



9 February 2017

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RESPONSE TO LIE OF THE LAND FORUM QUESTIONS

Regenerate Christchurch is pleased to provide responses to the questions provided by the Avon-Ōtākaro Network for discussion at the Lie of the Land forum on 14 February 2017.

As a starting point, it is worth noting:

- Through a design-led master planning approach, Regenerate Christchurch will develop the draft Regeneration Plan. Community engagement will underpin the approach. Project proponents will not need to develop feasibility studies or business cases for Regenerate Christchurch as part of the development of the draft Regeneration Plan.
- Regenerate Christchurch, with support from its regeneration partners, will undertake the work that is necessary to consider the feasibility of land uses that may be included in the draft Regeneration Plan. The community, including project proponents, will be invited to contribute their experience, knowledge and ideas as part of the process.
- The design, engagement and business case processes will all seek to answer the question ‘what combination of land uses and projects will make the largest contribution to greater Christchurch and New Zealand’s future?’ We need to look fairly at all options and opportunities. To do this, we will consider all the projects that are currently proposed as well as looking at other potential uses.
- There is currently no funding set aside by the Crown for physical work in the Ōtākaro/Avon River Corridor, and only modest amounts (for a 535ha area) set aside by the Council for the Major Cycle Routes project and flood protection. The draft Regeneration Plan will need to provide a robust and compelling case for public (or private) funding for any land use or project. Regenerate Christchurch will lead this process as it develops the draft Regeneration Plan, identifying who is responsible for further action e.g. further assessment, fundraising or consideration of funding and delivery. Advice and input from project proponents, stakeholders and the wider community will inform this work.
- The Draft Outline for the Ōtākaro/Avon River Corridor Regeneration Plan is out for feedback from the public and regeneration partners until 21 February 2017. Some of the detail that follows may change in response to that feedback.

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Process	
What does the <u>process</u> look like in practice from here?	To understand how the process will work, we will describe the four main stages we are proposing as we develop the draft Regeneration Plan:





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	<ul style="list-style-type: none"> • Research • Vision • Design • Create the plan <p><u>Research:</u> This will include both the technical information and analysis, as well as information sourced from the wider community and stakeholders, to gain a full and complete understanding of the Ōtākaro/Avon River Corridor. The project team will gather background information; engage with the community to gather information and observations as well as commission further studies to fill any gaps in knowledge or understanding.</p> <p>This includes:</p> <ul style="list-style-type: none"> • Further flood modelling and geotechnical analysis • Providing a technical viewer with all available land information plus a series of maps summarising the information on the technical viewer • Preparing accessible and digestible technical summaries, as well as background reports • A needs analysis for Christchurch <p><u>Vision:</u> A key outcome of this part of the process will be the development of an overarching vision and set of objectives for the Ōtākaro/Avon River Corridor. This vision is not about what will happen within the corridor, but about the contribution the area will make to greater Christchurch’s future. The objectives will address the cultural, economic, resilience, social and environmental needs of greater Christchurch.</p> <p>This includes a major community visioning event and activities.</p> <p><u>Design</u> This phase will see the development of a spatial plan for the Ōtākaro/Avon River Corridor, with a number of options for the use of the land. Each option will meet the overarching vision and objectives for the Ōtākaro/Avon River Corridor.</p>





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	<p>The key question we need to answer in at this point in the process is, ‘what is the largest contribution the Ōtākaro/Avon River Corridor can make to the future of greater Christchurch and New Zealand?’ This is a different question from ‘what do you want in the Ōtākaro/Avon River Corridor?’ Transforming this area will have a social, cultural, economic and environmental impact on our city, our region and possibly our nation. It is vital we consider our community’s needs and the future we want for our city.</p> <p>In parallel, we will weave in a <i>Better Business Case</i> process to rigorously analyse opportunities and determine the combination of opportunities that best meets the overarching vision and objectives. Although using the words ‘business case’ may make it sound like it is only about money, this is not the case. The assessment will consider environmental, cultural, social, economic and resilience objectives. It is also a vital part of any consideration and advice by The Treasury to the Government on what Crown contribution is appropriate for any projects.</p> <p><u>Create the Plan</u> Finally, the output from this process will be a draft Regeneration Plan. We expect the plan will include:</p> <ul style="list-style-type: none"> • An overarching vision and set of objectives • A Spatial Plan • A set of projects and land uses, with identified responsibilities • An indication of how the plan will be put in place • Any necessary changes to policies or plans to implement the Regeneration Plan
<p>What are the <u>timelines</u> / <u>milestones</u> specifically in the development of the Regeneration Plan?</p>	<p>We expect the major milestones will be those proposed in the draft Outline, which includes six months to develop the draft Plan once the Outline is approved.</p> <p>Once feedback is received and then the Outline is approved, we can set out the steps and milestones to develop the draft Plan in more detail.</p> <p>This is complex and technical process. Regenerate Christchurch is committed to working with communities, providing opportunities for engagement and being open to feedback.</p>





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<p>What do regeneration agencies <u>need first/next</u> from us?</p>	<p>Regenerate Christchurch is very conscious that not everyone in Christchurch, or every community of interest, has expressed their views on the future use of the Ōtākaro/Avon River Corridor. We are also aware that, as project proponents, you have a clear view on what you wish to see and we acknowledge the energy, time and passion that you have brought to the discussion.</p> <p>Project proponents will be invited to contribute to the process in the following ways:</p> <ul style="list-style-type: none"> • You will be invited to provide information on your projects during the Research phase. • We want to hear your views on how your project(s) ideas can contribute to the future of greater Christchurch. • You are welcome to review and comment on the output from the processes and provide us with feedback on the accuracy of the information and robustness of the work. <p>Targeted meetings, open public feedback, as well as via the Avon-Ōtākaro Network events such as the Lie of the Land forum will provide these opportunities.</p>
<p>Once the overarching visioning is undertaken, are you still intending to undertake the plan in geographic stages eg <u>Avon Loop as a pilot</u>, etc?</p>	<p>In the draft Outline, out for public feedback until 21 February, we propose that the draft Regeneration Plan will cover the whole of the Ōtākaro/Avon River Corridor.</p>
<p>If so, how will you know that your <u>engagement process</u> is robust, valid, inclusive, etc? If the process needs further development how will this impact the conclusions from this initial pilot consultation?</p>	<p>See above</p>
<p>How do we best <u>engage with Regenerate Chch and Ōtākaro Ltd</u>, both</p>	<p>Please engage through the process set out above, we can supply more details once feedback has been received and the Outline has been approved. You can remain informed about key steps, events and other opportunities for engagement by following Regenerate Christchurch</p>





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<p>collectively and as individual projects?</p>	<p>on Facebook or signing up for our monthly newsletter at www.regeneratechristchurch.nz. You can get in touch at any time by emailing info@regeneratechristchurch.nz</p> <p>We need to make sure decision-making processes are impartial and consider all the options and views of the wider community and stakeholders, and how they can make the largest contribution to greater Christchurch’s future. However, we value the views and experience of project proponents and we are committed to making sure you have many opportunities to contribute.</p>
<p>With so many multiple interdependencies and permutations to consider, do you see the development of the Plan to be iterative with a <u>number of feedback loops</u> with sequential engagement opportunities?</p>	<p>Yes, we expect the draft Regeneration Plan will evolve as it is developed with multiple opportunities for people to be involved, e.g. events, exhibitions and workshops, as well as the usual feedback opportunities.</p> <p>At each phase, we will analyse feedback, refine the proposed options or plans and then communicate how feedback has influenced the outcomes.</p>
<p>What confidence can we have that the processes will be <u>transparent</u> and we won’t be surprised by unforeseen developments that were not previously in the public domain?</p>	<p>Regenerate Christchurch intends to develop the draft Plan in an open and transparent way.</p> <p>We would never rule out ideas, innovative thinking or new proposals being put forward. These will be included in the process in the same way as all the other land use options will be.</p>
Concept Design / Implementation Strategy Specification	
<p>How do we <u>register</u> our proposals with you?</p>	<p>Although Regenerate Christchurch has a record of most project proposals, including all those on Evo::Space, you are welcome to send any information you have to info@regeneratechristchurch.nz</p>
<p>What <u>level of detail</u> do you need for proposal concept designs / implementation strategies?</p>	<p>We do not need a significant level of detail, beyond a clearly expressed idea or proposal. However, we do ask you to carefully consider the answers to these questions:</p> <ul style="list-style-type: none"> • What need or issue in the community does your idea seek to resolve? What are the benefits and how wide are they? • What might your idea cost and how would it be funded? Think about running costs as well.





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	<ul style="list-style-type: none"> • Where could your idea be located? How much land will it need? What will it take to get it up and running? • Could your idea be part of another project, or is it connected with a project you know about?
<u>When</u> do you need this by?	There is no rush for this information. We have set out the proposed process and timing in the draft Outline and will be publishing further detail after feedback has been received and the Outline is approved.
Who will <u>fund</u> this design specification development?	We do not require proponents to spend time or money developing design specifications or feasibility studies, and funding for this is not available from Regenerate Christchurch.
Where can we get more <u>technical information</u> ?	<p>Please see our website for a significant amount of technical information, go to http://www.regeneratechristchurch.nz/residential-red-zone/land-information/</p> <p>We will be preparing and publishing more information in coming months. If there is specific technical information that you need that is not currently available, please contact us at info@regeneratechristchurch.nz</p>
Feasibility / Business Case	
What <u>assessment tests</u> will our proposals have to meet?	<p>The vision and objectives developed through the first phase of public engagement will form the basis of the assessment process.</p> <p>The draft Regeneration Plan will develop an overall approach to the use of the Ōtākaro/Avon River Corridor, and will not be restricted to projects or outcomes already suggested by a proponent.</p>
What <u>methodologies</u> will be used?	We will use the Better Business Case model to support the decision-making process, with detailed evaluation by an Integrated Assessment process. This is an advanced form of multi-criteria analysis and has been employed on similar planning processes such as the Land Use Recovery Plan and the Waimakariri Red Zone Recovery Plan.
Will they take into account the value of <u>social, cultural, environmental</u> and <u>ecological benefits</u> and how will these be quantified?	<p>The assessment process will consider environmental, social, cultural, economic and resilience outcomes.</p> <p>The detailed assessment process will be determined as part of developing the draft Regeneration Plan. It will take an integrated approach: seeking the answer to the question ‘what will make the</p>





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	largest contribution to the future of greater Christchurch and New Zealand?’
What will the assessments <u>cost</u> ?	Regenerate Christchurch will manage the process.
Who will <u>fund</u> these assessments?	Regenerate Christchurch
Who will <u>commission</u> them?	Regenerate Christchurch
Will we have full <u>access to these reports</u> ?	Yes, Regenerate Christchurch will ensure public information relevant to the preparation of the draft Plan is freely and easily available.
Will we have the opportunity to have these <u>peer-reviewed</u> ?	Yes, Regenerate Christchurch will ensure that public information relevant to the preparation of the draft Plan is freely and easily available.
Funding	
What if anything is Regenerate Chch doing about <u>facilitating funding</u> for the above?	Regenerate Christchurch is not intending to provide funding for project proponents to undertake any studies or pre-feasibility assessments.
Is the <u>CEAT \$15M</u> for connecting city to sea available for some of the above? Can the terms of its target objectives be changed?	<p>The Christchurch Earthquake Appeal Trust and Regenerate Christchurch will work together to best utilise the funds committed by the Christchurch Earthquake Appeal Trust to achieve regeneration of the riverside and red-zoned land along the Avon/Ōtākaro River.</p> <p>Regenerate Christchurch will lead engagement with partners, stakeholders, communities and businesses to develop plans for the red zone, which will inform the Appeal Trust funding allocations for walkways, cycleways and other public amenities along the river.</p>
Is the <u>interest</u> on the CEAT \$15M available for funding some of the above?	See above - the Appeal Trust has the final decision on the application of its funding including any interest.
How will you ensure <u>equitable access</u> to funding for the above, so that no proposal is unfairly advantaged or disadvantaged in presenting their case?	To ensure all proponents have an equal voice in the process, Regenerate Christchurch will undertake all necessary work to ensure understanding of the options and opportunities.





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Engagement with Communities	
How will we be able to participate in agency <u>engagement with communities</u> ?	Regenerate Christchurch will lead engagement with communities. Stakeholders and community members will be involved throughout the engagement process.
How and when will you make technical information and their implications available to the public in a readily <u>accessible/understandable</u> form – so that the public can make <u>informed decisions/contributions</u> ?	<p>We agree it is essential the wider community has access to easy to digest information and analysis on technical (and non-technical) information so people are well-informed and can join the conversation about the future use of the Ōtākaro/Avon River Corridor.</p> <p>The ways we do this will develop over time, and we will seek feedback on then, but through the process we will provide:</p> <ul style="list-style-type: none"> • A map-based technical viewer • Brief and simple summaries of technical information • Video presentations of information • Drop in sessions so people can ask questions and have subject matter experts answer them.
What are the implications of the technical info in terms of <u>financial, social, cultural, environmental and ecological implications</u> of each proposal? And when will this information be made public in engagement processes?	As Regenerate Christchurch drafts the business case and prepares the supporting studies and assessments, this information will be made available as part of the engagement process.
The Overarching ‘Master Plan’	
When will <u>ALL the proposals</u> for the red zone be made public – including contact details of their advocates?	We will be placing a public register of proposed uses on our engagement website, and others are welcome to contact us to have their information added. We expect this website will be up and running by March.
At what point will you <u>assess the vision</u> for the lower Avon River Ōtākaro red zone as a whole so that synergies and efficiencies can be factored in?	This is part of the overall process as proposed in the draft Outline.





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<p>What, if any, proposals are <u>already</u> being worked on?</p>	<p>The Crown and Council have asked Regenerate Christchurch to consider the feasibility of a flatwater facility in the Ōtākaro/Avon River Corridor as part of development of the Regeneration Plan.</p> <p>This work is being undertaken as part of the overall planning process. We will consider all land uses as part of the process.</p>
<p>What if any, are the <u>conflicts</u> between proposals with regard to location and values as far as you are aware?</p>	<p>This will be worked through as part of the process of developing the draft Regeneration Plan.</p>
<p>At what point would it be helpful if we collectively <u>submitted options for master-planning</u> this to you?</p>	<p>While we appreciate the helpful intent, receiving a collective submission of options is not necessary. However, we will consider all information we receive.</p>
<p>What is the current thinking regarding the inclusion and potential location and scale of any <u>residential or commercial development</u>?</p>	<p>We will be exploring what the largest contribution is that the Ōtākaro/Avon River Corridor can make to the future of greater Christchurch.</p> <p>Considering residential and commercial development opportunities will be part of the process. We need to consider how such uses may assist regeneration, and we also need to consider how developing part of the land for residential, industrial or commercial purposes could assist with funding other projects.</p>
Regeneration Plan Implementation	
<p>What confidence can we have in Regeneration Plans being <u>implemented</u>?</p>	<p>It is very important that any draft Regeneration Plan has had sufficiently robust analysis to ensure any land use or project is both feasible and fundable.</p>
<p>What <u>money</u> is available for implementation besides the \$15M CEAT fund?</p>	<p>We understand the Crown has not currently allocated any funding, except for basic land maintenance.</p> <p>We also understand Christchurch City Council has identified some funding for a cycleway, as part of the Major Cycle Routes project, and flood protection measures. We await confirmation from the Council about the scale and extent of projects it has identified for funding in this year's Annual Plan.</p>
<p>Who has <u>responsibility</u> for sourcing funding for implementation?</p>	<p>We will identify this as part of the development of the draft Regeneration Plan and look at it through the supporting business case process.</p>





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Is there any interest or movement toward private public partnership investment?	No decisions have been made at this time on how we will approach funding or delivery, however we will need to consider all options.
If so who liaises with this and prepares/presents proposals?	The responsibility for this will be identified in the draft Regeneration Plan.
Is there going to be a dedicated funding person for the areas and will they have dual roles e.g., investment and partnership investment as well as philanthropic/sponsorship support?	The responsibility for this will be identified in the draft Regeneration Plan, including the overall management structure required to support delivery of the outcomes sought by the draft Regeneration Plan.

