



Kia whakahaumanutia te whenua, nga taonga me te taone

# ŌTĀKARO AVON RIVER CORRIDOR REGENERATION PLAN



**This Regeneration Plan presents a bold vision for the future of the Ōtākaro Avon River Corridor. It emphasises a restored natural environment, and strengthened connection between people, the river and the land.**



# MIHI - NGĀI TŪĀHURIRI

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E ngā iwi o ngā waka nō ngā hau e whā kua tau nei ki  
Ōtautahi, naiā te ōwhā ki a koutou.

Welcome to all the people from the four winds who have made  
Ōtautahi/Christchurch their home. Greetings to you all.

Regeneration is about people, place and prosperity.  
For Ōtautahi/Christchurch, it's about creating a vibrant city that has  
opportunities for people to grow, connect and thrive.

Nau mai, tauti mai.



# FOREWORD - CHAIR OF REGENERATE CHRISTCHURCH

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The regeneration of the Ōtākaro Avon River Corridor is an opportunity for Christchurch to demonstrate innovative environmental leadership. The impact this regeneration will have on our city cannot be underestimated. Like the decision of our forebears to create Hagley Park, regeneration of the Ōtākaro Avon River Corridor will significantly improve our city's natural environment.

This Regeneration Plan identifies some of the many opportunities within the Ōtākaro Avon River Corridor. The Vision presented in this Plan is unashamedly bold.

The Plan acknowledges the strong connection that the Ōtākaro Avon River Corridor has to Christchurch's history and identity. Many people call this land their home and have tended to it with great care.

Shaped by all those who have provided feedback and participated in the process of its development, it is a Plan that balances the needs and aspirations of current and future generations, iwi, the community and the wider public and private sectors.

This Plan lays the foundation to achieve aspirational environmental goals, reduce the impacts of future climate change and support a growing and prosperous

economy. Water quality and public access to the natural environment are identified as priorities with a mix of naturally-occurring and new activities. It is practical, flexible and, over time, achievable.

Regeneration of the Ōtākaro Avon River Corridor provides a place for trying new things, learning and sharing our knowledge with the rest of New Zealand and exporting our innovations internationally. It will also create experiences that attract local and international visitors along the river corridor, linking our city to the sea.

Importantly, this Plan provides a vision for the long-term future of the land. It allows communities, investors, and the wider public to begin planning for the future, while being flexible and inviting of new ideas in an ever-changing world.

It is part of a new vision for the future of Christchurch, a dynamic liveable city that embraces the identity of its residents, past, present and future.

As implementation planning commences we must also look to what needs to be done to ensure Christchurch has the people, economy and leadership to ensure both this Plan, and the wider aspirations for the city, become reality.

Regeneration on this scale requires many champions. It will require co-operation and collaboration between the Crown, Council, iwi and the wider community to realise the opportunity that the Plan presents – a transformational opportunity for us and those who come after us.



Nga mihi

**Sue Sheldon CNZM**

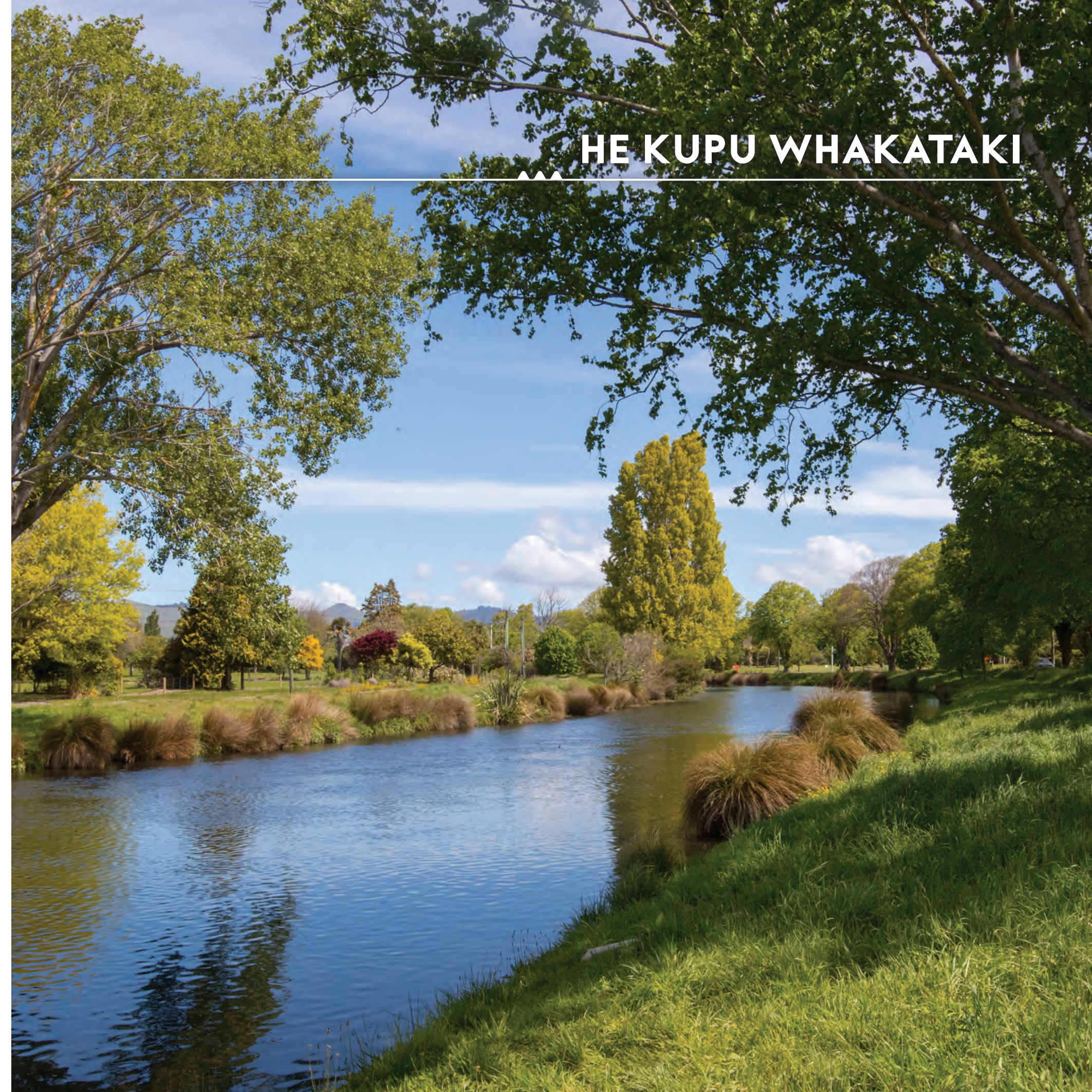
Chair, Regenerate Christchurch

March 2019




# HE KUPU WHAKATAKI

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An aerial photograph of a residential area. In the foreground, a wide, dark blue river flows from left to right. A paved road runs parallel to the river. The middle ground is dominated by a large, green, grassy area with scattered trees and a few buildings. In the background, a dense residential area with many houses and buildings stretches towards the horizon. The sky is clear and blue. A semi-transparent white text box is overlaid on the upper part of the image.

**We acknowledge all those who are connected to this land, including those who have lived and worked in the Ōtākaro Avon River Corridor.**

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## APPENDIX ONE - AMENDMENTS TO RESOURCE MANAGEMENT ACT DOCUMENTS

# ABOUT THIS PLAN

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**The Ōtākaro/Avon River forms an enduring foundation of life in Ōtautahi/Christchurch. As a source of mahinga kai for early Ngāi Tūāhuriri and colonial pioneers, as a transport system and as a recreational area, the Ōtākaro/Avon River binds our memories, and our futures together.**

Following on from the devastation of the earthquakes, the 602-hectare Ōtākaro Avon River Corridor, set in the heart of east Christchurch, provides the opportunity to support the regeneration of the land, river and communities.



## THE REGENERATION PLAN

This Plan provides guidance about the future of the Regeneration Area. In particular for:

- Residents living within and near the Regeneration Area who need to understand how the land will be used in the immediate future and in the long term.
- Manawhenua who need to know how their interests are provided for, including the exercise of tino rangatiratanga and kaitiakitanga.
- Infrastructure providers, including the Christchurch City Council, who need to be able to plan for effective and efficient repair and improvement of infrastructure.
- The wider community, including the private sector, not for profit sector, social enterprise and philanthropists, who need to know what the Regeneration Area might look like so they can make investment decisions.

This Plan has been developed using the best available information on the challenges and opportunities of the existing environment. It enables future uses to be considered alongside broader regeneration, infrastructure, hazard avoidance and mitigation requirements.

The Vision and Objectives for the Regeneration Area provide opportunities for multiple uses within a predominantly natural environment. This Plan shows how those opportunities can create a new, integrated ecosystem. Foremost, it shows how the Regeneration Area can be a place of connection with each other, with nature and with new possibilities.

## STRUCTURE OF THIS PLAN

Following this introductory section, which sets out the context and importance of the Regeneration Area, the Plan contains three chapters, and an appendix detailing changes to the Resource Management Act 1991 documents.

### Chapter 1: Vision and Objectives

This chapter explains the Vision and Objectives that have driven the development of the Plan and that will continue to provide overarching direction and guidance to shape regeneration.

The Vision and Objectives form touchstones for future land use decisions – giving a strong sense to the community of how future decisions will be made to ensure the best outcomes.

### Chapter 2: A View for the Future

This chapter illustrates how the opportunities presented by regeneration of the Area could be realised. The Greenprint spatial plan shows a combination of land uses, projects and activities that, if implemented with the right balance, would realise the Vision and Objectives over time. Further detail is then shown in the Green Spine and Reaches plans.

### Chapter 3: Transformation over Time

Regeneration will be achieved through sustained and co-ordinated effort by the public sector, manawhenua, community and investors. This chapter provides high-level guidance on the process for successfully regenerating the area progressively over decades. The process of first focusing on planning, then activation, gives an indication of when, and where, parties can be involved in the dynamic process of regeneration and how the Regeneration Area will evolve over time.

# MŌ TĒNEI MAHERE

## MAKING THIS PLAN A REALITY

Achieving the Vision will require long-term investment and commitment from multiple parties over many decades. Some investment will come from the private, community, not for profit and philanthropic sectors. It is expected, however, that those meeting most of the costs of regeneration will be the people who will benefit from it – the current and future residents of Christchurch and citizens of New Zealand.

Funding for some of the identified infrastructure in this Plan has been set aside in the Christchurch City Council's (the Council's) 2018 Long Term Plan (LTP). Further investment may be possible from funds such as the Christchurch Regeneration Acceleration Facility. The Crown and Council will also need to decide whether to invest further, and in what timeframes, through their respective budget processes.

To successfully regenerate the Area, the following elements will require funding:

- Land title amalgamation, infrastructure clearance and contaminated soil management: Before development can begin, it may be necessary to amalgamate land titles, remove unnecessary infrastructure and remediate contamination. The cost of these activities is forecast within a range of \$58 million to \$113 million.
- Network infrastructure (stopbanks, stormwater management, transport): Network infrastructure will provide the foundation for regeneration of the land. The cost is forecast within a range of \$369 million to \$470 million; of which \$137 million is budgeted in the Council's 2018 LTP, and a further \$271 million is identified in its 2018 30-year infrastructure strategy. The Council's LTP shows physical work commencing in 2021 for transport, 2023 for flood management and 2027 for stormwater management.
- The Green Spine (as shown on page 50): The cost of the City to Sea path, the Cultural Trail (including the landings), parks, reserves and gathering spaces, ecological restoration, and some river widening for watersports is forecast within a range of \$157 million to \$275 million. Some of these activities may align with Government initiatives such as the Christchurch Regeneration Acceleration Facility and the Crown's One Billion Trees programme. Philanthropic funding opportunities also exist.
- The Reaches (as shown on pages 52–57): The Reaches are places where complementary activities can take place with opportunities for private sector, social enterprise, and not for profit investment alongside public sector funding for natural landscape and public realm work. Total investment will depend on the final mix of uses and activities.
- Operation and maintenance: At present, the Crown and Council are paying for servicing, asset management, land and property maintenance, and security in the Regeneration Area. Transitional uses that include ways to reduce this expenditure may help to offset these costs.



# THE PLAN IN CONTEXT

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**The river and surrounding land have played many roles in the history of Ōtautahi/Christchurch.**

**Creating a plan for the future starts with understanding these stories of the past.**

## NGĀI TAHU HISTORY

The Ōtākaro/Avon River and surrounding area have a long and vibrant cultural history. Ngāi Tahu – and Ngāti Māmoe and Waitaha before them – had permanent and temporary kāinga and pā in the greater Christchurch area. The Ōtākaro/Avon River and Ihutai/Avon Heathcote Estuary are of vital importance to manawhenua, who prized the abundant food and natural resources that could be harvested from the springs, waterways, wetlands, grasslands and lowland podocarp forests that flourished in this area.

**Te Rūnanga o Ngāi Tahu** is statutorily recognised as the representative tribal body of Ngāi Tahu whānui under the Te Rūnanga o Ngāi Tahu Act 1996. Te Rūnanga o Ngāi Tahu has a responsibility to ensure the well-being of all those who live in its takiwā in accordance with the tikanga of manaakitanga.

**Te Ngāi Tūāhuriri** is identified in the Te Rūnanga o Ngāi Tahu (Declaration of Membership) Order 2001 as the entity with responsibility for resources and protection of tribal interests within the Regeneration Area. Therefore, Ngāi Tūāhuriri is the rūnanga holding manawhenua or authority over the Regeneration Area.

**Te Ihutai Ahu Whenua Trust** is established in accordance with Te Ture Whenua Māori Act 1993 to administer lands covered by the Ngāi Tahu Deed of Settlement, incorporating Ihutai Reserve (MR900), which has a ki uta ki tai relationship with the lands to be governed by the Regeneration Plan.

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Te Rūnanga o Ngāi Tahu, Te Ngāi Tūāhuriri and Te Ihutai Ahu Whenua Trust have an expectation that those representing Crown interests will honour Te Tiriti o Waitangi (the Treaty) and the principles on which the Treaty is founded, in particular the Treaty principles of rangatiratanga, partnership, active participation in decision-making and active protection.

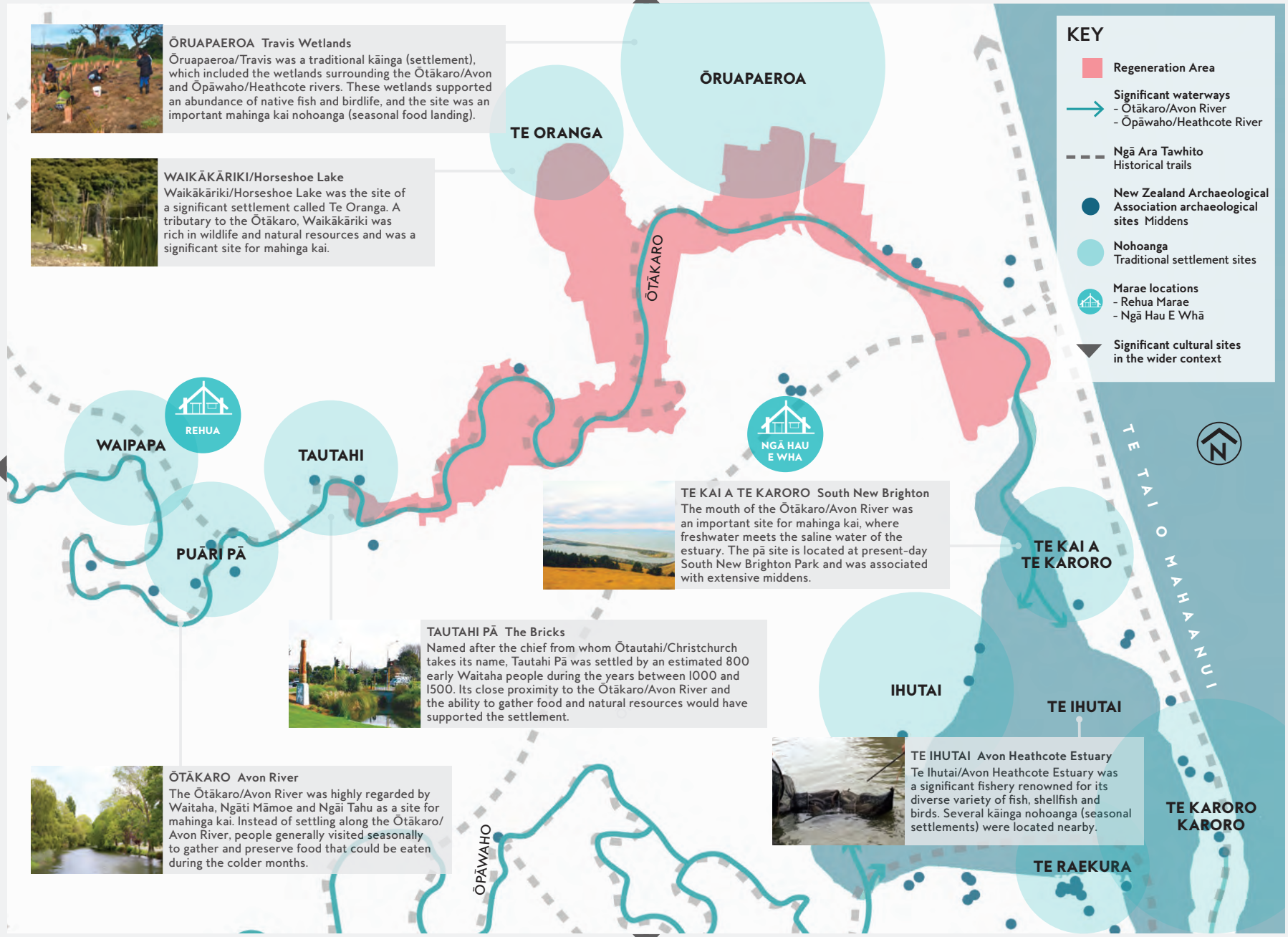


# TE MAHERE I TE HOROPAKI

## MANAWHENUA HISTORY

WAIMAKARIRI / KAIKANUI / TE RIU O TE AIKA KAWA / RAKAHURI / TUAHIWI / KAIAPOI PĀ / PŪHARAKEKENUI

KA TIRITIRI O TE MOANA / TE KURA TĀWHITI / HINE-PAKA / PŪTARIKAMOTU / AORAKI / HURITINI



**ŌRŪPAEROA** Travis Wetlands  
Ōrūpaeroa/Travis was a traditional kāinga (settlement), which included the wetlands surrounding the Ōtākaro/Avon and Ōpāwaho/Heathcote rivers. These wetlands supported an abundance of native fish and birdlife, and the site was an important mahinga kai nohoanga (seasonal food landing).



**WAIKĀKĀRIKI**/Horseshoe Lake  
Waikākāriki/Horseshoe Lake was the site of a significant settlement called Te Oranga. A tributary to the Ōtākaro, Waikākāriki was rich in wildlife and natural resources and was a significant site for mahinga kai.



**WAIPAPA**

REHUA

**TAUTAHI**

**PUĀRI PĀ**



NGĀ HAU E WHĀ



**TE KAI A TE KARORO** South New Brighton  
The mouth of the Ōtākaro/Avon River was an important site for mahinga kai, where freshwater meets the saline water of the estuary. The pā site is located at present-day South New Brighton Park and was associated with extensive middens.



**TAUTAHI PĀ** The Bricks  
Named after the chief from whom Ōtautahi/Christchurch takes its name, Tautahi Pā was settled by an estimated 800 early Waitaha people during the years between 1000 and 1500. Its close proximity to the Ōtākaro/Avon River and the ability to gather food and natural resources would have supported the settlement.



**ŌTĀKARO** Avon River  
The Ōtākaro/Avon River was highly regarded by Waitaha, Ngāti Māmoē and Ngāi Tahu as a site for mahinga kai. Instead of settling along the Ōtākaro/Avon River, people generally visited seasonally to gather and preserve food that could be eaten during the colder months.



**TE IHUTAI** Avon Heathcote Estuary  
Te Ihutai/Avon Heathcote Estuary was a significant fishery renowned for its diverse variety of fish, shellfish and birds. Several kāinga nohoanga (seasonal settlements) were located nearby.

TE HERU O KAHUKURA / TE IRIKA O KAHUKURA / TE TIHI O KAHUKURA / RAPANUI / TAUMUTU / TE WAIHORA / TE WAIREWA

## EUROPEAN SETTLEMENT

In 1851 the city of Christchurch was founded on the banks of the Ōtākaro/Avon River in recognition of its role as a water source and transportation route. As Christchurch expanded, the river became a backdrop for people's homes, and neighbourhoods established along its banks.

## SURROUNDING COMMUNITIES

East Christchurch is comprised of distinctive communities drawing their identity from their connection to the river, parks, estuary and sea that surround them. Each community has its own unique culture, history and values, and many generations of residents have developed strong connections with this area and enjoy a good quality of life there.

The river and its margins have supported a wide range of informal recreational uses. In addition, flatwater sporting codes have strong linkages with the river, using it for training and events, and establishing clubrooms and other facilities along its banks.

## 2010 AND 2011 EARTHQUAKES

The Canterbury earthquakes of 2010 and 2011 caused unprecedented and widespread damage to greater Christchurch.

The land within the Ōtākaro Avon River Corridor primarily consists of poorly consolidated silts, which were particularly susceptible to the effects of earthquakes. As a result, the homes and infrastructure in this area were disproportionately affected.

The scale and extent of land damage left large tracts of residential land requiring area-wide remediation. In response, the Crown announced a process that identified a residential red zone. In August 2011, the Government made offers to purchase insured residential red zone properties and by December 2015, 5,442 property owners within the Ōtākaro Avon River Corridor had accepted the Crown offer.

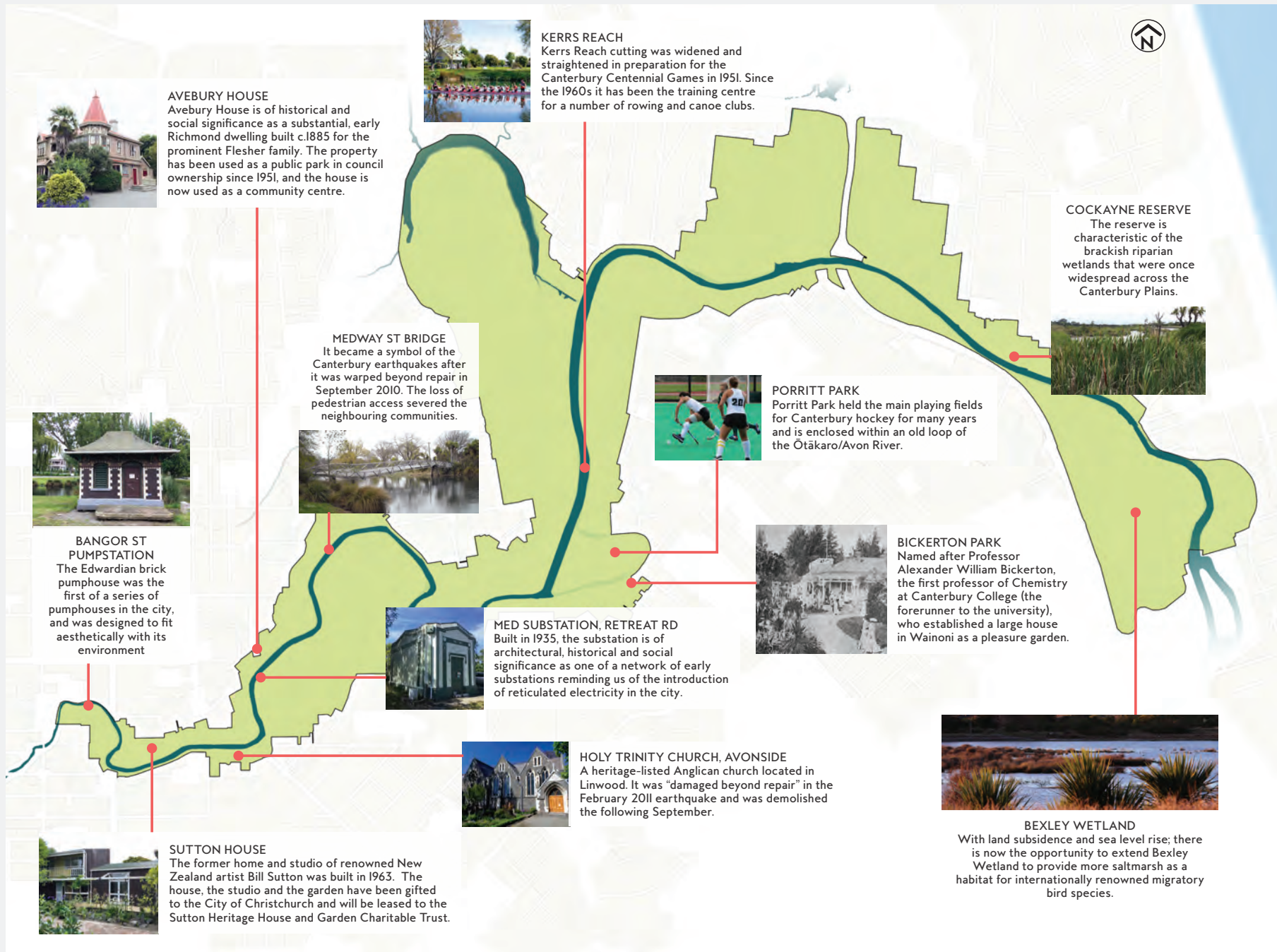
As previously vibrant residential neighbourhoods were deconstructed and replaced by open parkland, remaining communities were faced with depopulation, loss of community connections and facilities, and uncertainty regarding the future of this land.

This Plan creates an aspirational Vision that seeks to connect communities with each other, with nature and with new possibilities. It provides opportunities for multiple uses within a predominantly natural environment.





## STORIES OF OUR RIVER



# THE PROCESS FOLLOWED

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## PLANNING AND LEGAL FRAMEWORK

The Greater Christchurch Regeneration Act 2016 (GCR Act) provides for a range of tools to support the regeneration of greater Christchurch including the development of regeneration plans for specific areas.

Regeneration plans are significant documents with the GCR Act requiring that any person exercising powers or performing identified functions under the Resource Management Act 1991 must not make a decision or recommendation that is inconsistent with such plans. This includes decisions on resource consents and preparing or changing planning documents.

Consistent with the purposes of the GCR Act, this Regeneration Plan has been developed to improve the well-being of the community by enabling the revitalisation and rebuilding of the Area. Combined with guidance on the types of land uses and activities that best met the Vision and Objectives for the Regeneration Area, the Plan directs the inclusion of a new site-specific zone (as set out in Appendix One) which enables a variety of land uses consistent with the Vision.

Specifically, the Plan and associated zoning enables the improvement of land and infrastructure in the Regeneration Area by making provision for (among other things):

- Stopbanks and pumping stations to mitigate flood hazard;
- Detention ponds, wetlands and other stormwater infrastructure to improve water quality;
- Land stabilisation and enhancement along the Green Spine adjacent to the River;
- Large areas of ecological restoration and enhancement;
- Multi-modal transport infrastructure; and
- Areas for community facilities and public open space.

As described in this Plan, developing the Regeneration Area in accordance with the Plan and associated zone provisions is expected to improve the environmental, economic, social and cultural well-being and resilience of the community. In particular, the Plan provides opportunities for restored and enhanced connections with the Regeneration Area (through enabling activities such as the landings and City to Sea path providing access to and through the Regeneration Area) and enhancement of existing uses (through, for example, the widening and deepening of the River to improve facilities for flatwater sports). The provision for these activities responds directly to feedback from the community on what uses of the Regeneration Area would best improve their well-being and resilience.

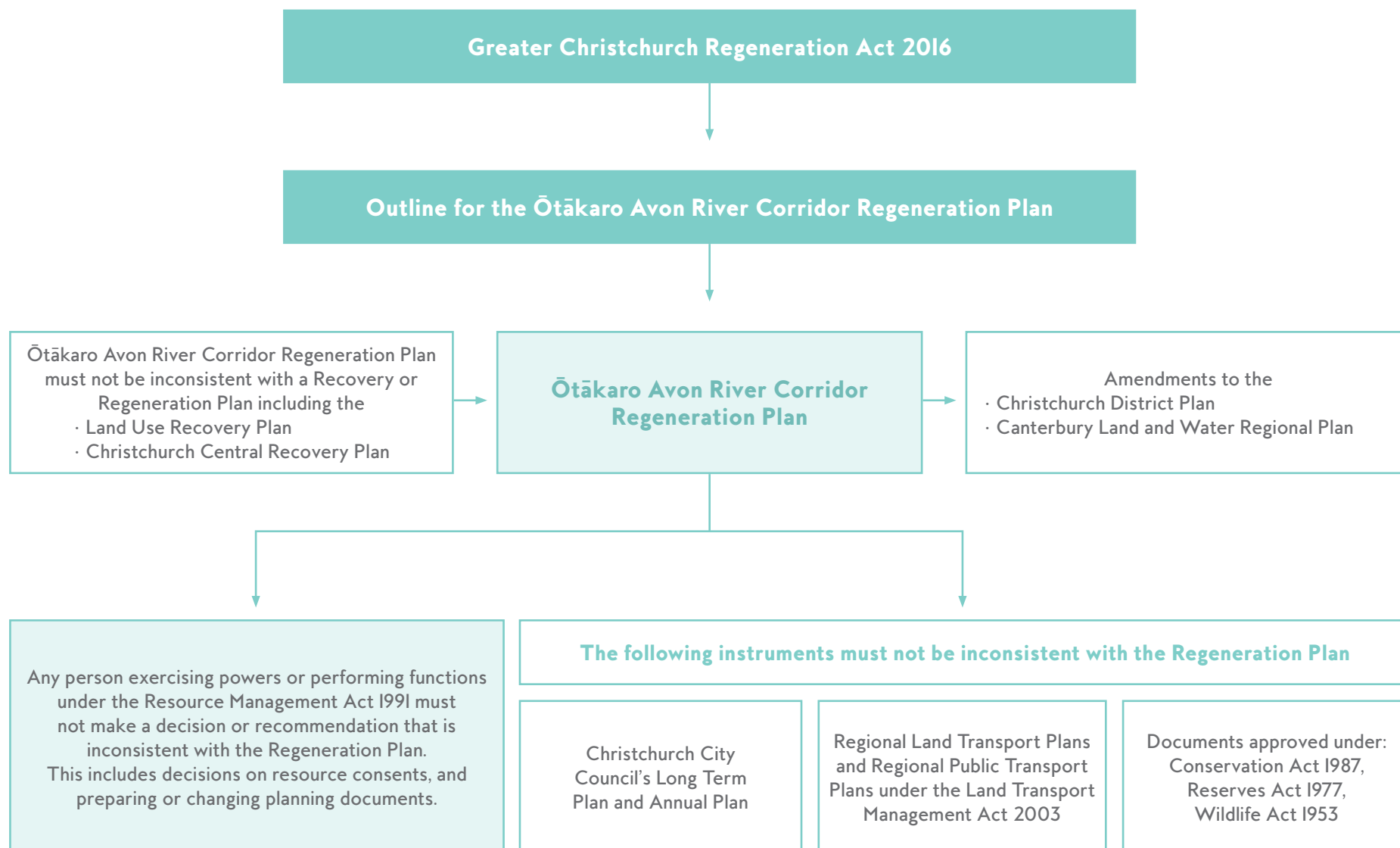
As the largest area of 'red-zoned' land in greater Christchurch, the Regeneration Area provides a graphic illustration of the losses experienced as a result of the 2010/2011 earthquake sequence. Enabling community participation in the process of developing a new future for the Regeneration Area can, of itself, contribute to an improvement in the community's well-being.

Importantly, by developing a comprehensive Vision and set of Objectives for the Regeneration Area, this Plan provides a decision-making framework which enables a focused and expedited regeneration process, and facilitates the ongoing planning and regeneration of the Area.

This Plan has been developed in accordance with the Outline approved by the Minister in March 2017 other than in two respects. The Evaluation Panel process described in the Outline was not carried out on the basis that Integrated Assessments had already been conducted, and the period for public comment on the draft Plan was shortened from 30 working days to 24 working days to avoid the Christmas period. These departures had no material effect on the development of the Plan.

# NGĀ TUKANGA I WHĀIA

## EFFECT OF THE REGENERATION PLAN



Nothing in the Greater Christchurch Regeneration Act 2016 affects the operation of the Ngāi Tahu Claims Settlement Act 1998.

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## THE PROCESS TO DEVELOP THIS PLAN

The process to develop this Plan incorporated the following steps.

### Research

As the proponent of the Plan, Regenerate Christchurch engaged with the community, including through a Community Needs Survey, to understand their needs and to seek ideas for how the Regeneration Area could meet these needs. In addition, it gathered extensive information on the Regeneration Area, its constraints, features and values.

### Visioning

A Vision and Objectives were developed following public, stakeholder and strategic partner feedback. These played a critical role in the identification, assessment and evaluation of the wide range of possible land uses and activities that might be included in this Plan.

Land Use Assessment Criteria were developed based on the Vision and Objectives to assist in comparing possible combinations of land uses and activities, and to determine which combinations best met the Vision and Objectives based on current information.

### Design

Land uses and land use combinations were identified, drawing on the ideas, proposals and suggestions gathered during the Research and Visioning steps. The existing environment, including land constraints and ecological and cultural features, were assessed and considered together with how particular activities might best fit together and within the environment. In the steps that followed, these land uses were tested through a range of assessment criteria based on extensive technical evidence and public engagement that culminated in the Red Zone Futures Exhibition in May and June 2018. These processes determined the preferred land uses and activities described in this Plan.

### Creating the Plan

Each previous step contributed important information to enable the development of this Plan. On 14 November 2018 Regenerate Christchurch publicly notified a draft Regeneration Plan and invited written comments. All comments were considered, and amendments made, resulting in this Plan.

## WHAT DID THE COMMUNITY RESEARCH TELL US?

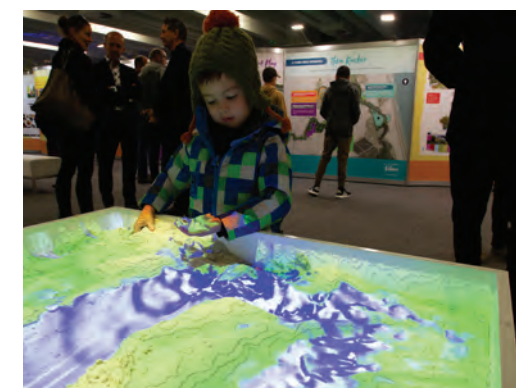
The Community Needs Survey (February–March 2017) produced the following major themes to inform the development of the Vision and Objectives, and the amendments to the Resource Management Acts documents:

- A desire to protect and restore the natural environment of the Regeneration Area, with a particular focus on the protection of groundwater and enhancement of water quality.
- Safe, well-designed spaces that are resilient to hazards and adaptable to climate change.
- Opportunities for people from different communities to gather and connect.

## WHO DID REGENERATE CHRISTCHURCH ENGAGE WITH?

Regenerate Christchurch prioritised engagement with all sections of the community in the development of this Plan. This engagement included:

- Having close working relationships with partners: Christchurch City Council, Te Rūnanga o Ngāi Tahu, Environment Canterbury, Ōtākaro Limited and the Crown.
- Gaining specialist advice from various government departments including: Department of Conservation; Ministry of Education; Land Information New Zealand; and New Zealand Transport Agency.
- Receiving specialist advice representing the views of Ngāi Tūāhuriri as manawhenua from Mahaanui Kurataiao Limited and Matapopore Charitable Trust.
- Communicating regularly with the owners of private properties that remain within the Ōtākaro Avon River Corridor.
- Convening specialist advisory groups including community members and local and international technical experts.
- Engaging with groups including the Earthquake Disability Leadership Group, Community Language Information Network Group, and representatives from the business sector, Pasifika communities, the faith-based sector and non-government organisations.
- Engaging extensively with children and young people.







# 1

## VISION AND OBJECTIVES

### TŌ TĀTOU TIROHANGA

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This chapter explains the Vision and Objectives that have driven the development of the Regeneration Plan and will continue to provide overarching direction and guidance to shape the regeneration of the Area.

# VISION AND OBJECTIVES

**Informed by over 5,000 ideas from the public and input from key partners, the Vision and Objectives articulate what regeneration would look like in the Area and inspire, guide and shape its future.**

The Vision and Objectives have driven the development of this Plan and will continue to provide overarching direction and guidance to shape the regeneration of the Area.

Our Vision is for the river to connect us together with each other, with nature and with new possibilities.

Nōku te awa<sup>1</sup>. The river is mine.

We all share in the future of this river.

The Objectives recognise the value and opportunity the Regeneration Area provides to both the residents of Christchurch and all of New Zealand.

For Christchurch, the Objectives acknowledge the importance of ecological restoration and connected communities, along with opportunities for community participation and greater prosperity. They acknowledge the unique opportunities the Regeneration Area provides, including as a visitor destination and as a living laboratory demonstrating innovative responses to climate change and natural hazards.

Recognising that as the needs of the city and communities change, the activities that make the best use of this land may also change, the Objectives provide a touchstone against which future decisions can be made. They ensure a clear aspiration for the Regeneration Area while still allowing flexibility to adjust to a changing future.

## Objectives for Christchurch

Create a restored native habitat with good quality water so there is an abundant source of mahinga kai, birdlife and native species.

Support safe, strong and healthy communities that are well-connected with each other and with the wider city.

Provide opportunities for enhanced community participation, recreation and leisure.

Create opportunities for sustainable economic activity and connections that enhance our well-being and prosperity now and into the future.

## Objectives for New Zealand

Develop the Ōtākaro Avon River Corridor Regeneration Area as a destination that attracts a wide range of domestic and international visitors.

Establish a world-leading living laboratory, where we learn, experiment and research; testing and creating new ideas and ways of living.

Demonstrate how to adapt to the challenges and opportunities presented by natural hazards, climate change and a river's floodplain.

1. Nōku te awa: Wiremu Te Uki addressing the Smith-Nairn Commission, 1880





# TŌ TĀTOU TIROHANGA



# PRACTISING MAHINGA KAI

## OBJECTIVE

Create a restored native habitat with good quality water so there is an abundant source of mahinga kai, birdlife and native species.

## WHAT IS MAHINGA KAI?

Mahinga kai provides a holistic approach to the sustainable management of the river and its natural resources.

For Ngāi Tūāhuriri and Ngāi Tahu, mahinga kai is an important concept that can be described as the places where natural resources are obtained, and the philosophies and practices that surround them. Mahinga kai means to work (mahi) the food (ngā kai) and refers to the seasonal migration of people to key food gathering areas during the summer, where they would gather and prepare natural resources to sustain them through the colder months.

Ensuring future generations can experience mahinga kai is central to Ngāi Tūāhuriri and Ngāi Tahu identity. It is the responsibility of today's generation to safeguard the mauri (life essence) of the natural environment, and to ensure its security and capability for us, and our children after us.

## A UNIQUE OPPORTUNITY

Mahinga kai presents a unique opportunity to adopt a holistic management approach for the whole of the Regeneration Area. As well as focusing on sustainability, it offers a chance for local communities and visitors to learn about restoring and caring for native ecosystems, the traditional Māori concept of mahinga kai, native

species and their uses, and the history and culture of the Area. As importantly, mahinga kai offers the opportunity to exercise the whakapapa, kaitiakitanga and the other key values set out below that are an integral part of mahinga kai.

## WATER QUALITY AND MAHINGA KAI

Poor water quality in the Ōtākaro/Avon River significantly impacts on mahinga kai. For manawhenua, the restoration of the Ōtākaro/Avon River is critical. A healthy river provides a place for swimming, fishing, playing and experiencing the benefits that mahinga kai can provide whānau.



### WHAKAPAPA

Identity, history and acknowledgement of tipuna (ancestors).

- Celebrate and remember histories and stories
- Strengthen sense of identity and pride
- Acknowledge and connect to sites of cultural significance



### WAIUATANGA

Connection to place and to the natural environment.

- Encourage closer connection to the natural environment
- Create living environments that respond to natural processes
- Acknowledge and protect mauri (life essence)



### KAITIAKITANGA

Custodianship, shared responsibility and respect for our natural environment.

- Enhance river habitats and water quality
- Develop a kaitiakitanga approach to natural resource management
- Nurture ecological vitality for the benefit of future generations



# HEI MAHI: MAHINGA KAI



## MANAAKITANGA

Safe, inclusive and welcoming environments, productive landscapes.

- Develop safe and accessible public places with transport and connections
- Provide welcoming, caring and safe environments
- Create productive landscapes so the community can provide for guests



## WHANAUNGATANGA

Social and whānau connections, community togetherness.

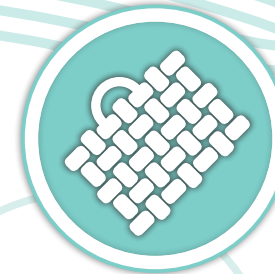
- Provide places for living and gathering
- Foster community and whānau togetherness



## HAUORA

Physical, spiritual and mental health and well-being.

- Create environments that encourage physical activity
- Promote greater understanding of natural health practices and medicines



## MĀTAURANGA

Education, cultural practices, the growing and sharing of knowledge.

- Create education, research and development centres
- Build learning environments for children and communities to increase their understanding of the natural and cultural environment
- Promote traditional ecological knowledge and practices



# REGENERATING NATURE

## OBJECTIVES

Create a restored native habitat with good quality water so there is an abundant source of mahinga kai, birdlife and native species.

Demonstrate how to adapt to the challenges and opportunities presented by natural hazards, climate change and a river's floodplain.

## ECOLOGICAL PRINCIPLES

The following principles will inform the regeneration of native ecosystems along the river corridor:

**Working with nature** – taking the lead from natural processes.

**Mahinga kai** – integrating the principles of mahinga kai into planning, design and development processes to ensure a holistic approach to creating a healthy environment, rich in natural resources.

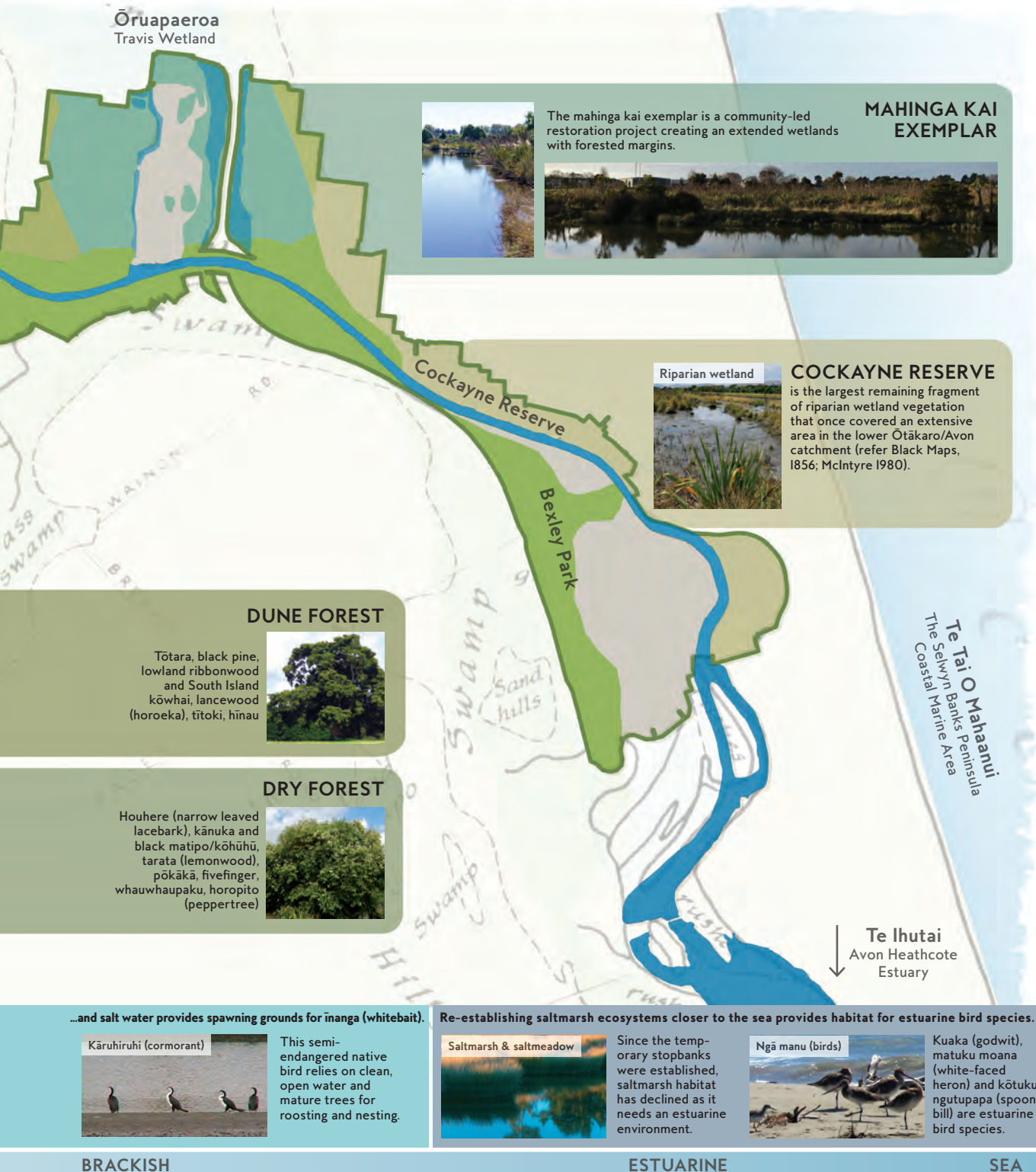
**Adaptive management** – responding to environmental changes.

**Ecological integration** – integrating ecology into the planning, design and development processes.

**Connection** – connecting restored river habitats with wider ecosystems.



# HEI ORANGA TAI AO



While existing exotic trees contribute to historic landscape character, provide nesting spots for birds and shade for fish, and help stabilise the river bank, an opportunity exists to progressively regenerate native ecosystems to protect and enhance mahinga kai in the Ōtākaro/Avon River. By understanding the river's floodplain, habitats, soil types and the effects of sea level rise, we can work with nature to restore native habitats and ecosystems.

## WORKING WITH NATURE

Establishing riparian ecosystems to protect the riverbanks from flood damage and using native wetlands to improve stormwater quality are key elements in regenerating cities in the 21st century. Using natural systems to support engineering solutions offers more sustainable and affordable options.

## NATURALISING EDGES

As swamps were drained and houses built on the floodplain, the Ōtākaro/Avon River was progressively confined between steep artificial banks planted with exotic trees. Naturalising the river edges and re-creating some of the wetlands and river terraces will provide habitats for inanga (whitebait), tuna (eels) and birds, and act as a buffer to reduce storm and flood damage.

## ENVIRONMENTAL CHANGE

Salt water brought in on the tide currently influences vegetation as far upstream as Avondale Bridge near Bower Avenue. With sea level rise, ecosystems will need to adapt to changing conditions as water levels rise and salinity increases further up the river.

# CONNECTING AND INVOLVING COMMUNITIES

## OBJECTIVES

**Support safe, strong and healthy communities that are well-connected with each other and with the wider city.**

**Provide opportunities for enhanced community participation, recreation and leisure.**

Communities experienced upheaval, depopulation and uncertainty after the earthquakes. Social and community infrastructure was disrupted with schools, halls, churches, recreational facilities, bridges and roads damaged.

Regeneration can bring people and communities together, strengthen identity and enhance whanaungatanga (social and whānau connections) to improve well-being.

**Connecting people with nature:** The ecological restoration of the Regeneration Area using mahinga kai principles provides neighbouring communities with exceptional access to a large green space in the middle of the city. With an abundance of birdlife, the emerging visual landscape of tōtara, kahikatea and mataī, and multiple recreational opportunities such as kayaking, walking and cycling, the Regeneration Area will offer significant health and well-being benefits including growth of a positive community identity and sense of belonging.

### **Expressing community identity:**

Stories of the past, present and future of manawhenua and local communities are core to the design of components within this Plan. The Cultural Trail and landings can embrace the concept of whanaungatanga and could be used to celebrate the stories, heritage and identity of local communities.

**Bringing people together:** Connected communities have a strong sense of identity and high levels of well-being. Creating opportunities for communities to connect is fundamental to regeneration.

Community connection occurs naturally in 'bumping spaces' where people with shared interests connect; for example, playgrounds, dog parks, fitness equipment, community gardens and basketball half-courts.

The Greenprint spatial plan (on pages 48-49) provides for spaces that can be designed to meet the needs of all sectors of the community including those with disabilities, young people and the elderly.

**Reconnecting the edges:** The red zone process left abrupt edges and interrupted streets. Reconnecting the edges of adjacent communities with the area will provide a safe and appealing environment. Where appropriate, this may involve new streets along severed edges with new housing facing the river, gardens, recreational areas and other spaces.

**New transport connections:** Severed communities could be reconnected through the City to Sea path and lateral trails, footbridges and a new east-west road and bridge.

**Community participation in decision-making:** The communities along this eleven-kilometre stretch of the river hold rich local knowledge and it is important to acknowledge that many already provide stewardship of the area.

Community participation in decision-making ensures that local knowledge is captured and informs future design and delivery. It gives people a way of contributing to their communities, which is important for well-being. A close connection between the governance structure and communities will be essential to the successful regeneration of the Area.



# TE WHAKAHONO ME TE WHAKAURU HAPORI



Example of a connected edge where houses face the Ōtākaro Avon River Corridor and there are places for the community to enjoy.

# CREATING PROSPERITY

## OBJECTIVES

**Create opportunities for sustainable economic activity and connections that enhance our well-being and prosperity now and into the future.**

Prosperity is about far more than the economy. Prosperity also comprises a healthy and happy life, family and communities we are connected to, a safe clean and protected environment to live within, and opportunities to learn and develop, start a business or get ahead.

Regeneration can drive prosperity through increasing employment and productivity, in a way that also fosters vibrant and thriving communities that support the long-term growth in prosperity of Christchurch city and the Canterbury region.



The Regeneration Area sits within the context of wider regeneration initiatives in greater Christchurch including within neighbouring communities such as New Brighton. Working collaboratively with other regeneration areas will ensure that the full benefits of regeneration are realised.

Looking at global trends and taking a long-term view, the regeneration of the Ōtākaro Avon River Corridor can stimulate increased prosperity in a number of ways.



## COMPETITION FOR TALENT

There is an international shift towards flexible working arrangements that encourage movement to cities with high liveability ratings. Increased protection of the environment, as intended by the ecological restoration of the Regeneration Area, is critical to our liveability appeal as a city and we must ensure we continue to develop it as our city grows.

Attracting and retaining local and international talent to our city will result in productivity gains and increased prosperity.





# TE WHAI RAWA

## CREATING ECONOMIC DIVERSITY

Developing a more complex and diverse economy, and producing the exports to match, is a long-term project for New Zealand given our comparatively large primary sector. Diversification depends on innovation and new opportunities to create an entrepreneurial environment. Successful trials of new crops, products or methods of production within the Regeneration Area have the potential to create a more diverse economy.



## LEADING THE RESPONSE

At a national level, the Government has indicated a renewed focus on environmental policy, and particularly climate change policy through its proposed Zero Carbon Act, the Climate Change Commission and the One Billion Trees programme. This will strengthen existing mechanisms such as the Emissions Trading Scheme that offer financial incentives for sectors that demonstrate strong environmental commitment. Regions, cities, sectors and firms that have already invested in sustainable practices are well positioned to benefit. Christchurch is well placed to capitalise on these initiatives.



## NEW WAYS OF WORKING

The Regeneration Area offers opportunities to trial new industries and offer unique vocational pathways for young people from across east Christchurch and the rest of the city in sectors as diverse as urban farming, construction of adaptable housing and social enterprises.



# A DESTINATION FOR ALL

## OBJECTIVES

**Develop the Ōtākaro Avon River Corridor Regeneration Area as a destination that attracts a wide range of domestic and international visitors.**

**Provide opportunities for enhanced community participation, recreation and leisure.**

People are drawn to places that they feel a connection with. Past connections with the land and waterways or the stories, heritage and culture of a place entice people back to revisit these memories. Equally, new connections form with places through new experiences.

The Regeneration Area can provide a broad range of experiences for visitors, acknowledging and drawing from the past as well as establishing new attachments between people and place. These experiences, set within regenerating native ecosystems, will provide a unique destination that gives visitors many reasons to come and linger. The goal is for visitors to more deeply understand the culture, people and history of this place by connecting with it, rather than just visiting it.

The approach to creating these experiences must be supported by principles of inclusivity and diversity; the Regeneration Area should provide a welcoming destination for all.

The Regeneration Area is large and can support a diverse range of experiences from low-cost activities through to larger visitor attractions. An anchor visitor destination within the Regeneration Area could offer the opportunity to showcase our unique identity and sense of place.

Over time, the Regeneration Area has the potential to make a significant difference to the visitor economy of the city.

## SOMETHING FOR EVERYONE

Potential activities to attract people and promote the Regeneration Area as a destination include:

- Recreation and sports – walking, whitewater and flatwater sports, bike skills, cycle trails, backyard cricket and adventure parks.
- Widening and deepening of the river to provide enhanced flatwater facilities.
- Ecotourism – opportunities for tourist attractions based on New Zealand's unique culture and indigenous flora and fauna.
- Learning and discovery – places where people can visit and get close to nature, learn about science first-hand and gain an understanding of a unique environment.
- Bird-watching – bringing bird-watchers from around the world to an internationally renowned wetland.
- Free or low-cost activities such as outdoor yoga, bike parks, disc golf and playgrounds.
- Art destination – environmental art pieces by local and international artists that sit within the regenerating native landscape.
- Cultural activities – this is an opportunity to showcase our unique cultural history and narratives through design, art and authentic experiences.
- Food and farm – areas of horticulture where visitors can dine on food grown on the land.



# HE WĀHI MŌ TE KATOA



# LIVING WITH WATER

## OBJECTIVES

**Demonstrate how to adapt to the challenges and opportunities presented by natural hazards, climate change and a river's floodplain.**

**Establish a world-leading living laboratory, where we learn, experiment and research; testing and creating new ideas and ways of living.**

The regeneration of this Area provides a unique large-scale opportunity to integrate the management of land, water and natural hazards and demonstrate new approaches to living with water.



Porritt Park in flood (1 in 100-year event), March 2014

## TE MANA O TE WAI

The National Policy Statement for Freshwater Management recognises Te Mana o Te Wai (the integrated and holistic well-being of the water), which seeks to provide for Te Hauora o Te Taiao (the health of the environment), Te Hauora o Te Wai (the health of the water body) and Te Hauora o Te Tangata (the health of the people).

Ōtautahi/Christchurch was built on swamps and dunes around the Ōtākaro/Avon River. Large-scale works drained the swamps to build homes and businesses, with pipes and drains conveying rainwater from our streets and roofs to the nearest river.

This approach has led to a steady decline in the health of our rivers and waterways as contaminants are washed into the river instead of soaking into the ground.

The regeneration of this Area provides an opportunity to demonstrate what it means to manage land, water and hazards in an integrated way and work with nature to uphold Te Mana o Te Wai.

## IMPROVING WATER QUALITY

Approximately a third of the Ōtākaro/Avon River stormwater catchment (2,600 hectares) drains through the Regeneration Area, presenting a one-time opportunity to retrofit stormwater treatment and begin to reverse the decline of water quality. The construction of detention ponds and wetlands to treat stormwater would improve water quality as well as providing habitat, recreation and educational opportunities.

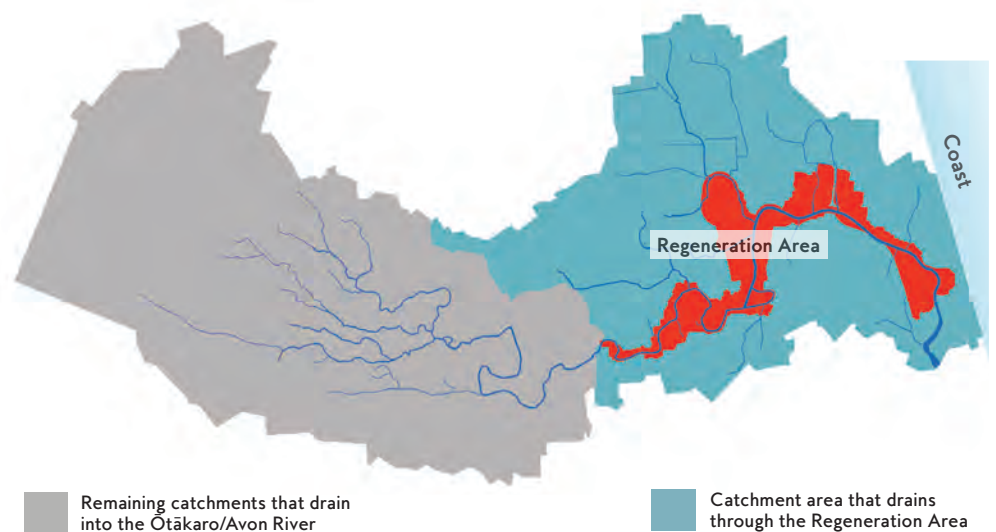


Diagram showing the extent of the Ōtākaro/Avon River catchment draining through the Regeneration Area

# NGĀ TIKANGA WAI

## MANAGING THE RIVER WHEN STORMS COME

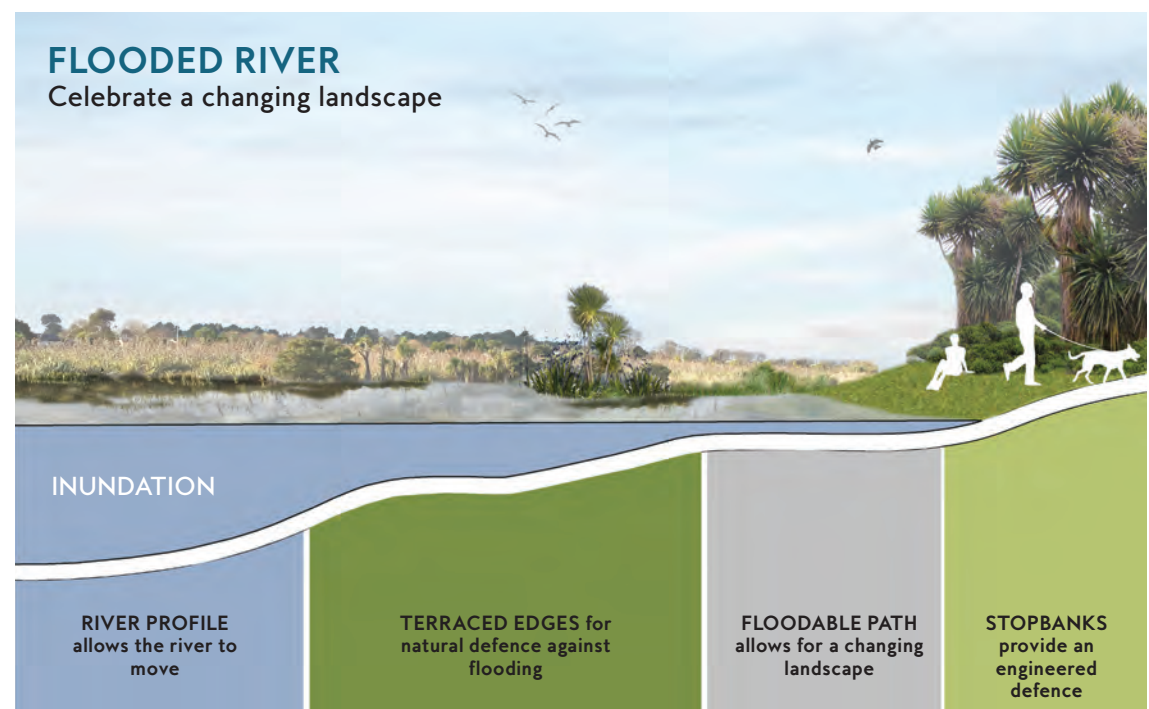
Large parts of east Christchurch are low-lying and vulnerable to flooding. Temporary stopbanks extending the length of the Regeneration Area currently reduce flood risk to about 4,000 houses. Over time these stopbanks need to be replaced.

Permanent stopbanks can be built further back from the river on more stable ground, enabling a reduced height to offer the same level of protection. This allows for more naturalised river edges to provide a buffer against flooding and enhancement of mahinga kai values by improving habitat for native species such as inanga (whitebait). Stopbanks can also be constructed to support other uses, such as recreational activities and ecological restoration.

## GETTING READY FOR SEA LEVEL RISE

Ministry for the Environment guidance is to expect between 0.65 and 1.9 metres of sea level rise over the next 100 years, which will gradually cause groundwater to rise, increase the frequency of flooding, and change the ecology of the river and surrounding land.

Stopbanks should be set further away from the river's edge with wider foundations that allow the stopbanks to be raised over time to adapt to sea level rise.



# LIVING LABORATORY

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## OBJECTIVE

**Establish a world-leading living laboratory, where we learn, experiment and research; testing and creating new ideas and ways of living.**

### River corridor as a living example of land and people adapting to sea level rise

Predicted sea level rise as a result of climate change is creating challenges for many communities around the world. As a result of the earthquakes, land in the Regeneration Area dropped significantly, in some places by a metre or more. This change mirrors the impact of rapid sea level rise and consequently the Regeneration Area provides an opportunity to test and showcase methods of adaptation.

Some parts of the Regeneration Area are experiencing now what the rest of the world will experience over the next 50 years.

### A large-scale, accessible Living Laboratory

As a canvas to experiment, research and learn in a live environment at a massive scale, the Regeneration Area offers the following benefits:

- It is set within a thriving city that already has a culture of innovation.
- It is surrounded by communities which are already adapting, providing the opportunity to learn in practice, not theory.
- It is in an area that will regenerate based on ecological uses set in a wetland environment: blue and green infrastructure for the 21st century.

## ELEMENTS

### Supporting global climate action

Contribute to the global conversation, sharing our lessons and exporting our solutions and innovations to the world. Offer research-led degrees using the Regeneration Area.

### Discovery learning and citizen science

Discover with our tamariki, rangatahi and communities ways to live, learn, work and play within our changing environment through opportunities for hands-on discovery. Engage our communities in deciding on our city's future and shape.

### Adapting to our changing climate

Provide space for public and private innovation and trials of adaptive housing that can provide solutions to the housing challenges we have now, and those we will face in the future.

### Technology and innovation proving grounds

Establish places to research and develop emerging technology that seeks to disrupt our reliance on fossil fuels and reduce greenhouse gases. Integrate technologies into our urban setting and communities.

### Getting us to zero carbon in a water-based environment

Develop areas for native ecosystem restoration that sequester carbon and grow biodiversity in an urban river and estuarine environment. Use them to test credible ways of meeting carbon budgets.

### Longitudinal research into adapting to climate change

Conduct research and innovation that harnesses academic, commercial and public sector minds along with community perspectives in taking a long-term, sustained focus on real-world solutions. Examine how the environment and community respond to sea level rise.

# HANGA TAIAO ORA

## THE ŌTĀKARO LIVING LABORATORY PARTNERSHIP

The establishment of the Ōtākaro Living Laboratory Partnership could provide a structure for agencies, communities, manawhenua, researchers and businesses to develop a programme of research within the Regeneration Area that maximises the opportunities created by this land.









# 2

## A VIEW FOR THE FUTURE

### HE KITENGA MŌ TE WĀHEKE

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This chapter illustrates how the opportunities for the Regeneration Area could be realised, providing an aspirational view of the future.

# A VIEW FOR THE FUTURE

**The 602-hectare Ōtākaro Avon River Corridor provides four areas of opportunity, comprised of the 345-hectare Green Spine and three Reaches (the Ōtākaro Loop Reach, the Horseshoe Lake Reach and the Eastern Reaches).**

The Greenprint spatial plan illustrates how these opportunities might be realised in the future. It shows a combination of land uses, projects and activities that current research shows would realise the Vision and Objectives for the Regeneration Area over time.

The broad Vision for the Regeneration Area is to connect communities together with each other, with nature and with new possibilities. This Plan provides opportunities for multiple uses consistent with the Vision within a predominantly natural environment.

The Greenprint demonstrates how different characteristics and outcomes are anticipated in different parts of the Regeneration Area and comprises:

- 350 hectares of ecological restoration across the Regeneration Area to regenerate native ecosystems and provide habitat for native birds and mahinga kai.
- 200,000 trees to be planted.
- 80 hectares of wetlands to treat 2,600 hectares of stormwater catchment to improve water quality.
- Stopbanks to reduce risk from flooding for up to 4,000 homes, with design flexibility to adjust to sea level rise.
- Identified activity areas that could support higher-density, built development creating opportunities for the private sector, iwi and community.
- Approximately 150 sections available for 'edge housing' to reconnect the Regeneration Area and local neighbourhoods.
- Six areas to trial adaptable housing.
- An east-west road and bridge, which would improve community connectivity and resilience.
- An eleven-kilometre City to Sea path connecting New Brighton and adjacent communities with the city and providing recreational opportunities for walking and cycling.
- Widening and deepening of the river in some locations to provide enhanced facilities for flatwater sports.
- Four footbridges that would reconnect communities across the river.
- A Cultural Trail that expresses our identity and history.
- Eight landings that provide connections to the river and that, depending on their location, may include bike and kayak hire, toilets, carparks, cafes and retail.



# HE KITENGA MŌ TE WĀHEKE



ARANUI

WAINONI

DALLINGTON

SHIRLEY

RICHMOND

AVONSIDE

LINWOOD

CENTRAL  
CHRISTCHURCH

# THE PREFERRED LAND USES

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**The preferred land uses and activities demonstrate a combination of activities that would realise the Vision and Objectives for the Regeneration Area over time.**

They provide a sense of the opportunities that would best contribute to the regeneration of the Area and are the culmination of extensive technical and commercial assessments, as well as substantial public engagement and research. Assessed through a multi-criteria analysis process, they:

- Are in keeping with the Vision and Objectives for the Regeneration Area.
- Reflect community aspirations.
- Are both technically suitable for the land and sympathetic to environmental conditions.

Because the regeneration of this Area is, however, a long-term project, the needs of the city may change over time and ideas and proposals for new and unanticipated uses and activities may emerge. It is intended that these new opportunities can be assessed by the landowner and incorporated if they fit within the assessment criteria above and obtain the necessary consents.

The planning provisions set out in Appendix One therefore generally provide for the establishment of the preferred land uses, either as permitted activities or, where there is a need to consider the potential range of environmental effects associated with them, via a consenting pathway.

In this way the Plan aims to enable activities that achieve the Vision and Objectives but still maintain checks and balances to manage effects on the environment. Recognising that



regeneration is a dynamic and enabling process, the planning provisions also provide a consenting pathway to consider other potential land uses that may arise in the future. As outlined in this Plan, different parts of the Regeneration Area are anticipated to have different characteristics and outcomes. As such, land uses will vary depending on location and in some locations particular activities

may not be generally appropriate. The planning provisions make this clear.

In addition, both the approval of the landowner and necessary consents from the relevant regulatory authorities will be required before land uses establish. Neither approval will predetermine whether other approvals will be given, even if the landowner and regulatory authority are the same entity.

# NGĀ TIKANGA MAHI WHENUA I MARIU AI

## PREFERRED LAND USES AND ACTIVITIES

The land uses and activities listed below are considered desirable within the Regeneration Area based on technical assessment of the existing environment, community feedback and urban design advice. The descriptions of the Green Spine and Reaches that follow provide a general understanding as to how these activities may be arranged spatially and identify the different outcomes and character intended to be achieved.

### Ecological and mahinga kai restoration opportunities could include:

- Large-scale habitat restoration.
- Fenced or unfenced eco-sanctuaries.
- Cultural planting and harvesting areas.
- Environmental education facilities.



### Public infrastructure opportunities could include:

- Stopbanks and pumping stations to mitigate flood hazards.
- Detention ponds and wetlands to improve stormwater quality.
- Multi-modal transport infrastructure including pedestrian and cycle paths, bridges, footbridges, carparks, road connections and public transport.



### Recreation, sport and community opportunities could include:

- Physical exercise and leisure amenities such as cycling, running and fitness courses, a bridle path, kayak hire, sports grounds, sculpture, cultural and heritage trails.
- Landings, viewing platforms and jetties.
- Natural and built playgrounds, treehouses, flying foxes, picnic and barbecue areas.
- Community spaces such as dog parks, community gardens, youth and community centres, educational facilities and amphitheatres.
- Widening and deepening of the river in some locations to provide enhanced facilities for flatwater sports.



### Farming and food-based opportunities could include:

- Small to medium-sized commercial farming such as forestry, baleage, aquaculture of native species and arable farming.
- Boutique horticulture and market gardens.
- Community-based urban farms, community gardens and food forests.
- Cafes, bars and restaurants including 'plot to plate' destinations.



### Accommodation opportunities could include:

- Camping facilities.
- Limited areas of small-scale housing connecting the edges of existing communities.
- Adaptable, floating and amphibious housing.
- New residential units ancillary to and required for the main on-site activity.



### Flatwater Facility

- A number of land uses and activities were not preferred for various reasons. In particular, an out of river 'lake' for flatwater sports was not identified as a preferred land use based on technical assessments, and the land use and multi-criteria analyses. It is, however, recognised that there is significant public interest in the development of flatwater facilities in the Regeneration Area. For that reason, and consistent with other projects that may arise in the future, such a facility is not excluded from the Regeneration Area. Rather, this Plan provides for such a facility to be assessed and consented if found to be consistent with the planning framework. Such a development would also be subject to separate landowner approvals.

### Visitor attraction opportunities could include:

- Small-scale hospitality, hire and retail outlets.
- Unique transportation offerings such as a gondola, river shuttle, autonomous vehicle, or tram.
- Ticketed attractions such as whitewater, surf or cable wakeboard parks, mahinga kai and whare wānanga experiences, and ecotourism ventures.



# THE GREENPRINT

# TE TĀKĀKĀRIKI

## WHERE ARE THESE OPPORTUNITIES?

**The Green Spine and the three Reaches each have different characters, constraints and attributes that influence where land uses and activities could be best located.**

Recognising that there is a corridor of land adjacent to the river which is significantly more prone to liquefaction and lateral spread, the planted Green Spine forms a key component of the Greenprint. The Reaches provide for areas of activity with a focus on outcomes consistent with their underlying characteristics. Drawing on the technical data on land constraints,

and ecological and cultural features, the Greenprint identifies which areas are best suited to particular outcomes. Located closest to the city the Ōtākaro Loop Reach has a more urban focus, while the Horseshoe Lake Reach has, at its core, the culturally important Horseshoe Lake, which underpins the compatible uses for this area. The Eastern Reaches have significant areas of existing salt marsh and wetlands and outcomes for these areas build on that ecological focus.

The opportunities for land uses and activities in the Green Spine and three Reaches are set out in the plans on the following pages. The plans identify the general characteristics sought for each area and give an indication of the anticipated emphasis of uses and activities in each area. They also identify proposed locations of key infrastructure, and particularly stormwater

facilities, stopbanks and transport linkages to show how these major elements can best support the overall regeneration of the Area.

The plans are intended to provide direction to both decision-makers and the community about where projects and proposals are best sited within the Ōtākaro Avon River Corridor.

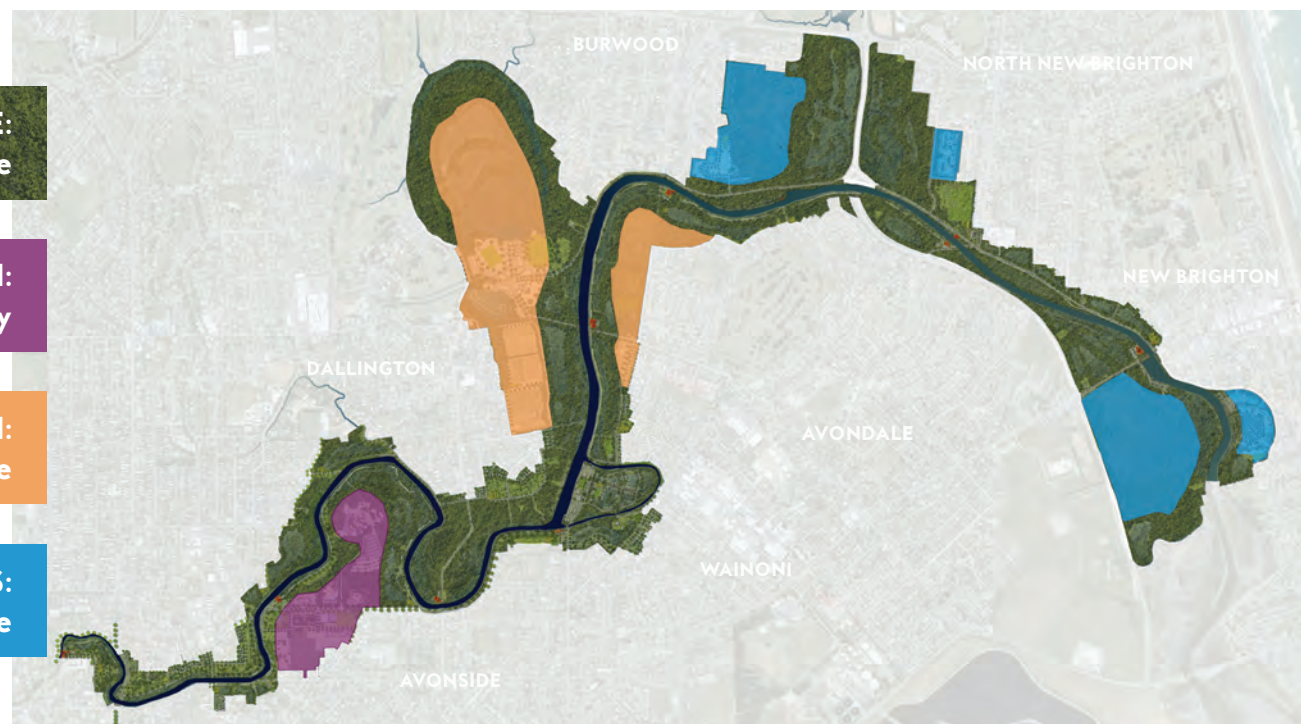
Because the regeneration of this Area is a long-term project, it is likely that alternative spatial allocation of ideas and proposals will emerge as well as new or unanticipated uses and activities that are not indicated on the spatial plans. A dynamic and responsive approach to decision-making will be required to ensure the overall Regeneration Area continues to develop in a coherent and integrated fashion, to achieve the Vision and Objectives and the outcomes generally sought for each area.

**THE GREEN SPINE:**  
Connecting people and place

**ŌTĀKARO LOOP REACH:**  
Activity and play

**HORSESHOE LAKE REACH:**  
Food and culture

**EASTERN REACHES:**  
Experiencing nature



# THE GREENPRINT IN DETAIL

## TE WHAKAMĀRAMA MŌ TE TĀKĀRIKI

### HORSESHOE LAKE REACH

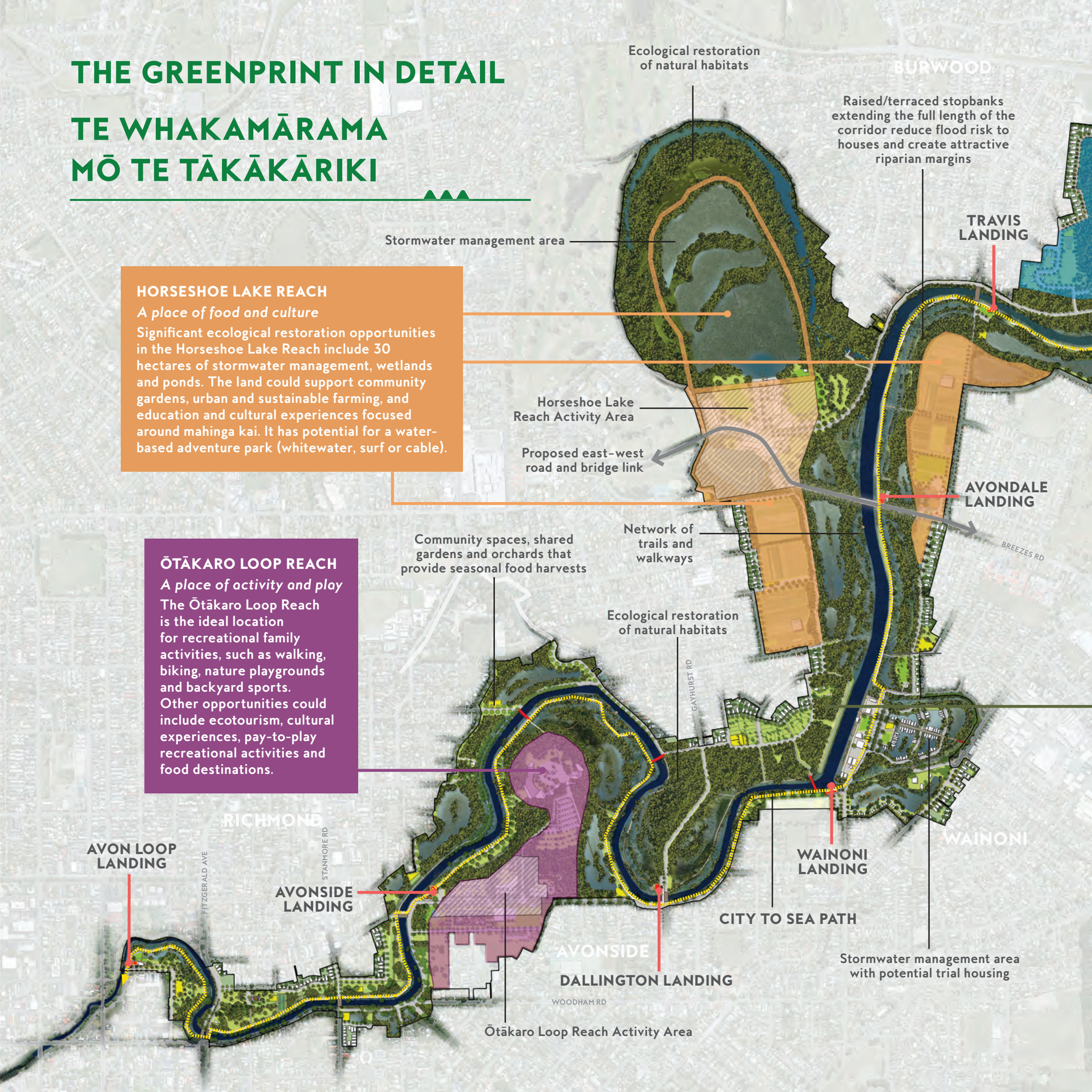
*A place of food and culture*

Significant ecological restoration opportunities in the Horseshoe Lake Reach include 30 hectares of stormwater management, wetlands and ponds. The land could support community gardens, urban and sustainable farming, and education and cultural experiences focused around mahinga kai. It has potential for a water-based adventure park (whitewater, surf or cable).

### ŌTĀKARO LOOP REACH

*A place of activity and play*

The Ōtākaro Loop Reach is the ideal location for recreational family activities, such as walking, biking, nature playgrounds and backyard sports. Other opportunities could include ecotourism, cultural experiences, pay-to-play recreational activities and food destinations.



Stormwater management area

Ecological restoration of natural habitats

BURWOOD

Raised/terraced stopbanks extending the full length of the corridor reduce flood risk to houses and create attractive riparian margins

TRAVIS LANDING

Horseshoe Lake Reach Activity Area

Proposed east-west road and bridge link

AVONDALE LANDING

Community spaces, shared gardens and orchards that provide seasonal food harvests

Network of trails and walkways

Ecological restoration of natural habitats

RICHMOND

AVON LOOP LANDING

AVONSIDE LANDING

WAINONI LANDING

WAINONI

AVONSIDE

DALLINGTON LANDING

CITY TO SEA PATH

Stormwater management area with potential trial housing

Ōtākaro Loop Reach Activity Area

WOODHAM RD





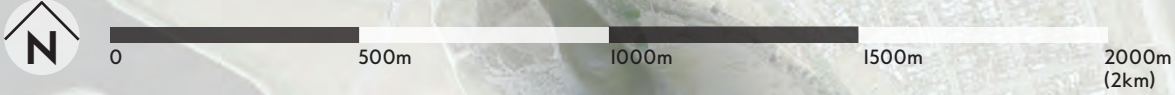
**EASTERN REACHES**  
*Experiencing nature*  
 The saltmarsh and wetland environments of the Eastern Reaches provide ecological restoration opportunities. Away from the naturalised area, opportunities include trial and edge housing, ecotourism, sustainable farming and recreational activities that appeal to families.

Widening and deepening of the river in some locations to provide enhanced facilities for flatwater sports

**THE GREEN SPINE**  
*Connecting people and place*  
 The Green Spine forms the core of the Regeneration Area. About eleven kilometres long and 345 hectares in size, it extends along both sides of the river and provides the thread that brings the Area together. The Green Spine supports public access to the river, which in turn will stimulate community ownership of and identity with the Area. Seating, picnic and BBQ areas will encourage families and friends to meet up and enjoy time near the river.

**KEY**

- Boundary
- Green Spine
- Ōtākaro Loop Reach
- Horseshoe Lake Reach
- Eastern Reaches
- City to Sea path
- Landings
- Community spaces
- Stormwater management areas
- Road links
- Footbridges
- Trial and edge housing



# GREEN SPINE

## CONNECTING PEOPLE AND PLACE

# TE TUARĀ KĀKĀRIKI

**The Green Spine forms the core of the Regeneration Area. About eleven kilometres long and extending up to 150 metres on both sides of the river, it provides the thread that brings the Regeneration Area together.**

Recognising the geotechnical constraints of this land, the emphasis is on the restoration of native habitats and the provision of infrastructure for walking and cycling resulting in predominantly natural character with recreational opportunities.

Development of the Green Spine will support public access to the river, which in turn will stimulate a sense of community stewardship of the Regeneration Area.

Provision for a new City to Sea path would allow pedestrian and cycle access along the Green Spine, and lateral pathways and four footbridges would reconnect communities with the Regeneration Area, while maintaining options for land-based coaching of flatwater sports. A Cultural Trail following the City to Sea path would provide insights into the social, cultural and environmental heritage of this land.

Eight landings located at regular intervals would provide seating, picnic and barbecue areas to encourage people to meet up and enjoy time near the river using recreation and community places spaced along the City to Sea path. Widening and deepening of the river in some locations would provide enhanced facilities for flatwater sports.

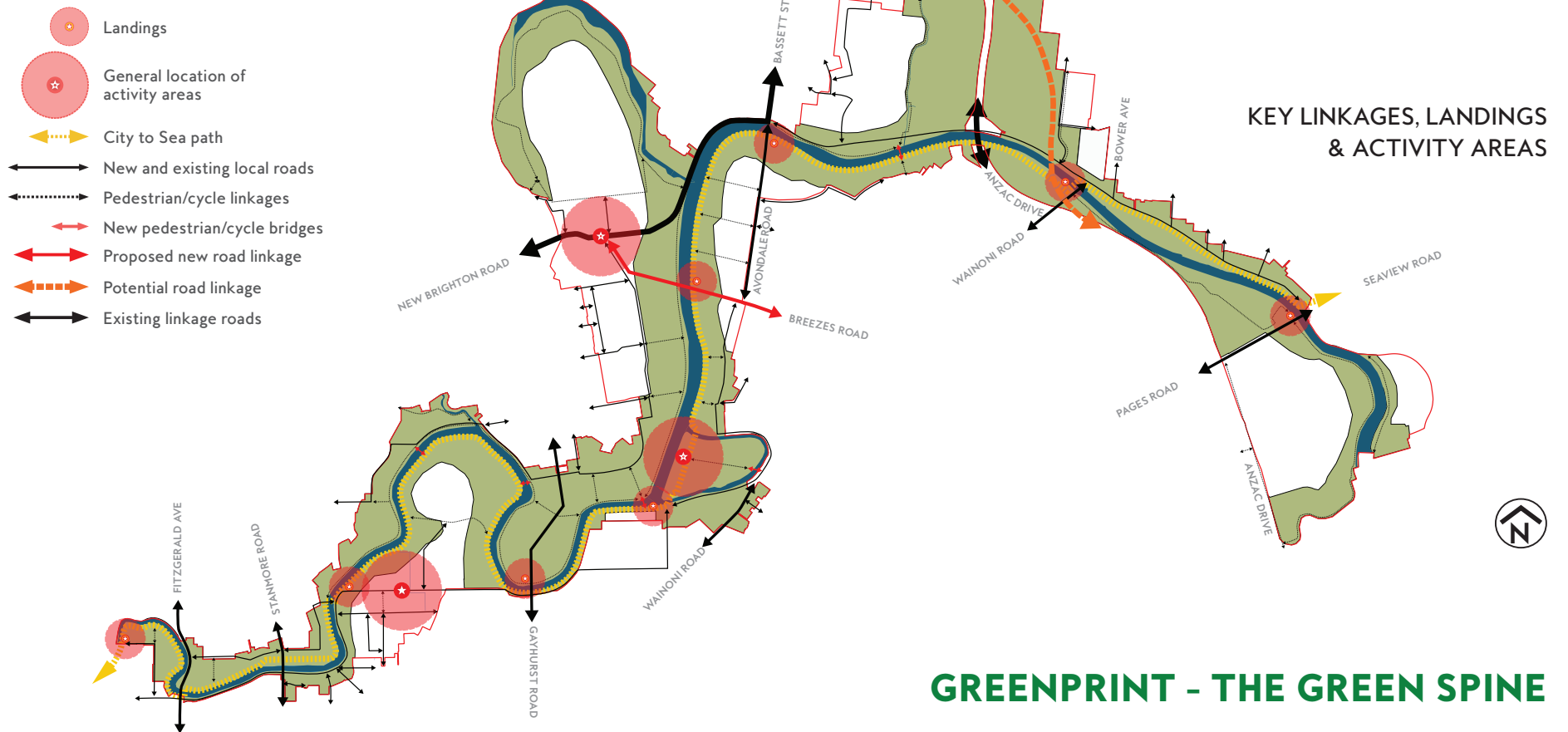
Provision of stopbanks and stormwater treatment areas would provide an essential service to the wider community and the environment through improved flood protection and enhanced water quality.

The mahinga kai framework should guide the design of the Green Spine and bind ecological, social and educational outcomes in a holistic, cohesive way. Up to 80% of the Green Spine could be set aside for ecological restoration and over time this green space would become a treasured asset and a core part of the identity of the city.

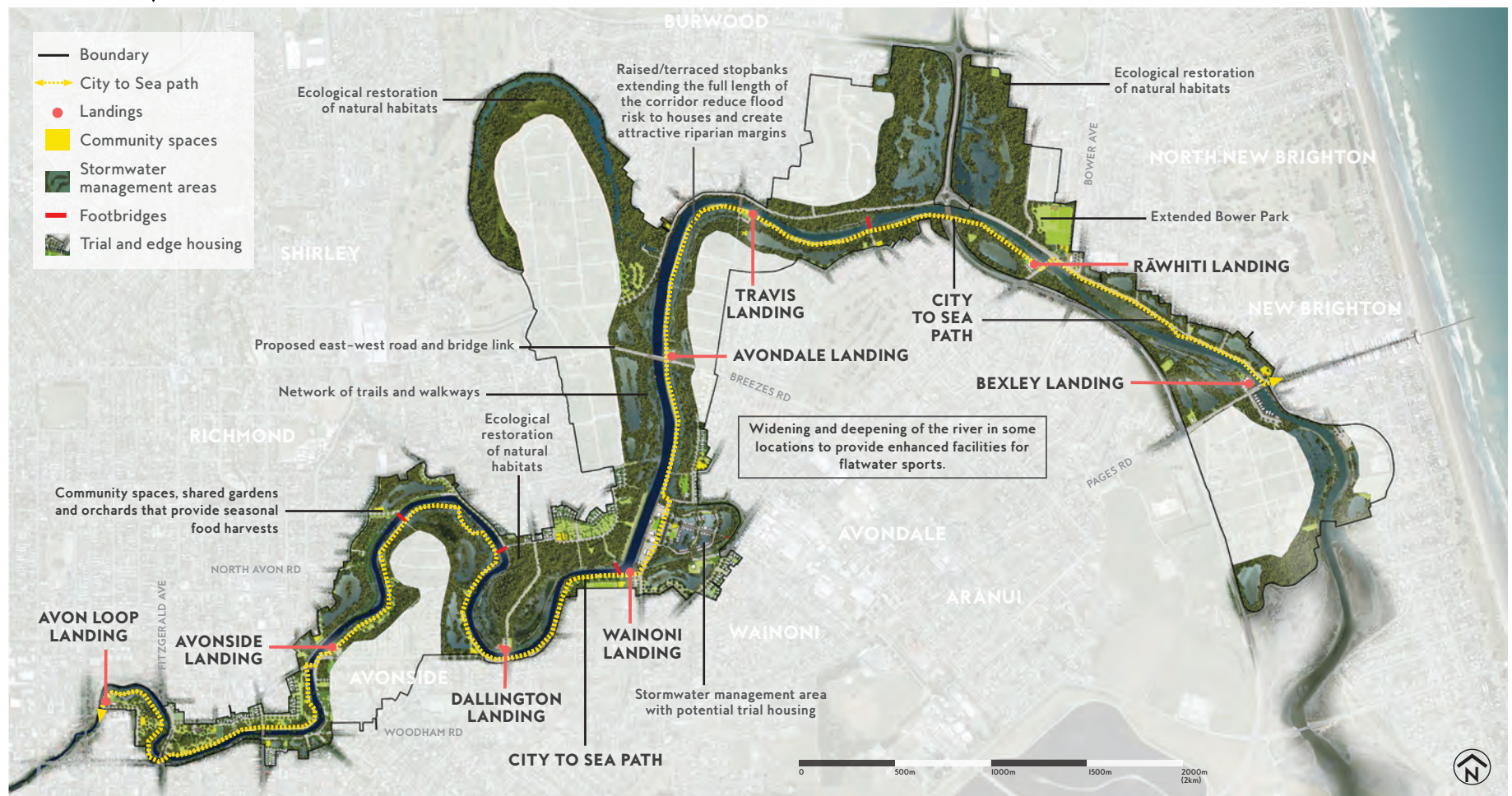
### SUMMARY OF THE CONCEPT FOR THE AREA

- Landscape character changes from residential character (pre-earthquakes) to open parkland (existing post-earthquakes) to proposed predominantly native restoration.
- Extensive ecological restoration provides a range of native habitats and stormwater treatment areas.
- Network of stopbanks are terraced into the landscape, providing improved flood protection for surrounding residential areas.
- A new City to Sea path and Cultural Trail along the river provide more recreational opportunities and celebration of heritage values.
- Four new footbridges and shared paths connect communities across the river and with the City to Sea path.
- Eight landings are placed at regular intervals as well as parks and spaces for community connection.
- Proposed edge housing provides passive surveillance to improve edge conditions where required.
- Areas are provided for trial and adaptive housing.
- Widening and deepening of the river in some locations allows enhanced facilities for flatwater sports.





## GREENPRINT - THE GREEN SPINE



# ŌTĀKARO LOOP REACH TE MĀTĀWAI O ŌTĀKARO

## ACTIVITY AND PLAY

**Within walking distance of Cathedral Square, the Ōtākaro Loop Reach is almost entirely enclosed within the Avonside Loop of the river.**

Accessible from the city, this Reach has the most urban form and will focus on recreation and leisure including ecotourism and cultural experiences, food, education, camping and other land uses. These

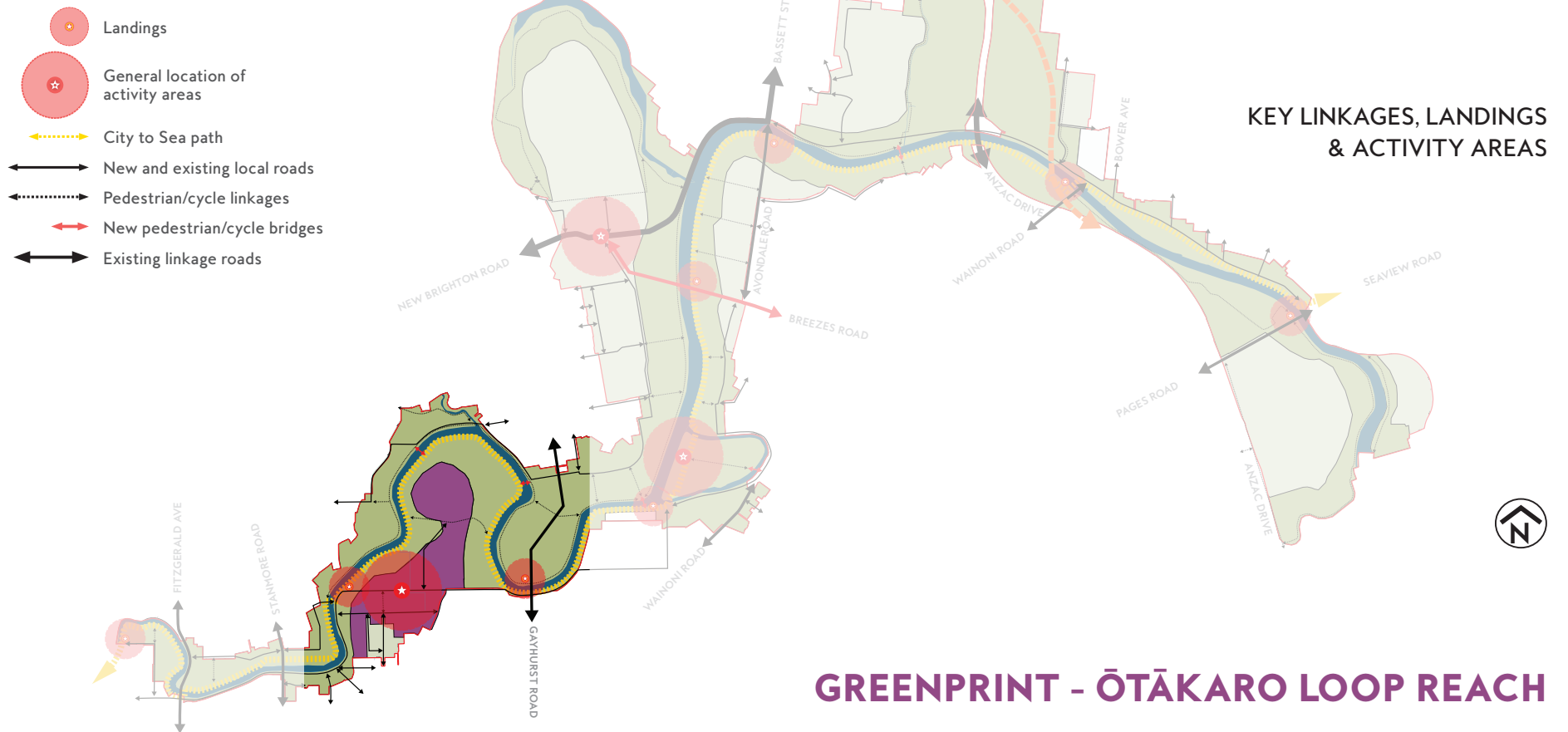
activities would require groups of buildings set within a predominantly natural landscape.

Two new footbridges located in the Green Spine would improve connectivity in the Ōtākaro Loop Reach between Avonside and Dallington. Small-scale trial housing could be located in the area.

New community spaces would enable seasonal food harvests from orchards and areas for shared growing.

An activity area has been identified to provide more intensive, clustered development than would occur within the balance of the Reach while integrating with surrounding, predominantly natural landscape. Buildings outside the activity area would sit within a largely open space and a park-like landscaped setting. Larger buildings that dominate or do not integrate with the landscape setting would not generally be appropriate.

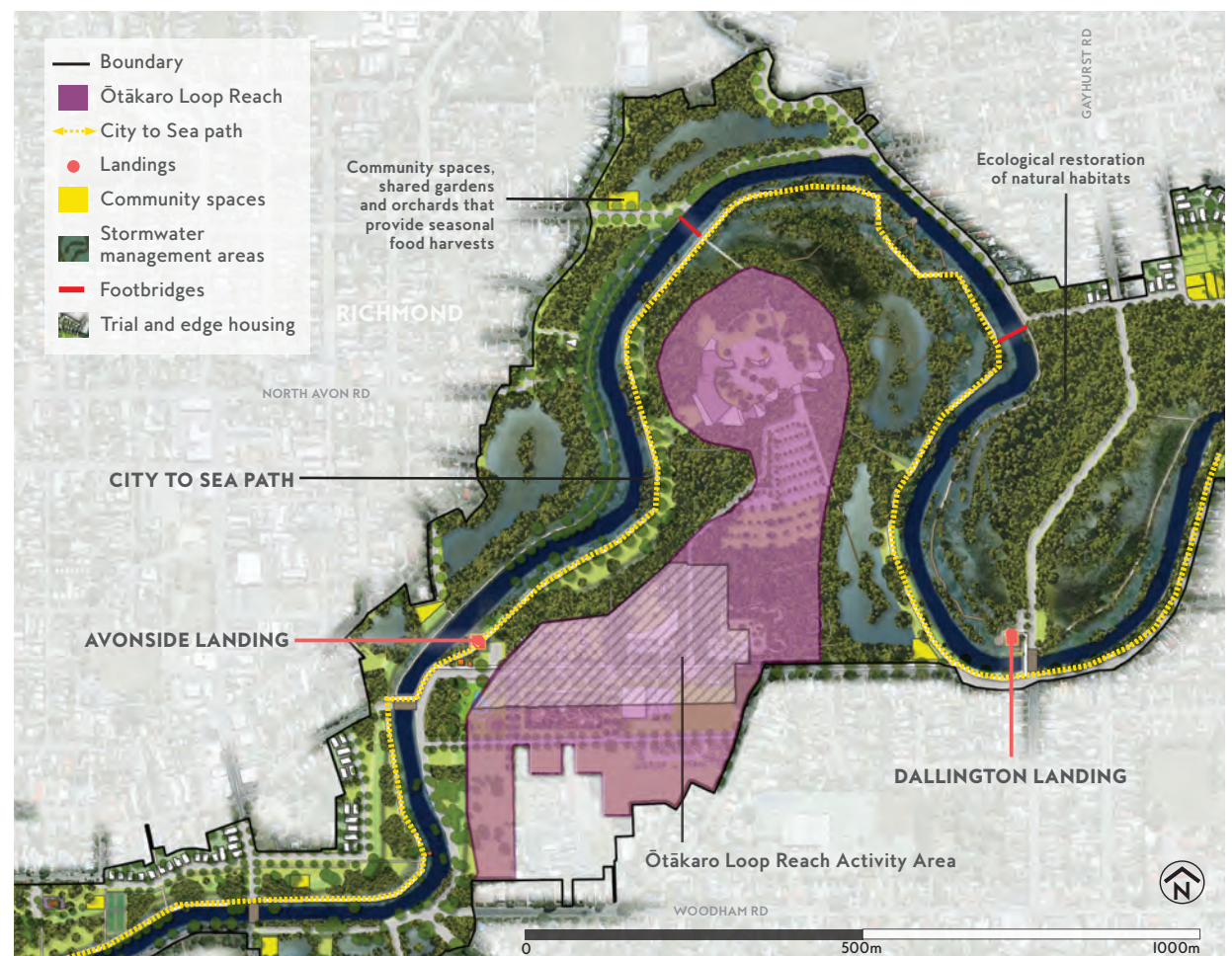




## GREENPRINT - ŌTĀKARO LOOP REACH

### SUMMARY OF THE CONCEPT FOR THE AREA

- Character: Activity and Play.
- Opportunities: recreation and leisure, ecotourism and cultural experiences, food, education, camping, trial and edge housing.
- Change from residential character (pre-earthquakes) to open parkland (existing post-earthquakes) to recreational activity set within a natural environment.
- 30-hectare area.
- Close to the central city.
- Connection through Linwood Avenue.
- Less hazard-prone land.
- Distinctive and attractive landscape character within the Avonside Loop.



# HORSESHOE LAKE REACH     TE MĀTĀWAI O ŌRAKA

## FOOD AND CULTURE

**Waikākāriki/Horseshoe Lake was a significant site of Ngāi Tahu settlement Te Oranga, which is culturally important as wāhi tapu to manawhenua.**

The restoration of wetlands, ponds and natural ecosystems will be carried out in the northern parts of the Reach. Situated within a wider stormwater catchment area, this Reach provides the most appropriate location for a significant stormwater management area (30ha).

An activity area in the middle of the Reach provides for a concentration of larger-scale

buildings that integrate with the surrounding, predominantly natural, landscape. Buildings outside the activity area should sit within a largely open space and landscaped setting. Larger buildings that dominate and do not integrate with the landscape setting would not generally be appropriate.

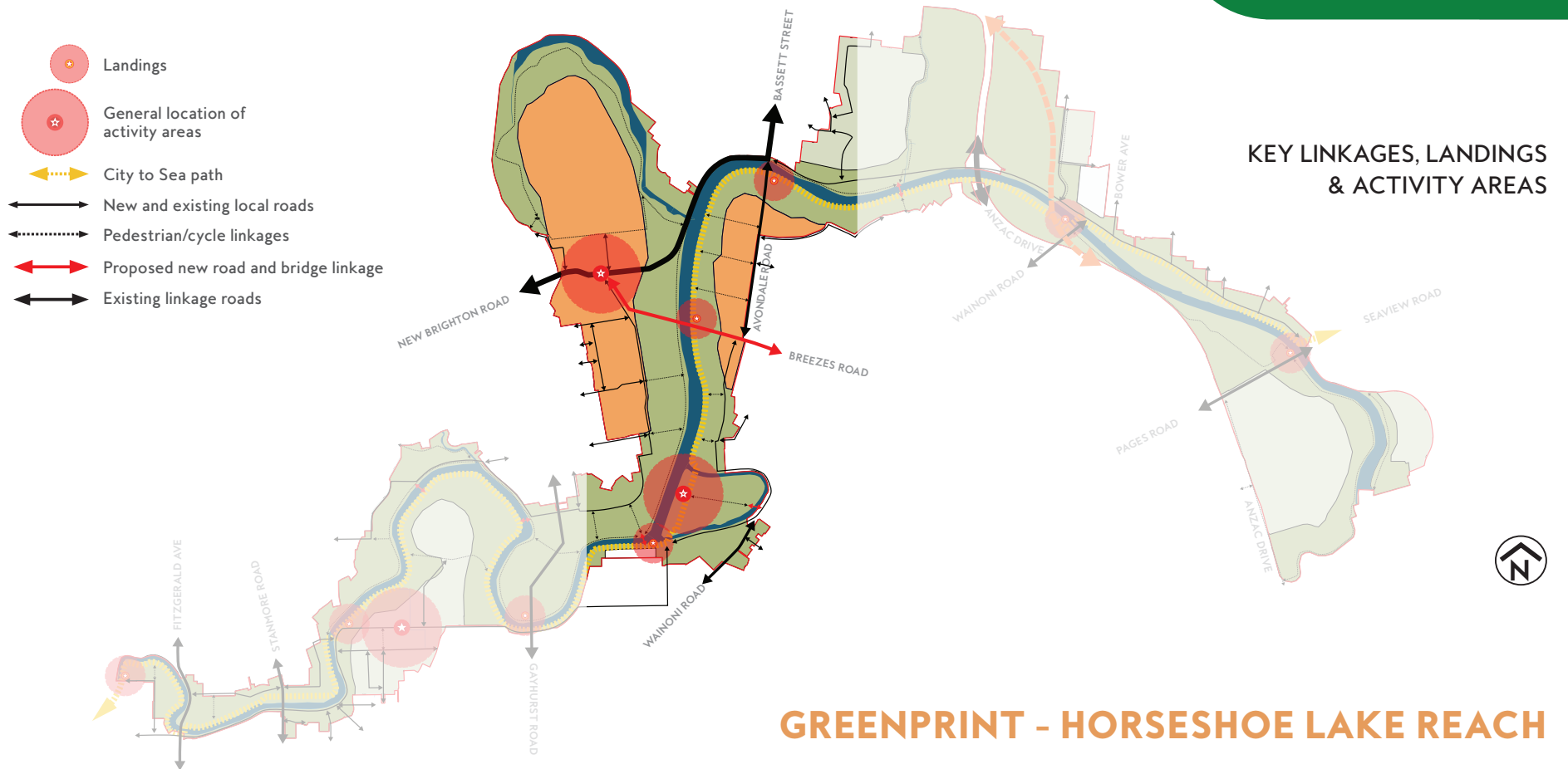
A road and bridge connecting Breezes Road and New Brighton Road could improve connectivity between the eastern suburbs and the rest of the city.

In addition to ecological restoration and habitat creation, community-based urban farms, market gardens, ecotourism and

cultural experiences, recreation, camping and education provide compatible activities. Community, education and culturally based activities, founded on the principles of kaitiakitanga, tikanga, traditional ecological knowledge and practices, kāinga nohoanga and ki uta ki tai, would enable Ngāi Tahu to reaffirm their enduring relationship and cultural association with this locality.

Edge housing adjacent to the Horseshoe Lake Reach would enable passive surveillance of the surrounding landscape, improving safety and visibility of the river corridor.

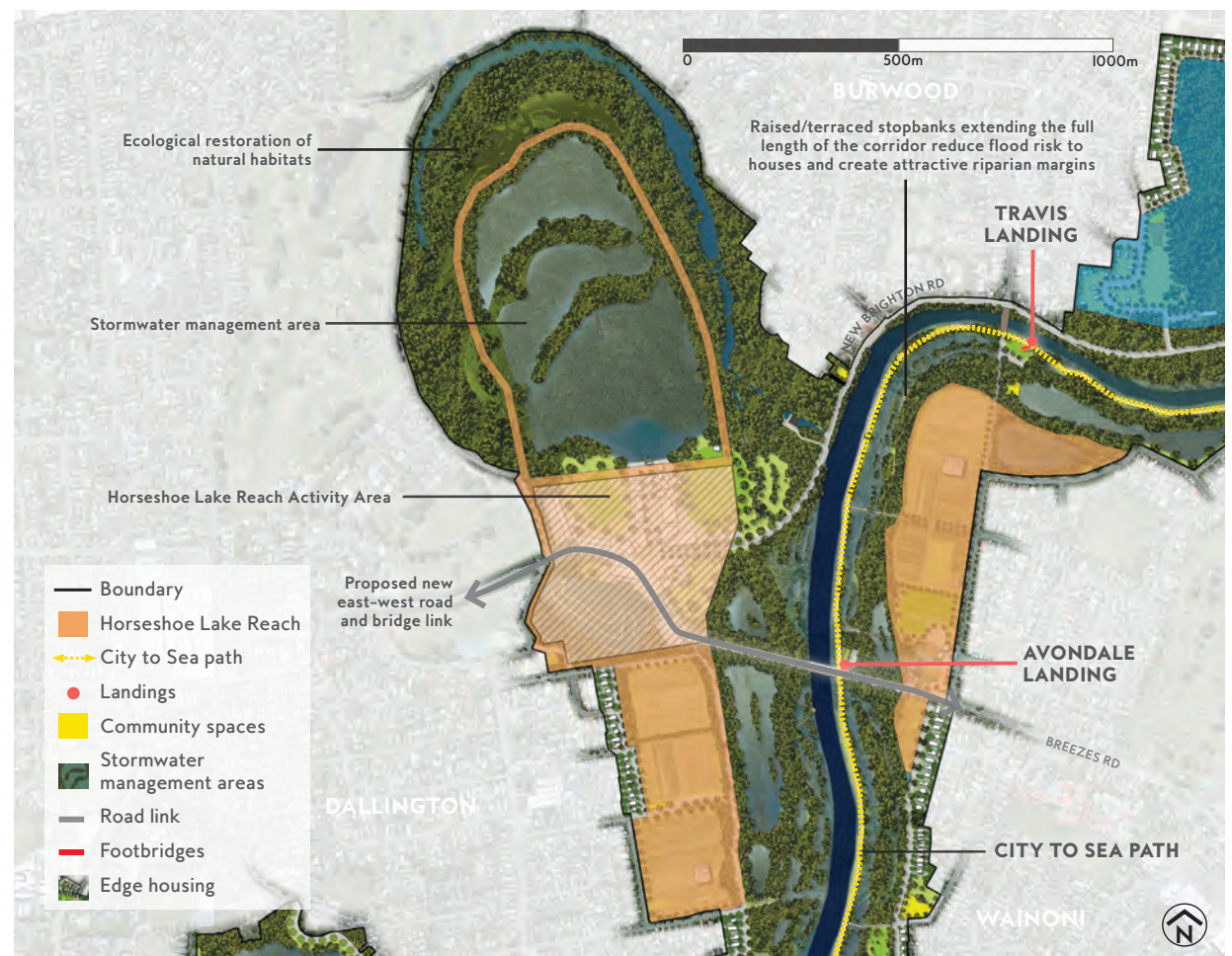




## GREENPRINT - HORSESHOE LAKE REACH

### SUMMARY OF THE CONCEPT FOR THE AREA

- Character: Food and Culture.
- Opportunities: Food and food production, ecotourism and cultural experiences, recreation destinations, camping, edge housing and education.
- Change from residential character (pre-earthquakes) to predominantly natural character through ecological restoration and habitat creation in northern parts of the Reach.
- 88-hectare area.
- Close to The Palms shopping mall.
- Connection through New Brighton Road.
- Good agricultural soils.
- Development of an activity area around New Brighton Road with higher concentrations of built form and activities.
- Improved connection between eastern suburbs and the rest of the city with an east-west road and bridge.



# EASTERN REACHES

## EXPERIENCING NATURE

# NGĀ MĀTĀWAI RĀWHITI

**The natural environment will be the defining feature of the Eastern Reaches, which will preserve and restore local and regional habitat for native wetland plants and birds.**

Already the location of significant salt marshes and wetlands, the opportunities in this Reach focus on a restored and enhanced natural environment. Ecologically restored areas would replace remnants of

residential properties and local roads in the northern parts of the Eastern Reaches, and salt marshes in Bexley would be restored from their relatively recent urbanised state, to create habitat for migratory birds.

Ecologically focused visitor attractions could require smaller structures such as boardwalks, viewing platforms for bird-watching, terraces for feeding eels and kayak hire for exploring wetlands.

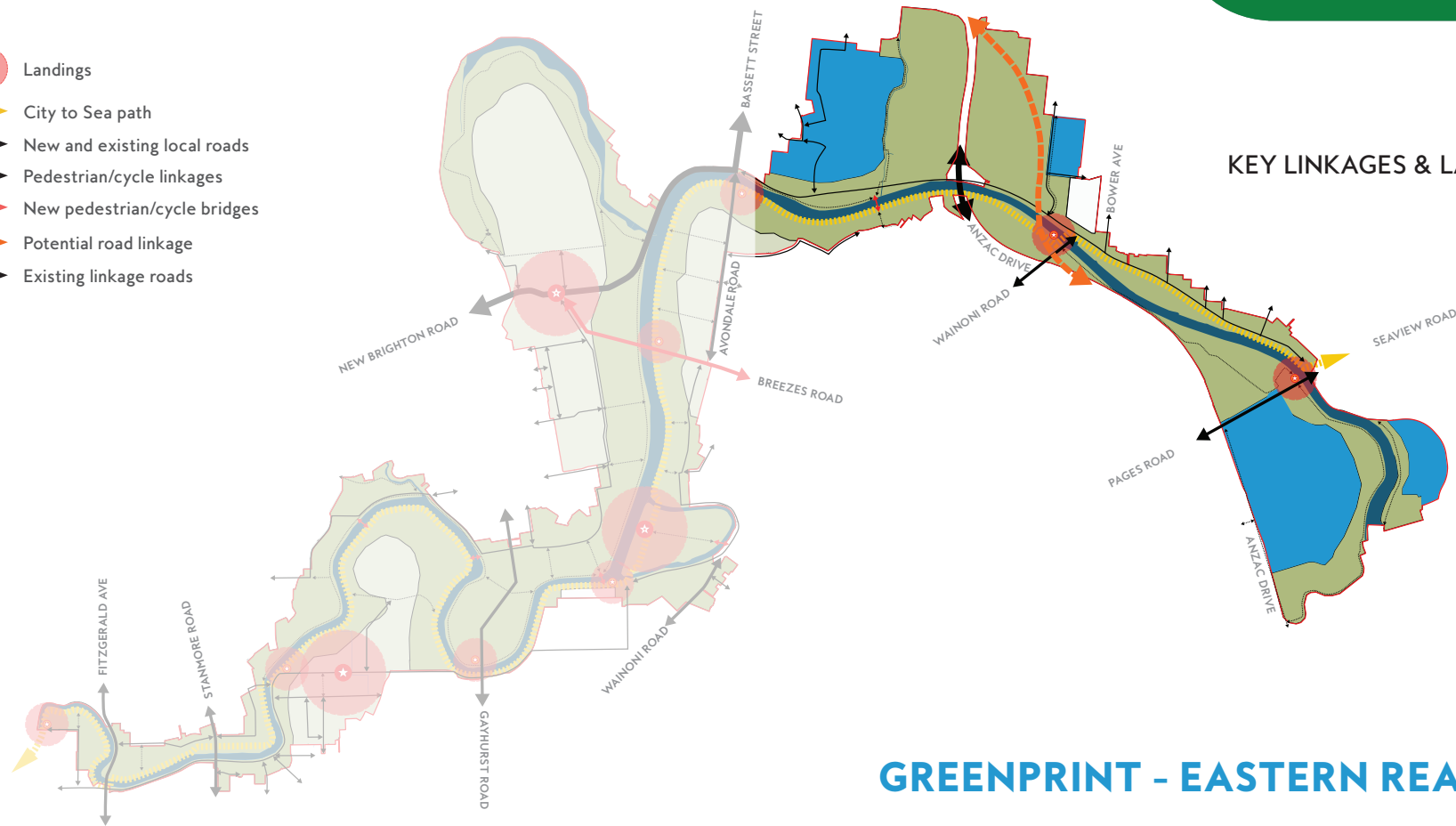
Edge and small-scale trial housing could also be developed in different locations within this Reach.

As regeneration progresses, the spatial character of the Eastern Reaches will change from the current open-space lawn areas and planting of previous residential areas, to the recovery and renewal of natural ecosystems.





- Landings
- City to Sea path
- New and existing local roads
- Pedestrian/cycle linkages
- New pedestrian/cycle bridges
- Potential road linkage
- Existing linkage roads

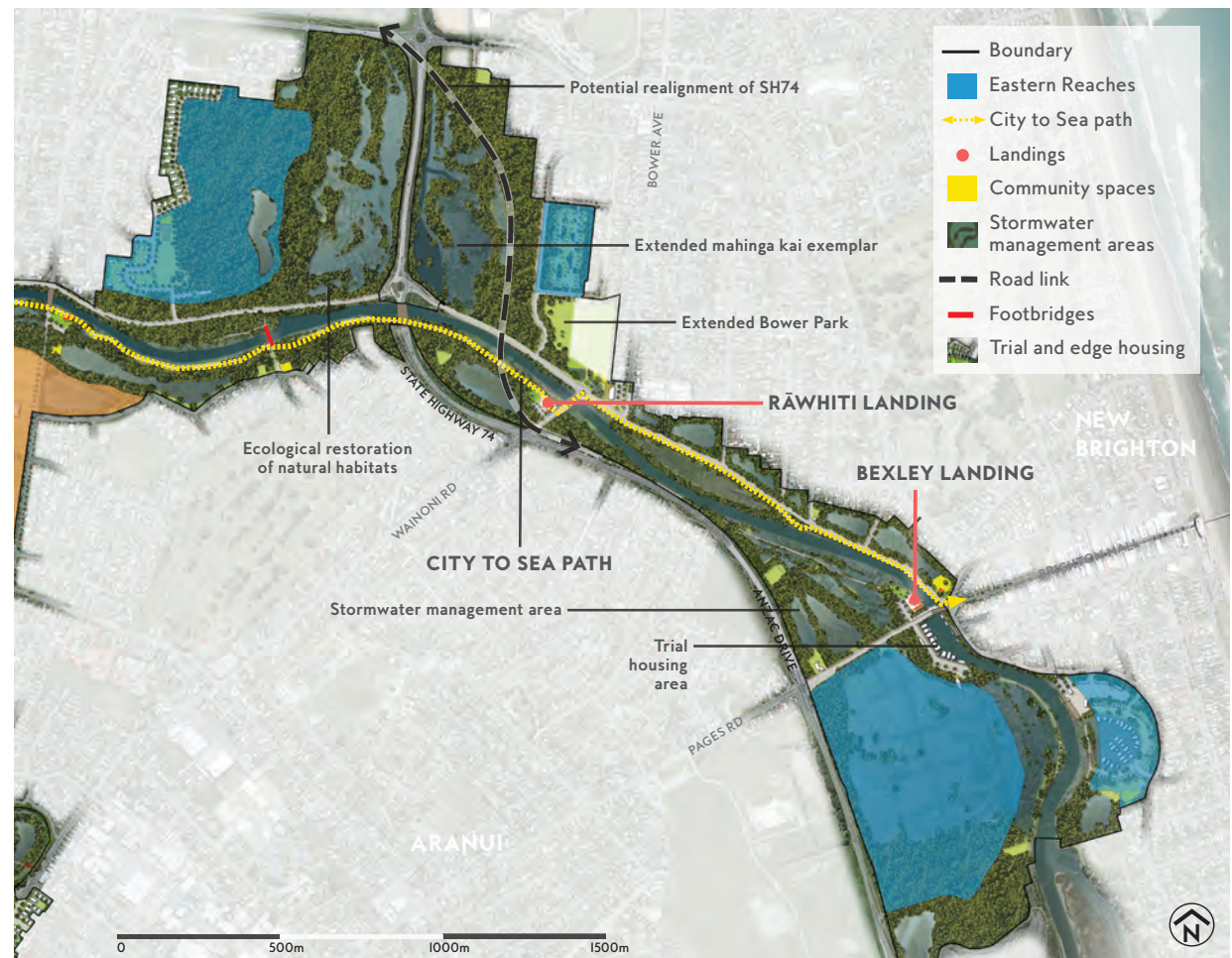


KEY LINKAGES & LANDINGS

## GREENPRINT - EASTERN REACHES

### SUMMARY OF THE CONCEPT FOR THE AREA

- Character: Experiencing Nature.
- Opportunities: ecotourism experiences, bird-watching, aquaculture, recreation destinations, camping, trial and edge housing.
- Extension of Bexley salt marsh and creation of predominantly natural environment connecting Ihutai/Estuary with Ōruapaeroa/Travis Wetland.
- 70-hectare area.
- Close to New Brighton.
- Connection through Anzac Drive and Pages Road.
- Potential for eco-sanctuaries – as an extension of Travis Wetland and/or in Bexley.
- Potential SH74 realignment to improve connectivity between Aranui and the river.
- Edge housing and extension of Bower Park into less flood-prone areas.



# ENABLING ACTIVITIES

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## **Changes to the Christchurch District Plan and the Canterbury Land and Water Regional Plan are considered necessary to give effect to the Regeneration Plan's Vision and Objectives. Appendix One, the Amendments to the Resource Management Act Documents, sets these changes out in full.**

Until the GCR Act expires, any decisions on resource consents, or changes to planning documents, must not be inconsistent with this Plan. This requirement also applies to other documents under the Local Government Act 2002, Conservation Act 1987, Reserves Act 1977 and Wildlife Act 1953. This includes Long-Term Plans and Annual Plans prepared by local authorities.

Alongside the development of this Regeneration Plan, a partial revocation of the Christchurch Central Recovery Plan 2012 has been advanced. This ensures only this Regeneration Plan applies to the Area.

## **CHRISTCHURCH DISTRICT PLAN 2017**

The Christchurch District Plan is a document prepared under the Resource Management Act 1991 as modified by the provisions of the Canterbury Earthquake (Christchurch Replacement District Plan) Order 2014. It sets a framework for the use and development of resources in the district in a manner that meets the goal of sustainable management. It includes

objectives, policies and rules to manage the environmental effects of land use activities. Key changes proposed to the District Plan include the following.

### **The Specific Purpose (Ōtākaro Avon River Corridor) Zone**

The amendments include the creation of a new Specific Purpose (Ōtākaro Avon River Corridor) Zone with its own objective and policy framework and rule package. This new zone is intended to respond to the unique identity of the Regeneration Area by reflecting the Regeneration Plan's Vision and Objectives.

The zone provisions generally enable the preferred land uses in appropriate locations within the Regeneration Area while also addressing the potential effects of these land uses on the environment. This includes a range of permitted activities, as well as a consent pathway for those activities that may have effects requiring specific management. In addition, a consent pathway is provided to enable evaluation and decision-making in respect of those land uses that are not currently identified as preferred. Consistent with feedback from the community (which supported restoration of the natural environment, natural hazard management and community connectivity<sup>1</sup>) the planning provisions include an overall Regeneration Objective. This establishes priority outcomes for the Regeneration Area and will assist decision-makers in enabling the overall Vision and Objectives, including the outcomes anticipated by the Greenprint, to be met.

While the amendments proposed to the District Plan provide a framework for land use development within the Regeneration Area, the landowner will have a significant role in determining land use activities that may have the potential to establish. Part of this role will be to develop an Implementation Plan that will include a Design Guideline that sits outside of, but complementary to, the District Plan provisions. See Phase 1: Create the Platform (page 62) for further detail.

### **Development Plan**

The amendments include a Development Plan that reflects the land uses proposed within the Regeneration Plan. The proposed District Plan provisions align with the character and activities anticipated by the Regeneration Plan for each area – for example, the Green Spine and each of the Reaches.

### **Transitional uses**

The amendments allow for some additional activities on a short-term basis, provided they are consistent with the anticipated character of the areas and do not foreclose preferred land uses.

### **Existing activities**

The amendments provide for the continued use of remaining privately owned sites for residential and additional specified activities. The provisions also manage the effects of new activities within the Regeneration Area on these privately owned sites, for example through setback and landscape requirements.

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<sup>1</sup> see page 19

# NGĀ MAHI WHAKAKAHA

## Infrastructure

Stormwater management areas, stopbanks and transport corridors are important in achieving the Vision and Objectives and are enabled in the planning provisions. Infrastructure will be required to be designed to take into account ecological restoration, naturalisation and other important natural features within the Regeneration Area.

Other activities are managed so that they do not undermine the provision and functioning of this infrastructure.

## Residential units

The amendments provide for limited new residential units within the Regeneration Area, where they are in specific areas identified for this type of development (trial housing and edge housing areas) or are ancillary to, and are required for, the primary activity on-site.

## Natural hazards

The provisions provide a consent pathway for structures in High Flood Hazard Management Areas where they have been designed to be hazard resilient and meet a set of specific criteria.

## Landings

The landings are areas where small-scale buildings and structures are expected to be clustered in a node, and where the location is intended to be close to, and interact where appropriate with, the river. As a result, the amendments include changes to district-wide rules that would otherwise apply to activities near the river.

## CANTERBURY LAND AND WATER REGIONAL PLAN 2017

The purpose of the Canterbury Land and Water Regional Plan (LWRP) is to identify the resource management objectives for managing land and water resources in Canterbury to achieve the purpose of the Resource Management Act 1991.

Activities anticipated in the Ōtākaro Avon River Corridor are expected to trigger regional resource consent requirements under the LWRP, including works in waterways, vegetation clearance and disturbance of the river bed (from works and dredging).

Global resource consent applications can be made for some of the above-mentioned activities and there are also existing global consents that it may be possible to rely on. Global consents allow an applicant to carry out the same type of work on a number of different sites and avoid the need for separate resource consents for each site, reducing the time and cost involved in obtaining the necessary approvals.

To further guide and support regeneration in the Regeneration Area, some amendments to the LWRP have been directed. An objective is included in the Christchurch-West Melton sub-regional Chapter to recognise and enable the benefits of the regenerated corridor. This is supported by a policy that enables regeneration, provided adverse effects on the environment are mitigated.

A further policy and corresponding rule are included to ensure a focused and expedited decision-making process for the Regeneration Area by requiring specified resource consents under the LWRP to be processed and considered without public notification. Public notification is retained in relation to non-complying activities only, which are activities that are not encouraged or anticipated by the Plan and are more likely to generate effects that could warrant public involvement in the resource consent process.

### Statutory Directions

In accordance with section 61(1)(a) and (b) and section 61(2) of the GCR Act:

1. Christchurch City Council is directed to amend the Christchurch District Plan as set out in Appendix One to this Plan as soon as practicable.
2. Canterbury Regional Council is directed to amend the Canterbury Land and Water Regional Plan as set out in Appendix One to this Plan as soon as practicable.





# 3

## TRANSFORMATION OVER TIME

### MĀ TE WĀ KA PUĀWAI TE KAUPAPA

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This chapter provides high-level guidance for successfully regenerating the Area progressively over a number of decades.

# TRANSFORMATION OVER TIME

**Regeneration will be achieved through sustained and co-ordinated effort by the public sector, manawhenua, community and investors. The following pages provide high-level guidance on the process for successfully regenerating the Area progressively over a number of decades.**

The strategy to regenerate the Ōtākaro Avon River Corridor comprises three phases. The phases overlap as projects and activities commence in one phase and are completed in a subsequent phase.

The phases may occur at a different time or rate in different parts of the Regeneration Area.

The timeline for delivery of the phases is dependent on landowner decisions and funding commitments, which are outside the

scope of this Plan.

## PHASE 1: CREATE THE PLATFORM

### Short term

The development of the Ōtākaro Avon River Corridor Regeneration Plan is a significant step in the process of regeneration following the destructive earthquakes of September 2010 and February 2011. However, before any major works can begin, the platform for regeneration of the whole Area must be established through a series of key actions.

To succeed in this multi-decade project, local and central government, manawhenua, communities and the private sector will need to co-ordinate their efforts. This initial phase will focus on creating a robust platform to provide confidence and certainty that the framework for

implementation will deliver maximum benefits as the Area develops.

## PHASE 2: WELCOME PEOPLE IN

### Medium term

Achieving the Vision, “for the river to connect us together – with each other, with nature and with new possibilities”, depends on engaging people from neighbouring communities, as well as across the city, region and country, in the opportunities the Regeneration Area offers.

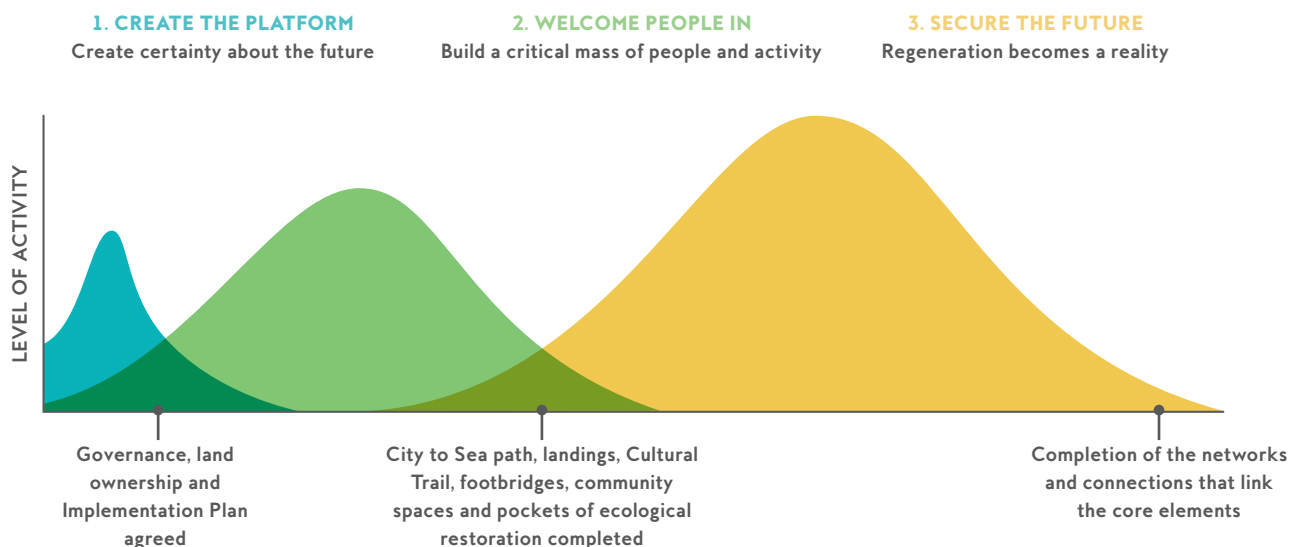
This second phase of regeneration focuses on the return of people and activity to the area through actions, projects and transitional activities that create a critical mass of users, stimulating further investment in the Area.

## PHASE 3: SECURE THE FUTURE

### Long term

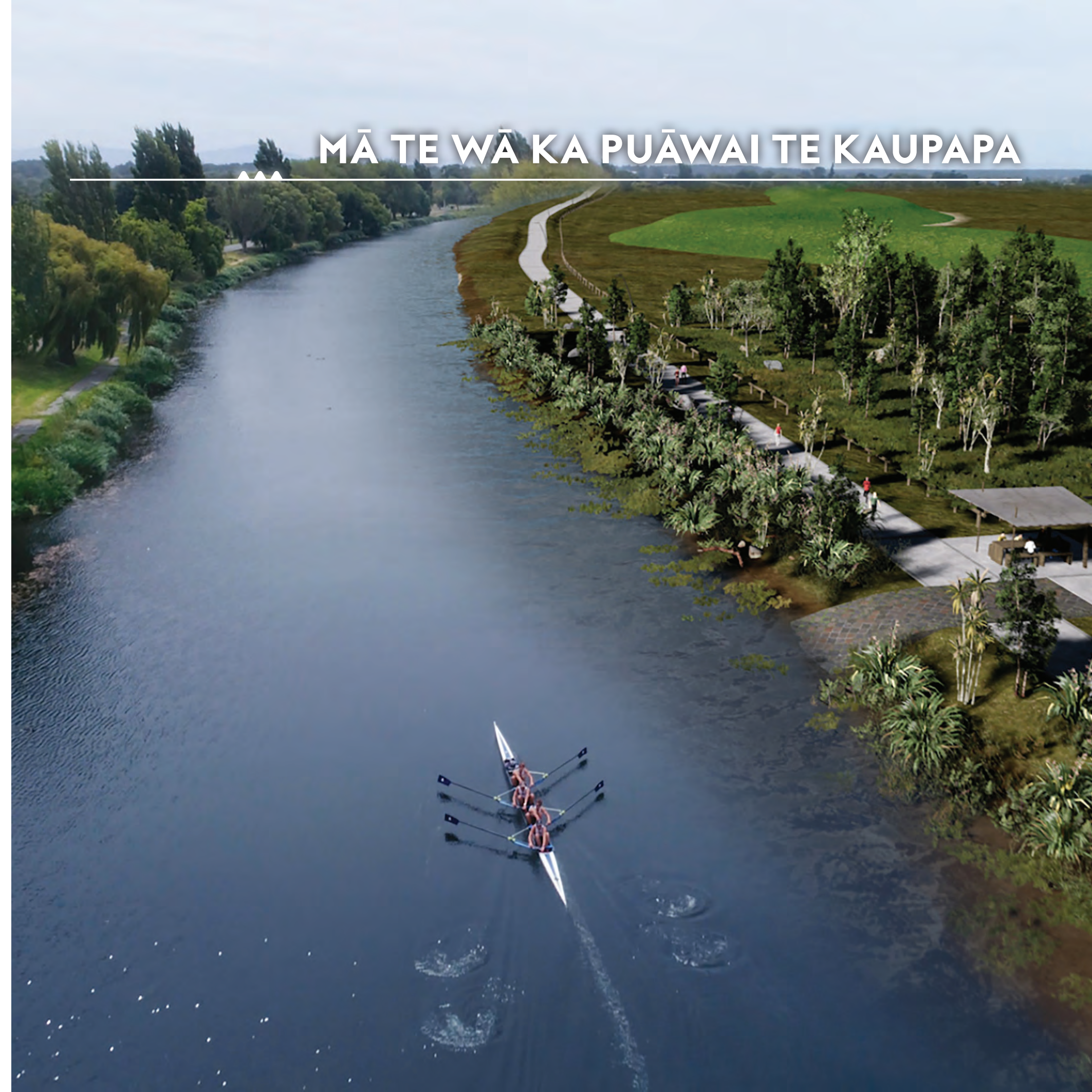
The Vision will start to become a reality as Phase 3 builds on the public and private sector investment made in Phases 1 and 2.

The platform has been created through strong governance and implementation, the investment in future-focused infrastructure, activation and the commitment to ecological restoration and the enhancements of mahinga kai values. Now it is expected to provide an attractive investment proposition for private sector, community and philanthropic investors to develop the Regeneration Area at scale.



# MĀ TE WĀ KA PUĀWAI TE KAUPAPA

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# PHASE 1: CREATE THE PLATFORM

## SHORT TERM

### Purpose of this phase

This initial phase will focus on creating a robust platform to provide confidence and certainty that the regeneration of this land will deliver maximum benefits as the Area develops.

### What can you expect?

Much of the activity in this phase will involve decision-making by local and central government rather than works on the ground. However, transitional uses will increasingly provide opportunities for community involvement and will draw visitors into the Regeneration Area. Already, the hundreds of people who attended the 2018 Meet in the Middle event and the growing numbers exploring the transitional Te Ara Ōtākaro Avon River Trail have demonstrated the potential of transitional initiatives.

### What needs to be done?

**Encourage transitional uses:** Given the long-term nature of this project, transitional uses of the land will be critical to increasing activity in the area and offsetting the costs of maintaining the land over the short to medium term. Transitional uses provide a diverse range of opportunities for all sectors of the community, focusing on reconnecting communities, attracting visitors or taking care of the environment.

The following principles set the overall direction for transitional land uses:

- **Compatibility** – Transitional projects should be ‘stepping stones’ to achieve the long-term Vision for the Regeneration Area.
- **Activation** – Well-designed and suitably located projects and activities will encourage people to visit and engage with this land.
- **Innovation** – Transitional projects provide a unique opportunity to test fresh ideas.

Transitional uses are already permitted on Crown-owned land for a maximum of five years through an application process managed by Land Information New Zealand. Once the Implementation Plan has established greater certainty about the sequencing of activities in the Regeneration Area, a decision may be made to permit longer-term transitional uses in areas that will not be developed for many years, where these uses contribute to the principles listed above.





# MATA 1: HANGA TE ATAMIRA

**Agree on land ownership:** The ownership structure will need to be agreed by Crown and Council. Feedback from the exhibition and public notification phases has emphasised the importance of community participation in such decisions.

**Finalise governance:** Establishing a governance structure with overarching responsibility for leading regeneration of the Area and overseeing development of the Implementation Plan are vital steps to realising the Vision and Objectives of this Plan.

Determining funding arrangements and timelines for completing key projects and infrastructure, and establishing future decision-making arrangements will be critical. In making these decisions, it will be important to recognise a range of responsibilities and obligations including:

- the Crown's role and obligations as a Treaty partner, including its obligations under the Ngāi Tahu Claims Settlement Act 1998; and
- the role and responsibilities of strategic partners under the Greater Christchurch Regeneration Act 2016 including Christchurch City Council, Te Rūnanga o Ngāi Tahu and Environment Canterbury.

Another important step will be to confirm the ways that the community can participate in decision-making.

**Develop an Implementation Plan:** An Implementation Plan will provide greater certainty about the funding, sequencing and delivery of the Regeneration Plan.

An Implementation Plan would set out:

- The sequencing and delivery of infrastructure and projects, including the requirement of consultation with infrastructure providers.

- The approach to managing, holding and disposing of land.
- A funding strategy.
- A consenting strategy, including a programme for detailed ecological investigation.
- A community engagement strategy.
- A market engagement strategy.
- An activation strategy.
- Design guidelines.
- A monitoring framework to measure progress towards achieving the Vision and Objectives of the Regeneration Plan over the full implementation period.

The design guidelines contained in the Implementation Plan would inform the design, location and form of buildings, structures and landscaping, and the way in which development would respond to, and be absorbed into, the surrounding environment.

The guidelines would be additional and complementary to the planning provisions contained in the Christchurch District Plan and would be managed and applied by the governance structure on a project by project basis, as required. The governance structure could be expected to establish a process outlining how, and under what circumstances, the guidelines would be applied. The guidelines would cover such matters as:

- Landscaping, amenity, and vegetation management.
- Pest management.
- Built form.
- Cultural design and mahinga kai principles.
- Biodiversity and ecological restoration, including protection and enhancement of īnanga spawning areas.
- Lighting standards that include consideration of light-spill.
- Crime Prevention Through Environmental Design (CPTED).
- Universal design for accessibility.





**Amalgamate land titles:** Land within the Ōtākaro Avon River Corridor is currently in mixed ownership. The Crown owns 58% (titles are held by Land Information New Zealand on behalf of the Crown) and the Council 35%, while the remainder is in private ownership. In addition, private, Crown and Council entities own infrastructure and hold easements in the Regeneration Area.

This diversity of land ownership and legal status creates transactional difficulties that may constrain regeneration activities. For example, where an activity crosses multiple titles, work on it may not be able to proceed before closing roads, surveying and amalgamating land, and discharging easements as part of the building consent process.

Before the land can be transformed for regeneration purposes, these titles may need to be amalgamated, potentially using the Greater Christchurch Regeneration Act 2016. Land Information New Zealand has indicated that it could begin this work in early 2019 subject to landowner decisions. Permanent access to roads and services for private property owners would also be addressed during this process.

Ngāi Tūāhuriri and the Ihutai Ahu Whenua Trust collectively represent manawhenua, and have property rights and interests that are established by the Ngāi Tahu Claims Settlement Act 1998. Manawhenua interests in land will need to be taken into account as part of the disposal or amalgamation of land within the Regeneration Area.

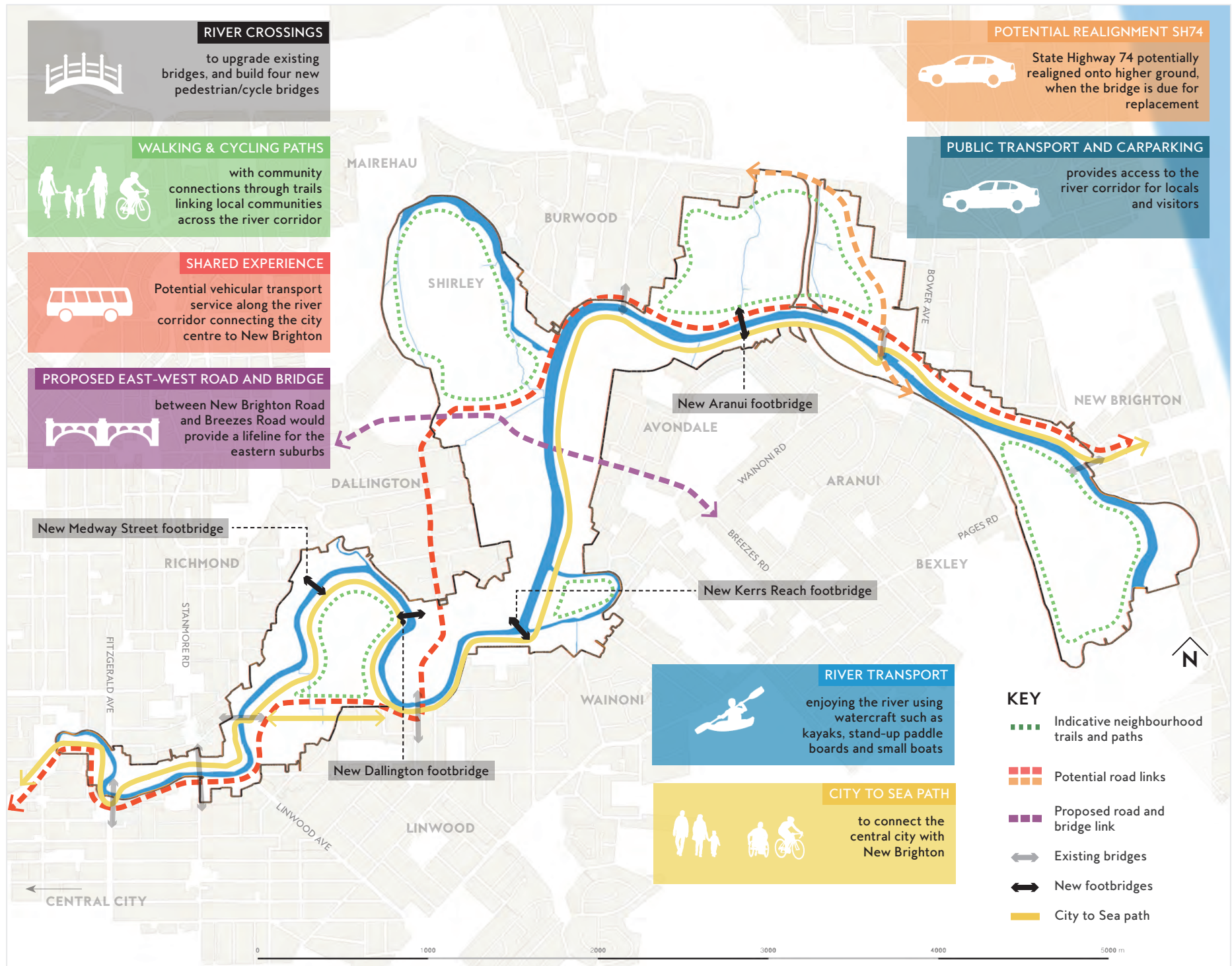
**Resolve infrastructure requirements:** The Regeneration Area still has a significant amount of infrastructure, including roads, electricity lines, underground cables, and pipe networks for water supply and sewerage, some of which is still live. Depending on the ultimate land uses, some infrastructure may need to be augmented or decommissioned. Such changes will require negotiation with infrastructure owners once decisions on land ownership are made and an Implementation Plan is developed.

**Remediate contaminated land:** Demolition and other activities may have left behind contaminants in the soil. However, the extent of this contamination and therefore the scope of any remediation will require site-specific investigations. Where remediation is required, it could progress 'area by area' as each project is developed.

**Establish a Living Laboratory Partnership:** The establishment of an Ōtākaro Living Laboratory Partnership could provide a structure for agencies, communities, manawhenua, researchers and businesses to develop a programme of research within the Regeneration Area that maximises the opportunities created by this land.

**Develop a transport plan:** An improved transport network will support the regeneration of the Ōtākaro Avon River Corridor through enhancing connections and access for neighbouring communities, New Brighton and the wider city. Improved access is a long-term endeavour to stimulate activation and enhance the appeal of the Regeneration Area to private investors while ensuring river users are not unduly impacted. Confirming the transport network will allow other spatial planning decisions to be made.

## MULTI-MODAL TRANSPORT



# PHASE 2: WELCOME PEOPLE IN

## MEDIUM TERM

### Purpose of this phase

The second phase of regeneration focuses on the return of people and activity to the Regeneration Area through actions, projects and transitional activities that create a critical mass of users, stimulating further investment in the Regeneration Area.

### What can you expect?

The first signs of development are likely to be evident in pockets of land both within the Green Spine and across the Reaches. Surrounding areas will most likely remain as they are during this phase.

Early construction of the City to Sea path is considered critical to catalysing the Regeneration Area, encouraging the community to engage with the scale and potential of the Regeneration Area through recreational uses such as cycling, walking, kayaking, dog walking and fitness stations. The Cultural Trail has the potential to attract significant visitor numbers and over time the development of the landings will support the establishment of small-scale food and hire outlets, as well as offering amenities such as barbecue areas, toilets and parking.

New or replacement footbridges would enable communities to reconnect across the river, and new families will be drawn to these neighbourhoods with the development of edge and adaptable housing. As investment in amenities builds,

so too will community identity and pride.

The increased activity generated through development of the Green Spine will build on and stimulate new and varied transitional activities such as events, small-scale social enterprise, camping, sporting and recreational facilities, and small-scale food production.

Signs of ecological restoration will emerge, with dense islands of vegetation providing stepping stones for the re-establishment of habitat and the return of birdsong both within the Area and across neighbouring communities. Some species may be reintroduced, and predator control, monitoring programmes and habitat renewal could begin to generate public interest in establishing an eco-sanctuary over the longer term.

As well as being a destination for visitors, a large-scale visitor attraction in one of the Reaches could start to create character and identity, encouraging other businesses to invest in the Regeneration Area.

Significant areas within the Reaches will remain underdeveloped and may lie fallow or be leased for transitional uses to reduce maintenance costs through income-generating activities that align with the Vision and Objectives, such as sustainable agriculture or horticulture. These uses could continue for decades in some areas depending on the pace at which regeneration can occur.



## MATA 2: TE WHAKATAU TĀNGATA



### What needs to be done?

**Deliver the City to Sea path, landings, Cultural Trail, footbridges and community spaces and places to catalyse activation:** These features are likely to form the first major drawcard to the Regeneration Area. Design and development of these features requires significant input from manawhenua and neighbouring communities.

Prioritising the delivery of the City to Sea path would require co-ordination and support of the infrastructure delivery programme described below.

**The City to Sea path:** The river has always been a place of connection. Early Māori used the river to travel between settlements and harvest mahinga kai. European settlers used the river for transport before the first roads were developed and flatwater sporting codes have used parts of the river extensively for training and competition.

The eleven-kilometre City to Sea path would build on these traditions and follow the river's meander from the city to New Brighton with smaller trails connecting into surrounding neighbourhoods. A well-formed, accessible path would enable people of all ages, stages and levels of mobility to enjoy walking, cycling and scootering along a path that crosses between the two sides of the river. More naturalised and undulating trails for mountain biking and hiking would also be provided along significant lengths of the river.

The Christchurch City Council has set aside funding for the Avon – Ōtākaro Major Cycle Route to connect the central city to New Brighton. Planning for this project will need to consider how this complements the City to Sea path and connects with other cycle facilities across the city.

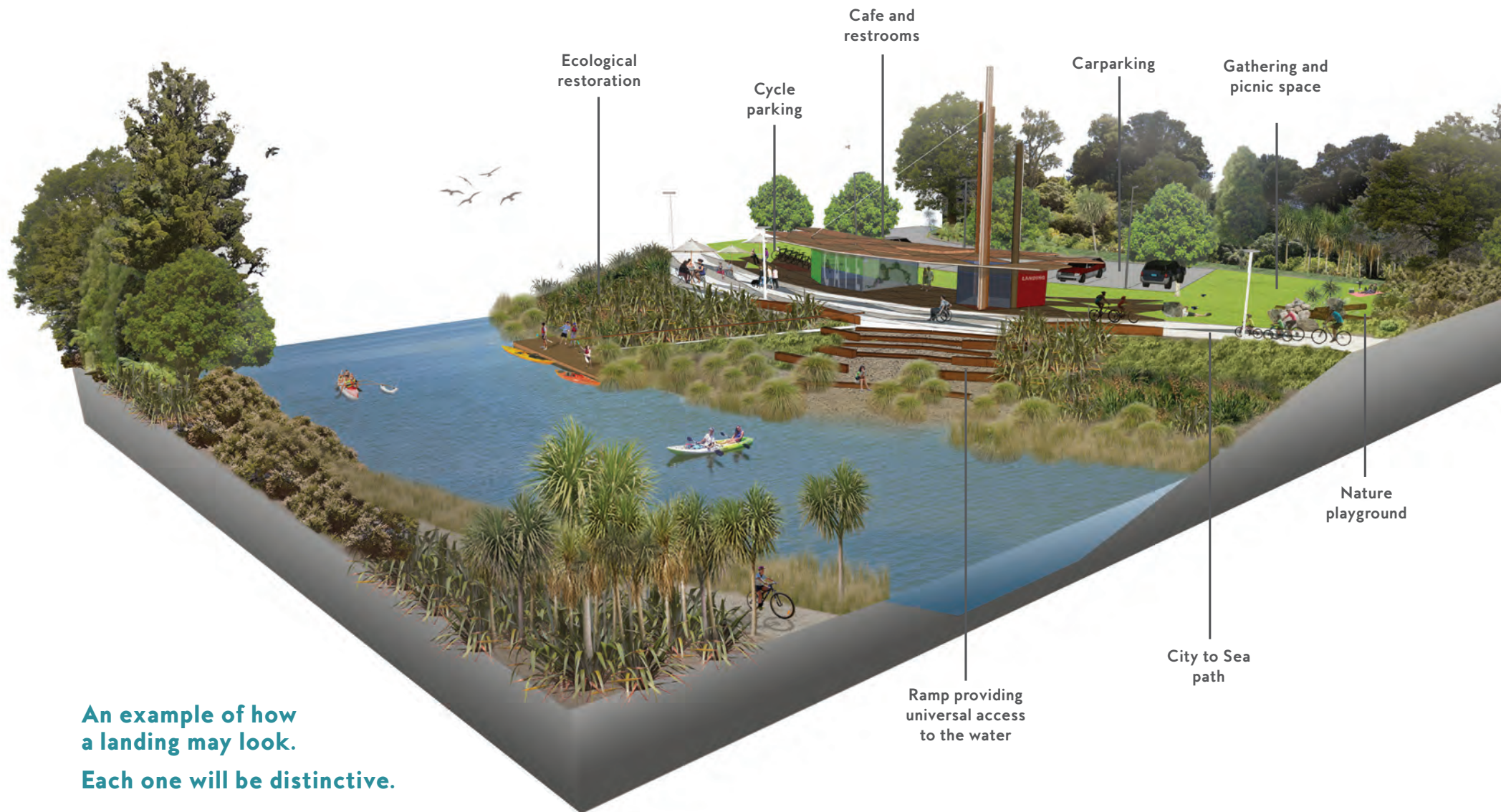
**The landings:** Eight distinctive landings located at regular intervals along the river would provide places for people to enjoy the river environment together.

Sited close to the river and the City to Sea path, the landings would be constructed to be

in harmony with the river environment. Where appropriate, they could include small-scale food and hire outlets, as well as amenities such as barbecue areas, toilets and parking, with jetties and boardwalks providing linkages with the river in some locations. Areas with

high flatwater sport use are unlikely to be appropriate for direct water access.

There is potential for landings to reflect the unique local identity, memories and heritage through collaboration with Ngāi Tūāhuriri artists and the local community.



**An example of how a landing may look. Each one will be distinctive.**

**The Cultural Trail:** The development of a Cultural Trail along the City to Sea path would promote visitation, drawing on the rich histories and sites of significance for early Ngāi Tūāhuriri and European settlers, and the more recent experiences of the residents of red zoned properties. Information about the ecological heritage and diverse animal and plant life would also enrich the visitor experience. Stories could be expressed through public artworks, signage, digital platforms, and retaining vestiges of the landscape such as street signs and original plantings.

### Start the infrastructure delivery programme:

A significant programme of infrastructure works that will serve the wider city is critical to delivery of the Green Spine. Undertaken by the Christchurch City Council, it would involve a complex long-term engineering project to develop stormwater treatment areas, replace temporary stopbanks and establish pumping stations. The following are key considerations in sequencing the programme:

- The concept design for stormwater management areas and flood mitigation works planned over the next 30 years should be developed early to co-ordinate with other projects and land uses.
- Although work on the City to Sea path will need to proceed together with development of the stopbanks and landings in some specific areas, most of the work on each feature can go ahead independently.

- Because the existing temporary stopbanks have recently been strengthened, permanent stopbanks can be progressively implemented.

The large-scale earthworks involved in constructing stormwater treatment areas to filter contaminants before they enter the Ōtākaro/Avon River will require significant planning and consenting arrangements, as well as the establishment of transport access. It is likely that an early priority for this work will be the northern part of Horseshoe Lake Reach, recognising that its potential to support mahinga kai is of high cultural value to manawhenua.

These projects will have benefits for ecological and hazard management, but are also designed to provide natural environments for people to connect with and enjoy nature.

**River widening:** Localised widening and deepening of the river at specific locations would provide enhanced facilities for flatwater sports. The protection of existing flora and fauna would be a critical consideration.

### Secure the first major visitor attraction:

A major attraction that is in keeping with the character of the Regeneration Area could accelerate the activation of one of the Reaches by creating opportunities for smaller commercial enterprises to leverage off, beginning to establish the Regeneration Area as a unique regional destination. Some public sector investment in infrastructure and support would likely be necessary to secure the first large attraction.

### Develop edge and adaptable housing:

Up to 150 small sections of land on the edge of the Regeneration Area could be remediated and made available to provide a residential connection into neighbouring communities. Adaptable housing trials could be established in appropriate parts of the Area.

### Start ecological restoration and the mahinga kai approach to management:

The initiation of a long-term restoration programme in partnership with manawhenua, communities, philanthropic funders and, if eligible, the Crown's One Billion Trees programme would set the foundation for re-establishing the Regeneration Area's ecological and mahinga kai identity. Over 200,000 trees could be planted across the Regeneration Area in a multi-decade project that may involve volunteers, paid workers and the establishment of a local, large-scale nursery to raise the necessary quantity of seedlings. The restoration programme would invite interest from community groups, schools and visitors.

A trust or other structure could be established to raise funds to establish an eco-sanctuary in the longer term.

# PHASE 3: SECURE THE FUTURE

## LONG TERM

### Purpose of this phase

The Vision and Objectives will start to become a reality as Phase 3 builds on the public and private sector investment made in Phases 1 and 2. The platform created through strong governance and implementation, the investment in infrastructure, activation and ecological restoration provides an attractive proposition for private sector, community and philanthropic investors to develop the Regeneration Area at scale.

### What can you expect?

Over Phase 3, the richness of the regeneration Vision “for the river to connect us together – with each other, with nature and with new possibilities” will become ever more apparent. The discrete pockets of development in Phase 2 will start to meld with new areas of development to create more coherent, complete spaces. As the benefits of regeneration become visible, the Ōtākaro Avon River Corridor will become a significant and treasured community asset and a strong part of the city’s identity.

A more established ecosystem with maturing plantings could provide visitors with a range of experiences from bird-watching in the salt marshes of the Eastern Reaches to observing tuna (eels) in the management areas of the Horseshoe Lake Reach. The restored native habitat would by now support significantly more flora and fauna and the completed stormwater management areas will have reduced the discharge of contaminants into the Ōtākaro/Avon River, improving water quality and encouraging the return of mahinga kai values and practices.

The effects of the regenerated habitat will be increasingly visible through more abundant birdlife in surrounding neighbourhoods and across the city.

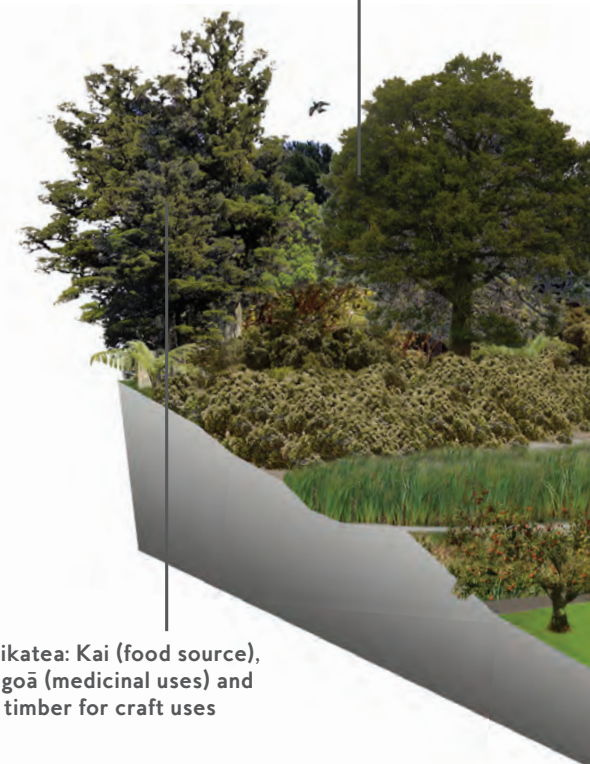
A network of community, sporting and recreational spaces will provide locals and visitors with unique leisure experiences in different parts of the Regeneration Area. Surrounding neighbourhoods such as Dallington, Avonside and Burwood could become more integrated with the Regeneration Area through edge housing and common spaces such as natural playgrounds, orchards, and areas for young people to spend time together, which in turn will strengthen communities.

Increasing numbers of visitors will be attracted by the unique identity and range of activities offered within the Green Spine and Reaches. A new east-west road and bridge, improving the connection between the city and the Regeneration Area, would make access to the Area easier, and walking, cycling, parking and public transport options would cater for a variety of transport users.

More resilient infrastructure will support eastern communities and the city as we adapt to the challenges of natural hazards and climate change.

The regeneration activities should have encouraged investment both within the Regeneration Area and in the nearby activity centres such as Shirley, Linwood and New Brighton. This investment should be starting to increase employment opportunities, benefiting young people as well as those living in east Christchurch.

Forest trees provide roosting spots for native birds such as the kererū, tītapu (bellbird) and kōtare (NZ kingfisher)



Kahikatea: Kai (food source), rongoā (medicinal uses) and timber for craft uses

### What needs to be done?

**Restore identity:** The regeneration and management of indigenous habitat and species is a process that will continue for generations to come. By Phase 3, significant tracts of the corridor will be covered in native vegetation, with slow-growing trees such as kahikatea and tōtara starting to assert their presence and to provide habitat for new and reintroduced native species.

The principles of mahinga kai that are integral to this Plan will now be producing multiple benefits – including kaitiakitanga (ecological vitality is restored and protected



# MATA 3: TE WHAKAWHITA WĀHEKE

Tributary waterway flowing into the Ōtākaro/Avon River with waikōura habitat and fish and tuna passage

Raupō: Rongoā (medicinal uses), kai (food source), craft, building and watercraft uses

Harakeke (flax): craft uses (weaving), rongoā (medicinal uses), kai (food source) and building uses

Ōtākaro (Avon River): Kai including tuna (eel), īnanga (whitebait), kōkōpū (native trout), kanakana (lamprey), tuere (blind eel), pātiki (flounder), pūtakitaki (paradise duck), pārerā (grey duck), raipo (species of duck), tataa (brown duck) and pāteke (teal duck)

Tōtara: Kai (food source), rongoā (medicinal use), and building and watercraft uses

Kōtukutuku (tree fuchsia): Kai (food source)

Tī kōuka (cabbage tree): Kai (food source), rongoā (medicinal use) and craft uses

Kōwhai: Rongoā (medicinal uses) and craft uses

for future generations), hauora (promoting well-being), whakapapa (strengthening our sense of identity and relationship with the natural world) and matauranga (the teaching and passing down of traditional inter-generational knowledge). Phase 3 provides an opportunity to celebrate and build on this restored identity and gain a deeper understanding of the opportunities it provides.

**Restoring identity through mahinga kai planting**

Indicative Mahinga kai species (source: Mataopopore)

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**Develop roading and bridges:** A new east-west road and bridge would improve access between New Brighton Road and Breezes Road, increasing connections between the eastern suburbs and the rest of the city but would require careful design to ensure navigation of the river is not adversely impacted. State Highway 74 could be realigned onto higher ground following the rebuild of Anzac Drive bridge to provide a more resilient network and improved access from the river corridor to Avondale and Aranui.

Completion of the replacement footbridges would strengthen the connection between river communities. Reoriented public transport would cater for the greater use of the Regeneration Area and completed carparks will also be encouraging visitors.

**Complete the network of community spaces:**

Completion of the network of community spaces would link existing spaces outside the Regeneration Area with newly created spaces through a series of trails and connections.

**River widening:** Localised widening and deepening of the river in appropriate locations would provide enhanced facilities for training and see the return of competitive flatwater sporting events to the Area.

**Develop the Reaches further:** Private sector, community and not for profit investment in the three Reaches should build momentum, with the distinct character of each Reach providing unique experiences for locals and visitors.

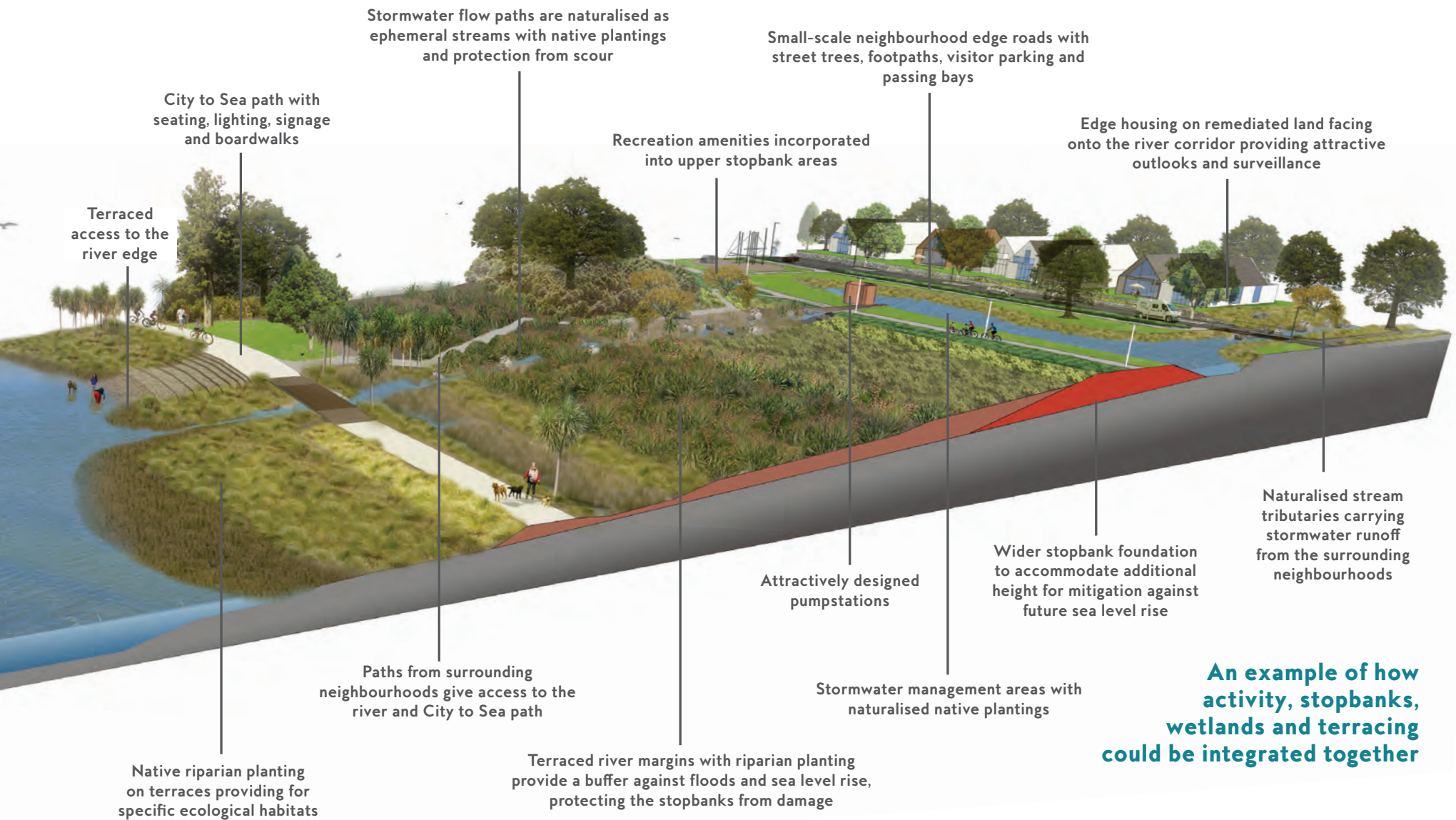
**Complete the infrastructure programme and the Green Spine:** The final phases of delivery of the stormwater management areas, stopbanks, footbridges, trails and paths would build on the City to Sea path and landings established in Phase 2 to provide a fully realised base for the regeneration of the Area.



By Phase 3, the more detailed features of the Green Spine could be completed, bringing greater character and definition to the Regeneration Area. The Cultural Trail could include a sculpture park as a destination for art lovers; landings, jetties and footbridges could showcase traditional Ngāi Tahu narratives and values and reflect the distinctive identities of neighbouring communities. These features could also be embedded within established plantings that are supporting species such as kererū, tītapu (bellbird) and kōtare (kingfisher).

Previously disconnected elements of the Regeneration Area should now feel integrated through strong design. For example, nearby housing, stopbanks, pumping stations and wetlands could be integrated through a series of landscaped terraces. Planting these terraces with native vegetation would buffer flood events and protect the stopbanks while also improving water quality and creating spaces for recreational activity.





**An example of how activity, stopbanks, wetlands and terracing could be integrated together**



OTAKARO



# GLOSSARY

## HE KUPUTAKA

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# GLOSSARY

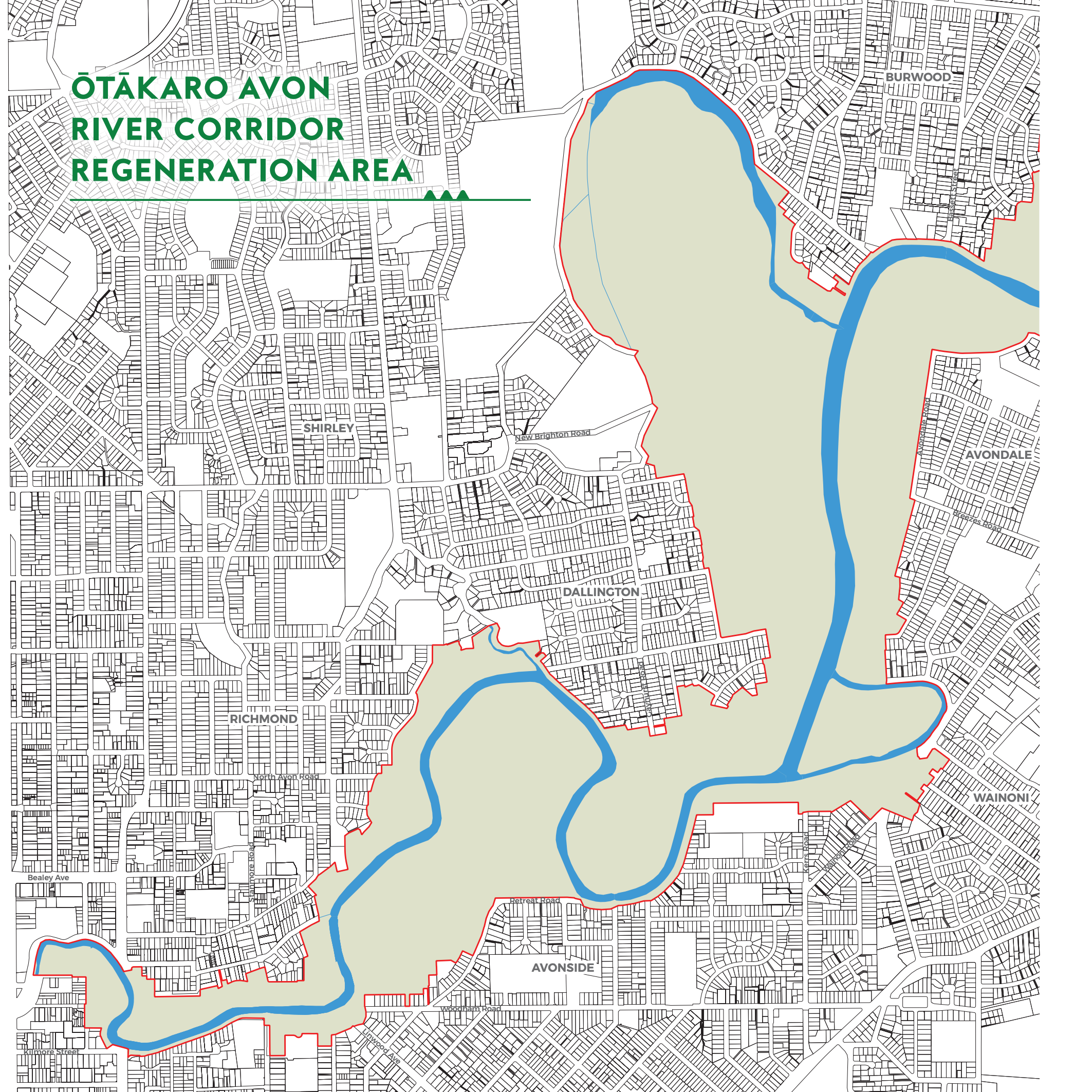
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<b>the Area or Regeneration Area</b>	Ōtākaro Avon River Corridor Regeneration Area.
<b>Community Needs Survey</b>	Regenerate Christchurch held a representative survey in March 2017 to understand the community's needs for the regeneration of the Ōtākaro Avon River Corridor.
<b>the Council</b>	Christchurch City Council.
<b>Christchurch Regeneration Acceleration Facility</b>	The Government's 2018 Budget provided \$300 million for a fund to accelerate the Canterbury earthquake recovery.
<b>GCR Act</b>	Greater Christchurch Regeneration Act 2016.
<b>Greenprint</b>	The spatial plan that sets out the location of the Green Spine and three Reaches and indicates where land uses and activities may locate. It includes indicative locations for transport and infrastructure.
<b>Long Term Plan</b>	The 10-year Long Term Plan lays out what work the Christchurch City Council will do, when, and how to pay for it. It is reviewed every three years. The 2018–2028 Long Term Plan was adopted on 26 June 2018.
<b>One Billion Trees programme</b>	The Government's goal to plant one billion trees over 10 years (between 2018 and 2027).

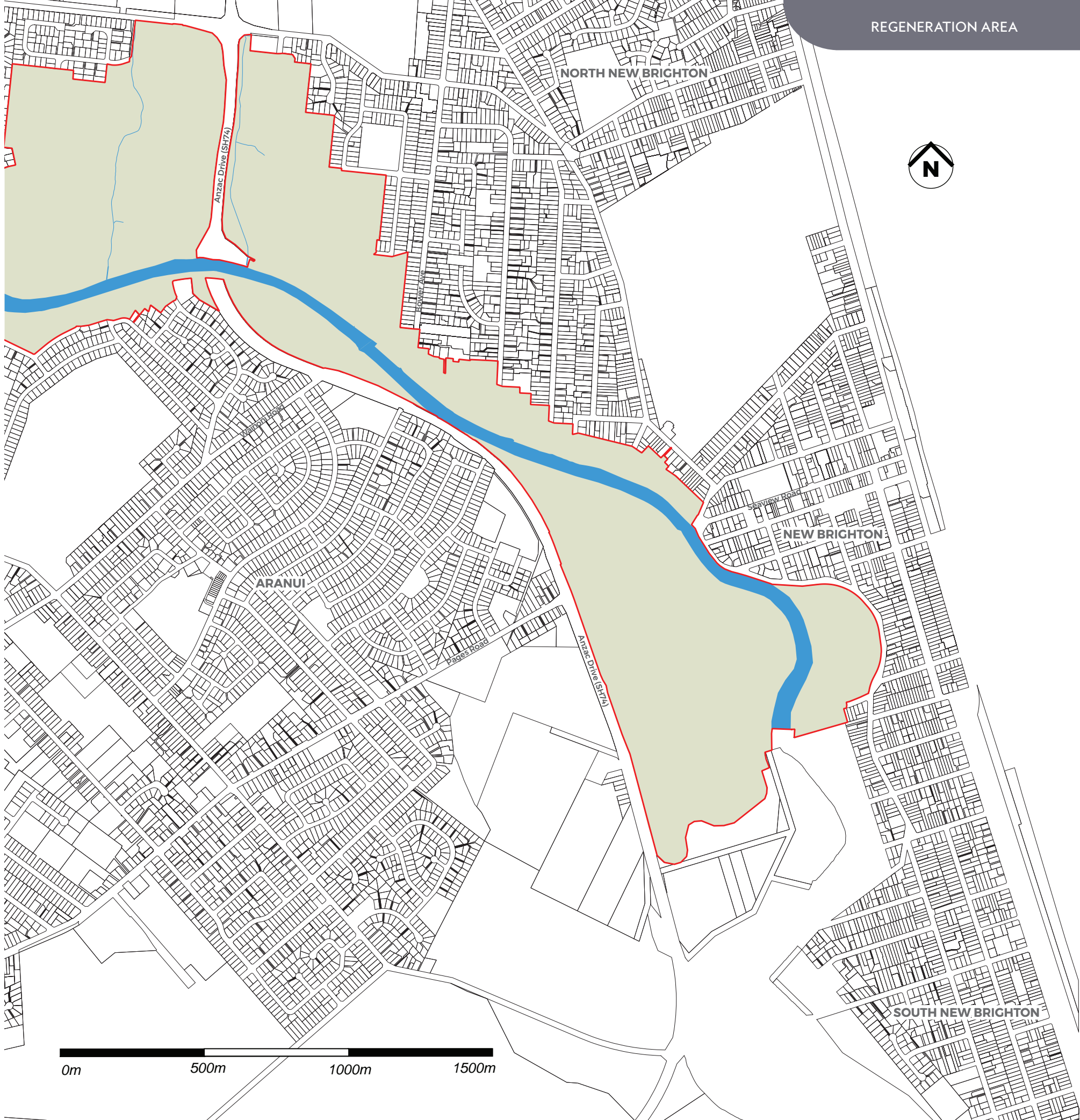
# HE KUPUTAKA

<b>Outline</b>	The Outline for the Ōtākaro Avon River Corridor Regeneration Plan, approved by the Minister for Greater Christchurch Regeneration in March 2017.
<b>the Regeneration Plan</b>	Ōtākaro Avon River Corridor Regeneration Plan.
<b>Red Zone Futures Exhibition</b>	Regenerate Christchurch sought feedback on the Refined Shortlist for the Ōtākaro Avon River Corridor Regeneration Plan through a five-week exhibition that included a temporary space in Cashel Mall, a roadshow, online content and stakeholder workshops.
<b>regeneration</b>	The process of rebuilding in response to the Canterbury earthquake sequence of 2010–2011 and improving the environmental, economic, social and cultural well-being and the resilience of communities through urban renewal and development and restoration and enhancement (including residual recovery activities).
<b>remediation</b>	The process of improving severely damaged land that is prone to liquefaction and making it feasible to build on it again.
<b>residential red zone</b>	An area that experienced severe land damage following the Canterbury earthquake sequence of 2010–2011, which the Government categorised as ‘red’ for the purposes of making a Crown offer to buy the land.

# ŌTĀKARO AVON RIVER CORRIDOR REGENERATION AREA







0m 500m 1000m 1500m










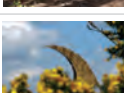








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
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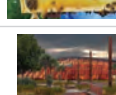


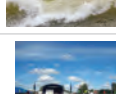
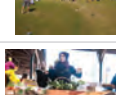
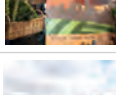





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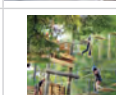
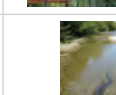
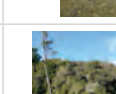
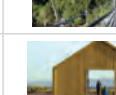
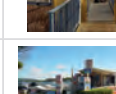
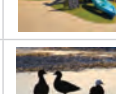
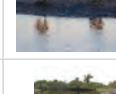
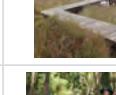

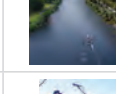
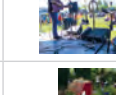
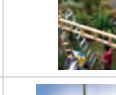
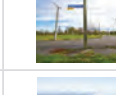
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