constructively, and now with some momentum, progressing the last significant element of built environment recovery – determining the future use of Red Zone land. It reaffirms its preparedness to play a leadership role, working closely with central government and the community in that regard.

Yours sincerely



Jim Palmer
Chief Executive

Released by the Minister for Canterbury Earthquake Recovery

REF	Channel	Name	Date	Question	Submission
2567	Email	[REDACTED]	30/07/2015		<p>as I'm in Cook Islands on wrong side of dateline I missed the deadline for submissions on this, but it was also counter-intuitive that the closing date would be one day before the end of the month. why?</p> <p>there was also far too short a time to consider a comprehensive submission and seek a stronger level of participatory involvement in designing the future of the city.</p> <p>Simply my submission would be to support the Option 3+ proposal (return of democracy to CCC) but in particular for this to be an enhanced form of democracy - one in which a more participatory form of engagement between council (staff) and (all) interested parties is established (a partnerships accord). for too long vital information and personnel have been excluded from decision-making. we can't afford this any longer in terms of sustainability in all 3 broad dimensions (social-cultural, economic, and ecological).</p> <p>I trust this can still be considered</p> <p>[REDACTED]</p>
2568	Email	[REDACTED]	30/07/2015		<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>

2569	Email	<p>[REDACTED]</p> <p>[REDACTED]</p>	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Recovering from the traumatic event of the earthquakes and rebuilding Christchurch is about empowering people who live and work in Christchurch to be in charge of their own destiny. It is unconscionable that the Government still holds the power over the rebuild, conflicting with local initiatives and causing unnecessary delays. Yes, the whole of NZ (including Government) should be able to support Christchurch economically, socially, psychologically and politically, but ultimately the people of Christchurch and their elected representatives and community groups should be able to decide what happens without Government interference or power of veto.</p>
2570	Email	<p>[REDACTED]</p> <p>[REDACTED]</p>	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I support a locally led recovery in Christchurch. CERA has had extraordinary powers that override New Zealand laws and regulations. CERA has had four years to oversee the rebuild of our city and has failed to rebuild Christchurch. CERA has too much power and needs to be dissolved. The roads and footpaths are in poor and dangerous condition. Community facilities still have not been rebuilt etc It is overdue for the people of Christchurch to have their voice and rights back. Yours sincerely [REDACTED]</p>

2571	Email	[REDACTED]	30/07/2015	<p>I Support</p> <p>.The Transition be led by the Crown and Christchurch city council . The new act exists for a period of five years subject to a review after three years . Te Runanga o Ngai Tahu have a critical role in the governance and leadership arrangements for the rebuilding and recovery of greater Christchurch. Including the involvement in decision making processes, input into design and planning, and community engagement. The new legislation will need to appropriately reflect the ongoing role of Te Runanga o Ngai Tahu in the recovery.</p> <p>Thank you</p> <p>[REDACTED]</p>
2572	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
2573	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>We want to control what happens to our own city. Thank you for all you have done but the time is right to allow the CCC and ecan to do what they were elected to do.</p>
2574	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
2575	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>


Released by the Minister for Canterbury Earthquake Recovery

2576	Email	[REDACTED]	30/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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2581	Email	[REDACTED]	30/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. It's time to allow for bottom up recovery. Time to move on.
2582	Email	[REDACTED]	30/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.

Released by the Minister of Canterbury Earthquake Recovery

2583	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The minister and government are not acting in the best interests of Christchurch. They are after short term political gain.</p>
2584	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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2586	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
2587	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
2588	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>

Released by the Minister for Canterbury Earthquake Recovery

2589	Email		30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Thank you for the opportunity to comment on the Draft Transition Recovery Plan Following basic democracy principles it's the people who live in and know the city that should have the hands and decision making power on how to rebuild it. Christchurch is full of intelligible, skilled people who have the capability to re-build the city and call on others when and if they need them. Empower the city to rebuild itself by handing back the powers to the community. A grass roots led rebuild will have all the functionality a world class city needs, which will attract interest and advancement to the city. The collective creativity, resilience and impetuous for a successful recovery is in the hands of the Christchurch Community, return this power to them. I urge CERA to take on board its own words in section 2.5 (p.10) of the Draft Transition Recovery Plan document: "International research shows that, for recovery to be sustainable in the long term, it needs to be 'owned' and led by local communities and institutions." I could not agree with this more, and for this reason I support the third option listed on p.20 "a Christchurch City Council-led recovery approach, with the Crown in close support". I believe this is the only option that allows the regeneration of the city (i.e. a sustainable, long-term recovery) to be owned and led by the people of Christchurch and their elected Council. Allowing the Minister for Canterbury Earthquake Recovery power to "erect, repair, demolish and remove buildings or structures" to both Crown land and private land, and to "maintain powers to make amendments to council plans, conservation strategies and bylaws in an</p>
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Released by the Minister for Canterbury Earthquake Recovery

				<p>expeditious manner” (p. 15) is completely at odds with the vision for a locally-led recovery. There is currently a large amount of frustration and disillusionment being felt by people in Christchurch about the lack of transparency and consultation during the rebuild process to date, and the way the Crown has pushed ahead with their own agenda (e.g. the convention centre and anchor projects), while many of the ideas put forward through Share An Idea (some of which made it into the original draft District Plan) have been watered down or swept under the mat. There is nothing concrete in this proposal to indicate that a new entity will actually allow the Council more autonomy. As a whole, the document is contradictory: section 6.1 proposes that “overall leadership and coordination of the recovery will be the responsibility of local institutions, primarily local authorities and Te Rūnanga o Ngāi Tahu”, while section 6.2 outlines how control over various major aspects of the rebuild (namely residential rebuilds, psychosocial recovery, demolitions and clearances, and land management of the red zone) will lie with different ministries within central government. Again, this is at odds with the initial statement that recognises the importance of a truly locally led recovery. It is good to see that “improving people’s wellbeing” and “repairing and replacing housing” are listed as priorities for the government in section 8.2, however it is concerning that this is the only place where these are recognised as such. Out of the five key challenges presented in Section 5.2, the top two are attracting investors to the city and bringing about greater commercial discipline. The question then put to submitters is whether the proposed new arrangements will drive business confidence and investment in the central city. To me this indicates a lack of understanding of the issues people are facing in Christchurch. Pressing on with overly ambitious projects for the purpose of “attracting investment” is not the way to secure long-term sustainability of a city. First and foremost, the needs and desires of the people who live here need to be addressed. Creating a city that people can get excited about and feel a sense of belonging to and ownership of is what will make Christchurch a vibrant and thriving city. Ensure these conditions and investment will follow. Continue to break down trust by overriding local decision-making processes, and the resulting culture will be one of resistance and disillusionment. If the government is serious about improving people’s wellbeing and meeting the needs and desires of Christchurch residents it will return decision-making power to the Council and local authorities, and support these agencies to address the priorities of the communities they serve. In terms of reporting on progress throughout the</p>
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Released by the Minister of Coastal and Marine Recovery

				rebuild, the Draft Transitional Recovery Plan recognises that a new approach is needed to ensure that agencies are held accountable and remain focused on critical recovery issues. Regular reporting on progress to the Minister and the public is mentioned as a possibility. I strongly agree with the need for accountability, and see transparency as being a key issue with the rebuild process to date. I feel that the Council does a much better job of informing and consulting with the people of Christchurch than central government. This is another reason I do not support the proposal to remodel CERA into 'Regenerate Christchurch' and am calling instead for the third option: a council-led agency with the Crown in support, not in control. I think we can do even better than this though, which is why I am endorsing Option 3+, which places a greater focus on transparency, shared vision, and supporting those communities yet to recover from the aftermath of the earthquakes.
2590	Email	[REDACTED]	30/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
2591	Email	[REDACTED]	30/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
2592	Email	[REDACTED]	30/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
2593	Email	[REDACTED]	30/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.

2594	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Government have shown a cavalier disregard for the feelings and wishes and aspirations of the people Christchurch who have had to put up with governmental and ministerial arrogance as well as the physical and social disruptions engendered by the multiple earthquakes of 2010, 2011, 2012. They deserve better. Government does not know best.</p>
2595	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I believe that proper consultation with the local communities of christchurch is the only way to ensure a sustainable, livable city. the development of opportunities for small business owners, affordable housing, and the institution of a governance structure which has principles of fair and direct consultation are necessary in order for christchurch to recover. the institing of draconian, top-down structures which destroy social space and create opportunities for large corporate land-grabs can only impede recovery, if not destroy it.</p>
2596	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
2597	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Democracy must be restored to the people of Christchurch. They are the ones who should decide how their city is rebuilt, not a single minister.</p>

Released by the Minister for Canterbury Earthquake Recovery

2598	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
2599	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
2600	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I believe that our current local city council is stronger then ever and more then competent enough to manage our city. Therefore we should allow them to do so without distractions from other parties such as Minister Brownlee & the national government. The city council understands more viscerally the needs of city & our current budget more than the national government does. The city council has shown their ability to tackle hard problems in a transparent way and I believe that transparency, honesty and engagement is what we need to move our city forward. All of which is not happening under our current rebuild structure. I would like to see the city council take full control of the rebuild.</p>
2601	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>It's all about the local community, who know best.</p>
2602	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>

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2603	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Section 38 continues to be used as a convenient excuse to scrape this city bare of any heritage buildings. Democracy now.</p>
2604	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>They just won't listen.</p>
2605	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
2606	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
2607	Email	[REDACTED]	30/07/2015	

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REF	Channel	Name	Date	Question	Submission
2608	Email	[REDACTED]	30/07/2015		<p>Do you have any views on the powers and provisions that will be needed in the new legislation to support regeneration? (see chapter 3 for more information):</p> <p>CanCERN fully endorses the following points that have been made by Evan Smith on behalf of Avon-Ōtākaro Network in their submission to the Draft Transition Plan. You can read their full submission here.</p> <p>We are strongly of the view that these powers and provisions should be subject to the following limitations:</p> <ul style="list-style-type: none"> • Execution of Powers under the Act - should no longer rest with a single Minister but include a minimum of three Ministers from within Cabinet. • Legal Framework for Land Ownership – The powers currently held by CERA's Chief Executive to acquire, hold, mortgage, lease, dispose of, amalgamate, subdivide, improve and develop land on behalf of the Crown should NOT continue to be available to the Crown UNLESS they are consistent with and enable the implementation of a vision for the lands as a whole that is agreed and shared with the communities of greater Christchurch. That is, no actions of the Crown should be allowed to compromise or prevent future uses of the residential red zone lands UNLESS with the agreement of the communities of Greater Christchurch. • Access Restrictions – that from April 2016, and by default, flatland residential red zone lands will have full and free public access. Any residual health and safety issues that relate to any specific sites within the lands must be clearly identified and contained to justify any access restrictions through a process that involves community consultation. It is imperative for the wellbeing of communities that there exists a right of free access to the flat land residential red zone lands as soon as practically possible and certainly by April 2016. • Community Forum – The Community Forum is not representative, accountable to communities, effective, or allowed to be fully transparent in its deliberations and as such is not an appropriate vehicle for meaningful community participation in decision-making processes. Other vehicles modelled on international best practice must be implemented for meaningfully engaging communities in decision making – without this then the truism acknowledged within the draft plan will not be achievable: "International research shows that, for recovery to be sustainable in the long term, it needs to be 'owned' and led by local communities and institutions." <p>CanCERN would also add the following points:</p> <ul style="list-style-type: none"> • In addition to the comments above regarding the Community Forum we would like to add that the Forum adds value to the Minister and therefore could be kept in place. However, it must be made clear that the Community Forum is in no way meant to be representative of the community or an effective avenue for community priorities to be raised for consideration by the Minister. Failure to make this clear has and will continue to exasperate the expectations of the community. Therefore, it stands to reason that the Community Forum should be seen as one engagement tool that serves the Minister but not a tool that meets the needs of the community. Currently, there is no tool which the community would say meets their need to engage at the Ministerial level and this should be addressed if the Minister is to stay in a position of decision making that effects the communities of Canterbury. • In the residential recovery space, there are still a number of unresolved outstanding issues that have the ability to halt a homeowner's progress for some years to come. These are most specifically in relation to multi-unit dwelling reinstatements, retaining walls and consenting issues – situations whereby a neighbouring homeowner can have an adverse impact on another and either prevent or delay resolution. We believe there is an argument for the consideration of legislative powers that address situations whereby neighbouring homeowners cannot resolve competing priorities and needs. <p>Currently the response from the government is to provide services to support or advise the homeowners. However, if the homeowners are unable to resolve their situation with support and advise alone or they are unable to afford to take legal action, they can be left in a situation, which renders them severely financially disadvantaged and/or unable to reinstate their home. We encourage further discussion on the implications of the current approach and an exploration as to how legislation may address these issues in Canterbury and prepare for future situations in other disaster areas.</p> <ul style="list-style-type: none"> • It is important that consideration be given to who can call on the legislative powers and for there to be a robust process to ensure they are being used in accordance with the purposes of recovery. It is now appropriate for leaders of Greater Christchurch to call on the Minister(s) for legislative powers to be used to remove recovery impediments and maintain momentum as long as that is done subject to the above stated considerations. <p>Do you think that the proposed new arrangements for the central city will create the 'step change' needed to drive business confidence and investment in the central city? (see chapter 5 for more information): Yes No Why or why not?</p> <p>The 'step change' necessary is more than anything a change of relationship. People of Christchurch - investors, business owners and citizens – need to believe that the local authorities and the Crown are working together in a way that considers and fairly resolves any issues created by competing priorities. The people are ready for leadership that is locally led and clearly supported by the Crown.</p> <p>There needs to be evidence that decisions made about arrangements for the central city have been co-created by council and Crown. As much as possible, there should be a united presentation of delivery – one door, commercially astute and streamlined delivery with a firm foundation of ongoing community engagement.</p> <p>What are your views on the proposal for regular monitoring and public reporting on priority areas in order to hold agencies accountable for addressing recovery issues? (see chapter 8 for more information):</p> <p>To date, monitoring and reporting on the recovery has taken a 'looking back' approach. This has been largely useless in terms of acknowledging and articulating where we have been, where we are at and how we are going to address any impediments that are unexpected. This kind of reporting does little to recalibrate expectations or engender faith that decision-makers know how to resolve the complexities of recovery.</p> <p>We would like to see monitoring and reporting tagged more explicitly to areas which have the potential to cause concern and delay and be reported with transparent commentary or engagement around potential solutions and progress. Without this, reporting is simply a celebratory tick which is not helpful in terms of engaging the community in the recovery journey.</p> <p>We also believe that the content and delivery of reporting and monitoring is something that needs to be reviewed with the broader community to ensure the diverse communication and engagement needs are considered. A considerable amount of money is poured into communication and engagement. We should do everything we can to make sure that which is communicated and engaged on is meaningful, useful and adds value to different audiences.</p> <p>Our final comment is that the monitoring and reporting which is specific to the residential recovery does not meet the needs of those people who are tasked with the creation and delivery of earthquake support and insurance related recovery. Those working in this space (support services and insurance related organisations) should be specifically involved in the development of monitoring and reporting requirements.</p> <p>Any other comments:</p> <p>Supporting the Residential and Psychosocial Recovery</p> <p>We support the following proposals:</p> <ul style="list-style-type: none"> • Overall leadership and coordination of the recovery will be the responsibility of local institutions, primarily local authorities and Te Rūnanga o Ngāi Tahu. • Support for community-led recovery activities that focus on community resilience will be the responsibility of local authorities (Christchurch City Council, Waimakariri District Council and Selwyn District Council) for their respective communities. <p>In relation to the proposal:</p> <p>CERA's residential rebuild work will transfer to the Ministry of Business, Innovation and Employment, in particular:</p> <ul style="list-style-type: none"> • brokering solutions for emerging residential rebuild issues • monitoring the pace and rate of insurance settlements • participation in the Residential Advisory Service governance and operational delivery of services. <p>CanCERN gives in principle support to the proposal. However, we have little faith that CERA alone is the appropriate agency to handover to MBIE or to help MBIE define what the brokering role is or outstanding priority areas. We believe a collaborative approach to full understanding of need is necessary and therefore advocate for robust collaborative engagement to occur at the earliest opportunity and on an ongoing and regular basis. This would also ensure a local context was well represented as MBIE take on the lead role.</p> <p>Again, we give in principle support for MBIE to monitor the pace and rate of insurance settlements on the condition that what information is collected, analysed and utilized is reviewed and informed through the above-mentioned collaborative process. This is to ensure that monitoring is targeted at identifying issues and solutions for the purpose of implementation of appropriate supports.</p> <p>We also want to register our concern that an understanding of the local context is pivotal for MBIE to ensure they are able to make informed decisions which acknowledges the unique circumstances Greater Christchurch faces as a result of the earthquakes and protracted residential recovery.</p> <p>At this stage we find it difficult to understand how this would happen without an increased local MBIE presence and suggest that key personnel are situated locally.</p> <p>In relation to the proposal:</p> <ul style="list-style-type: none"> • The Ministry of Health will be the lead central government agency responsible for psychosocial recovery. As the lead central government agency, the Ministry of Health will be responsible for leading, brokering and coordinating across the wider psychosocial recovery sector in greater Christchurch. <p>We give in principle support to the proposal. However, we would like to register our concern that the Ministry of Health has not played a key leadership role in the psychosocial recovery date (as Ministry of Social Development has) and therefore, this needs to be a well supported transition. We are also concerned that a health-dominated leadership lens may fail to understand and respond to the broader determinants of the psychosocial recovery.</p> <p>We would like to see key performance indicators shared between the relevant Ministries to ensure a coordinated, collaborative and pro-active approach is taken to the psychosocial recovery. We also need to see evidence of collaboration and coordination between the leadership of MBIE and MoH. Broken houses cause broken people and the two should not be seen as separate responses.</p> <p>CanCERN fully endorses the following points that have been made by Evan Smith on behalf of Avon-Ōtākaro Network in their submission to the Draft Transition Plan.</p> <p>It is our view that the recovery to date has been done to communities or at best for communities; it is now time for a 'step-change' and start the regeneration with and by communities. In short, the recovery now needs to be locally driven. The proposed continuance of access restrictions to flat land red zone lands is a good analogy here: for the past 4-5 years we have been locked out of these lands that are on our back door step – an integral part of our communities. These are no-go areas that we venture into under threat of trespass or arrest. Communities have also been locked out of their own recoveries in the same way. Communities have gradually disengaged with their own recoveries as they have become increasingly disempowered and disillusioned - with very significant impacts on wellbeing at individual, family and community levels. This is not a result of the earthquakes; it is a result of the agencies' response to the earthquakes. It is now time to review how this can be addressed – we can do better than this, we must do better than this.</p> <p>The transitional arrangements must allow for the creation of environments and mechanisms for ideas, innovations and opportunities to flourish, for clarity about decisions and regulatory requirements and for the option to revise, adapt, stage and/or scale future key design elements (eg 'anchor projects') according to iterative community feedback on the basis of all the latest information to hand.</p> <p>We acknowledge that Central Government has invested considerable public monies in the red zoning processes and must be significantly involved in decision making processes with regard to this land. However we also acknowledge the enormous lifetime investment communities have in these lands and the environments in which they lie. It is time that central government also acknowledged the latter and enabled local people a meaningful, accessible, inclusive and influential say in the future of these lands so that they become once again an integral part of our communities rather than simply part of the Crown estate.</p> <p>Name: [REDACTED] on behalf of Canterbury Communities Earthquake Recovery Network (CanCERN) Email: [REDACTED] Resident of: Christchurch City</p> <p>CanCERN Spokesperson CELL [REDACTED] WEB www.cancern.org.nz</p>

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2609	Email	[REDACTED]	30/07/2015	<p>To whom it may concern:</p> <p>I submit in support of Option 3+. This would briefly be described as a City Council lead recovery where central government plays a support role to council, and the council is mandated to undertake consultation with effected communities throughout the next five years. Option 3+ is more fully described here: 'http://option3plus.org.nz/'</p> <p>Regarding one Minister having overarching powers such as to veto:</p> <p>It is my opinion that the stage of recovery when that was required is long past. Local Government and communities must control their own future, as in any other New Zealand city. Remove the Minister's rights to veto.</p> <p>Regarding the step change required for the central city:</p> <p>I grew up in Christchurch being an individual, and part of a family, who belonged to the city of Christchurch as it belonged to us. The central city was a place I knew my way around, where I was safe, and where leisure and entertainment options, and places to connect with people abounded. My first employment was a part time job in a chain of bakery cafes in the central city. One of my parents ran a central city business in Colombo St. This became a home away from home in my teenage years and a source of employment during university study.</p> <p>The city was a place my friends and I went to meet. It was my place of work. And like many people say of their home town it was like a trusted old friend.</p> <p>Today the central city is cut off from citizens. We are totally disenfranchised. Other than the few people who work there many citizens either don't feel they have access to the city (Construction sites) or don't have the dogged determination required to find a destination through the road works. Business that have bravely re-established are suffering.</p> <p>If anything is needed to revive the city it is people. It is the citizens taking ownership and belonging there again. Central government continuing to manage our recovery does not achieve ownership and belonging.</p> <p>To read the quoted section of the recovery plan, in the Draft Transition Recovery Plan, you would think central governments definition of a city was something like this: A geographical place where businesses produce and provide products and services some of which are consumed by people who work there.</p> <p>That is not what a city is. A city is a place where people live and love and work and belong.</p> <p>Our City Council has demonstrated, in small examples, a genuine desire to engage with the citizens of Christchurch about their needs. To consult with us where we are. One small example is the New Brighton Community Safety Partnership. This is a small example of supporting a step change in a community by giving ownership to the people and resourcing them to succeed.</p> <p>I would rather trust a council mandated to engage with it's citizens to inject life back into our city. That is what is needed for our city to thrive rather than just survive. Central government has not demonstrated the desire or capability to engage meaningfully with citizens in a way that will drive a step change in our city.</p> <p>Residential red zones (RRZ)</p> <p>Engagement with effected communities is critical. Local Government is again well placed to do this.</p> <p>Central government is not, and should not be managing this local resource. Local communities are best informed about how this area can be a resource to the city as a whole and are a long way ahead on plans for this.</p> <p>One agency should take responsibility for the RRZs. The proposed separation of responsibilities between agencies will result in complete lack of coordination.</p> <p>Thank you,</p> <p>[REDACTED]</p> <p>I would be happy to speak to my submission, please feel free to contact me. ☐</p>
2610	Email	[REDACTED]	30/07/2015	<p>To whom it may concern,</p> <p>I am a student, a budding environmentalist and a current resident of the Sydenham suburb of Christchurch.</p> <p>I hope you will consider my views on the Transition Recovery plan.</p> <p>I truly appreciate the work you have so far done to rebuild our city, it has been a huge job in very sensitive situation.</p> <p>However, the rebuild and regeneration of our beautiful city will be a complex job requiring extensive foresight, expertise and local knowledge.</p> <p>I think it is going to be really important in the future to have strong community input and insight into the planning of our new and improved city. I feel the ratepayers and the residents have the right to discuss the future plans of Christchurch and have a say on where and how the money is going to be spent in the rebuild. Therefore I would like to suggest that the Christchurch city council should make the ultimate decisions, in regards to the rebuild, on behalf of the residents.</p> <p>I am certain that a future proof, sustainable, thriving Christchurch requires the input of locals in collaboration with experts and the government. I believe the best way to achieve this will be by handing the reigns over to the city itself.</p> <p>If New Zealand is truly a democratic society my (and others) views will be heard and truly considered before any decisions are made.</p> <p>The residents of Christchurch will be living the results of any decisions made, I think it is only fair that our voices are heard and we are able to have a say in how our city is rebuilt.</p> <p>Thank you</p> <p>Kind Regards</p> <p>[REDACTED]</p>

Released by the Minister for Canterbury Earthquake Recovery

2611	Email	[REDACTED]	30/07/2015	<p>To whom it may concern.</p> <p>Plan making powers which sidestep the RMA and limit public involvement and the continuation of "unaffordable anchor projects" are an insult to the citizens of Christchurch. GIVE THE POWER BACK TO THE CITY COUNCIL, rather than a subsidiary of central Govt. and 'CERA in DRAG'</p> <p>I am concerned with the lack of specific intent to "regenerate the residential 'red zones' of the Eastern Suburbs.</p> <p>Your emphasis on central Christchurch does not augre well for the rest of Christchurch.</p> <p>'The shift from centralised leadership to local institutions leading the recovery' - which local institutions are we talking about?</p> <p>It is to be hoped you will connect with Evan Smith, co-chair of the Avon-Otakaro network.</p> <p>Mobile [REDACTED]</p> <p>www /avon.org.nz</p> <p>http //evospace.co</p> <p>facebook.com/evospacenz</p> <p>[REDACTED]</p> <p>Both from the organisation "Greening of the Red Zone"</p> <p>Yours in anticipation of some genuine democracy,</p> <p>[REDACTED]</p>
2612	Email	[REDACTED]	30/07/2015	<p>Submission-Draft Transition Recovery Plan</p> <ol style="list-style-type: none"> 1) I want Proposal 3: a Christchurch City Council led recovery approach, with the Crown in a supporting role. I want Christchurch's recovery to progress solely under the direction of the CCC, presumably through their Development Christchurch LTD entity. 2) I want the Government to reduce the emphasis on the CBD and increase the focus on the wider communities of Christchurch, especially to the east and in the flood-prone areas along the Avon and Heathcote. Perhaps some of these areas need to be "blue-zoned" so people have the option of leaving and restarting their lives elsewhere. As it is, they have been neglected and many are being condemned to permanently reduced financial circumstances even though they dutifully paid their insurance premiums just like everyone else. 3) I want an end to the "Community Forum". This organisation was never an honest attempt to engage with the community and has degenerated into a mouthpiece for the hospitality sector and other business interests. <p>Whilst they are valid interest groups and are entitled to have a say, they do not represent the "Community".</p> <ol style="list-style-type: none"> 4) The Canterbury DHB needs more funding to provide for the psycho-social needs that have arisen after the earthquake. Many of these needs are a direct result of the treatment people have received from CERA, EQC and Southern Response coupled with the Government's failure to pressure the insurance industry to fulfil their policy obligations. 5) I want the Select Committee to hold their hearings in Christchurch, not Wellington. 6) Finally, I want Nicky Wagner to be the Earthquake Recovery Minister. Whilst overseeing the Victoria Square Restoration process, she has demonstrated both leadership and a willingness to engage and listen to the desires of the community. <p>The emergency is over, the extraordinary powers available to the Government and Earthquake Minister are no longer justified. It is time for democracy to return to Christchurch and for the citizens of this city to have the same rights and regulatory framework that exists in the rest of New Zealand.</p> <p>By sheer coincidence, the week after the CER Act was passed, there was a conference at Lincoln University of international experts in civil defence and disaster recovery. The consensus seemed to be: what you don't want is a top-down, dictatorial bureaucracy and 'master-plans'. Instead you want a bottom-up, community-led system. This was the lesson from Kobe and New Orleans. But the Government didn't seem interested in consulting with the experts on best practice and learning from others' mistakes. So the Government got a whole swag of superpowers and CERA and CCDU were imposed on us.</p> <p>Apparently these changes "were needed to speed up standard processes and cut through impediments to recovery." But the result is the exact opposite and the contrast between the areas inside and outside of CERA's control are self-evident. Capital has flown (a lot of it), the people (property owners and ordinary citizens) feel disempowered, initial enthusiasm has become exhausted from banging its head against the walls of bureaucracy and a lot of time and money has been wasted.</p> <p>On page 10 the Draft states: "International research shows that, for recovery to be sustainable in the long term, it needs to be 'owned' and led by local communities and institutions." Hear, hear! Let's try that for a change!</p> <p>The Advisory Board on Transition declared that a "step-change" was "vital to the economic, social and cultural prosperity of Christchurch city, greater Christchurch and Canterbury." The Board then offers 3 proposals (inconspicuously buried at the top of page 20) "all of which would involve establishment of a commercial entity to delivery Crown-led major projects and agreed joint Crown-Council projects". Whoa there! First of all, these projects have never gone through a submission process where the public gets to have a say. Again, they were imposed on us by the Government and the Cost-Sharing Agreement was approved by a Council that did not have a mandate (as evidenced by all but 2 members of that Council being toss out at the next election). It is pretty clear that the citizens of Christchurch do not support these "nice-to-haves" and want basic services addressed instead.</p> <p>As to the 3 proposals: the first is pretty much a 'rebranding exercise' with Central Government in control and the second is a 2-headed hydra with the Minister having a veto power. Both preserve many of the superpowers of the CER Act, perpetuating the Wellington-based control of our city.</p> <p>Page 15 of The Draft states "... it may be important to maintain powers to make amendments to council plans, conservation strategies and bylaws..." Why? Please explain why the people of Christchurch should continue to be subjected to this oversight given evident failure of CERA to deliver the promised benefits. How is more of same justified?</p> <p>The third proposal is the only one which offers the promise of a truly community-led recovery. People claim that CCC can't handle this; that the recovery is too enormous a task. Perhaps so, but what gives me hope is that I often see Councillors engaging with the public, attending meetings, listening to what we have to say. Quite simply, you don't get that from Gerry Brownlee. Other than the "Rebuild and Recovery Forum" held at the Aurora Centre in 2013, I can't think of a time the Minister has engaged with public. Neither does CERA. The whole process seems to be run by faceless bureaucrats who don't get that they work for us--because they don't--they are chosen by the Government, not elected by us, the people of Christchurch.</p> <p>In closing, I want to repeat a story I heard someone else tell. He was talking to a group of young people from Linwood High. He asked them, "How would you describe democracy?" One said, "I know, that is when everyone gets a say." He then asked, "And what is it when one person has a veto power over everybody else?" The young person said, "That's a dictatorship."</p> <p>That's what Christchurch has had for 5 years. CERA has been an expensive experiment that has not delivered the promised benefits. It is obstructing the rebuild of our city, bankrupting the Council, destroying property values and damaging peoples' lives. It is a failed experiment and it is time to scrap the master plans, consult with the international experts and apply the lessons learned from other natural disasters: a bottom-up, community-led approach works best. It is time the people of Christchurch controlled their city.</p>

Released by the Minister for Canterbury Earthquake Recovery

2613	Email	[REDACTED]	30/07/2015	<p>My submission follows below*. Regards [REDACTED] Convener, Seismics and the City annual forums 2012-16</p> <p>#Do you have any views on the powers and provisions that will be needed in the new legislation to support regeneration? (see chapter 3 for more information): As existing Recovery Plans were implemented with little or no public discussion in the wake of the quakes they need revisiting as part of a systematic review. Rather than simply a name change to Regeneration Plans, they need to reflect the different emphasis that the word regeneration conveys, eg: Biology- the restoration or new growth by an organism of organs, tissues, etc., that have been lost, removed, or injured. Electronics- a feedback process in which energy from the output of an amplifier is fed back to the grid circuit to reinforce the input. Both convey shades of meaning that relate to post-quakes Christchurch. The second is an appropriate metaphor at this stage for raising the depleted energy levels of the people of Christchurch by a systems approach to capture and reinforce their positive inputs and to take account of negative but constructive feedback. As Edward De Bono has it "The essence of feedback is that the effect of an action is fed back to alter that action". As well as legal powers and provisions there needs to be a non legal modus operandi which involves a range of groups- governmental, community, business etc; ie different facets of the community which have been subject to the earthquakes. They have the most understanding and the most (in)vested interests to discuss visions, outcomes, strategies and plans meaningfully. The knowledge of technocrats ought to be harnessed in pursuit of these outcomes. A sustained recovery and regeneration process requires knowledge sharing and lesson learning, not closed door information monopolies and largely one way professional communication channels. City (re)Building and regeneration is not just about building tangible structures, although that may be the most visible sign of progress. It is about developing intangible assets: a city's public spirit, its attitude to creativity and innovation, its trust and the powers that be, its access to two-way communication and so on. The strength of our city's intangible assets will be reflected in its health, viability, prosperity and sustainability. "People will support what they help to create." Marvin Weisbord Many people in the related communities of Greater Christchurch feel disempowered, more so, it seems, those living in the confines of the CCC rather than those of the WDC and SDC. There is a need to rekindle the enthusiasm of Share an Idea, at the Share a Vision /Share a Strategy level, with the aim of truly making Christchurch a special 21st century city. Recovery momentum may be important but direction is key. There needs to be a locally-led recovery: locally based and with leadership in Christchurch 24/7, with fewer invisible, inaccessible Wellington-based bureaucrat commuters with neither skin nor family in the game. But a locally-led recovery should not mean led by any one organisation and certainly not by the Christchurch City Council, nor by a V2 of the CCDU with a different alphabetic designation. Both have important enabling and regulatory roles, but in terms of culture and performance, neither is suited to innovative pioneering. As well as facilitative bodies, national and local, with statutory powers, what is required for leadership is a central and local government-funded governance body that draws from a number of organisations, agencies and networks, which promotes collaboration and helps harness the local knowledge and creativity of the very people who will have to live with the results of their decisions as they share in building a new legacy for the future citizens of Greater Christchurch. The challenge for all involved in post-quake recovery is learning to work together better, in spite of our differing interests, perspectives, ideas, viewpoints, and experiences, to attain the (presumably) unanimous goal of achieving better outcomes for all the people of Greater Christchurch based on shared visions and strategies. A Minister for Earthquake Recovery is regarded by some as redundant at the Regeneration stage. If the role is to stay, at this stage of the process it needs a different style of leadership and a different minister than may have been appropriate in the post quakes emergency response and early recovery phases. An obvious candidate for the role would be the Hon. Nicky Wagner, whose handling of the Victoria Square issue struck a chord with many Christchurch citizens and could be a turning point in public engagement.</p>
				<p>#Do you think that the proposed new arrangements for the central city will create the 'step change' needed to drive business confidence and investment in the central city? (see chapter 5 for more information): No #Why or why not?: They don't address the issue of having proper consultation before actions are decided and incorporating feedback afterwards. Legal arrangements administered by bureaucrats are a poor substitute for participative people processes. Almost 5 years on from the September 2010 quake, it is time to revisit decisions especially about anchor projects and the Blueprint. The very term blueprint, an industrial descriptor for an organic process, was ill chosen and closed down healthy discussion and feedback after behind closed doors meetings which by all accounts brooked no other perspectives nor competing expert input. #Are there any other changes needed to build confidence and encourage investment in the central city rebuild?: Remove the bureaucratic grip of the CCDU or its institutional successor. A one stop shop for an investment etc sounds fine and convenient, but that doesn't have the right goods and knowledgeable staff it won't work. It would seem that one problem with CERA to date was lack of property experts and a limited systematic understanding of the needs property investors, some of whom seemed to have persevered in this the inner city despite and not because of "the help" they were receiving. An over focus of attention inside The Frame, while it laid the groundwork for some interesting and timely private developments, also caused more than a few developers and tenants to think outside The Box in ways which have created new nodes of growth not foreseen by the Blueprint Designers. When it comes to organic city growth sometimes it is more important to help turn a tactic into a strategy rather than work the other way around. Business people in general and entrepreneurs in particular do not like being restricted by salaried public servants. If they are too constrained it will strangle the very creativity and innovation which is the hallmark of an interesting and successful city. #What are your views on the proposal for regular monitoring and public reporting on priority areas in order to hold agencies accountable for addressing recovery issues? (see chapter 8 for more information): Holding agencies accountable for addressing recovery issues is a belated but laudable aim. Agencies have had a free hand with, at times, little but the court of public opinion to provide different perspectives. However several legal judgements on insurance and other matters have provided reason for pause and rethinking. #In your opinion, is there a better way to report on these recovery issues?: As well as formal reporting there needs to be informal open discussion in forums like Seismics and the City, which I have convened annually since 2012. The 2015 theme was Creating a Greater Christchurch-both geographically and quality wise. The by-line was Envisioning. Engaging. Energising. In the regeneration of Greater Christchurch these ingredients are still in short supply. More at http://www.smartnet.co.nz/events/other/2015seismicsandthecity htm The fifth annual forum will be held on 18 March 2016 and, among other things such as post- quakes lessons learned to date, will focus on revisiting opportunities for Christchurch to be a truly different 21st century city which has learnt from the past but is firmly focused on a creative and innovative future with a mix of lifestyle and workstyle benefits for all residents, old and new. #Any other comments: The Transition Plan is seeking very narrow input. Knowledge doesn't move in a predestined groove. Like some earlier belated consultations input is restricted and does not encourage a full range of options-e.g. the belated Victoria Square public survey which, from memory, did not have the option of the status quo (with minor repairs and enhancements). That this was the eventual outcome was due to the citizens of Christchurch mobilising opinion and associate earthquake Minister listening and taking action. However it should never have got to that stage with proper prior engagement. Ticking the box on ticking the box is not a substitute for real engagement and consultation. This is a messier but much more creative and useful process which should open people's eyes further and provide a range of interesting perspectives and discussion threads out of which a synthesis can be woven. A well designed and executed engagement and consultation process is community building in itself. To date, some might say that the post quake Greater Christchurch Earthquake Recovery has been a transition to degeneration not regeneration in terms of the sense of community and promise that immediately followed the September and February quakes. The current Draft Transition Recovery Plan and the way it evolves from the submission process is perhaps the last opportunity to recreate that sense of community, promise, excitement, creativity and innovation which has been only the fringe festival of earthquake recovery so far, largely ignored by the major players, rather than being on the centre stage.</p>
				<p>Note re new geographical definition of Greater Christchurch The more limited geographic scope (see P 12) would reduce the opportunity to take a larger Christchurch/Canterbury, urban/rural view of regeneration. However, it is accepted that the urban and suburban areas in "polycentric greater Christchurch" are the priority for regeneration, within an overview of an integrated whole urban system. There needs to be a systematic view of the health of the whole urban/hinterland system, not an unbalanced focus on the long-standing cardiac recovery problems of the heart of the traditional city, exacerbated by seismic activity from 2010. #These fields are optional. Name: [REDACTED] Address: [REDACTED] Christchurch 8025. Email: [REDACTED] Resident of: Christchurch City NB I wish to speak to my submission at the Select Committee Hearing</p>

Released by the Minister of Canterbury Earthquake Recovery

2614	Email	[REDACTED]	30/07/2015	<p>I support the detailed submissions of One Voice Te Reo Kotahi http://onevoicetereokotahi.blogspot.co.nz/ and Option 3+ http://option3plus.org.nz/ as they are the outcome of thoughtful discussions about shaping the future of Christchurch BY US not FOR US. The three main points in these submissions are that:</p> <ol style="list-style-type: none"> 1. The Regeneration Process must be locally led as a better way to build a stronger smarter Christchurch 2. The Government should step back and support local leadership which is clearly capable and able to rise to this task very effectively 3. The next stage of the regeneration must include ALL our communities, not just the City Council, but be led by it. <p>Yours sincerely [REDACTED]</p> <p>Mobile: [REDACTED] Postal Address: [REDACTED] CHRISTCHURCH 8840 Home: [REDACTED]</p>
2615	Email	[REDACTED]	30/07/2015	<p>I support the detailed submissions of One Voice Te Reo Kotahi and Option 3+ both of which gather up well the frustrations and commitments of many living in Christchurch.</p> <ol style="list-style-type: none"> 1. The Regeneration process must be locally led. 2. Government should step back and support such local leadership 3. The next stage of the regeneration must include all our communities, not just the City Council, but led by it. <p>[REDACTED]</p> <p>Protect what we Value. Develop our Potential. [REDACTED]</p> <p>Mobile phone [REDACTED] best for contact Christchurch: [REDACTED]</p>
2616	Email	[REDACTED]	30/07/2015	<p>Dear Minister</p> <p>It's concerning, reading chapter 5 of the draft plan, that the emphasis is on attracting investment and development as a good in its own right, but the aspirations of citizens for their city are ignored. The current focus on preserving land values, concentrating ownership into large blocks for anchor projects and implementing a centrally-determined plan must be changed: it is this desire to execute a central plan come what may that has stalled progress. The "step change" that is required is a more flexible and responsive attitude to planning that takes into account what residents and property owners want, as well as what central government thinks they ought to have. This is why handover to the Council, the only democratic body in the city, is so critical. A more democratic, responsive approach is critical in meeting the goal of psycho-social recovery. International research shows that regaining a sense of agency through genuine citizen participation is crucial to this. This needs to be coupled with an emphasis on recovery of the whole city, including the suburbs and particularly the hardest hit eastern suburbs. As an aside, it is intriguing to see the challenge of commercial discipline noted in the context of the convention centre and covered stadium projects. Leaving aside their impact on urban form, international experience shows such projects rarely if ever make commercial sense for cities but instead constitute an effective subsidy for professional sport and the hospitality sector. Citizens need the ability to choose whether the benefits to them justify this subsidy. This is why of the options in s5.2 of the plan I support an extended option 3 that puts the city council in charge and includes the city as a whole in its scope.</p> <p>Yours sincerely [REDACTED] Christchurch</p>

Released by the Minister for Canterbury Earthquake Recovery

2617	Email	[REDACTED]	30/07/2015	<p>To whom it may concern, Please amend your plan need to include an internationally recognised urban design team such as Gehl architects. A future transport plan, with corridors for light rail determined now, and built when funds permit. A non-precinct driven plan, and certainly not a large, destructive -of-urban-space, Conference centre in the middle of the city, disrupting Gloucester St. Replace the old centre close to the town hall. Also, please delete the stadium plan if the population has to contribute. Encourage the re-fit of Lancaster park. Please now give our local authority the necessary power to guide and drive the rebuild. Under CERA, who has gone against all international advice, the project has failed. Local government should have been far more involved previously, and now the Act is nearly finished, they/we need to control the process. Also, we need to stop the owners of the Christchurch Cathedral from destroying an internationally recognised heritage building. We need it fully restored without demolition. I would like to speak to these issues if possible, and expand upon them if necessary. Best wishes [REDACTED]</p>
2618	Email	[REDACTED]	30/07/2015	<p>To whom it may Concern Thank you for providing the opportunity to provide feedback on the Draft Transition Recovery Plan. As is well articulated in the preamble and introduction to the draft document, Christchurch's recovery from the earthquakes has been difficult. This is in part owing to their size, scale and the extended sequence of events, and part owing to the challenge of structuring the governance, executive and operational mechanisms needed to respond and recover, at a time when the crisis was still real and occurring. It is appropriate now to take stock of what has been achieved to this point, and what needs to be developed for the next period of recovery with the benefit of time and space from the immediacy of the shock of 2011. The Draft correctly notes that: "International research shows that, for recovery to be sustainable in the long term, it needs to be 'owned' and led by local communities and institutions. Central government leadership and coordination of the recovery, through CERA, was needed in the immediate aftermath of the earthquakes, but the time has come for central government's role in the recovery of greater Christchurch to evolve." This in many ways echoes the Prime Minister's Science Advisor, Sir Peter Gluckman's comments from the time, where he said presciently that "the key issue is a psychological sense of empowerment. The earthquake was a disempowering event – an event that individuals had no control over and that leaves them essentially with no control over how they live. The need to regain some sense of some control over one's life is central to the recovery process. Disempowerment essentially reinforces the initial trauma." However, the proposals outlined in the Draft strangely do not address these very points, or worse, actively ignores them. To this end, this submission supports and endorses the evolution of central government's role from leadership and control to support, and it advocates strongly for the removal of the extraordinary powers granted to the Earthquake Minister under the CER Act and proposed to be continued in the Draft. These two steps, coupled with the active and positive promotion of the CCC as the lead recovery agency without interference, address the issues of ownership and empowerment identified above. It is this submission's firm view that decision making needs to be returned to, and vested in, the Christchurch City Council which is directly responsible to the local community. There is no longer a need to retain the significant and undemocratic/arbitrary decision making ability of the Earthquake Minister after 5 years since the major events. The preferred model articulated in the Draft is for a mix model with the CCC and a new entity, 'Regenerate Chch', leading the recovery of the CBD. The challenge with the recovery to date has been the opaque nature of decision making, the lack of local involvement and engagement, as well as the evident difficulty of engaging stakeholders with sufficient clarity to provide them with the certainty they need to make decisions. Worse, this model duplicates in some ways structures already established by the CCC. This duplication of effort and structure will inevitably lead to inter-agency friction, confuse stakeholders and members of the community in terms of roles, responsibilities and reporting lines, and represents a continuation of the current structures, albeit with a 'fresh coat of paint'. In addition, the focus on the CBD at the exclusion of other, similarly impaired areas of the city (notably the eastern suburbs and elsewhere), is likely to lead to further alienation and a cleaving of the city between areas that have a mandated focus and those that don't. There are already quake 'winners and losers', and this model will only embed this in a way that becomes even more difficult to address and undo. Accordingly, this submission supports and endorses others that are advocating for the adoption of Option 3+, which "emphasises a greater focus on supporting the people who have yet to recover from the quakes, plus transparent, democratic decision-making that empowers communities, plus sustainable visionary recovery that we as a city can be proud of. Only with a Council-led agency that has the authority, funding and processes to work with communities over all of Christchurch can we co-create the sustainable, inclusive and democratic city we all imagined in Share an Idea." Indeed, while lip service has in the past been paid to the Share an Idea Campaign by CERA and the Minister, the key aspects of the Blueprint and other recovery plans have not properly integrated or adopted the Campaign's outcomes. This exercise proved that Chch residents wanted to be involved in the re-conceptualising of their city, were creative, imaginative and thoughtful in how the new city could and should look, and that locals were engaged and excited by the promise of being involved. The Council won international plaudits for the way in harnessed that interest and enthusiasm, and for how it synthesized the 100,000 odd ideas into a comprehensive, holistic and meaningful package. It remains a signal failure on the part of CERA and the Minister that this outpouring of interest and engagement was not harnessed and used to drive the recovery forward in a sympathetic comprehensive way. It is this submission's very strong view that with the legislated winding down of CERA, now is an important and significant time to re-visit the out-put of Share an Idea with a view to incorporating those ideas into the new, Council led agency's mandate. An example of this is the contrasting approaches to the proposed remodeling of Victoria Square, and the two 'mega' rebuild projects, the Convention Centre and the Stadium. The passion and commitment of the public for the protection of Victoria Square was a clear demonstration that the community voice wants and needs to be heard in design and planning decisions for our new city; the imposition on the city of the mega projects by contrast has neither the same level of public passion or support, and have been imposed upon the city without a clear or public articulation of their business cases. Sincerely [REDACTED]</p>
2619	Email	[REDACTED]	30/07/2015	<p>Thank you for the opportunity to comment on the Draft Transition Recovery Plan. I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Locally driven policy is far more efficient and successful than centralised control. This is due to very simple factors such as having people on the ground that really understand the complexities of the issues here. It is unreasonable and irrational to expect politicians who are primarily based in a city on another island to have the resources available to adequately contribute and effectively manage recovery. It is also ridiculous to assume that the ability doesn't exist locally. Throughout the world, recent economic studies have shown the importance and effectiveness of locally driven policy and governance. This is even more so in terms of environmental issues as demonstrated by Paven Sukhdev —Study Leader TEEB (The Economics of Ecosystems and Biodiversity) and former head of Deutsche World Bank— and Sir Robert Watson — Director for Strategic Development at the Tyndall Centre, Department of Environmental Sciences, University of East Anglia, Norwich, UK and former Chair of International Panel on Climate Change. They presented models that have been used in Europe and the UK to demonstrate how to form policy based on scientific data but crucially it was based on research at a micro-economic level to develop policy down to 2 km2 blocks and involved local councils. This presentation was in Wellington in 2013 at the Valuing Nature Conference which was ironically sponsored by government agencies whose ministers promptly ignored everything presented. I urge the government not to make the same mistake and not ignore the wishes of the people nor the scientific evidence that supports locally led policies. Regards [REDACTED]</p>

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2621	Email	[REDACTED]	30/07/2015	<p>Draft Transition Recovery Plan Options: I support Option 3: "a Christchurch City Council-led recovery approach, with the Crown in close support" I also support the Submission from the Christchurch City Council regarding the Draft Transition Recovery Plan. The reason I agree with the Council's selection of Option 3 is that I believe it is time democracy returned to Christchurch.</p> <p>[REDACTED] Christchurch</p> <p>Ph [REDACTED] [REDACTED]</p> <p><input type="checkbox"/></p>
2622	Email	[REDACTED]	30/07/2015	<p>To whom it may concern,</p> <p>Firstly thank you for giving us a chance to have a voice in the future of our city by calling for feedback on the draft transition plan. Too many of us have sadly been left out of the process for having a part and a say in our city. This has led to the disengagement with the process and the city. This loss of agency has lead to apathy and poor outcomes for the city both socially and culturally.</p> <p>I support a locally led recovery in Otautahi, Christchurch. This requires an end to the emergency powers that have been present since the quakes and returning leadership to the local people. Both council and communities.</p> <p>The Minister should absolutely not have the ability to amend or bypass relevant plans and bylaws directly.</p> <p>Any new agency needs to be run by the ccc in partnership with community groups and supported by central government (as opposed to being undermined by central govt).</p> <p>I very much thank you for taking the time to read our submissions and helping us to help ourselves to make Christchurch a place that locals and all New Zealanders are proud of and love.</p> <p>Nga mihi nui, [REDACTED]</p>

Released by the Minister for Canterbury Earthquake Recovery

2623	Email	[REDACTED]	30/07/2015	<p>Hi there. My wife and I support The current structure. The Govt needs to be in partnership with CCC but, leading the major items that are the crux of ChCh CBD rebuild. Those items are; Avon river restoration and enhancement. Convention Centre, Justice Precinct, Metro Sports centre, New roofed Stadium, also motorways and some infrastructure. Etc etc.</p> <p>If CCC was in charge none of the above would happen. The CCC would tear itself apart due to its left leaning "nay-Sayers" that dominate. In an unprecedented disaster such as what happened in Cauty, it is vital Govt steers the ship until it is obvious CCC can take over the helm??</p> <p>The Govt should be held to its own account from renegeing on "major items".</p> <p>ChCh, as the 2nd city in NZ and, gateway to the South Island, could become a jewel in the crown for future NZ Govts if it's rebuilt correctly and, with foresight.. ChCh could become a magnet for young kiwis living overseas if ChCh becomes a leading education and High tech centre with associated businesses (Vodafone research building) etc...</p> <p>It could take pressure off Auckland and, provide a more balanced New Zealand.</p> <p>Regards [REDACTED]</p> <p>Kind Regards from [REDACTED]</p>
2624	Email	[REDACTED]	30/07/2015	<p>My comments relate to structure and leadership only, as if you get these wrong the rest of the recovery effort will struggle no matter what else you do. I am a person with significant theoretical and practical knowledge of recovery management. I was trained in recovery management and helped others in similar training over a number of years before 2010. I was closely involved in recovery management after the September 2010 earthquake at both regional and local level. As a result I have very good knowledge of the personal and organisational dynamics and behaviours that existed at that time. I have not been involved since December 2010.</p> <p>In my view - and many experienced others have shared it with me - a principal problem with recovery management post September 2010 was that the Christchurch City Council declined to apply well established recovery management principles to recovery activities in the city area. The key point being that in such a recovery situation the local authority should provide leadership across all aspects of community life; the CCC did not do this. I consciously avoided certain aspects of "recovery life" and left these to be led and dealt with by others, e.g. EQC and MSD. This approach led to issues which were emerging in early 2011 and were aired at a public meeting, called by the then mayor, a few days before February 22nd. I will spare you the details.</p> <p>By contrast another local authority, Waimakariri District, embraced and led the whole community in its recovery efforts and got on much better as a result.</p> <p>Then along came February 22nd with all its impacts. It was not at all surprising that CCC was pushed aside in the recovery arrangements established after that - for a variety of reasons including not only what it had done (or not) in the post September period but also because of the sheer scale of the event and the need for central government involvement, resources and money.</p> <p>Since February 2011 there have, in the Christchurch context, been two authorities involved in recovery management - CERA and the CCC, at both organisation and political levels. I have worked on contract inside both organisations, as well as observing from afar, and I have ongoing involvement with dispute resolution in both the EQC and the insurance environments. In fact I was one of the instigators of the thinking that eventually led to the establishment of the Residential Advisory Service.</p> <p>In my view it is time to move on from having two separate organisations trying to do similar and overlapping things. The two organisations do not work significantly well together and create significant work and stress for each other. There are good people leading and working in both organisations; there are other types as well. They are unnecessarily bound up and frustrated by politics. In the public eye, and often in reality, there is a pattern and history of conflict between the two organisations starting right at the top. Behaviours at the top reflect in behaviours and feelings at the bottom - in organisations and the community - and I see plenty of that. I often think what a madness it is to have two separate organisations trying to do very similar things and regularly making a fight of it. This needs to stop.</p> <p>It is time to have just one organisation involved in recovery management within Christchurch, the leadership of that one authority has to be positive and strong and has to be focused on "whole of community". It has to come from where the community expects and wants it to come from i.e. the local authority, the Christchurch City Council. Certainly central government has to be involved. Where there is a will there is a way, and central government is perfectly capable of working in with such a locally led arrangement if it wants to. It has been done before in other places. The size and resources of central government make it important, but they do not automatically make it the most suitable leader. The fact that central government will want to put conditions on its levels of involvement and support does not mean it has to be leader. Central government simply needs to bring along its supportive and co-operative attitude, albeit and understandably with its conditions attached.</p> <p>And so, to wrap up, what do we need for ongoing recovery management in Christchurch? One organisation</p> <p>With local leadership, focused on whole of community Get either one of these wrong, and you will get the whole thing wrong</p> <p>[REDACTED]</p> <p>[REDACTED] Christchurch 8081 Phone [REDACTED] Mobile [REDACTED] [REDACTED]</p>
2625	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Power to the people</p>
2626	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence</p>
2627	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence</p>
2628	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>We are no longer in an emergency situation so i believe Christchurch can start making its own decisions.</p>

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2629	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>i want to send students to Canterbury but i cannot at present due to the situation. ☐</p>
2630	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
2631	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The Blueprint was a kickstart for the city, but the next stage of recovery needs more input from the wider population. The CCDU has a broad brush and lacks transparency in its decision making processes. We now need a more detailed approach to implement the vision of the city identified in the Share An Idea campaign, and most importantly we need the ability to shape the city ourselves.</p>
2632	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
2633	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
2634	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
2635	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Because it is our place. My ancestors have been here since 1867 and we love our city and we want to see more visible signs of recovery. CERA has had nearly 5 years and what have they achieved? Random destruction of many of our beautiful buildings, which would have been repaired elsewhere in the world, because they didn't fit into their grandiose plan. ☐</p>
2636	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
2637	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
2638	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
2639	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
2640	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Follow good overseas models. Having motorway leading to Brougham St not smart long term. Monorail cheap. Good systems for clean, future thinking</p>
2641	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The current intervention regime for local authorities gives ministers (Gerry Brownlee) very broad discretion, which he is increasingly being using. This raises concerns regarding the potential concentration of power with the Minister, stagnation of local government processes and the appropriateness of replacing locally-elected representatives with ministerial appointees. Confusion over local government's constitutional position has encouraged encroachment on its powers. Local government is sometimes described as a "partner" in "a constitutional relationship" and should represent an important check on central government. It's time CERA went!</p>
2642	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
2643	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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2645	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I don't believe CERA have been effective in delivering what we need to recover from the earthquakes. I understand it is a lengthy and time consuming process but I also see many unwise choices that have been made that don't benefit locals and only line the pockets of the wealthy. A locally led recovery where 'many' voices make decisions is the only way for fair and effective actions going forward.</p>
2646	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
2647	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Time to hand back Christchurch to the people that live and work there.</p>
2648	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>

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2653	Email	[REDACTED]	30/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Just few thoughts: including contemporary green and ecologically sound designs would benefit Christchurch and the whole nation. Showcasing design and functionality for the world and inspiring young and old that they have a new city leading the way of the future. Also making housing that is affordable and getting a new plan sorted now. Stop wasting public money on new flag plan's .
2654	Email	[REDACTED]	30/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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2657	Email	[REDACTED]	30/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. The centralised control in Chch since the earthquake has resulted in a slow central city recovery. The blue print - high in ideals seems to have disintegrated into pieces with the result that neither the blueprint vision or a rapid recovery has resulted. An example: the IRD building continues to languish 4 years on - it could have been reopened 2 years ago. Victoria St - outside the un-necessarily restrictive red zone and blue print - alive and well The central control has clearly stifled the ability of individuals to act. And "nice-but-not-necessary" facilities like the convention centre and stadium imposed by Govt need to be rethought and re-prioritised.
2658	Email	[REDACTED]	30/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. To date its been a National led joke that has seen promises not kept and incompetence the order of business with an overriding dictatorial approach designed to stifle objections. Its time local people had a say and control of the Christchurch rebuild. This National government are simply not up to the job.
2659	Email	[REDACTED]	30/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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2661	Email	[REDACTED]	30/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. I have been grateful for the Governments support after the earthquakes, but very disappointed at the sidelining of our elected representatives. I believe the singular lack of communication with the local community has led to many unwise and expensive decisions and an increasing disillusionment with the rebuild authorities. I am particularly incensed that the Govt. is forcing our community to shoulder vastly expensive "anchor" projects such as the vastly oversized Convention Centre & Stadium ahead of desperately needed housing & roads & community facilities. t is urgent that full control be returned to our elected representatives
2662	Email	[REDACTED]	30/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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2665	Email	[REDACTED]	30/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. Feb 22 saw a bonding of all folk and communities. We helped each other, we cared, we shared perhaps like no other time in the City's history. Time, EQC, dodgy insurance outcomes and Government's dictatorial pronouncements have shredded that spirit to within an inch of its last synapse. We don't need a posy massive sport centre within earshot of our Hospital. We do need a modern, efficient transport system. We don't need a sprawling convention centre cluttered by people who care nothing for this city. We Do need parking or why bother going to the CBD. We don't need government handouts to break business tenancy agreements in order to 'force' business back to the CBD. Perhaps it is time for a new vision of what a CBD could and should be. Let us be in charge of our own decisions based on our wants, our lifestyles, our employment. Humankind evolved, so will our City. It is supreme arrogance to indicate that no one in Christchurch has enough ability to develop this city's rebirth wisely.
2666	Email	[REDACTED]	30/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. It is definitely time for the local people and council to have their say and to be able to control the current situation now 5 years later. ☐

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2673	Email	[REDACTED]	30/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. The support by the govt to date has been appreciated. The time has come for govt to allow the Chch Community to have the lead role in the recovery but continuing to support. The local Govt should be majority of locals, by the various communities, for the people of Christchurch and Canterbury. I believe the partnership is currently too heavy weight in favour of central govt, not transparent and too slow
2674	Email	[REDACTED]	30/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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2676	Email	[REDACTED]	30/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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2681	Email	[REDACTED]	30/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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2685	Email	[REDACTED]	30/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.
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2688	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I cannot reconcile the council/community inspired "Share an Idea" vision with the government-led masterplan.....so disappointing.</p>
2689	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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2691	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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2693	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>CERA has not added any value to the rebuild and in fact the existence of CERA has been detrimental to the recovery. Give us back OUR city, NOW!</p>
2694	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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2697	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
2698	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Our Council is best placed to lead the recovery of our City. It's been nearly 5 years and the lack of progress needs to be reversed. ☐</p>
2699	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>It's paramount all of CHCH possess full power to say & do what's desperately needed in regards to the proper recovery, rebuild & repairs of a city that is their absolute realm of being. It sadly has been four long years & the progress of such matters have really simply faltered in more ways than fair, putting immense stress & dire struggle into the community. It's appalling how certain folks in charge have constantly let the city & its people down</p>
2700	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
2701	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>As someone who works in a range of communities in Christchurch, I really want to see control of Christchurch returned to all of us who live here rather than Wellington. The command and control approach has been in place for far too long and goes against all best practice that I have ever seen discussed internationally. Please return full control of our city to those of us who live and work here. ☐</p>
2702	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
2703	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Local people know their community best and should have the ability to direct what should be happening in their communities. Any Government involvement should still require public consultation. This would reduce debacles like Victoria Square from getting too far along a process. Central Govt still needs to be contributing to the second largest city to help with the recovery, but decision making should be at a local level with govt just one voice in the process. 5 years down the line we should not be using emergency legislation to allow things to occur without public involvement (e.g. Not notifying consents). We need to start moving back to Christchurch for Christchurch people. ☐</p>
2704	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Don't sell prime public land that can be used for community gardens.</p>
2705	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>As an engineer actively involved in Christchurch, I think the role of EQC should be scrapped or radically amended. They were too often a part of the problem and not the solution and this resulted in many poor outcomes.</p>

Released to the Ministry for Canterbury Earthquake Recovery

2706	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Christchurch is our city. As residents, we deserve to have our say in shaping our city's recovery. That means that our recovery needs to be locally driven by our communities and our locally elected council - not by central government, who are out of touch with our needs and the realities of living in post-quake Christchurch.</p>
2707	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>People from outside of Christchurch have little to no idea of the day to day life in the city. Democratic countries should have people making decisions about their lives or the elected officials making decisions that line up with the wishes of the people. So far, the minister has made many decisions that the people of Christchurch are not in favour of.</p>
2708	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
2709	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>It is essential that Christchurch people have a greater say and stake in decisions that are made on their behalf. The conditions in Christchurch no longer correspond to the term "emergency." The only "emergency" now is that irreversible, unwanted decisions will be made on Christchurch citizens' behalf that they will be paying for for generations to come.</p>
2710	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
2711	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Christchurch people are more likely to act in the best interests of Christchurch residents whereas when the government or outside agencies get involved (like with our water) what the actual people living here want becomes irrelevant.</p>
2712	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
2713	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Local people have a greater depth of understanding of what Christchurch needs and wants.</p>
2714	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
2715	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>There has been too much politbureau interference in Christchurch. Democracy does not seem to have a place in Canterbury anymore.</p>
2716	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Like the idea of local representation.</p>
2717	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The needs of the different communities have to be accommodated. The Government will have it's hands full deciding what to do with the the Red Zone land that it now has. This needs to proceed quickly to make the most of the stranded assets that organisations like Orion have in these areas.</p>
2718	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I love the community to be involved to create a city for the people!</p>
2719	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
2720	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
2721	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I want my democracy back. I am sick of the financial waste I have seen and the privilege given to corporate interests which has not paid off for me and other ordinary people. Central government has thoroughly mucked up the rebuild. Hurry up and let us get on with actually rebuilding our city instead of waiting while central government sits on its hands. At least get out of the way of council and small to medium sized businesses who are responsive to local and consumer feedback. I visited a city in China which experienced a bigger earthquake and was completely rebuilt in 18 months. The central government response has been farcical. □</p>
2722	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I believe strongly that the citizens of Christchurch need to be involved in the rebuild of our community and that this is better able to be managed on a local rather than central Government based.</p>
2723	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Using emergency powers as a way to push through laws or changes quickly when there is blatantly no emergency anymore is ridiculous.</p>
2724	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>*Mistakes, scandals, and failures no longer signal catastrophe. The crucial thing is that they be made credible, and that the public be made aware of the efforts being expended in that direction. The "marketing" immunity of governments is similar to that of the major brands of washing powder</p>

2725	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
2726	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
2727	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The people of Christchurch need to be in control of their own destinies. We have been patient long enough.</p>
2728	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>For me I have been concerned about actions that CERA have taken over the past 4 years. While some of the emergency powers may have been necessary in the emergency stage, as time has gone on they have become increasingly undemocratic. Property rights and rights to appeal are vital pillars of democracy that have been eroded under the CER act. It is time the act was completely abolished once the legislation expires and power vested into the CCC with an advisory board liaising between local and central government. Saldy I have come to the view that Hon. Gerry Brownlee's position as minister is untenable and he is a substantial roadblock to the recovery of Christchurch and must be stood down. It would be a massive gesture of goodwill towards New Zealand's second city. Regards [REDACTED]</p>
2729	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Of course Christchurch's recovery should be directed by and implemented by the citizens of that city. The recovery has been exceedingly slow for some poor residents perhaps this has been caused by people who think they know better than the people who live there. This attitude is patronising and unfair. Put the decisions to be made where they belong--in Christchurch!</p>
2730	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The emergency is over. It is long past the time when the decisions on the rebuilding of Christchurch were restored to the people of Christchurch. I, like most residents, have been totally cut out of any say in the decisions surrounding the so-called anchor projects - yet, as a rate payer, it falls on me to contribute to both their construction and ongoing maintenance. This will not change unless the decisions on these and similar "enhancement" projects are returned to Council hands, where they will at least be subject to the democratic process.</p>
2731	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Take the final say for projects off Gerry Brownlee. He has lost touch with what the people of Christchurch want and need and pushes his own and the government's agenda. We need a locally led recovery and some say in what happens and not have decisions forced on us. What has been allowed to happen to our irreplaceable historic buildings is an outrage.</p>
2732	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>First, Christchurch citizens were disempowered by Mother Nature. Nothing you can do about stopping earthquakes, just trying to mitigate their impact. But now four years later many citizens have been and shamefully still are being disempowered by the combined power of CERA, CCDC, EQC and insurance companies. Not to mention the loss of democratic rights for Environment Canterbury. The only positive things that are being done and are working for the city are those things which local groups and businesses have been able to do without government command and control. There is no plan (either interim or long term) for the red zone, the plans for the CBD are woefully inept and the whole process is overseen by a Minister, Gerry Brownlee, who has offered no hope, inspiration or even kindness in his so called leadership of the recovery and rebuild. Christchurch businesses and workers dragged themselves back into productivity amazingly quickly after the quakes using imagination and patience and courage. That effort has not been acknowledged by the organisations set up to help the city recover but rather has been frustrated at every turn. The loss of heritage which still continues (Bishopscourt) is a scandal. The rejection of the citizens input in to the ideas for the rebuild of the CBD had a massive impact on democracy. The government is already making a mint from GST on the rebuild. How about acknowledging that and letting the locals be responsible for their city in totality, not just around the edges. The council is not perfect but at least we can elect them, talk to them at a local level and their focus is totally on the city. Central government and their rebuild organisations are focused on money, ego and hanging on to their positions at all costs. If this seems harsh I can only judge them by their actions (or lack of actions). If only central government would show an interest in working with local people (not vested interests). They would still claw back every dollar spent and a bit more. Time to let democracy reign,</p>
2733	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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2736	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
2737	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I completely support this submission and the principles behind it.</p>
2738	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Collectively the citizens know best what we need to progress Christchurch's recovery through interaction with local council.</p>
2739	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>In Christchurch we have a one-off opportunity to develop a city that is dynamic, sustainable and creative, which attracts diversity. To date the Government has shown that it's not capable of leading the rebuild in a manner that's transparent, inclusive and community focused. It's imperative that the rebuild of Christchurch is locally-led so that further opportunities to develop a progressive city are not wasted. ☐</p>
2740	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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2742	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Those of us that have lived through the earthquakes, trying to rebuild our broken houses and heal our sick children, trying to rebuild our broken businesses and trying to overcome all the rules and regulations that are put in front of us - know what we want and how we can get these things so our voices need to be finally heard. We've been ignored for far too long by the powers that be and now is the time for us to start standing up for our human rights.</p>

Released by the Minister for Canterbury Recovery

2743	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
2744	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I do not support the Government's enforcement of the large, 'anchor projects' This is what is pushing our local Council into a situation where they are going to sell assets. Without those projects the Council's financial situation would not be so dire. If the Government wants projects on that scale they should pay for them, not hold the Council to ransom and blackmail them by threatening to take over the Council if the Council doesn't comply with the Government. This must stop. We do not need a Convention Centre that is costing so many times more than the last one. We do not need a huge, covered rugby stadium for a sport that is all professional now. If the rugby franchises want a specialised stadium, let them pay for it. These stadiums lose money. Christchurch must be allowed to self govern and the Government should bow out except for providing the funds that they have promised. □</p>
2745	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>There are lots of fantastic local initiatives that have sprung up or are being proposed that create uniquely Chch solutions to our problems. They are at threat from a rigid process that imposes a strict Blueprint with no ability for flexibility or significant public input (relying on "Share An Idea" from 3 years ago does not count!). It also will provide little confidence to potential investors into the city if they find too much red-tape in the way from another layer of Govt.</p>
2746	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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2748	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Give our city back please.</p>
2749	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
2750	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I have asked my son to help me with my submission, and have read his which I largely agree with, so am using some of his to form my own. "I strongly object to the foreshortened submission time of 1 month ending 30th July, especially since the Draft Transitional Recovery Plan's completion was delayed several months from April to July. That it could be considered practical that the report can be disseminated, responsibly assessed and responded to in such a short time, is beyond belief, and fundamentally undemocratic. There are many organisations and community groups that meet only once a month, that would be interested in making a submission but will therefore be excluded from doing so due to the limited time available. By rights it should be CERA that is organising + hosting local community meetings to allow a fuller and clearer understanding of the direction and consequences each of these options could take. I am uncertain why these 3 options are presented as the ONLY options. Why is there no 4th option, for example : -full community control with the Crown in an Advisory role, but with no direct veto. The interests of the Suburban communities also needs to be considered in how they differ from the needs of the central zones. The central 'Blueprint' needs to be reassessed in regard to the size, costings and appropriateness of choices now that several years have passed, with CHCH residents directly involved. Remember the 'Share an Idea' campaign. Perhaps an update is due. The publicly rejection of the 'proposed redesign of the Victoria square' should act as a warning light to all, that there may be a different public sentiment than was previously understood. ...ie...Sit Up and listen." Regards Edy Eichholtz □</p>
2751	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Over the last 4 years there has been a lack of willingness on the behalf of government to have open dialogue with regard to decision making processes, to collaborate with local councils and to engage with local communities. Powers and provisions should rest with local councils to enable a locally led recovery, supported by Government. Any powers retained by the relevant Minister in conjunction with the Minister for local Government under Section 27 should only be enacted at the request of the local and regional councils. Any new agency needs to have business and development interests represented but also governance, sustainability, urban design and community interests. Business investment is not the only driver for making a successful city. It should take into account social, cultural interests of communities, maintain and enhance the quality of the environment and the reasonable foreseeable needs of future generations in the context of Te Tiriti o Waitangi. A shared vision for the whole of Christchurch created and owned by the people of Christchurch will create a city that has an identity and a community that is excited about its future and this will attract investors. Capture the energy, passion and build trust with the community that has been lost since share an idea. Any agency set up should have clearly defined roles and clear lines of communication and responsibilities to ensure collaboration and no more double handling of issues and projects across agencies. And that the agency has skills and personalities that enable this to occur. Reporting should be based on agreed goals should be transparent, relevant, granular, regular and timely, and include measures of social, cultural and environmental regeneration as well as economic. □</p>
2752	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
2753	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Having been a Christchurch resident for 16 years, including the years since the earthquakes, along with many other members of the community I have an idea of some of the complexities of the region's recovery. As a community, after the initial survival mode many have made do the best we could with huge changes and losses to neighbourhoods, homes, schools, support networks and the city in general. Many people have suffered immensely - and the struggles are not over. We see around us constantly reminders of substandard housing, health impacts, homelessness, loss of people, loss of jobs, loss of neighbourhoods, huge changes to the education network, and of course the physical changes to the city and damage to infrastructure. Alongside people's day to day battles, there has been inspirational creativity and inventive solutions unleashed - the container exhibition along the road to Sumner, the Whole House Reuse project, ReKindle, the Re:Start mall, Gapfiller, the Student Army, even the Cavity Critter for investigating sub-floor damage, just to name a few. Many of these initiatives have come from within the community. There were fantastic ideas contributed for the Council blueprint, and a real sense that we together could turn the devastation of the earthquakes into something positive and exciting. While there has been huge amounts of work done, many milestones of infrastructure repair achieved and many people's home repairs underway, it seems like there have been many projects delayed or abandoned, and plans that had the heart of the community have been shelved in favour of big, top-heavy anchors that are weighing us down. It's absolutely not to say that outside expertise is unwanted. I think everyone is conscious of the generosity Otautahi has received from all over New Zealand and beyond, and truly grateful. And we obviously do need central government involvement to continue. However it seems to me that having so much control and decision-making over our city being held outside is contributing to the discouraging sense of disempowerment, disillusionment and alienation from the representative process. The city is only here because of the people. It makes sense that decisions should be in the hands of those who can consider research, ideas and guidance from elsewhere, but who know the city well, understand the relationships between different neighbourhoods, communities and needs, and who are committed to being a part of it.</p>
2754	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I fully endorse the intention of the draft transition recovery plan when it states on p.10 "International research shows that, for recovery to be sustainable in the long term, it needs to be 'owned' and led by local communities and institutions." However for this statement to be meaningful the cabinet decision (8.6) to retain section 27 of the CER needs to be removed. This gives the relevant minister power to amend relevant plans and bylaws. It is inconsistent that there can be local leadership at the same time as relevant minister can over rule and change local decisions. □</p>
2755	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The most exciting things that have happened in Christchurch since the earthquake have been grass-roots, locally-led initiatives. In the meantime, initiatives from central government feel like they have stalled, and it's not clear that many of the big blueprint projects are even what most people in Christchurch want or need. Returning autonomy to Christchurch will enable us to build the city we truly want, and give us a strong voice in the future of our city. New Zealand is a democratic nation, but it has felt in the last 5 years as if Canterbury is not part of that democracy, when the Council we elected has its decisions overruled by central government.</p>
2756	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Evidence from historical disasters has shown that recovery led by the local communities is always more successful than the top down approach. For Christchurch the excessive delay in the government-led anchor projects for which no business plans have yet been released bear this out. The outer Eastern suburbs need to be included in future plans as they have been largely neglected. The people in these suburbs need to have an effective say through their local community boards and the City Council. □</p>

2757	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>A city is not just a place but also its people. By giving the Minister the ability to amend plans and bylaws directly, you are turning Christchurch into a city of one instead of a city of thousands. Furthermore the people of Christchurch have proved that they hold the creativity and innovation to turn our city into something new and exciting. When we think of the rebuild, we don't think of Hospital Precincts, Stadiums, and Convention Centres; we think of the Pallet Pavilion, the Tannery, re:Start Mall, and the container art in Sumner. Give the process back to the people. We are Christchurch - its past, present, and future.</p>
2758	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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2760	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Christchurch needs empowering -The people are exhausted and depressed. Motivating the citizens to be excited is the number one issues. To achieve this I would favour an independent board charged with the Christchurch recovery. The Christchurch City Council has shown itself to be incompetent and weighed down in its bureaucracy. Some of its elected members are not sufficiently able to lead the people. CERA too is seen as a remote and big business friendly giant that is out of touch. An independent body of trusted locals would have more chance of empowering the people of Christchurch to feel part of their own futures. □</p>
2761	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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2763	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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2765	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I fully endorse the intention of the draft transition recovery plan when it states on p.10 "international research shows that, for recovery to be sustainable in the long term, it needs to be 'owned' and led by local communities and institutions." However for this statement to be meaningful the cabinet decision (8.6) to retain section 27 of the CER needs to be removed. This gives the relevant minister power to amend relevant plans and bylaws. It is inconsistent that there can be local leadership at the same time as relevant minister can over rule and change local decisions.</p>
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2768	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>I believe those most affected by the Christchurch earthquakes are best placed to lead the recovery. I therefore support the Council and local community groups to lead the recovery, with support from the government. I do not support the government retaining control of red zoned land.</p>
2769	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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2773	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>Local leadership will allow the local voice to be heard. 4 1/2 years on we need to see streamlined effective efficient progress, that allows us all to move on.</p>
2774	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p> <p>The recovery must be locally lead. The community needs to have agency over the city they live in.</p>

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2784	Email	[REDACTED]	30/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence. I fully endorse the intention of the draft transition recovery plan when it states on page 10: "International research shows that, for recovery to be sustainable in the long term, it needs to be 'owned' and led by local communities and institutions." However for this statement to be meaningful the cabinet decision (8.6) to retain section 27 of the CER needs to be removed. This gives the relevant minister power to amend relevant plans and bylaws. It is inconsistent that there can be local leadership at the same time as relevant minister can over rule and change local decisions.
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2786	Email	[REDACTED]	30/07/2015	I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.

Released by the Minister for Canterbury Earthquake Recovery

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2788	Email	[REDACTED]	30/07/2015	<p>I support a locally led recovery in Christchurch. This means ending all the emergency powers that have been present in Christchurch since the quakes and returning leadership to the local council and communities. The Minister should not have the ability to amend relevant plans and bylaws directly. Further any new agency needs to be run by the council, community groups, or an independent board that can act without Ministerial influence.</p>
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Released by the Minister for Canterbury Earthquake Recovery

Draft Transition Recovery Plan

Written Comments Form

The purpose of developing the Draft Transition Recovery Plan is to set out proposals for the transition of the Government's role in greater Christchurch's recovery to long-term recovery arrangements.

The Draft Plan includes key contextual information, and proposals for new recovery legislation, a set of new recovery arrangements for the central city and an approach for reporting on priority recovery issues. It also sets out the Government's decisions on the transfer of recovery responsibilities of the Canterbury Earthquake Recovery Authority (CERA) to other central government agencies.

This is your opportunity to provide written comments on the Draft Plan. You can answer as many or as few questions as you like.

1. Do you have any views on the powers and provisions that will be needed in the new legislation to support regeneration?
(see Chapter 3 for more information)

I would want the Council to be more involved as the councillors are elected by people and represent ground opinions -

2. Do you think that the proposed new arrangements for the central city will create the 'step-change' needed to drive business confidence and investment in the central city? (see Chapter 5 for more information)

Yes No Why or why not? Need more land to be available for private small-scale residential buildings - too many large sites vacant waiting for speculation prices. No building of the winning residential design yet

3. Are there any other changes needed to build confidence and encourage investment in the central city rebuild?

"Restore" the original Cathedral in the Squares as a symbol of old + new ChCh look at the Theatre Royal for example of ChCh love of heritage. Town Hall restoration a great step forward. Looking forward to going there too.

4. What are your views on the proposal for regular monitoring and public reporting on priority areas in order to hold agencies accountable for addressing recovery issues? (see Chapter 8 for more information)

I agree with the 5 priority areas - don't think we need huge roading expenditure however - water + sewerage important

5. In your opinion, is there a better way to report on these recovery issues?

Give the DHB money to help with peoples wellbeing - Increased mental illness is so obvious. Be honest about situations and follow international best practise. don't skimp!

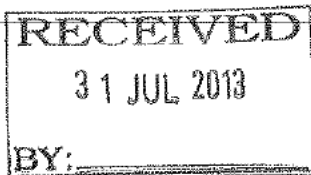
Any other comments:

Council paid prior to EQ for city renewal ideas from Danish city planners. Great recommendations in that report. Fitted well with "Share an Idea" consultation - when will these ideas of the public be implemented?

* Put rates up on undeveloped land in CBD to ensure quicker recovery time frame similar to Nelson's rating scheme.

Feedback must be received no later than 5pm
Thursday 30 July 2015. For more information or to
give your feedback online visit: www.cera.govt.nz

Please fold along the dotted lines and secure edges before sending
it to the freepost address. If you are attaching other sheets of paper,
please put it in an envelope before posting it.

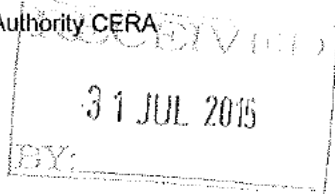


0800 RING CERA
0800 7464 2372
www.cera.govt.nz

New Zealand Government



Freepost Authority CERA



Draft Transition Recovery Plan
Freepost CERA
Canterbury Earthquake Recovery Authority
Private Bag 4999
Christchurch 8140



Comments Form (Personal details optional)

Name



Address

ANOW

Email

Resident of:

- Christchurch city
- Waimakariri district
- Selwyn district
- Other (please specify):

The purpose of developing the Draft Transition Recovery Plan is to set out proposals for the transition of the Government's role in greater Christchurch's recovery to long-term recovery arrangements.

The Draft Plan includes key contextual information, and proposals for new recovery legislation, a set of new recovery arrangements for the central city and an approach for reporting on priority recovery issues. It also sets out the Government's decisions on the transfer of recovery responsibilities of the Canterbury Earthquake Recovery Authority (CERA) to other central government agencies.

This is your opportunity to provide written comments on the Draft Plan. You can answer as many or as few questions as you like.

1. Do you have any views on the powers and provisions that will be needed in the new legislation to support regeneration?
(see Chapter 3 for more information)

yes - please see the submitted attachments
to this form.

2. Do you think that the proposed new arrangements for the central city will create the 'step-change' needed to drive business confidence and investment in the central city? (see Chapter 5 for more information)

Yes No Why or why not? _____

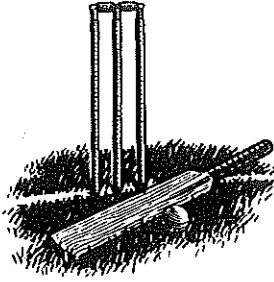
3. Are there any other changes needed to build confidence and encourage investment in the central city rebuild?

4. What are your views on the proposal for regular monitoring and public reporting on priority areas in order to hold agencies accountable for addressing recovery issues? (see Chapter 8 for more information)

5. In your opinion, is there a better way to report on these recovery issues?

Any other comments:

Released by the Minister for Canterbury Earthquake Recovery



Canterbury Cricket Trust

*'A Charitable Trust to foster the promotion and development
of cricket in Canterbury and Westland'*

29 July 2015

SUBMISSIONS TO CERA ON DRAFT TRANSITION RECOVERY PLAN

This submission is on behalf of the Canterbury Cricket Trust ("Trust") and relates to powers and provisions it believes are required in new legislation to support the regeneration of Christchurch.

1. The Trust is providing this submission due to its role in being significantly involved in the planning and construction of the new cricket Pavilion at Hagley Oval. The Trust's sister entity, Canterbury Cricket Association (CCA) obtained a resource consent to build a cricket pavilion, embankment and install floodlights for the purposes of providing a first class and international cricket venue for Christchurch.
2. The granting of the resource consent and the subsequent building of the Pavilion by the Trust, and the construction of the embankment by Christchurch City Council ("Council") was the catalyst for Christchurch hosting ICC Cricket World Cup 2015. The hosting of the Cricket World Cup was some compensation for the city's loss of Rugby World Cup 2011 as a result of the Christchurch earthquakes.
3. The facility, particularly the Pavilion, has provided a much needed entertainment venue in Christchurch, particularly lacking in the city in the post-earthquake era.
4. The facility however is situated on Reserve land which is governed by the draconian and rather restrictive provisions of the Reserves Act 1977. Circumstances demand that this Act is observed in breach.
5. In addition to the Pavilion at Hagley Oval, the following sporting facilities are also situated on Reserve Land;
 - 5.1 The Horticultural Hall in Hagley Park;
 - 5.2 The Netball Centre in Hagley Park;
 - 5.3 The Golf Club and Café in Hagley Park;
 - 5.4 The facilities in English Park;
6. The clubs and organisations which are involved with these various facilities simply require utilising them for other purposes to provide an income and sustain their sporting and recreational operation. Such other activities include social functions, 21sts, housie nights and other events that not only supplement the sporting and recreational activities of these sporting organisations, but go some way to providing a community benefit for all those that use them.

7. With this background in mind we believe that new legislation is required, in order to see Christchurch through the next five or so years until its many damaged and removed facilities are replaced.
8. CERA legislation and appropriate Orders in Council that allows appropriate sensible and pragmatic use of existing facilities must be introduced to extend it to provide a sensible outcome for the city and its citizens.

The current Orders in Council that expire in 2016 enable Reserves to be utilised for purposes to cover for lost facilities encountered as a result of the earthquakes.

Already minority groups are protesting at the very necessary function that the Hagley Oval Pavillion is providing over and above its use as a cricket pavilion. It has become the major event venue of the city for weddings, dinners, cocktail parties, conventions, meetings and other events. Its capacity of 300 people in the main lounge lends itself ideally for these purposes.

We would suggest that CERA legislation be extended to 2020/2022 to enable facilities to be utilised for the general good and wellbeing of this city. There is a paucity of appropriate venues and all facilities that are currently able to be used should be used despite that they might be located on Reserve Act land.

9. The Trust has made considerable progress in backing up on the Resource Consent obtained by CCA in raising [redacted] in under three months to build and provide the first anchor project in the city since the earthquakes. That process also cost CCA [redacted] in resource consent and associated fees.
10. Appropriate legislation for the next five years should alleviate the community of expensive and time consuming processes to achieve for Christchurch what it desperately needs.
11. Order in Council legislation or other appropriate enactments should be passed to ensure these objectives are achieved for the benefit of all.

It is for these reasons, the Trust submits to CERA that new legislation is enacted which allows these sport and recreational groups to operate their facilities not just for sport and recreation purposes but also for community and social activities and events.

[redacted]
Chair [redacted]

Feedback must be received no later than 5pm
Thursday 30 July 2015. For more information or to
give your feedback online visit: www.cera.govt.nz

Recieved
9 JUL 2013
Please fold along the dotted lines and secure edges before sending
it to the freepost address. If you are attaching other sheets of paper,
please put it in an envelope before posting it.
BY: _____



0800 RING CERA
0800 7464 2372
www.cera.govt.nz

New Zealand Government



Freepost Authority CERA



Draft Transition Recovery Plan
Freepost CERA
Canterbury Earthquake Recovery Authority
Private Bag 4999
Christchurch 8140

Comments Form (Personal details optional)

Name Canterbury Cricket Trust
Address [Redacted]
Christchurch 8140
Email [Redacted]

Resident of:

- Christchurch city
- Waimakariri district
- Selwyn district
- Other (please specify): _____

If you choose to provide your details they may be made public. All feedback becomes public information.

From: [REDACTED] on behalf of [REDACTED]
To: [info \(CERA\)](#)
Subject: submission
Date: Friday, 31 July 2015 4:03:57 p.m.

My submission is for option 3

In saying this I consider a board of 5 business people, independent from any political party have a desire to see the forward redevelopment of the CBD and in particular the repair of TC3 properties.

The board shall elect a director, who shall have control over the staff of the new authority, and shall liaise with the council and their authorities.

The main objective is for the transition at the earliest opportunity be expedited, so the city as a whole can settle down, as the truly elected body of representative of the rate payers.

[REDACTED]

Released by the Minister for Canterbury Earthquake Recovery

REF	Channel	Name	Date	Question	Submission
N/a	Facebook	[REDACTED]	30/07/2015	Remember to give feedback	Yes done.
2801	Facebook	[REDACTED]	30/07/2015	Remember to give feedback	YOU MUST HAVE EARS TO LISTEN -YOU SHOULD NVEST N SOME
2802	Facebook	[REDACTED]	30/07/2015	Remember to give feedback	ll share my idea .. [REDACTED] hurry up japan is almost finished there rebuild n u lot r still [REDACTED] atound ...still demolishing stuff n that
n/a	Facebook	[REDACTED]	30/07/2015	Remember to give feedback	http://empoweredchristchurch.co.nz/623/
n/a	Facebook	[REDACTED]	30/07/2015	Remember to give feedback	https://www.facebook.com/[REDACTED].posts/10153597816604742
n/a	Facebook	[REDACTED]	30/07/2015	Facebook advert	[REDACTED]
2803	Facebook	[REDACTED]	30/07/2015	Direct to page	Further to my comments via actionstation, the Draft Transition Recovery Plan is long on inspiring soundbites, but short on concrete policies to realise those inspiring goals. For instance, Section 5.1 states that "it will draw on its rich natural and cultural heritage"; however the specific goals in that section and 5.2 make no mention of any process, stakeholders, policy or engagement that could embody those principles. Section 6.1 states that overall responsibility will rest with local bodies, but the powers outlined in 6.2 are powers of central government. The Plan fails to meet its own objectives as expressed; one wonders which objectives it is succeeding at, if not its stated goals. In section 2.5 the Plan states "International research shows that, for recovery to be sustainable in the long term, it needs to be 'owned' and led by local communities and institutions." This is absolutely correct and means that CERA must be replaced by an organisation that is locally-led and organised around community engagement. Not only must the Council have authority (as in option 3) but there must also be expanded public consultation around the whole process to ensure local ownership of the regeneration. The Minister's powers run counter to this local principle. The centralisation of the process outside the struggling communities of Chch has created unnecessary bottlenecks, delays, frustration and alienation. Additionally, CERA has failed to take into account the wishes of the public as expressed through the Share an Idea process, instead imposing projects and associated costs that do not engage the residents of the city, and indeed threaten to lock them out of their own central city (the convention centre, specifically). This must be reversed; ignoring people's wishes is not the way to engage them. The processes outlined in the Plan are a continuation of the sidelining of local initiatives and local power that have been CERA's hallmarks. Continuation of this approach can in no way enable a 'step change' to rebuild confidence and investment - only a step change in the approach can achieve that. A locally-led recovery means that central govt. must support local efforts, not determine what will happen. In conclusion, CERA must be replaced with a process that approaches regeneration from the ground up, in contrast to its top-down attitude to date. Yours sincerely, [REDACTED].

Released by the Minister for Canterbury and the Environment in support of the Recovery

From: [REDACTED] on behalf of [REDACTED]
To: [info \(CERA\)](#)
Subject: submission
Date: Friday, 31 July 2015 4:03:57 p.m.

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[REDACTED] PHMAo

Released by the Minister for Canterbury Earthquake Recovery

Draft Transition Recovery Plan

Written Comments Form

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This is your opportunity to provide written comments on the Draft Plan. You can answer as many or as few questions as you like.

1. Do you have any views on the powers and provisions that will be needed in the new legislation to support regeneration? (see Chapter 3 for more information)

see comments in letter attached dated

28 July 2015

2. Do you think that the proposed new arrangements for the central city will create the 'step-change' needed to drive business confidence and investment in the central city? (see Chapter 5 for more information)

Yes No Why or why not? _____

3. Are there any other changes needed to build confidence and encourage investment in the central city rebuild?

N/A

4. What are your views on the proposal for regular monitoring and public reporting on priority areas in order to hold agencies accountable for addressing recovery issues? (see Chapter 8 for more information)

N/A

5. In your opinion, is there a better way to report on these recovery issues?

N/A

Any other comments:

East Christchurch Water Sports Community Trust

28 July 2015

Canterbury Earthquake Recovery Authority
(CERA)
PO Box 4999
CHRISTCHURCH 8140

Dear Sir/Madam

Draft Transition Recovery Plan - Written Submission

Eastlake Trust, was formed in response to strong public support for a water sports recreation area in East of Christchurch.

Attached is colour copy of our brochure, setting out the proposed project. The trust has consulted extensively with the Christchurch City Council and CERA in relation to the projects. There are ongoing discussions with both entities; the purpose of this letter is simply to provide feedback to the draft Transition Recovery Plan.

To this end we enclose the "Written Comments Form" which refers in turn refers to the comments in this letter.

We wish to particularly comment on the need for powers and provisions in new legislation to support regeneration. One of the key drivers for our project is to assist with the regeneration of the East by providing an attractive water amenity for the area and replacing currently disused red zone housing and infrastructure.

To successfully achieve this in tandem with the Council and the Crown, CERA may need to exercise residual powers in relation to the subdividing and carving appropriate parts of the red zone north of Kerrs Reach to establish the area for the proposed flat water sports lake.

Given the importance of the project (should it proceed following red zone consultation), it may be appropriate for its inclusion in a Re-generation Plan to allow for the streamlining of approval and consenting of the project in the public interest and in the interest of regenerating the East in a timely manner.

In the meantime if you have any queries please do not hesitate to contact me.

Yours faithfully

[Redacted]

[Redacted]

[Redacted]

Partner

P: [Redacted]

M: [Redacted]

E: [Redacted]

Released by the Minister for Canterbury Earthquake Recovery

For the people of Greater Christchurch, our visitors, Whanau and mātātahi to access world class sport and recreation opportunities - an unparalleled natural environment linking city to sea.

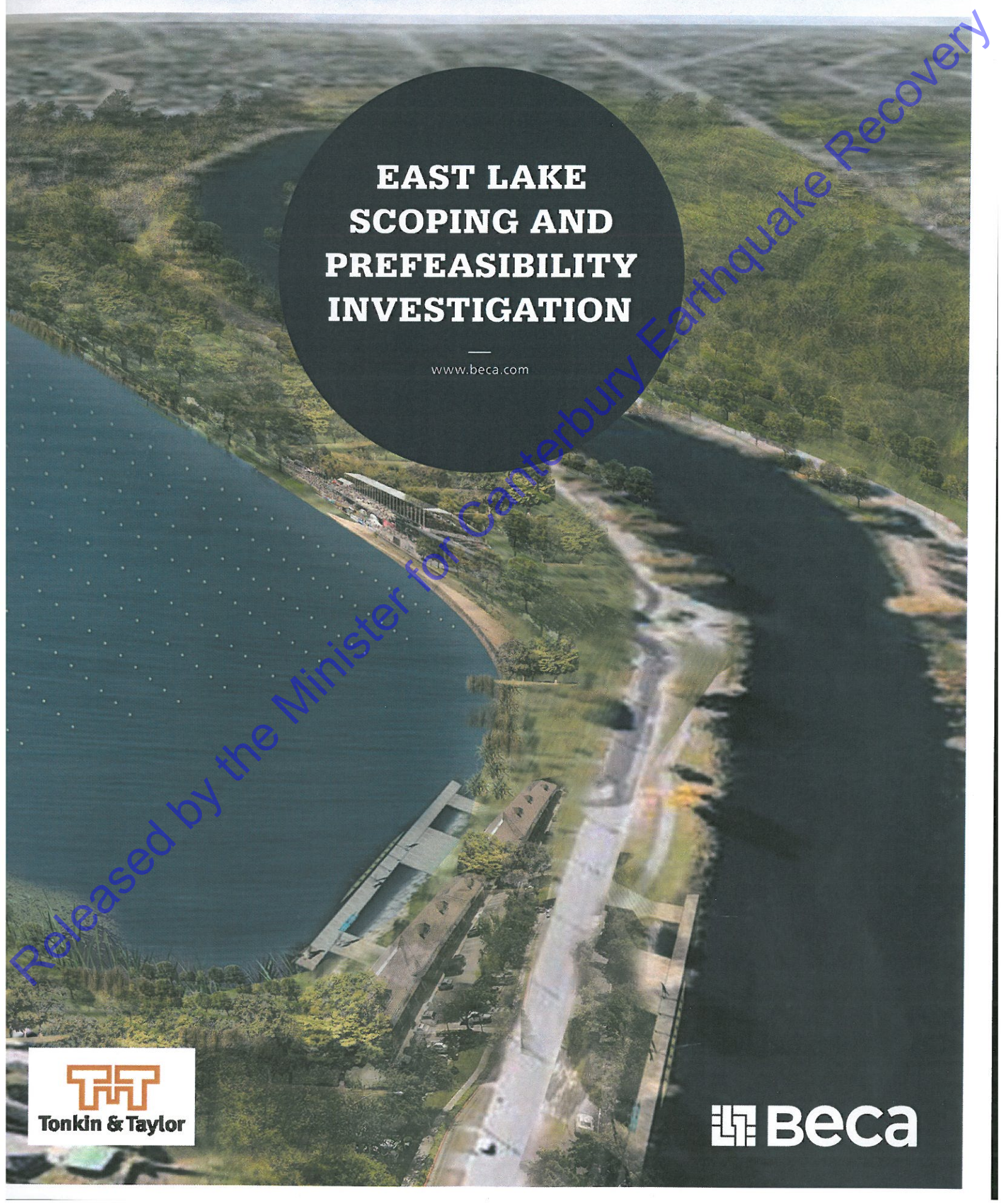
**EAST LAKE
SCOPING AND
PREFEASIBILITY
INVESTIGATION**

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Tonkin & Taylor

 **BECA**



1 OVERVIEW

- a. East Lake Trust (ELT) seeks to develop a flat water recreational water sport facility for both water and surrounds in the Kerr's Reach, Dallington, East Christchurch area in response to strong public support for a water sports recreation area in the east of Christchurch.
- b. Community consultation on future options for the Residential Red Zone is planned for later in the 2015 calendar year.
- c. East Lake Trust wishes to carry out a scoping and prefeasibility investigation for the proposed water sports facility in order to meaningfully participate in the community consultation.
- d. The Trust wishes to gain a deeper understanding of flood mitigation, hydrology and water quality issues.
- e. This paper outlines the purpose, scope, deliverables timelines, team and indicative costs for the investigation.
- f. The East Lake Trust seeks Crown support to fund the investigation.

2 BROAD SUPPORT

- a. Consultation has been undertaken with key stakeholders including Canterbury Earthquake Recovery Authority, Ngai Tahu, Christchurch City Council, Local Community Board, Avon Otakaro, Eastern Vision, Burwood Pegasus Residents' Association and Sport Canterbury.
- b. This consultation together with the Avon - Otakaro Network reflects support for recreational and sporting opportunities in the Residential Red Zone.

3 PURPOSE OF INVESTIGATION

- a. Repurposing the Residential Red Zone for recreation and the provision of a watersports facility is a large and complex undertaking which must be investigated and understood before being put forward to public consultation.
- b. Ordinarily for a project of this complexity, a strategic brief would be prepared followed by a scoping study. In the interests of meeting the consultation timeline we propose to roll the scoping study and aspects of a prefeasibility study into one single scoping and prefeasibility investigation.
- c. The purpose of this investigation is to scope and determine that a flat water recreational lake including a rowing facility is potentially feasible in the residential red zone to a level of confidence they can be communicated at community consultation related to the future use of the red zone.



4 PRE-FEASIBILITY INVESTIGATION SCOPE

The proposed scope of the investigation is to undertake the following based on existing technical data and information available: [framed around key questions below]

- a. **Define the project objectives**
 - i. Clearly identify the likely outcomes and challenges to be addressed
 - ii. Define the steps required to full feasibility and likely timeline.
- b. **Can we get the water? [Engineering]**
 - iii. Investigate and report on existing local infrastructure impacted by the scheme, consider alternatives and scope new infrastructure requirements
 - iv. Scope any further engineering investigations that may be required for the feasibility (for example artesian water supply, deep geotechnical investigations)
 - v. A high level project risk assessment with basic risk mitigation strategies for the top five risks identified.
- c. **Can we keep it in the lake? [Engineering]**
 - i. Determine water management strategy (quality, operating level range demand and availability)
 - ii. Flooding risk, challenges/opportunities
 - iii. Contaminated land
- d. **Do we have the space to fit everything? [Arch/LA; facilities expert, engineering]**
 - i. Prepare an indicative layout plans of schemes that meet the project objectives (at face value) for the purposes of community consultation
 - ii. Define required and potential/optional functional components of the project (lake, amenities, walkways, ecosystems, access, utility demands and parking)
 - iii. Determine land requirements associated with the various functional components and engineering restrictions.

- iv. Investigate and report on existing local infrastructure impacted by the scheme and consider and scope new infrastructure requirements (roads, traffic, otter, wastewater, stormwater, power, data and communications)
- e. **Can we consent it? [Planning and environmental experts]**
 - i. Identify other key stakeholders (in addition to those mentioned in 1.2 a above) and seek comment on the proposal
 - ii. Document known stakeholder issues (from consultation conducted to date)
 - iii. Define the scope of the environmental impact assessments and carry out the initial desktop studies on key issues
 - iv. Investigate the existing regulatory planning requirements with Environment Canterbury and Christchurch City for such a scheme and develop a draft Resource Consent Strategy
- f. **Can we build and operate it? [Construction and O&M]**
 - i. Investigate and report on levels of resilience and reliability and how this would map to potential engineering solutions and rough orders cost
 - ii. Land Stabilisation, import/ export of materials (lake edge formation, post earthquake, liquefaction, lateral spreading).
- g. **What's the ballpark cost going to be?**

5 METHODOLOGY

5.1 TEAM APPOINTMENT

- a. In the interests of time the East Lake Trust proposes to lead the study and appoint Beca as Principal Consultant with sub consultants Tonkin & Taylor to provide the necessary management, consultation, design and technical input to the study.
- b. Both Beca and Tonkin & Taylor are on various 'whole of government' panels and would be pleased to operate under the panel agreement to undertake this work either engaged directly by the Crown or The East Lake Trust.
- c. The East Lake Trust will separately engage the other specialists such as economic assessment, legal, funding and accounting support.

5.2 SUPPORT NEEDED

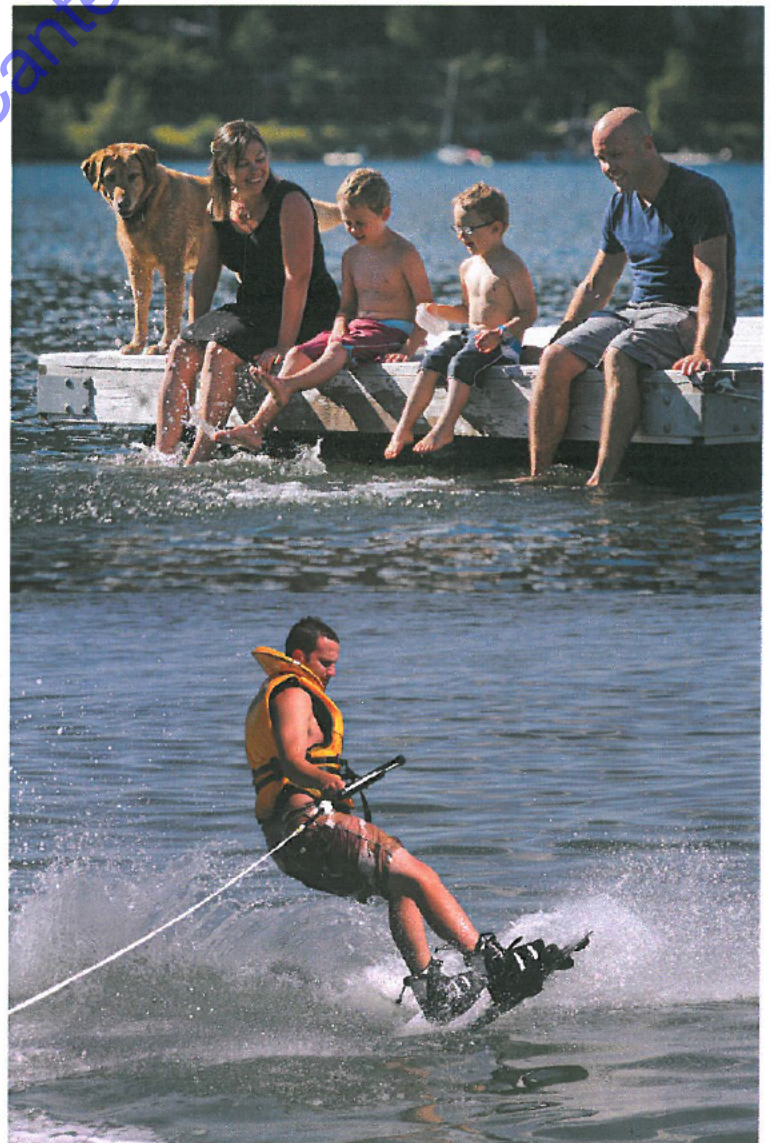
- a. East Lake Trust, Beca and Tonkin & Taylor would anticipate the full cooperation of CERA, Christchurch City Council and E-Can.
- b. Provision of data, drawings and stormwater models for the area
- c. Beca may be required to obtain other technical and design specialist advice as and when required (eg international rowing course designer, recreation planner).

6 INDICATIVE FEES

- a. Based on the scope of work outlined in 1.4 above the following indicative figures have been developed based on the collective experience of the Trustees available in consultation with Beca and Tonkin & Taylor based on an 8 - 10 week study duration

Service	Fee budget
Management and reporting	
Layout plans, indicative designs, component assessment, evaluation	
Engineering & resilience	
Planning and environmental	
Rough order cost estimates	
Other specialist consultants (as required)	
Contingency	
TOTAL (excl GST)	

- b. A detailed study plan will be produced within 10 days of appointment detailing the work packages and more detailed fee estimates and associated deliverables.



7 DELIVERABLES

This investment will deliver the following:

- Graphic diagrams and graphic impressions of the physical extent, functions and indicative appearance of the proposal
- The amount of land required and indicative spatial footprint
- Selected pre-feasibility technical investigation reports to aid consultation and informed discussion of the scope, resilience, scale and impact of the proposal
- Graphic diagrams indicating how the public would access the facility, linkages with the rest of the river corridor including traffic, cycle and pedestrian access
- A commentary on the impact on the environment and how the environment may be enhanced
- A commentary on the social and economic benefits of the proposal (not in the Beca /T&T scope)

8 TIMELINE

8.1 OVERALL PROJECT

	WK 1	WK 2	WK 3	WK 4	WK 5	WK 6	WK 7	WK 8
KICK OFF MEETING	◆							
TEAM MEETING		◆	◆	◆	◆	◆	◆	◆
PCG MEETING		◆		◆		◆		◆
1 SITE ANALYSIS DATA GATHERING	Constraints							
2 SCENARIOS / OPTIONS COMPONENT LOCATIONS		Layout Scenarios						
3 DEVELOP PREFERRED SITE USAGE MODEL			Engineering, planning, costing					
4 BUILDING SITING OPTIONS / PREFERRED MODEL				Report / Diagrams				

Present / Approval

