

# PARTIAL REVOCATION OF THE CHRISTCHURCH CENTRAL RECOVERY PLAN

## Christchurch Central Recovery Plan

Te Mahere 'Maraka Ōtautahi'



**CERA**  
Canterbury Earthquake  
Recovery Authority  
*Te Mana Haumanu ki Waitaha*

**C**  
Christchurch Central  
Development Unit  
*Te Uepū Whakahiato*

Christchurch  
City Council

**Te Rūnanga o NGĀI TAHU**

# **PARTIAL REVOCATION OF THE CHRISTCHURCH CENTRAL RECOVERY PLAN**

**To the extent this plan relates to  
the Ōtākaro Avon River Corridor  
Regeneration Area**

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## 1. Introduction

This partial revocation of the Christchurch Central Recovery Plan (CCRP) has been developed by Regenerate Christchurch in accordance with the provisions of the Greater Christchurch Regeneration Act 2016 (GCR Act). It has been prepared in conjunction with the development of the Ōtākaro Avon River Corridor Regeneration Plan (OARC Regeneration Plan), and is intended to enable the effective and coherent realisation of the regeneration outcomes sought in that Plan.

## 2. Background

The Canterbury earthquakes of 2010 and 2011 caused unprecedented and widespread damage to *greater Christchurch*<sup>1</sup>. This had a profound effect on communities, businesses, infrastructure and the environment, and increased the risks from natural hazards. Along the Ōtākaro Avon River Corridor a significant area of land was identified by the Crown as residential red zone land and since then much of the land within this area has been acquired and cleared by the Crown. The area includes an approximately 8.8ha area of land located on the north eastern side of the central city, within the four avenues (shown in **Appendix 2**) (**Overlapping Area**). The Overlapping Area, along with the balance of the central city, is currently subject to the CCRP.

The future of the Ōtākaro Avon River Corridor residential red zone and the contribution that this area could make to the *regeneration of greater Christchurch* is an important issue for the people and communities of *greater Christchurch*. In recognition of that, Regenerate Christchurch has developed the OARC Regeneration Plan under the GCR Act. The OARC Regeneration Plan is proposed to apply to the area identified in **Appendix 1**. The primary purpose of the OARC Regeneration Plan is to enable short, medium and long-term uses of regeneration area that will contribute to, and support, the *regeneration of greater Christchurch*. If approved however, it would be one of two Regeneration/Recovery Plans which identify specific land use outcomes for the Overlapping Area.

## 3. Partial Revocation of the Christchurch Central Recovery Plan

During the development of the draft OARC Regeneration Plan, Regenerate Christchurch identified the potential for inconsistencies between the outcomes for the Overlapping Area identified in the CCRP and proposed in the draft OARC Regeneration Plan. In addition to the confusion that the potential inconsistencies would raise regarding the prevailing outcomes for the Overlapping Area, the potential inconsistencies would also cause issues for decision makers who, under the GCR Act, are obliged to not act inconsistently with Recovery or Regeneration Plans.

Following finalisation of the OARC Regeneration Plan, the inconsistencies between the outcomes sought for the Overlapping Area in the CCRP, and the outcomes sought in the OARC Regeneration Plan were confirmed. For example:

- The OARC Regeneration Plan directs the re-zoning of that part of the Regeneration Area within the central city to Specific Purpose (Ōtākaro Avon River Corridor) Zone. That direction conflicts with the direction in the CCRP to re-zone the Overlapping Area to (what is now) Residential Central City, Avon River Precinct Te Papa Ōtākaro, and Transport zones.

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

- The outcomes sought through the Specific Purpose (Ōtākaro Avon River Corridor) Zone (and its accompanying planning framework) would generate inconsistency with the outcomes sought by the CCRP for the Overlapping Area. The Residential Central City zone for example (carried through from, and supported by, the CCRP – A Liveable City) seeks to provide for a range of housing opportunities in the zone including high density housing. In contrast, the OARC Regeneration Plan seeks to limit housing to specific locations and in the form of typologies which are adaptable to various hazards and ground conditions within the Regeneration Area. These outcomes therefore directly conflict with each other.

To avoid these inconsistencies and to enable the realisation of the OARC Regeneration Plan for the Regeneration Area as an integrated whole, the CCRP will, through this partial revocation, be revoked as it applies to the Regeneration Area.

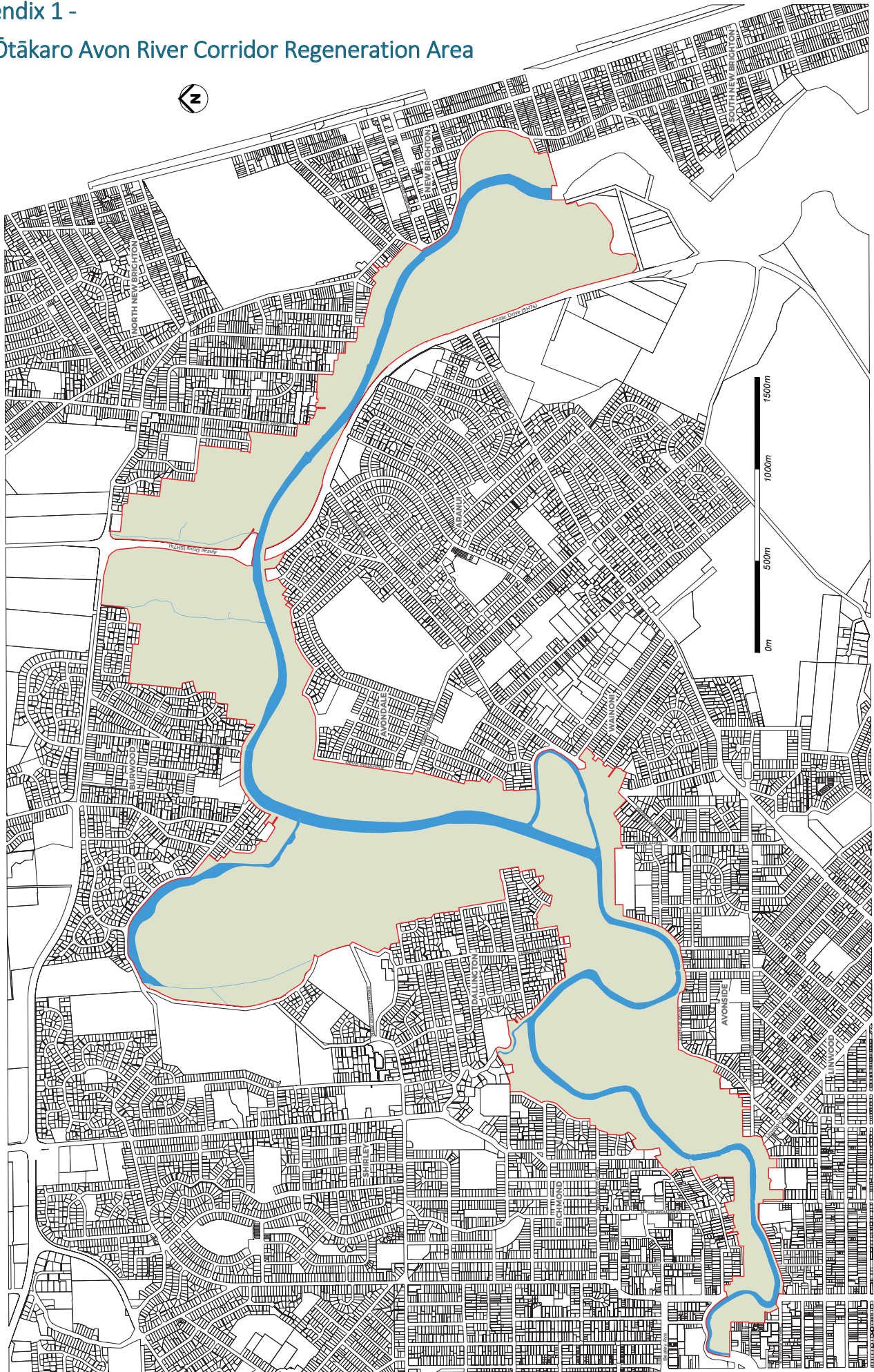
Once approved, this partial revocation will be given effect through an addendum to the CCRP (included at **Appendix 3**) (the **Addendum**). The Addendum identifies the Overlapping Area (shown in **Appendix 2**) and directs an amendment to the CCRP which declares that the CCRP does not apply to the Overlapping Area.

#### 4. Partial Revocation: Regeneration

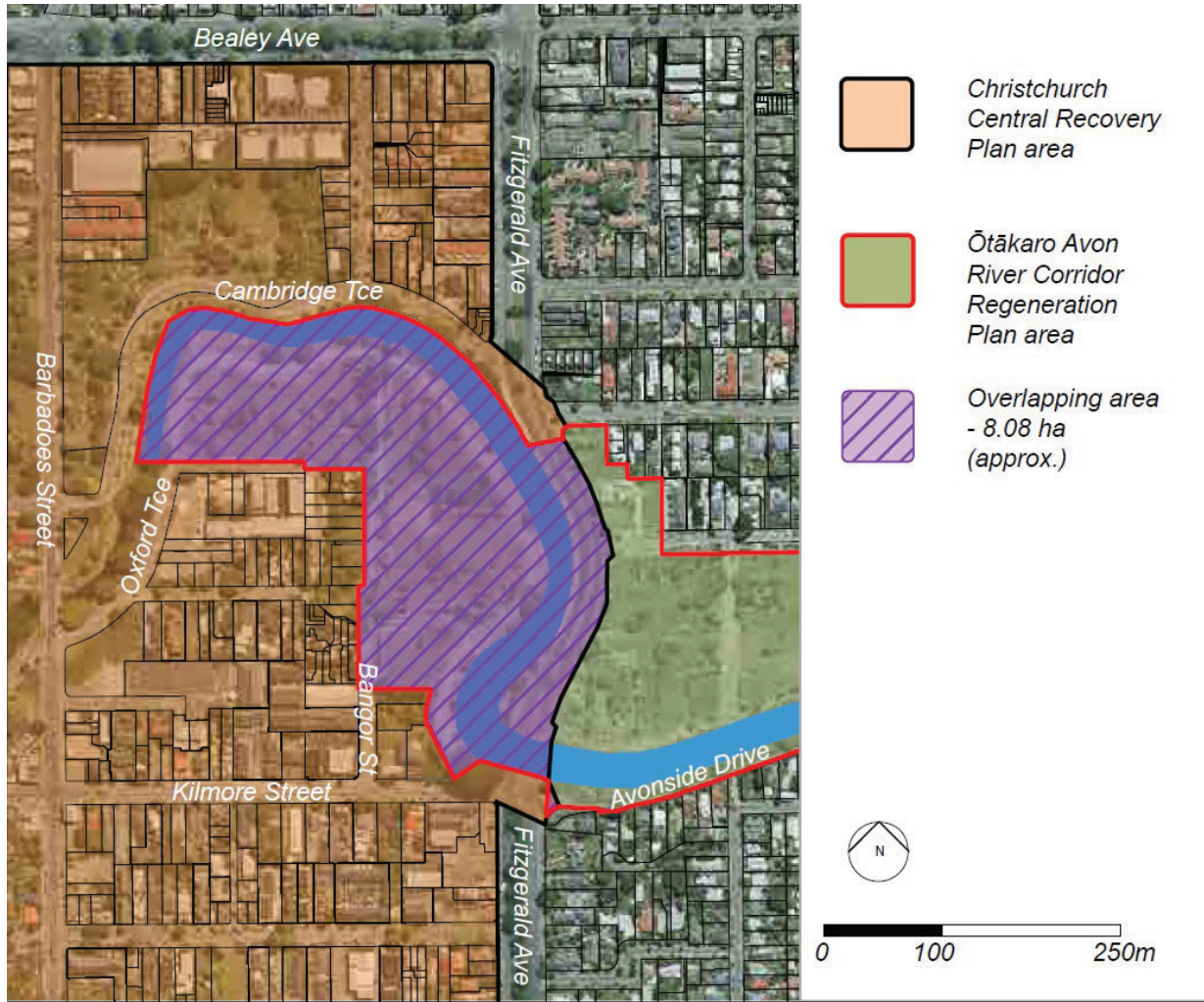
This partial revocation meets both the definition of “regeneration” as set out in the GCR Act, and the five purposes of the Act identified in section 3(2). Specifically:

- It removes the inconsistency/conflict between the CCRP and the OARC Regeneration Plan which would otherwise make compliance with the obligations of the GCR Act (specifically around compliance with directions from Plans and not acting inconsistently with Plans) impossible. It enables the immediate inclusion of the Specific Purpose (Ōtākaro Avon River Corridor) Zone (through the direction in the OARC Regeneration Plan) in the Christchurch District Plan, and the clear application of one Plan (with its Vision and Objectives) to the entire Regeneration Area, thus enabling a focussed and expedited regeneration process across the Regeneration Area.
- It facilitates the ongoing planning and regeneration of greater Christchurch, and specifically, the Regeneration Area as an integrated whole.
- Regenerate Christchurch has sought community input into the development of the partial revocation (through the invitation of written comment), and has undertaken significant community engagement throughout the development of the OARC Regeneration Plan.
- Regenerate Christchurch has recognised the local leadership of the relevant entities identified in section 3(1)(d), and has sought and considered the views of those entities on the partial revocation.
- Integrating the Overlapping Area with the balance of the Regeneration Area will enable the Crown to efficiently and effectively manage, hold, and dispose of land that it has acquired in the Overlapping Area.

# Appendix 1 - The Ōtākaro Avon River Corridor Regeneration Area



## Appendix 2 - The Christchurch Central Recovery Plan Partial Revocation Area Map



The CCRP Partial Revocation Area is identified as the "Overlapping Area" in the map above.

Addendum – August 2019

# Amendments to the Christchurch Central Recovery Plan (July 2012)

In August 2019, the Minister for Greater Christchurch Regeneration, Hon Megan Woods, gave approval under section 58(1) of the Greater Christchurch Regeneration Act 2016 to partially revoke the Christchurch Central Recovery Plan by making the following amendments:

CCRP ITEM	REASON FOR CHANGE	AMENDMENT MADE
CCRP (July 2012) including: <ul style="list-style-type: none"> <li>• ‘An Accessible City’ replacement transport chapter (October 2013)</li> <li>• ‘Noise and Entertainment Provisions’ Addendum (December 2014)</li> <li>• ‘South Frame’ Addendum (December 2014)</li> <li>• ‘A Liveable City’ residential chapter (January 2015)</li> </ul>	The land use outcomes for the overlapping area of land identified in Figure 1 sought by the Christchurch Central Recovery Plan and the Ōtākaro Avon River Corridor Regeneration Plan are inconsistent with each other. Partial revocation of the Christchurch Central Recovery Plan is therefore required to resolve this inconsistency and provide clarity and certainty to decision makers and the public as to the planning framework that applies.	The Christchurch Central Recovery Plan is amended to the extent that no part of it applies to the overlapping area of land identified in Figure 1 below.

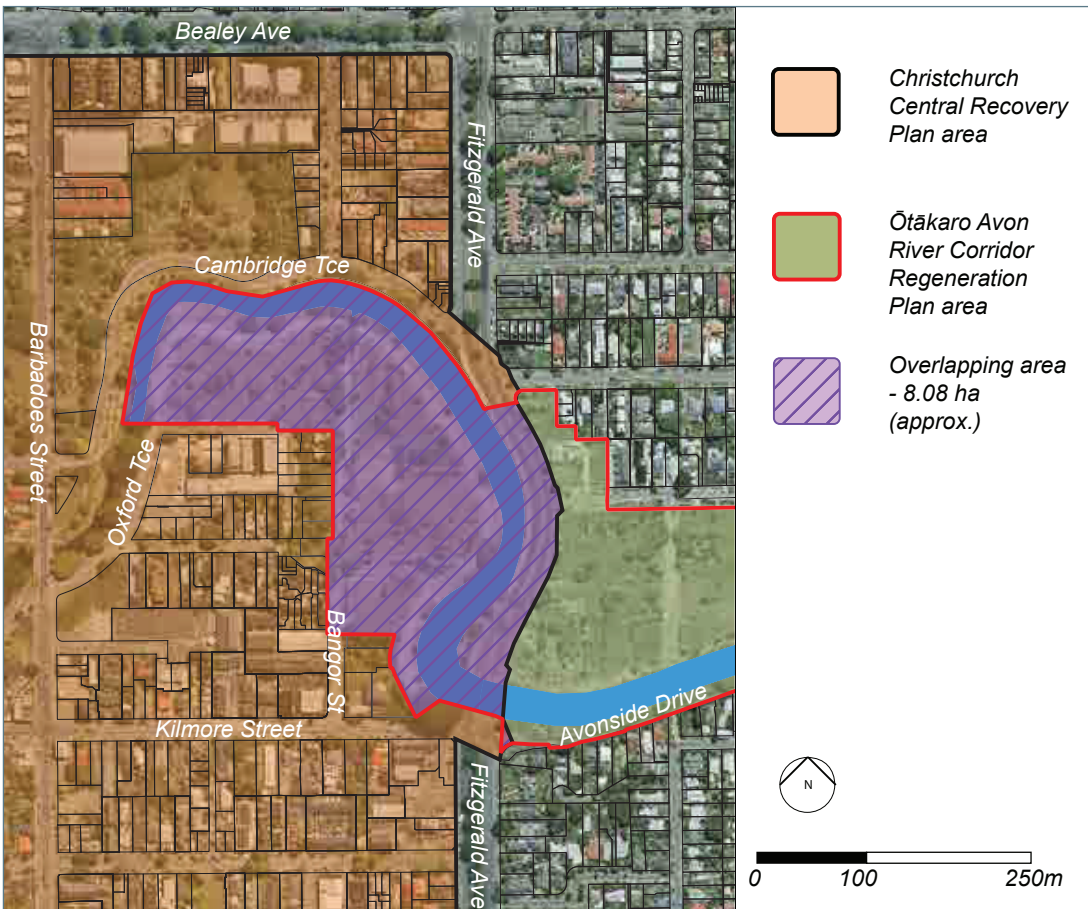


FIGURE 1: Overlapping area of land within central Christchurch



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