

Christchurch City Council
ATTACHMENTS UNDER SEPARATE COVER

Date: Thursday 9 February 2017
Time: 10am
Venue: Council Chambers, Civic Offices,
53 Hereford Street, Christchurch

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7 February 2017

Regenerate Christchurch
PO Box 32
Christchurch

Attention: Ivan Iafeta - Ivan.Iafeta@regeneratechristchurch.nz

Dear Ivan,

Draft Outline: Ōtākaro/Avon River Corridor Regeneration Plan – Council Response

Thank you for your letter of 16 December 2016 providing, and seeking the views of the Christchurch City Council on, the draft outline for the Ōtākaro/Avon River Corridor Regeneration Plan. We are very pleased to see this important first step in the regeneration of Christchurch's Ōtākaro/Avon River Corridor Residential Red Zone. Council is supportive of the draft Outline and its proposed direction for the Ōtākaro /Avon River Corridor.

The Greater Christchurch Regeneration Act 2016 (GCR Act) provides the statutory framework for Christchurch City Council's role in the development of Regeneration Plans for the Christchurch District. Christchurch City has the opportunity, with the other parties specified in section 29(1), to give its views on the draft Outline. The proponent must then finalise the draft Outline making any modifications that the proponent thinks appropriate.

It is within the above context that Christchurch City Council has considered the draft Outline and provides the following comments:

1. Overarching Issue - Recognising the natural function of the Ōtākaro/Avon River corridor

Fundamental to the entire proposal is the need to recognise and provide for the river corridor's natural functions; particularly maintaining conveyance capacity for medium and high flow events, and the restoration and enhancement of ecological values and riparian margins. Floodplain management, hazard mitigation, community resilience and water quality are key issues for the wider community now and in the future, particularly with increasing pressures due to climate change. The Residential Red Zone within the Ōtākaro/Avon River Corridor provides an opportunity to construct water quality treatment devices, realign stop banks, construct storm water infrastructure and reduce the community exposure to natural hazards.

Given the importance of these issues, Council considers the draft Outline should be modified so it provides greater emphasis on the river corridor's natural functions and this be made clear as part of the bullet points in section 1 of the draft Outline.

2. The importance of the city-to-sea link and New Brighton as a destination

The river corridor provides a natural connection and a key transport route between the central city and New Brighton. Reinforcing the importance of New Brighton as a destination, and complementing the regeneration efforts focused on the New Brighton town centre, needs to be clearly stated as one of the objectives of the regeneration planning for the Ōtākaro/Avon River corridor.

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3. Scope of assessment and directions to address effects on and opportunities for areas and activities outside of the Residential Red Zone

Areas and activities outside of the Residential Red Zone will be impacted by decisions on future activities within the Red Zone. The scope of the Ōtākaro/Avon River Corridor Regeneration Plan should include assessment of and directions for any further planning investigations needed to address effects on and strategic planning implications for areas outside of the Red Zone. This is to ensure that Red Zone planning and decisions are not made in isolation of neighbouring land uses and activities. Those effects and strategic planning implications may include immediately adjacent residential areas, existing commercial areas in the vicinity, transport networks and open space networks.

Red Zone regeneration should include consideration of adjacent or nearby land in either Council or Crown ownership to enable an integrated approach to the open space network. The Ōtākaro/Avon River Corridor Regeneration Plan is likely to result in changes to the provision of open space (including areas set aside for floodplain and storm water management). Such changes would prompt an assessment of the recreational and community needs of local residents and potential consideration of alternative use of existing open space in Council or Crown ownership.

In respect of the transport network it is important that the plan recognises and considers the function of roads adjacent to the area detailed in Appendix 1, particularly where those roads form part of key network links that pass through the area or provide access through the area to adjacent residential areas. The scope of the Ōtākaro/Avon River Corridor Regeneration Plan should include any directions necessary to facilitate and streamline the above further strategic planning.

The importance of taking a holistic approach to the land subject to the Regeneration Plan and the land adjacent to it should be made clearer in the Outline. In particular the geographic scope should be extended to include significant parcels of Council and Crown owned land in the vicinity (Council owned land as identified on the attached plan).

4. Inclusion of an Integrated Assessment

The development of the draft Regeneration Plan should include an Integrated Assessment to evaluate how well the draft Plan meets the identified social, economic, cultural and environmental objectives – particularly sustainability and well-being considerations – at key points during its development. The Recovery Strategy required the use of the Integrated Assessment methodology and it was successfully applied to the development of the Waimakariri Residential Red Zone Recovery Plan. This assessment should also extend to the wider context, outside of the Residential Red Zone, with consideration of the external social and economic influences as well as the physical edge conditions.

5. Opportunities for community interaction with, and activation of, the Ōtākaro/Avon River Corridor Regeneration Plan area throughout the planning process

Providing opportunities for the community to interact with the Ōtākaro/Avon River Corridor Regeneration Plan area at all stages of the recovery planning is considered to be important by the Council and community groups. The facilitation of creative and meaningful opportunities for the community to engage with the Red Zone helps to create a positive image of the City's recovery activity and would encourage increased participation where communities have a greater knowledge and vested interest in the recovery of the area. This has been evidenced by transitional projects in the Central City and other Christchurch suburbs which have gained international interest and, in some cases, have helped to inform positive permanent outcomes (eg Albion square in Lyttelton). One

transitional project that has merit is a proposed cycleway, through the corridor and along some of the stopbanks, to inform the permanent cycleway linking the City to the Sea.

Again, thank you for the opportunity to comment on the draft Outline. Council looks forward to working collaboratively with Regenerate Christchurch on this exciting opportunity.

Yours sincerely,

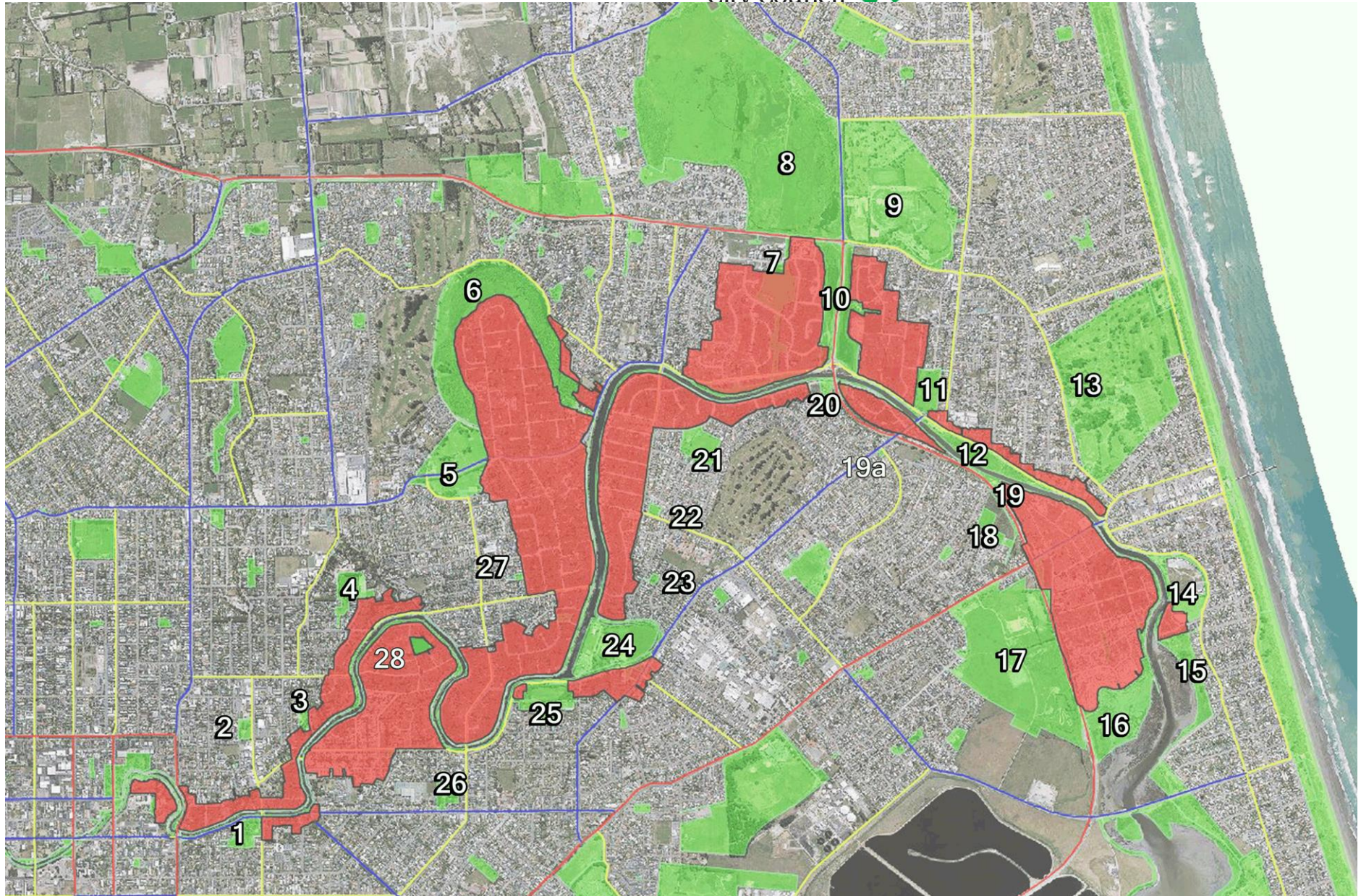
Lianne Dalziel

Mayor

Karleen Edwards

CEO

DRAFT



Open Space in close proximity to the Avon Red Zone

| Map Ref 17/47045 | Park | Asset Management Category | Area (square metres) |
|---------------------|-----------------------------|------------------------------|----------------------------|
| 1 | Beverley | Local/Community | 25,462 |
| 2 | Richmond Playground | Local/Community | 9,747 |
| 3 | Avebury park | Garden & Heritage | 9,124 |
| 4 | Richmond Park | Sports | 37,529 |
| 5 | Burwood Park | Sports | 136,441 |
| 6 | Horseshoe lake | Regional | 329,278 |
| 7 | Donnell Park (part) | Sports (drainage part) | 5780 |
| 8 | Travis Wetland | Regional | 1,218,680 |
| 9 | Queen Elizabeth II Park | Sports | 487,127 |
| 10 | ANZAC Drive Reserve | Local/Community | 142,079 |
| 11 | Bower Park | Sports | 38,442 |
| 12 | Cockayne Reserve | Regional | 59,431 |
| 13 | Rawhiti Domain | Sports | 613,543 |
| 14 | Withells Island Reserve | Local/Community Park | 42,265 |
| 15 | Blighs Garden | Local/Community | 62,191 |
| 16 | Bexley Wetland | Regional | 148,805 |
| 17 | Bexley Park | Sports | 512,351 |
| 18 | Farnborough | Local/Community Park | 23,141 |
| 19 | Jack Hinton | Local/Community | 6,609 |
| | Ripene Ma | Local/Community | |
| 20 | Cedarwood Reserve (part) | Local/Community | 5075 |

| Map Ref 17/47045 | Park | Asset Management Category | Area (square metres) |
|---------------------|---------------------|------------------------------|----------------------------|
| 21 | Avondale park | Sports | 39,891 |
| 22 | Avondale Playground | Local/Community | 5,144 |
| 23 | Emlyn Playground | Local/Community | 2,849 |
| 24 | Porritt Park | Sports | 114,247 |
| 25 | Avon Park | Sports | 57,826 |
| 26 | Woodham Park | Garden & Heritage Park | 18,928 |
| 27 | Moyna Playground | Local/Community | 2,009 |
| 28 | Sullivan Park | Local/Community | 9,836 |