



Feedback on Draft OARC Regeneration Plan

On behalf of Avon-Ōtakaro Network

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AvON and our vision for the Ōtakaro Avon River corridor

Avon-Ōtakaro Network (AvON) was founded in 2011 to promote a popular vision for the future of the Ōtakaro Avon River corridor (OARC), including what was formerly known as the Avon River residential red zone.

Our vision is for:

- a multi-purpose river park from city-to-sea that meets a diverse range of community needs eg for environmental regeneration; celebrating heritage; food production; play, recreation and sport; arts and entertainment; learning, training, employment, business and tourism; and limited and conditional residential re-occupation.
- And, while allowing for these multiple uses, the maximum possible restoration of native ecosystems to enhance water quality, biodiversity, mahinga kai values and resilience to natural hazards.

We are a network of organisations and individuals who in 2012 submitted a petition to Parliament in support of this vision signed by over eighteen and a half thousand people.

All engagement with the community since, including that recently by Regenerate Christchurch, has indicated that the level of support for this vision remains extremely high.

For more info: www.avon.org.nz

1. Overall, we are very supportive of the draft plan as it very closely aligns with the AvON vision for the corridor as a city-to-sea multipurpose river park that meets diverse community needs including the maximum possible restoration of native habitat with enhanced hazard resilience, river quality, biodiversity and mahinga kai values. This vision was supported by over eighteen and a half thousand petitioners to Parliament in 2012 and support for this has only grown since.
2. While we applaud the scale of ecological restoration planned for the corridor overall, we are concerned that this has been diluted in the green spine upstream of Swanns Road which appears to be given over primarily to exotic parkland. If we intend providing a corridor to bring native birds back into the CBD from the Port Hills, then the corridor needs to be a continuous interconnecting ribbon of native plantings including the upstream green spine. Furthermore, because this is the highest and driest part of the green spine it provides opportunity for dryland native forest habitat not available downstream. We ask that more consideration be given to increasing the scale of native restoration in the green spine upstream of Swanns Road.
3. It is pleasing to see that there is now enhanced provision for flat water sports in the corridor, with the introduction of a deepened 1000m course at least 80m wide within Kerrs Reach, a 500m festival course further upstream and enhancements to the river downstream of Kerrs Reach to make provision for an 8 km training reach. We strongly endorse the introduction of these features.
4. The provision for residential redevelopment is about right in terms of scale however emphasis needs to be given to: innovative experimental adaptive housing; that 'rounds out' a previously fractured neighbourhood; provides for better edge treatment; and requires all housing to be relocatable and all land provided as leasehold not on-sold to the resident. The lands should not be subdivided and fragments sold for residential use, they should remain in public ownership under single title.
5. We support the provision of 'landings' along the way, care is needed regarding their location. They will help define nodes along the corridor but need to also align with existing nodes. There may be a case for landings on both banks in some locations eg Richmond near Swanns Rd Bridge. The case for a landing on the west bank where Eveleyn Couzins Ave meets River Road is very strong (already a very dynamic hub of activity).
6. We endorse the provision for high value uses with great visitor appeal that could be met by projects such as WHOw, Eden NZ, and an Eco-Sanctuary.
7. We endorse the new bridge across the river to connect New Brighton Road and Breezes Road – it will become an important link between the eastern suburbs and the city and a key lifeline in times of natural hazard risk. We also endorse the other footbridges and road bridges signalled in the plan and their importance for connecting communities across the corridor.
8. There is one area however that the Plan is very weak on, that needs much stronger guidance: future governance, ownership, funding and implementation. These matters are absolutely critical to the success of the plan. There needs to be a public debate about these matters with a full exploration of all options. We are very disappointed that this has not been included in the plan. We feel strongly that the implementation of the plan and its governance should be independent of both Crown and Council but continue to have strong community and iwi input. We have undertaken a project to explore what alternative options might look like. Our current thinking with regard to this, including our preferred option, is available on our website [here](#). You can also download a pdf of our recent Press Advert [here](#). Both documents are copied here as appendices.
9. Further to our concerns about future governance and ownership, careful consideration needs to be given to arrangements to transition to any new configuration. It will take time

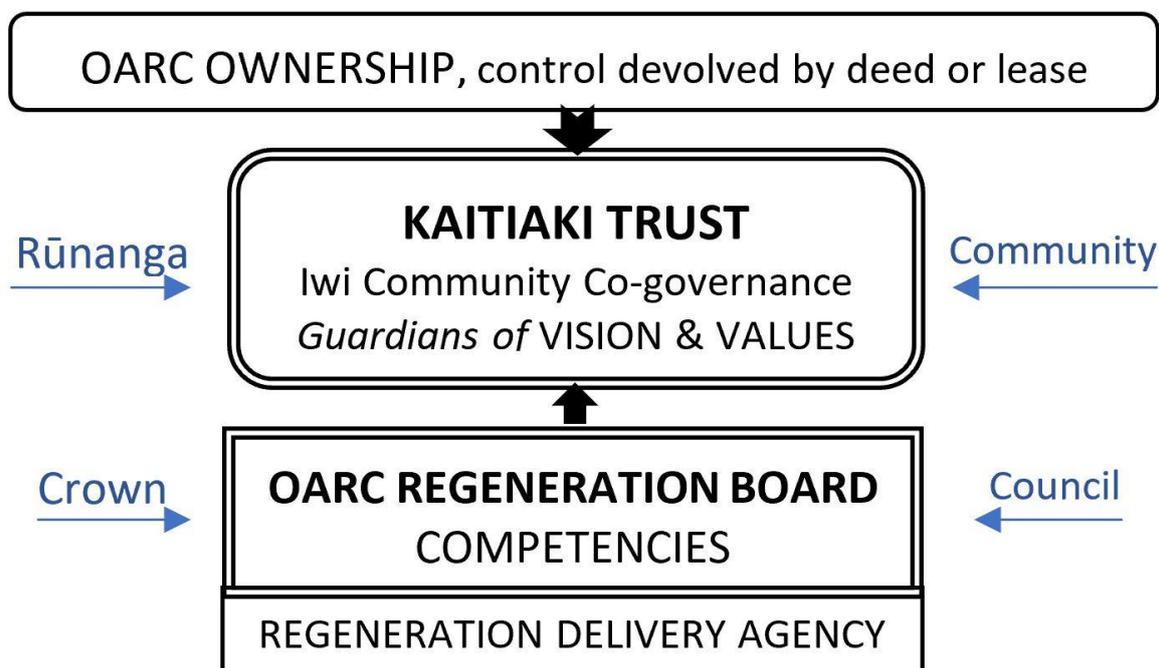
to set up and in the interim it is important that transitional uses and activations within the OARC are not unduly delayed, a momentum is building in respect of these that needs support rather than dampening. Consideration of which agency is most appropriate to manage transitional use processes in the transition is also required.

Appendix 1

Governance

The more we explored this, the more we came to realise that there are two types of governance required here: one is long-term governance of the corridor to protect its values and interests and the other governance of the corridor's regeneration. These require two very different sets of skills in our view. For convenience, we have called the two governance entities the Kaitiaki Trust and the Regeneration Board

- Establish an independent KAIATIAKI TRUST with a guardianship/kaitiaki role based on the Vision, Values and Objectives of the OARC Regeneration Plan with provision for Iwi/Community co-governance, informed by advisory groups.
- To ensure the appropriate set of competencies are included in governance of the delivery of regeneration, we propose a REGENERATION BOARD, based on a Statement of Competencies, to deliver the Plan with provision for a representative from Crown and Council. This would be accountable to the Trust.



- Members of the Trust could be APPOINTED, ELECTED, or a combination of these but the Regeneration Board members need to be APPOINTED according to the competency criteria, by Crown, Council and Trust Chair. *[It is almost impossible to recruit a complete set of high quality competencies to govern a programme of capital regeneration projects via an election process].*

Ownership

- Consolidate the OARC Regeneration Area under SINGLE TITLE as one integral entity by Act of Parliament and transfer it to one public owner for \$1.
- Options for OWNERSHIP include Council, Crown, the Kaitiaki Trust, co-ownership with iwi, or invoke Legal Personality on the OARC lands / waterways so the corridor owns itself.
- Whoever the owner, transfer all CONTROL and responsibilities for the OARC (including waterways) to the Trust via lease or deed.
- Components of the corridor - including any residential housing projects - would be leasehold only, not on-sold, so that the integrity of the corridor's ownership is maintained.

Funding

- Long-term FUNDING AGREEMENTS need to be secured with Crown/CCC before any land is transferred, committing public funding at specified times for specific elements eg infrastructure, greenspace and operational maintenance budgets.
- Such public funding must include but not be limited to:
 - Operational budget to run the Regeneration Agency
 - Operational land and river management and maintenance budgets based on existing Crown budgets and municipal urban greenspace management and maintenance budgets. This must take account of the impacts of the upper catchment on lower catchment waterways management;
 - Capital infrastructure budgets for transport (major cycleways, roads, bridges, etc), land drainage, flood protection and stormwater remediation, etc that would normally be expected to be the responsibility of CCC (or NZTA) in the OARC area;
 - The \$40M (less administration cost of up to \$1.5M) Capital Acceleration Fund allocated for 'unfunded projects in the green spine' (subject to business case);
 - The \$15M + accrued interest from Christchurch Earthquake Appeal Fund for 'projects on the ground that connect communities in the east', primarily along the OARC, that are not otherwise the responsibility of authorities.
 - Funding from the Billion Trees Fund, if eligible, for 200,000 trees proposed for the OARC in the Regeneration Plan
- PRIVATE and PHILANTHROPIC investment needs to be secured.

Implementation

- A new lean, non-bureaucratic AGENCY accountable to the Regeneration Board is established to secure, finance and manage a programme of contracts and subleases to deliver regeneration according to an agreed implementation plan Including short, medium and long term uses.

Appendix 2 follows

The Ōtākaro Avon River (Red Zone) Corridor – Where to from here?

Sponsored by Avon-Ōtākaro Network and Eastern Vision

The draft Regeneration Plan for the Ōtākaro Avon River Corridor (OARC) was published on 14 November. However, it is essentially a spatial plan that says little about governance, ownership, funding or implementation, despite these being key to its success. It is important that options for this are fully explored and debated, and that your views are heard, otherwise by default these roles are all likely to transfer to Christchurch City Council.

But it already has its hands full with significant anchor projects and does not have the singular focus to take this on effectively. International experience shows that urban regeneration is most successful when undertaken by an agency INDEPENDENT of the municipal authority and political and bureaucratic interference. It is also much easier to attract international investment when such independence is established.

We need a robust public debate on these matters with full exploration of options! There are many questions to consider.

Make sure you ask for all options for OARC governance and ownership to be fully explored in your submission on the draft Regeneration Plan

Governance: Who should govern the corridor and its regeneration?

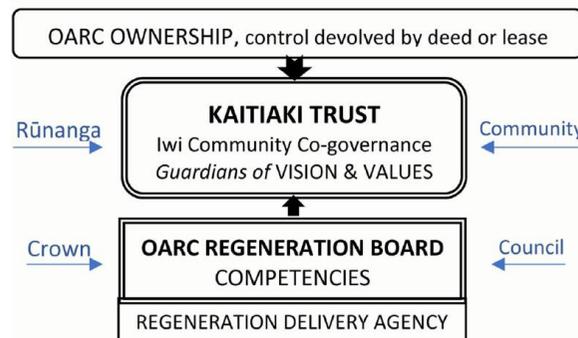
Funding: Who funds regeneration?

Ownership: Who should own the lands?

Implementation: Who delivers the plan?

Option: Here's what one option might look like ... What do you think? Let Regenerate Christchurch know!

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- To ensure the appropriate set of competencies are included in governance of the *delivery* of regeneration, we propose a REGENERATION BOARD, based on a Statement of Competencies, to deliver the Plan with provision for a representative from Crown and Council. This would be accountable to the Trust.
- Members of the Trust could be jointly APPOINTED AND ELECTED, but the Regeneration Board members need to be appointed according to the competency criteria, by Crown, Council and Trust Chair.
- Consolidate the OARC Regeneration Area under SINGLE TITLE as one integral entity by Act of Parliament and transfer it to one public owner for \$1.



An Option we like – what do you want to see?

- Options for OWNERSHIP include Council, Crown, the Kaitiaki Trust, or invoke Legal Personality on the OARC lands / waterways so the corridor owns itself.
- Whoever the owner, transfer all CONTROL and responsibilities for the OARC (including waterways) to the Trust via lease or deed.
- Long-term FUNDING AGREEMENTS need to be secured with Crown/CCC before any land is transferred, committing public funding at specified times for specific elements eg infrastructure, greenspace and operational maintenance budgets.
- PRIVATE and PHILANTHROPIC investment needs to be secured.
- A new lean, non-bureaucratic AGENCY accountable to the Regeneration Board is established to secure, finance and manage a programme of contracts and subleases to deliver regeneration according to an agreed implementation plan including short, medium and long term uses.

SUBMIT TO BE HEARD: Submit here: <https://engage.regeneratechristchurch.nz/Draft-OARC-Regeneration-Plan> By 5pm on 19 December 2018.