

Draft Outline for the Ōtākaro/Avon River Corridor Regeneration Plan



REGENERATE
CHRISTCHURCH
TE KŌWATAWATA





**DRAFT OUTLINE FOR THE
ŌTĀKARO/AVON RIVER CORRIDOR
REGENERATION PLAN**



Contents

| | |
|---|----|
| 1. Introduction..... | 4 |
| 2. What the Ōtākaro/Avon River Corridor Regeneration Plan is intended to achieve..... | 5 |
| 3. How the Ōtākaro/Avon River Corridor Regeneration Plan is expected to meet one or more of the purposes of the GCR Act | 5 |
| 4. Proposed scope of the Ōtākaro/Avon River Corridor Regeneration Plan | 6 |
| 5. Proposed opportunities for public engagement..... | 7 |
| 6. The proposed process for developing the Ōtākaro/Avon River Corridor Regeneration Plan | 8 |
| 7. Expected timeframes for development and approval of the Ōtākaro/Avon River Corridor Regeneration Plan | 10 |
| 8. Costs of developing the draft Ōtākaro/Avon River Corridor Regeneration Plan | 11 |
| 9. Draft of the notice to be published if the Outline is approved..... | 11 |
| Appendix 1 – Map identifying Geographic Scope of the Area..... | 12 |
| Appendix 2 – Draft Notice | 13 |



1. Introduction

The Canterbury earthquakes of 2010 and 2011 caused unprecedented and widespread damage to *greater Christchurch*¹. This had a profound effect on communities, businesses, infrastructure and the environment. Along the Ōtākaro/Avon River Corridor a significant area of land was identified by the Crown as residential red zone land and since then much of the land within this area has been acquired and cleared by the Crown.

The future of the Ōtākaro/Avon River Corridor residential red zone and the contribution that this area could make to the *regeneration of greater Christchurch* is an important issue for the people and communities of *greater Christchurch*. The *regeneration* of this area presents an opportunity to:

- Enhance the connection between the central city and New Brighton, the estuary and the open coast;
- Improve the health of the Ōtākaro/Avon River; and
- Shape the future of eastern Christchurch.

A single *Regeneration Plan* is proposed to be developed for the whole of the Ōtākaro/Avon River Corridor residential red zone. The *Regeneration Plan* will be known as ‘the **Ōtākaro/Avon River Corridor Regeneration Plan**’ and will apply to the area identified on the ‘Ōtākaro/Avon River Corridor Regeneration Area Map’ provided in **Appendix 1** (the ‘**Area**’). The Area covers approximately 535 ha and is wholly within the *Christchurch district*.

The Ōtākaro/Avon River Corridor Regeneration Plan will be developed utilising the best available information on the challenges and opportunities of the existing environment. The development stages of the Plan will enable all future use ideas for the Area to be comprehensively considered alongside broader *regeneration*, infrastructure and hazard avoidance and mitigation requirements.

The Ōtākaro/Avon River Corridor Regeneration Plan will ultimately contain a vision and spatial plan for the Area, identifying the location of land uses and activities that will work together to achieve that vision. If necessary it will also provide for changes to planning instruments to facilitate the achievement of the vision.

In accordance with section 28 of the Greater Christchurch Regeneration Act 2016 (GCR Act) this Outline sets out the process by which the Ōtākaro/Avon River Corridor Regeneration Plan will be developed together with the scope and overall intent of the Plan.

¹ All terms in italics have the meaning given to those terms in the Greater Christchurch Regeneration Act 2016.



2. What the Ōtākaro/Avon River Corridor Regeneration Plan is intended to achieve

The primary purpose of the proposed Ōtākaro/Avon River Corridor Regeneration Plan is to enable long term uses of land within the Area that will contribute to, and support, the *regeneration of greater Christchurch*.

The Ōtākaro/Avon River Corridor Regeneration Plan will establish a vision and spatial plan for the Area that provides for land uses and activities that will make a positive and timely contribution to the social, economic, cultural and environmental wellbeing and resilience of surrounding communities and *greater Christchurch*.

The steps to be undertaken in the development of the Ōtākaro/Avon River Corridor Regeneration Plan are set out in Section 6 and will result in:

- A clear vision for the *regeneration* of the Area.
- A spatial plan identifying the location of future land uses and activities to achieve the vision.
- The identification of key actions required to give effect to those uses and activities including but not limited to any changes to planning instruments.

The process adopted to develop the Ōtākaro/Avon River Corridor Regeneration Plan will ensure that opportunities are provided for the community to have input into decisions on future land uses and activities within the Area. It will also ensure that the role of local leadership is recognised and provided for.

3. How the Ōtākaro/Avon River Corridor Regeneration Plan is expected to meet one or more of the purposes of the GCR Act

Section 3 of the GCR Act sets out the Act's purposes. All five purposes are expected to be met in the development and implementation of the Ōtākaro/Avon River Corridor Regeneration Plan. The Plan will:

- Support the *regeneration of greater Christchurch* by enabling a focused and expedited process for the restoration, enhancement, *urban renewal* and development of the Area. The recovery of the Area is vital to the successful *regeneration* of eastern Christchurch, an area severely affected by the Canterbury earthquakes. Significant land use and natural hazard planning decisions are required. The development of a comprehensive vision for the Area together with a spatial plan that identifies appropriate land uses and activities to achieve that vision, is considered to be the most effective and efficient method of ensuring the focused and expedited *regeneration* of the Area. The scale, complexity and nature of those decisions are such that it may be difficult to resolve them in a timely way through standard planning processes. The use of powers under the GCR Act will enable an expedited planning process for the Area. This will provide certainty of outcome to people living within the Area and surrounding communities that would likely be difficult to achieve through other mechanisms.
- Facilitate the ongoing planning and *regeneration of greater Christchurch* by identifying land uses and activities that will improve the resilience of the Area, surrounding communities and the environment. Providing a clear vision and spatial plan for the Area will assist in improving the



environmental, economic, social and cultural well-being of people and communities by identifying uses and activities that reflect the needs and aspirations of the *greater Christchurch* community, *strategic partners*, the Crown and Ngāi Tūāhuriri. Using the best available information on natural hazards and the existing challenges and attributes of the Area (including the ecological and conveyance functions of the river corridor) the Ōtākaro/Avon River Corridor Regeneration Plan will integrate environmental, land use, infrastructure, social, cultural and economic objectives.

- Enable the Crown to efficiently and effectively manage, hold and/or dispose of Crown-owned land within the Area by determining through a robust and streamlined process, the best use of that land including options for future use that might offer a financial return for the Crown.

In addition, the process for developing the Ōtākaro/Avon River Corridor Regeneration Plan will:

- Recognise and provide for the role of local leadership in the *regeneration of greater Christchurch* through the adoption of a collaborative approach.
- Enable community input into decision making as set out in Section 5 of this Outline.

4. Proposed scope of the Ōtākaro/Avon River Corridor Regeneration Plan

The places to which the Plan will apply

The proposed Ōtākaro/Avon River Corridor Regeneration Plan will apply to all land (including land covered by water and any airspace over land) within the Area as shown in **Appendix 1**. It will cover all residential red zone land located within the Area together with legal road reserve, the Ōtākaro /Avon River waterbody and margins including that part of the river between the Coastal Marine Area boundary and the Mouth², and all other land within the Specific Purpose (Flat Land Recovery) Zone of the Christchurch District Plan located within the Area.

For the avoidance of doubt, the proposed Ōtākaro/Avon River Corridor Regeneration Plan will apply to all land within the Area, irrespective of ownership or any status or restriction (for example, land that is privately owned, reserve land, Christchurch City Council owned land and Crown owned land held under the Canterbury Earthquake Recovery Act 2011, the GCR Act or other legislation).

Except as provided for above, the proposed Ōtākaro/Avon River Corridor Regeneration Plan will not apply to any other land in the *Christchurch district*.

The things to which the Plan will apply

The proposed Ōtākaro/Avon River Corridor Regeneration Plan will specify any amendments to *Plans* and *RMA documents* required to enable proposed land uses and activities. Should the Ōtākaro/Avon River Corridor Regeneration Plan (if approved) direct amendments to *RMA documents* then pursuant to section 61 of the GCR Act, the relevant Council/s must amend their respective *RMA documents*.

² As depicted by the amended Canterbury Land & Water Regional Plan planning maps (http://ecan.govt.nz/publications/general/CRPS_s27_Avon_Mouth_%20map.PDF)



The proposed Ōtākaro/Avon River Corridor Regeneration Plan will take into account, but will not make any changes to, the Crown's zoning decisions (that is, the basis on which land within the Area was classified by the Crown as residential red zone land).

The time periods to which the Plan will apply

The Ōtākaro/Avon River Corridor Regeneration Plan is intended to apply until the repeal of the GCR Act unless otherwise extended or revoked. If the Ōtākaro/Avon River Corridor Regeneration Plan directs amendments to *RMA documents* those amendments will continue to apply notwithstanding the expiry of the Ōtākaro/Avon River Corridor Regeneration Plan unless and until they are otherwise amended.

5. Proposed opportunities for public engagement

Regenerate Christchurch will lead public engagement on the development of the draft Ōtākaro/Avon River Corridor Regeneration Plan. All engagement and communications on the draft Plan will reflect and support Regenerate Christchurch's engagement principles.³

Regenerate Christchurch will ensure that public information relevant to the preparation of the draft Plan is freely and easily available.

The process adopted to develop the Ōtākaro/Avon River Corridor Regeneration Plan will ensure that opportunities are provided for the community to have input into decisions on future land uses and activities within the Area. The nature and scale of public engagement will vary depending on the matters under consideration but will include one or more of the following:

- Workshops, hui, meetings, open days and drop in events.
- Meetings with communities of interest, place and identity including property owners within and adjoining the Area.
- Multiple channels for individuals and communities to provide comments, feedback and input including surveys and questionnaires.

In addition to the opportunities set out above, Regenerate Christchurch will notify the draft Ōtākaro/Avon River Corridor Regeneration Plan and invite written comment in accordance with Section 34 of the GCR Act, and the timeframes set out in Section 7 of this Outline.

Regenerate Christchurch will consider all input and feedback received from the public during the development of the draft Plan together with the comments provided to it upon notification of the draft Plan pursuant to section 34 of the GCR Act, when finalising the draft Plan pursuant to section 35 of the GCR Act.

³ Refer to the section 'Co-created engagement approach' on Regenerate Christchurch's website: <http://www.regeneratechristchurch.nz/residential-red-zone/> website.



6. The proposed process for developing the Ōtākaro/Avon River Corridor Regeneration Plan

Regenerate Christchurch will be responsible for leading the development of the Ōtākaro/Avon River Corridor Regeneration Plan. It will adopt a collaborative approach with the community, *strategic partners*, Ōtākaro Limited and the Crown and will establish a meaningful partnership with Ngāi Tahu. The draft Plan will be developed in accordance with the requirements of the GCR Act and process set out in Table 1. The first two steps need to be closely interrelated to be successful. Steps 3 to 5 can and should only be considered after the first two steps have been substantially completed.

Table 1 – The Process

| | |
|---------------------------------|--|
| <p>Step 1: Research</p> | <p>An important first step will be obtaining, sharing, considering and understanding information and knowledge about the Area including (but not limited to):</p> <ul style="list-style-type: none"> • The condition of built and physical features of the land and waterways. • The natural hazards affecting the Area and surrounding communities. • Infrastructure needs (roading and transport networks, storm water and flood management) within and surrounding the Area and associated demand. • Sites of Ngāi Tahu cultural significance, wāhi tapu and other taonga. • Mahinga kai. • Natural resources and ecosystems. • Privately owned properties within the Area. • The history and heritage of the Area and surrounding communities. • The relationship, influence and impact of surrounding communities. • Any legislative requirements, <i>Plans</i>, <i>RMA documents</i> and other instruments (including those identified in section 63 of the GCR Act) that apply to the Area. |
| <p>Step 2: Visioning</p> | <p>In conjunction with the building of a shared knowledge and understanding of the Area, an overarching vision and objectives for the <i>regeneration</i> of the Area will be developed together with land use assessment criteria.</p> <p>This work will consider the needs, responsibilities and aspirations of communities, <i>strategic partners</i>, the Crown and Ngāi Tūāhuriri and the role of the Area in the <i>regeneration of greater Christchurch</i>. It will have particular regard to the Crown’s interests in the Area as the majority land owner.</p> |



| | |
|---|--|
| <p>Step 3: Design</p> | <p>Step 3 will be undertaken in two parts and will be informed by the work undertaken at Steps 1 and 2.</p> <p>The first part will involve the identification of a range of land uses and activities for the Area including infrastructure options and uses that might offer a financial return for the Crown. It will consider the work already undertaken by community and interest groups, <i>strategic partners</i> and others on the future use of the Area. It will begin to consider funding (capital and operational), delivery management and governance options for the identified land uses and activities.</p> <p>The second part will involve more detailed assessment and evaluation of land use options including (where necessary) obtaining additional technical information. These options will be tested with the community, Ngāi Tūahuriri, Ōtākaro Limited, the Crown and <i>strategic partners</i> against the overarching vision, objectives and land use assessment criteria developed at Step 2. Once preferred land uses and activities have been identified, a spatial plan will be developed to show the location and nature of those uses and activities.</p> |
| <p>Step 4: Create the Plan</p> | <p>This stage will involve the development of a draft <i>Regeneration Plan</i> for the Area building on the preceding steps. During the development of the draft Plan and in accordance with section 33(2) of the GCR Act, Regenerate Christchurch will seek the views of the parties specified in section 29(1) of the same.</p> <p>The draft <i>Regeneration Plan</i> will identify proposed land uses and activities as outlined in the spatial plan developed at Step 3 together with the key actions needed to give effect to those uses and activities including but not limited to any changes to <i>Plans</i> and <i>RMA documents</i>.</p> <p>In addition to the opportunities for public engagement set out in Section 6 of the Outline, Regenerate Christchurch will notify the draft <i>Regeneration Plan</i> and invite written comments in accordance with section 34 of the GCR Act.</p> |
| <p>Step 5: Finalise the Plan</p> | <p>Regenerate Christchurch will consider all comments and other feedback provided on the draft <i>Regeneration Plan</i> at Step 4 and finalise the draft <i>Regeneration Plan</i> making any changes it thinks appropriate. The finalised draft Ōtākaro/Avon River Corridor Regeneration Plan must be submitted to Ōtākaro Limited for its consent. If Ōtākaro Limited provides its consent, the finalised draft Ōtākaro/Avon River Corridor Regeneration Plan will be submitted to the <i>Minister</i> for approval under section 38 of the GCR Act.</p> |



7. Expected timeframes for development and approval of the Ōtākaro/Avon River Corridor Regeneration Plan

The expected timeframes for the development and approval of the Ōtākaro/Avon River Corridor Regeneration Plan are detailed below and are to be calculated from the date that the Outline (if approved) is published.

| Stage | GCR Act section | Party completing step | Expected timeframe |
|---|-----------------|---|--------------------|
| Develop the draft <i>Regeneration Plan</i>. Opportunities for public engagement during this stage are set out in section 5 of this Outline | 33 | Regenerate Christchurch & s29(1) parties | 6 months |
| Seek views of the parties identified in section 29(1) of the GCR Act on the draft <i>Regeneration Plan</i>. | 33 | Regenerate Christchurch & s29(1) parties | 30 working days |
| Consider views provided and make any changes to the draft <i>Regeneration Plan</i> | 33 | Regenerate Christchurch | 30 working days |
| Notify the draft <i>Regeneration Plan</i> and invite public comment | 34 | Regenerate Christchurch | 30 working days |
| Consider comments and finalise the draft <i>Regeneration Plan</i> | 35 | Regenerate Christchurch | 30 working days |
| Seek Ōtākaro Limited's consent to submit the draft <i>Regeneration Plan</i> to the Minister | 35(4) | Ōtākaro Limited | 20 working days |
| Submit the draft <i>Regeneration Plan</i> and required material to the Minister for approval | 35(1) | Regenerate Christchurch | 10 Working Days |
| Minister considers the draft <i>Regeneration Plan</i> | 38 | Minister supporting Greater Christchurch Regeneration | 60 working days |



8. Costs of developing the draft Ōtākaro/Avon River Corridor Regeneration Plan

The direct costs of developing the draft Ōtākaro/Avon River Corridor Regeneration Plan (including engagement, design and printing costs) will be borne by Regenerate Christchurch.

Regenerate Christchurch will work closely with, and depend on the support, capacity and skills of the Department of the Prime Minister and Cabinet, the Christchurch City Council, Ngāi Tūāhuriri, Ōtākaro Limited and *strategic partners* to develop the draft Plan.

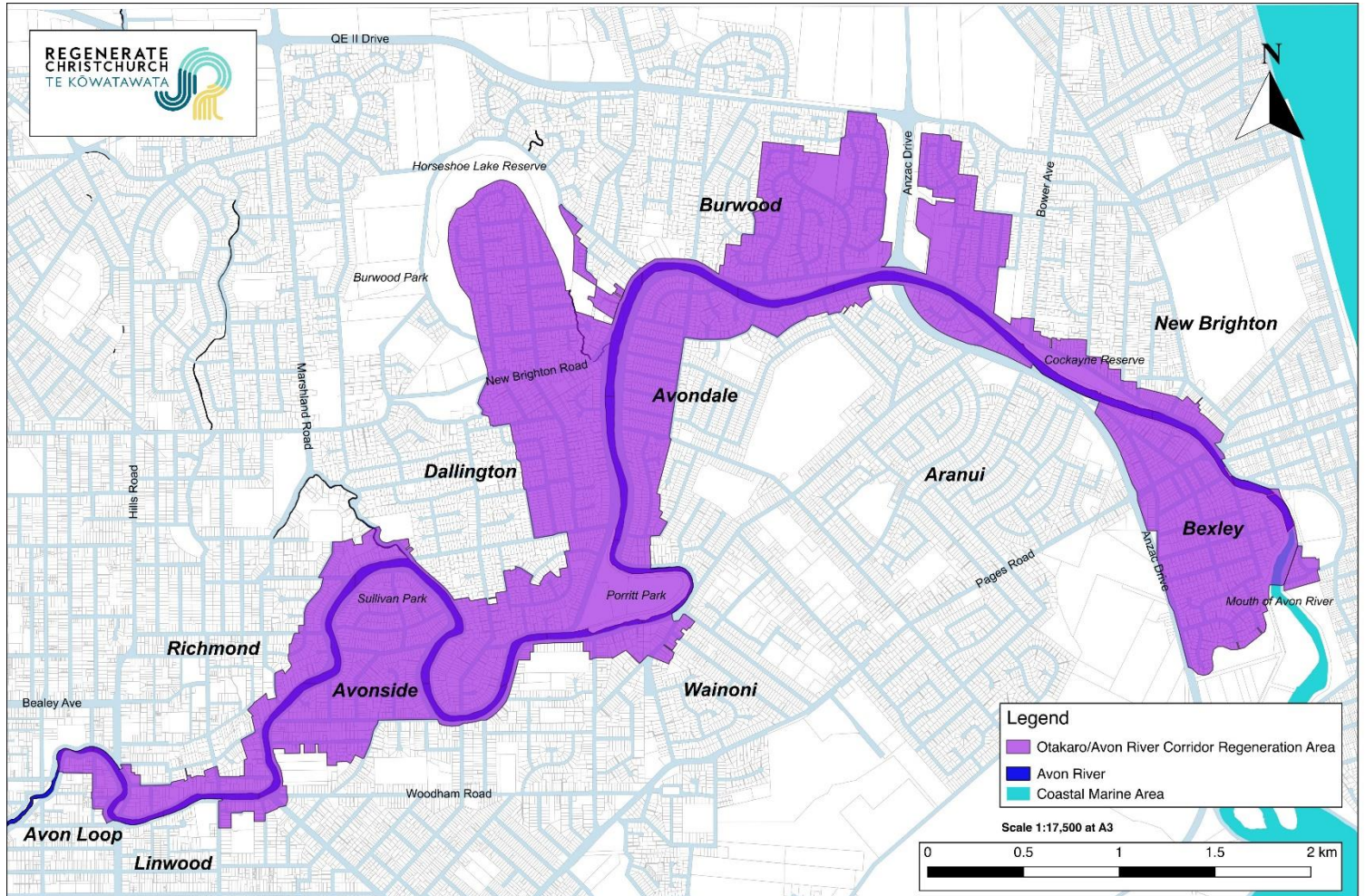
9. Draft of the notice to be published if the Outline is approved

A draft of the notice that will be published under section 31(3) of the GCR Act is provided in **Appendix 2**.



Appendix 1 – The Ōtakaro/Avon River Corridor Regeneration Area Map

December 2016





Appendix 2 – Draft Notice

PUBLIC NOTICE: OUTLINE FOR THE ŌTĀKARO/AVON RIVER CORRIDOR REGENERATION PLAN

Pursuant to section 31 of the Greater Christchurch Regeneration Act 2016, the Minister supporting Greater Christchurch Regeneration has approved an Outline for Regenerate Christchurch to develop a draft Ōtākaro/Avon River Corridor Regeneration Plan.

In accordance with section 28 of the Greater Christchurch Regeneration Act 2016 the Outline sets out the process by which the Ōtākaro/Avon River Corridor Regeneration Plan will be developed together with the scope and overall intent of the Plan.

The draft Ōtākaro/Avon River Corridor Regeneration Plan will apply to all land (including land covered by water and any airspace over land) within the area identified on the Ōtākaro/Avon River Corridor Regeneration Area Map provided in Appendix A of the Outline (the **Area**). It will cover all residential red zone land located within the Area together with legal road reserve, the Ōtākaro /Avon River waterbody and margins including that part of the river between the Coastal Marine Area boundary and the Mouth⁴, and all other land within the Specific Purpose (Flat Land Recovery) Zone of the Christchurch District Plan located within the Area.

The draft Ōtākaro/Avon River Corridor Regeneration Plan will establish a vision and spatial plan for the Area that provide for land uses and activities that will make a positive and timely contribution to the social, economic, cultural and environmental wellbeing and resilience of surrounding communities and *greater Christchurch*.

The process adopted to develop the draft Ōtākaro/Avon River Corridor Regeneration Plan will ensure that opportunities are provided to the community to have input into decisions on future land uses and activities within the Area and will ensure that the role of local leadership is recognised and provided for.

The approved Outline for the Ōtākaro/Avon River Corridor Regeneration Plan can be viewed on the webpage www.regeneratechristchurch.nz and at any Christchurch City Council library or service centre.

IVAN IAFETA
Chief Executive
Regenerate Christchurch

⁴ As depicted by the amended Canterbury Land & Water Regional Plan planning maps (http://ecan.govt.nz/publications/general/CRPS_s27_Avon_Mouth_%20map.PDF)





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