



19 September 2019

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Hon Poto Williams
Associate Minister for Greater Christchurch Regeneration
Parliament Buildings
Wellington

By email via Private Secretary kirstin.semmens@parliament.govt.nz

Tēnā koe Minister

Proposal to exercise power under section 71 of the Greater Christchurch Regeneration Act to amend Chapter 7 – Transport of the Christchurch District Plan

1. Regenerate Christchurch has received Christchurch City Council's (the Council) proposal for the exercise of powers under section 71 of the Greater Christchurch Regeneration Act 2016 (the Act) to amend Chapter 7 – Transport of the Christchurch District Plan to provide an exemption from the minimum car parking spaces requirements for the Lyttelton Commercial Zone (the proposal).
2. The Council, as the proponent of the section 71 proposal, prepared a draft proposal in accordance with section 65 of the Act, and sought the views of Regenerate Christchurch and other parties, as required under section 66(1). The Council has prepared a concise statement of those views and provided those to you.
3. This letter provides you with Regenerate Christchurch's views on the finalised proposal, in accordance with Regenerate Christchurch's statutory role under section 66(4)(b) of the Act.

Regenerate Christchurch's views

4. Regenerate Christchurch has reviewed the Council's proposal and considers the proposal adequately addresses the matters set out in section 65(2) of the Act. That is:
 - an explanation of what the exercise of the power is intended to achieve;
 - a description of which instrument the exercise of the power will apply to, and for how long;
 - an explanation of how the proponent expects the exercise of the power to meet one or more of the purposes of this Act;
 - an explanation of why the proponent considers the exercise of the power is necessary and preferable to any alternatives to the exercise of the power; and
 - a draft of the notice that would be published under section 68 if the proposal were approved and a draft of the notice that would be published under section 71 if the power were exercised.





5. During review of the proposal Regenerate Christchurch requested additional information on the parking surveys and desktop assessment undertaken by Council, to support you (the Minister) to understand the impact of the amendments proposed in your consideration of the proposal under section 67 of the Act. Regenerate Christchurch is satisfied that this additional information has been provided.
6. The Council has assessed the section 11(2) requirement in the Act that the Minister's exercise of powers under the Act is reasonably considered necessary. Regenerate Christchurch agrees that the proposed exercise of powers is the most efficient way of amending the District Plan, as no alternative mechanism can achieve a resolution for this issue with the same efficiency and certainty as a section 71 proposal.
7. Regenerate Christchurch considers that the exercise of powers under section 71 of the Act is appropriate as it will support and expedite the regeneration of greater Christchurch by meeting one or more of the purposes of the Act. Regenerate Christchurch notes that none of the parties whose views were sought under Section 66(1) of the Act raised concern about the necessity of the exercise of power under section 71 of the Act.
8. Regenerate Christchurch supports the approach taken with the proposed amendments to the District Plan, and agrees that the enabling of commercial and other non-residential activities will preserve the distinct character, and encourage regeneration, of Lyttelton's town centre, which in itself contributes to the regeneration of greater Christchurch.
9. Regenerate Christchurch considers that the proposal can achieve a balance between encouraging the regeneration of the Lyttelton town centre and managing potential adverse effects on the amenity, efficiency and safety of the surrounding road network (recognising that Council has the means to take the necessary steps through bylaws, parking management and enforcement to manage any effects of the proposal being implemented).
10. Regenerate Christchurch is satisfied that the views provided have been appropriately considered in the finalised proposal. Therefore, Regenerate Christchurch considers that the proposal meets the purposes of the GCR Act and can reasonably be considered necessary.
11. Regenerate Christchurch considers it is appropriate that the Minister proceed with the proposal in accordance with section 66 and 67 of the Act.

Yours sincerely

Dr Therese Arseneau
Chair, Regenerate Christchurch

