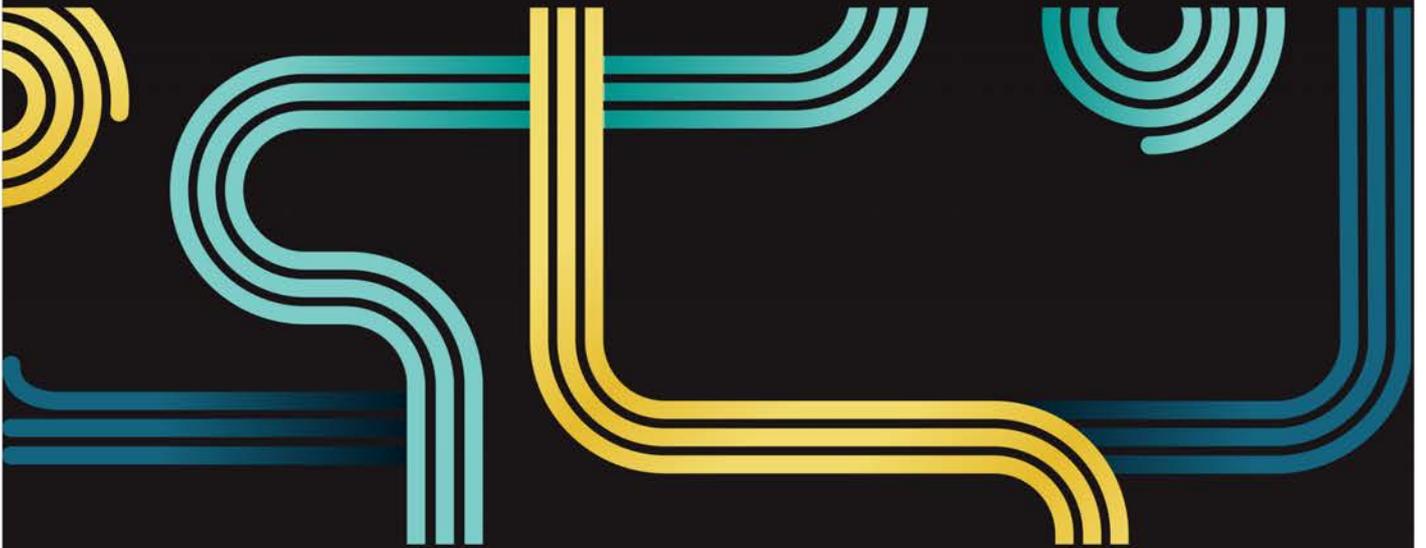


OUTLINE FOR THE

# ŌTĀKARO/AVON RIVER CORRIDOR REGENERATION PLAN



REGENERATE  
CHRISTCHURCH  
TE KŌWATAWATA





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



## Contents

1. Introduction .....	3
2. What the Ōtākaro/Avon River Corridor Regeneration Plan is intended to achieve .....	4
3. How the Ōtākaro/Avon River Corridor Regeneration Plan is expected to meet one or more of the purposes of the GCR Act .....	4
4. Proposed scope of the Ōtākaro/Avon River Corridor Regeneration Plan .....	5
5. Proposed opportunities for public engagement.....	6
6. The proposed process for developing the Ōtākaro/Avon River Corridor Regeneration Plan.....	9
7. Expected timeframes for development and approval of the Ōtākaro/Avon River Corridor Regeneration Plan .....	12
8. Costs of developing the draft Ōtākaro/Avon River Corridor Regeneration Plan.....	13
9. Draft of the notice to be published if the Outline is approved.....	13
Appendix 1 – The Ōtākaro/Avon River Corridor Regeneration Area Map .....	14
Appendix 2 – Draft Notice.....	15



## 1. Introduction

The Canterbury earthquakes of 2010 and 2011 caused unprecedented and widespread damage to *greater Christchurch*<sup>1</sup>. This had a profound effect on communities, businesses, infrastructure and the environment, and increased the risks from natural hazards. 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;
- Avoid and mitigate natural hazards;
- Reinforce the importance of New Brighton as a destination; and
- Influence 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. It will be known as ‘the **Ōtākaro/Avon River Corridor Regeneration Plan**’ (the ‘**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 602 ha and is wholly within the *Christchurch district*.

The Crown, relevant Councils and communities need certainty about the long-term use of the Area. The scale and complexity of decisions on the future use of the Area would be difficult to resolve in a timely way through normal planning processes. The Ōtākaro/Avon River Corridor Regeneration Plan will provide a streamlined process for undertaking a substantial planning exercise and ensure that *greater Christchurch* and its community continue to respond and recover from the impacts of the Canterbury earthquakes in a timely manner.

The 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 future use ideas for the Area to be considered alongside broader *regeneration*, infrastructure and hazard avoidance and mitigation requirements.

The 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.

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



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

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

The primary purpose of the Plan is to enable short, medium and long-term uses of land within the Area that will contribute to, and support, the *regeneration of greater Christchurch*.

The 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 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, funding responsibilities, delivery and governance.

The process adopted to develop the 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. The Plan is expected to meet all five purposes of the Act and will:

- a. 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.

- b. 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, Christchurch City Council, Canterbury Regional Council, Te Rūnanga o Ngāi Tahu, Ngāi Tūāhuriri and the Crown. 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 Ōtākaro/Avon River corridor) the Plan will integrate environmental, land use, infrastructure, social, cultural and economic objectives.
- c. 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 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 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 Mouth<sup>2</sup>; and
- Land held by Christchurch City Council and the Crown (Ministry of Education<sup>3</sup>) that is contiguous with the land mentioned above and where the inclusion of such land will enable a consistent spatial planning treatment.

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<sup>2</sup> As depicted by the amended Canterbury Land & Water Regional Plan planning maps ([http://ecan.govt.nz/publications/general/CRPS\\_s27\\_Avon\\_Mouth\\_%20map.PDF](http://ecan.govt.nz/publications/general/CRPS_s27_Avon_Mouth_%20map.PDF))



A holistic assessment of the impacts of the Plan on surrounding areas will be undertaken as part of the development of the Plan.

For the avoidance of doubt, the 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 Plan will not apply to any other land in the *Christchurch district*.

### **The things to which the Plan will apply**

The Plan will specify any amendments to *Plans*, *RMA documents* and other instruments referred to in section 63(1) of the GCR Act, required to enable proposed land uses and activities.

Should the Plan (if approved) direct amendments to *RMA documents* or other instruments referred to in section 63(1) of the GCR Act, then pursuant to section 61 and/or 63(3) of the GCR Act, the relevant Council/s must amend their respective *RMA documents* and instruments.

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

### **The time periods to which the Plan will apply**

The Plan will identify short, medium and long-term land uses, and short, medium and long-term actions for implementation. It 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* or section 63 instruments, the amendments in those documents 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 Plan. All engagement and communications on the Plan will reflect and support Regenerate Christchurch's engagement principles<sup>4</sup>.

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<sup>3</sup> The Ministry of Education has advised that no decisions have been made regarding the future of the Avonside Girls High School site currently held in its ownership.

<sup>4</sup> Refer to the section 'Co-created engagement approach' on Regenerate Christchurch's website



Regenerate Christchurch will ensure that public information relevant to the preparation of the Plan is freely and easily available. Primarily, this information will be made available online via its engagement and communications hub: [engage.regeneratechristchurch.nz](http://engage.regeneratechristchurch.nz).

The process adopted to develop the Plan will ensure that opportunities are provided for the community to have input into decisions on future land uses and activities within the Area.

Public engagement opportunities will include the steps outlined in Table 1<sup>5</sup>:

**Table 1 – Engagement Opportunities**

Step	Engagement Type	Nature of engagement	Feedback Loop
<b>1: Research</b>	Guiding Principles workshop (November 2016)	Representative participation	Publish summary of feedback (completed)
	Online repository for information on the land	Open public engagement	On-line map viewer and information repository
<b>2: Visioning</b>	Community day	Open public engagement	Publish summary of feedback
	Hui	Representative participation	Publish summary of feedback
	Integrated Assessment Criteria development workshop	Representative participation	Publish draft Assessment Criteria for comment
<b>3: Design</b>	Design Charrette (collaborative design workshop)	Representative participation	Public presentations and exhibition of design team's output
	Integrated Assessment workshop of short list options	Representative participation	Publish Assessment for comment
<b>4: Create the Plan</b>	Public Exhibition of Land Use Options	Open public engagement	Publish summary of feedback
	Integrated Assessment workshop on Plan	Representative participation	Publish Assessment for comment

<sup>5</sup> The steps shown relate to those further detailed in Section 6 of this document.



	Evaluation Panel	Representative participation and randomly selected membership	Open to public viewing of discussion  Live streamed
<b>5. Confirm responsibilities for funding, delivery and governance of the Plan</b>	Further engagement if required on financial or other implications of the land use options	Open public engagement	Publish summary of feedback
<b>6: Finalise the Plan</b>	Notification of the Plan pursuant to section 34 of the GCR Act	Open public engagement	Summary of comments made publicly available

In addition to the opportunities set out above, Regenerate Christchurch will:

- Hold meetings with communities of interest, place and identity including but not limited to youth, residents’ associations, accessibility advocates, multi-cultural groups and community and stakeholder networks.
- Provide channels for individuals and communities to provide comments, feedback and input including surveys, social media, online geo-mapping tools and forums.
- Establish a Community Reference Group and a Technical and Community Advisory Group to support the development of the Plan. It is Regenerate Christchurch’s best intention that these groups reflect the composition, diversity and interests of local communities. This will enable a diversity of views and equity of access in the regeneration planning process for the Area.

Regenerate Christchurch will, when finalising the Plan pursuant to section 35 of the GCR Act, consider:

- All input and feedback received from the public during the development of the Plan together with;
- The comments provided upon notification of the Plan pursuant to section 34 of the GCR Act.

Regenerate Christchurch will take reasonable steps to keep property owners within the Area informed throughout the development of the Plan to ensure that they are aware of opportunities for them to be involved. All communication with property owners within the Area will be respectful of, and sensitive to, their unique circumstances as private land owners within an area that is part of a public engagement process.



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

Regenerate Christchurch will be responsible for leading the development of the Plan. It will adopt a collaborative approach with the community, Christchurch City Council, Canterbury Regional Council, Ōtākaro Limited, Te Rūnanga o Ngāi Tahu, Ngāi Tūāhuriri and the Crown. The Plan will be developed in accordance with the requirements of the GCR Act and process set out in Table 2. The first two steps need to be closely interrelated to be successful. Steps three to seven can and should only be considered after the first two steps have been substantially completed.

**Table 2 – The Process**

<b>Step 1: Research</b>	<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"><li>• The condition of built (above and below ground) and physical features of the land.</li><li>• The functions of the Ōtākaro/Avon River catchment as a whole.</li><li>• The natural hazards affecting the Area and surrounding communities, and the change to the risk from hazards because of climate change and sea level rise.</li><li>• Infrastructure needs (including roading and transport networks, storm water and flood management) within and surrounding the Area, and associated demand.</li><li>• Sites of Ngāi Tahu cultural significance, wāhi tapu and other taonga.</li><li>• Mahinga kai.</li><li>• Natural resources, biodiversity and ecosystems.</li><li>• Privately owned properties within the Area.</li><li>• The history and heritage of the Area and surrounding communities.</li><li>• The relationship, influence and impact of surrounding communities, existing commercial areas in the vicinity, transport networks and open space networks.</li><li>• 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.</li><li>• Iwi Management Plans.</li></ul>
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<p><b>Step 2: Visioning</b></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, Christchurch City Council, Canterbury Regional Council, Te Rūnanga o Ngāi Tahu, Ngāi Tūāhuriri and the Crown, 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><b>Step 3: Design</b></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, and others on the future use of the Area. It will 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 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><b>Step 4: Create the draft Plan</b></p>	<p>The draft Plan (building on the preceding steps) will be developed during this stage.</p> <p>The draft Plan will identify proposed short, medium and long-term 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 changes to <i>Plans</i> and <i>RMA documents</i>.</p> <p>Impact assessment methodologies and tools will be applied as part of the development of the draft <i>Plan</i>. Specifically, an Integrated Assessment will be undertaken to evaluate how well the draft Plan meets identified social, economic, cultural, environmental and resilience criteria.</p>
<p><b>Step 5: Confirm responsibilities for funding, delivery and governance of draft Plan</b></p>	<p>This step will seek to provide reasonable confidence that the identified land uses are feasible, deliverable and able to be funded. If required, changes will be made to the draft Plan to respond to and address such matters.</p>



<b>Step 6: Seek views of the section 29(1) parties and public</b>	Once the above work has been completed, Regenerate Christchurch will seek the views of the parties specified in section 29(1) in accordance with section 33(2) of the GCR Act. Following receipt of these views, the draft Plan will be amended where appropriate and publicly notified in accordance with section 34 of the GCR Act.
<b>Step 7: Finalise the draft Plan</b>	Regenerate Christchurch will consider all comments and other input provided on the draft Plan at Step 6 and finalise the draft Plan making any changes it thinks appropriate.  The finalised draft Plan must be submitted to Ōtākaro Limited for its consent. If Ōtākaro Limited provides its consent, the finalised draft Plan and other required material will be submitted to the <i>Minister</i> for consideration under section 38 of the GCR Act.



## 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 Plan are detailed below and are to be calculated sequentially from the date that the Outline (if approved) is published.

Stage	GCR Act section	Party completing step	Expected timeframe
<b>Commence development of the Plan. Opportunities for public engagement during this stage are set out in section 5 of this Outline.</b>	33	Regenerate Christchurch & s29(1) parties	Eight months
<b>Confirm responsibilities for funding, delivery and governance of the draft Plan.</b>	33	Regenerate Christchurch	Up to four months
<b>Seek views of the parties identified in section 29(1) of the GCR Act on the draft Plan.</b>	33	Regenerate Christchurch & s29(1) parties	Up to 30 working days
<b>Consider views provided and make any changes to the draft Plan.</b>	33	Regenerate Christchurch	30 working days
<b>Notify the draft Plan and invite public comment.</b>	34	Regenerate Christchurch	30 working days
<b>Consider comments and finalise the draft Plan.</b>	35	Regenerate Christchurch	30 working days
<b>Seek Ōtākaro Limited's consent to submit the draft Plan to the <i>Minister</i>.</b>	35(4)	Ōtākaro Limited	Up to 20 working days
<b>Submit the finalised draft Plan and required material to the <i>Minister</i> for approval.</b>	35(1)	Regenerate Christchurch	Up to five working days
<b>The <i>Minister</i> considers the draft Plan.</b>	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 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, Te Rūnanga o Ngāi Tahu, Ngāi Tūāhuriri, the Christchurch City Council, Ōtākaro Limited and Canterbury Regional Council to develop the Plan.

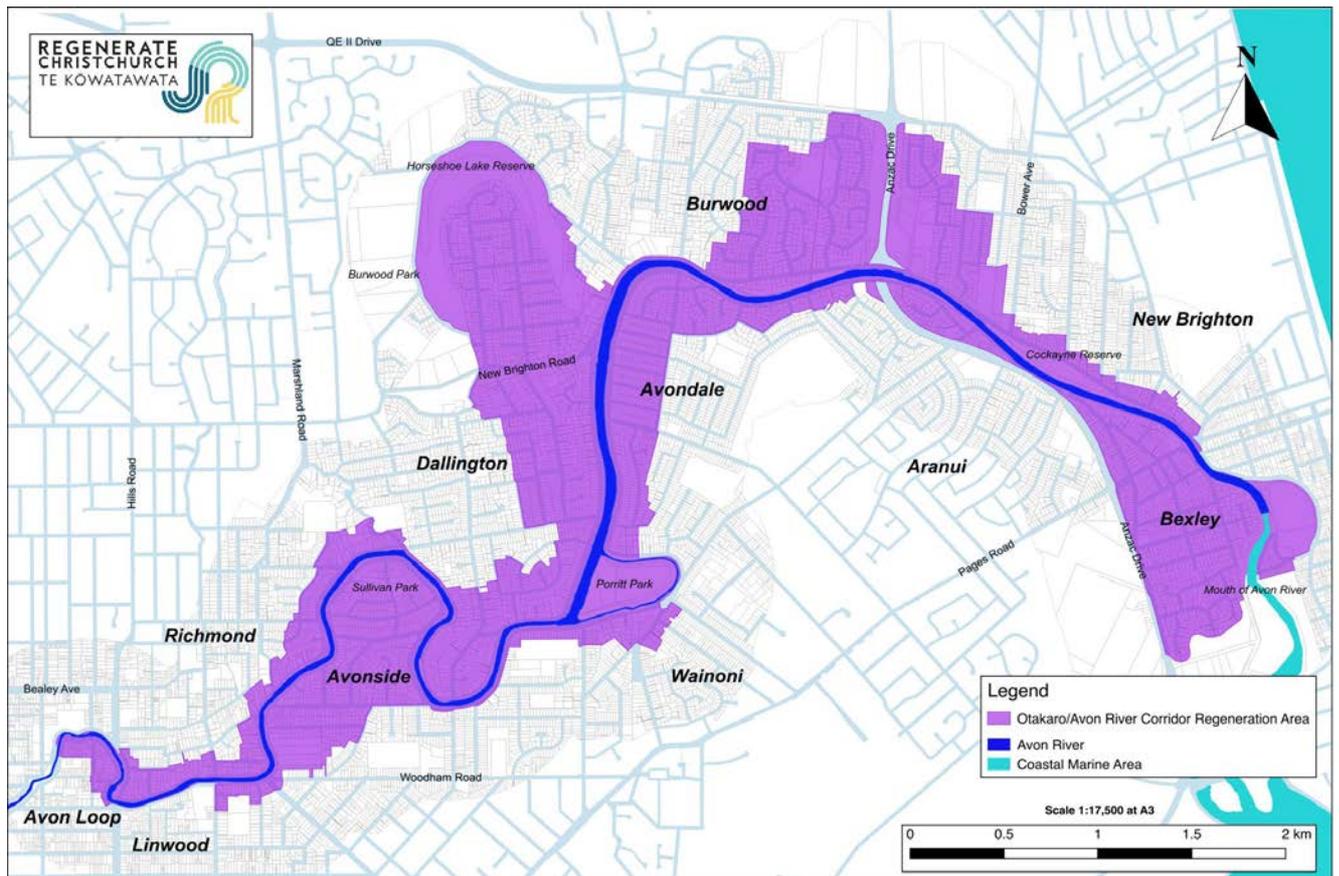
## **9. Draft of the notice to be published if the Outline is approved**

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 Ōtākaro/Avon River Corridor Regeneration Area Map

April 2017



## 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 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 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 1 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 Mouth; and
- Land held by Christchurch City Council and the Crown (Ministry of Education) that is contiguous with the land mentioned above and where the inclusion of such land will enable a consistent spatial planning treatment.

The 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 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](http://www.regeneratechristchurch.nz) and at any Christchurch City Council library or service centre.

IVAN IAFETA  
Chief Executive  
Regenerate Christchurch

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