

Cranford Regeneration Plan

Proponent: Christchurch City Council



July 2017

Purpose of this document

The document is a draft Cranford Regeneration Plan provided to Regenerate Christchurch for review under Section 35(1) (c) of the Greater Christchurch Regeneration Act.

The Cranford Regeneration Plan has been prepared under the Greater Christchurch Regeneration Act 2016 (the 'Act') and in accordance with the Outline – Proposed Cranford Regeneration Plan approved by the Minister Supporting Greater Christchurch Regeneration on 23 December 2016.

This is a draft Plan in terms of its current status under the Act, but for simplicity is referred to as 'the Plan' throughout the document.

Table of Contents

Executive Summary	1
1 Vision and goals - overview	2
2 Description of the Plan area	3
3 Why a Regeneration Plan?	4
4 Effect of the Regeneration Plan	6
5 Achieving the vision – spatial elements	7
6 Achieving the regeneration goals	9
6.1 Goal 1: Housing.....	9
6.2 Goal 2: Innovative development.....	9
6.3 Goal 3: Integration with infrastructure.....	10
6.4 Goal 4: Responding to hazard risk	11
6.5 Goal 5: Ecology.....	13
6.6 Goal 6: Cultural values	13
6.7 Goal 7: Development of the Plan area in an efficient and timely manner.....	14
6.8 Goal 8: Transforming the Cranford Basin	16
7 Anticipated timeframes for development (Indicative)	17
8 Implementation	18
8.1 Statutory Directions - amendments to resource management documents.....	18
8.2 Supporting commitments	19
9 Monitoring	21
Appendix 1: Amendments to the Canterbury Regional Policy Statement, Chapter 6, Recovery and rebuilding of Greater Christchurch	22
Appendix 2: Amendments to the Christchurch District Plan	23
Appendix 3: Technical Reports	41

Executive Summary

The Christchurch City Council has prepared a Cranford Regeneration Plan for the regeneration of approximately 125 hectares of land in Papanui/St Albans that is currently zoned Rural Urban Fringe in the Christchurch District Plan. The Plan has been prepared in accordance with the Outline – Proposed Cranford Regeneration Plan¹, and based on the methodologies and assessment detailed throughout the Supporting Document².

The Plan area is an anomalous rural open space within northern Christchurch, surrounded on all sides by planned or existing urban development, and in close proximity to social infrastructure, the Papanui / Northlands centre, and strategic transport infrastructure. A large part of the Plan area comprises the Cranford Basin - a major natural ponding and stormwater management area that is critical to reducing the flood risk to urban Christchurch (Pūharakekenui / Styx and Avon River / Ōtākaro River Catchments), and which is planned to be transformed over the next decade into a multi-purpose forested wetland.

Whilst land within the Cranford Basin itself is not appropriate for urban development, some land outside of the designated stormwater management area is suitable for housing. Technical investigations have revealed that there are some limitations for development due to peaty soils, natural flood ponding areas, artesian springs and seeps. These challenges can be addressed with careful management at the time of development, and at the same time provide opportunities for a unique residential environment and enhancement of natural water features. These residential areas will support local schools and community facilities and other amenities, are well serviced by public transport options, and their development will provide improved connectivity for walking/cycling and open space networks for both new and existing communities.

The Plan enables residential development through removing the Projected Infrastructure Boundary and making other amendments to Map A in Chapter 6 of the Canterbury Regional Policy Statement; and inserting appropriate residential zoning provisions, including an Outline Development Plan, into the Christchurch District Plan. There are also supporting commitments which address a range of matters.

The Plan signals future potential zoning changes for the remaining land around the edge of the Basin. These include possible additional residential zones in the vicinity of Winters Road, and re-zoning of the Cranford Basin stormwater facility to Open Space (Natural) to recognise its ecological, cultural and recreational potential. These potential changes are not made by this Regeneration Plan and if they are to proceed, will be undertaken using normal Resource Management Act processes.

As a result of development in accordance with the Plan, the Cranford Basin stormwater management area will be surrounded by innovative and low impact residential development in conjunction with enhanced natural water features, open space networks and walking / cycling connections, all of which will contribute to the recovery and regeneration of Papanui / St Albans and Greater Christchurch.

¹ [Outline for the Proposed Cranford Regeneration Plan approved by the Minister supporting Greater Christchurch Regeneration 23 December 2016.](#)

² [Draft Cranford Regeneration Plan, Supporting Document, Background Information and Planning Assessment.](#)

1 Vision and goals - overview

The overall vision for the Plan area is, that by 2030, the Cranford Basin stormwater management area will be surrounded by innovative, low impact residential development, in conjunction with the enhancement of natural water features, open space networks and walking / cycling connections, all of which will contribute to the recovery and regeneration of Papanui / St Albans and Greater Christchurch.

The vision will be achieved through pursuing the following outcomes:

A multi-purpose, naturalised, storm water management facility bordered by innovative housing developments, integrated into the surrounding existing urban area and public infrastructure using principles of low impact urban design³;

A multi modal movement network serving the area and linking into the surrounding neighbourhoods and strategic transport network;

New development that recognises and responds to the natural hazard risks and specific geotechnical conditions of the land;

Recognition and enhancement of ecological and Ngāi Tūāhuriri / Ngāi Tahu values through sensitively designed development that provides a positive contribution to Cranford Basin and the local water environment; and

Urban residential development that sets a high benchmark for sustainability and the long term rejuvenation of adjoining neighbourhoods.

The following goals have been set for the area's regeneration, management and use.

- Goal 1:** Residential development, in appropriate areas, that provides for a choice of housing types, sizes and densities providing for a range of housing needs and contributing towards meeting the household growth targets for Greater Christchurch.
- Goal 2:** Residential development that promotes sustainability through innovative architecture, low impact (including 'exemplar') urban design and integration with adjoining residential areas.
- Goal 3:** Integration of new residential areas with infrastructure (including the Northern Arterial Extension, public transport, and water and waste networks), walking / cycling networks, and the planned enhancements for Cranford Basin as a major stormwater management facility and public open space asset.
- Goal 4:** Development that is designed and located to avoid, recognise or respond to risks from natural hazards and the specific geotechnical conditions of the land.
- Goal 5:** Development that provides for and, where possible, enhances ecological values, particularly in-stream values.
- Goal 6:** Development that enhances, provides for and protects Ngāi Tūāhuriri / Ngāi Tahu values, including through low impact built development that is sensitive to the geo-hydrological features of the Plan Area and surrounding environment.
- Goal 7:** Development of the Plan area is undertaken in an efficient and timely manner.
- Goal 8:** Long term enhancement of Cranford Basin as a major storm water management facility and public open space asset.

³ 'An integrating framework for site and catchment-based design that recognises the value of natural processes, and the role they can play in providing multiple outcomes for urban development': extract from 'Low Impact Urban Design and Development: The Big Picture', Marjorie van Roon and Henri van Roon, Landcare Research Science Series No. 37, Maanaki Whenua Press.

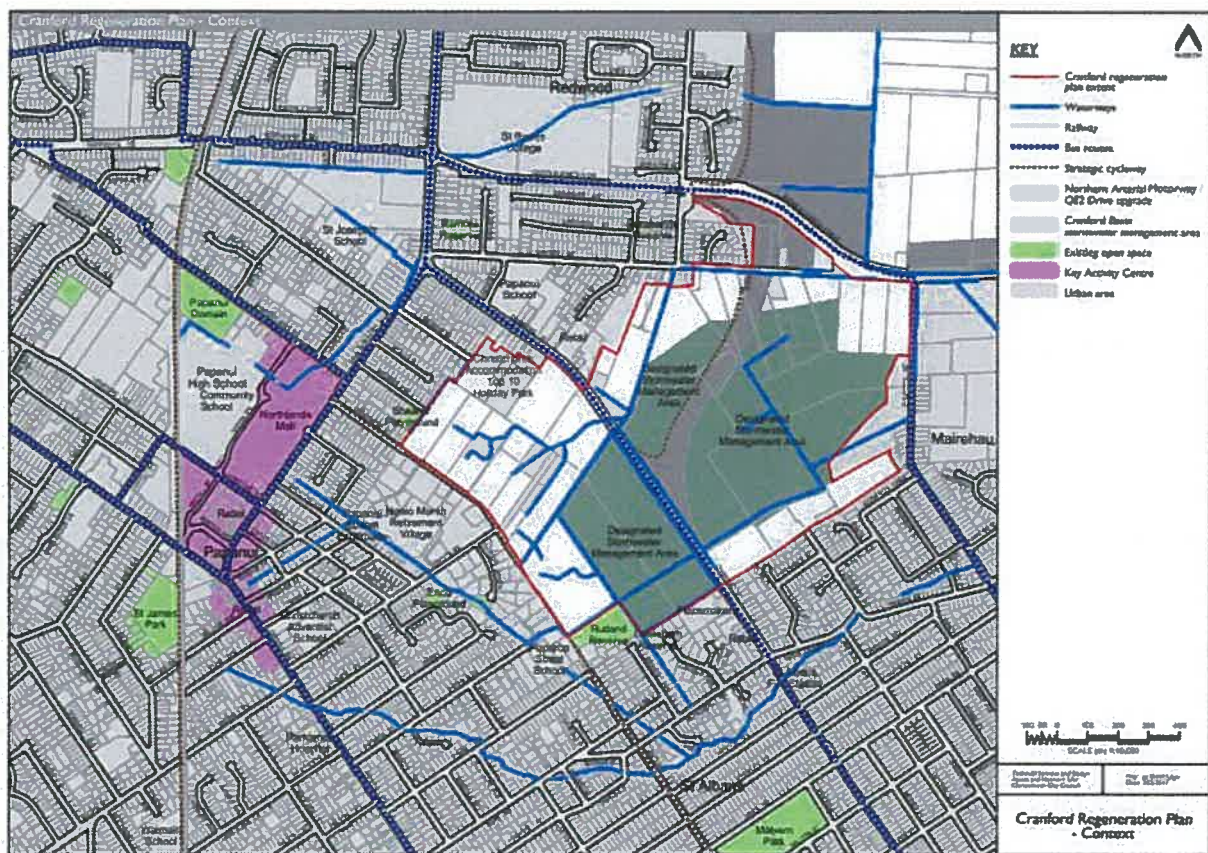
2 Description of the Plan area

The geographic extent of the Plan Area is shown in Figure 1. The entire area is wholly within the *Christchurch District*⁴.

The area subject to the Plan comprises that land approximately 125 hectares of rural zoned land located in the northern suburbs of Christchurch in close proximity to business areas in Papanui. The Plan area is bounded by QEII Drive to the north, Philpotts Road and Mairehau to the east, Grassmere Street and Papanui to the west and St Albans to the south east. Cranford Street bisects the Plan Area.

The area is surrounded by existing or proposed urban development and is close to community amenities. Papanui High School is located next to the Northlands Mall, with Papanui Primary School to the north-west and Papanui Primary School to the south. The Top 10 Holiday Park (included in the Regeneration Plan area) is located off Cranford Street and the business areas on Cranford Street and Northlands Mall on Papanui Road are in close proximity (as shown in Figure 1).

Figure 1. The Plan area and surrounding features and facilities



⁴ As defined by the Greater Christchurch Regeneration Act 2016.

3 Why a Regeneration Plan?

Urban regeneration is a way to re-organise and upgrade existing places rather than planning new urbanisation⁵, contributing towards sustainable urban development through the re-use and rejuvenation of underutilised land and buildings.

Assessments undertaken by the Council⁶ have indicated that the rural productive potential of the Plan area has diminished to the point where rural activities are no longer economically viable, and that residential development on land outside the Cranford Basin stormwater facility will provide economic and social regeneration benefits to the City. These new housing areas will be integrated with a multi-purpose urban stormwater management facility that will be designed to enhance the area's ecology, and provide additional recreation opportunities for the local and wider community. The resource value of the Cranford Basin stormwater management area and its regeneration potential can be enhanced and diversified through its integration with existing and proposed open space linkages, its passive recreation potential, and enhancement of natural water features in the area.

The Council has already purchased the majority of land within the Cranford Basin and significant upgrades are planned over the long term to improve the flood management and stormwater management functions of the Basin. Other major infrastructure projects within the local area include the Northern Arterial Extension (currently under construction and scheduled for completion in 2021) and a strategic cycleway planned to run alongside the Northern Arterial Extension with a future connection to the Papanui Parallel Major Cycleway, which runs along Grassmere Street and towards the Central City. The extent of the stormwater management designation along with the Northern Arterial Extension are shown on Figure 3.

Land that is not required for stormwater management will enhance opportunities for a new well integrated residential development, consolidating the urban form, and providing housing in an area where there is evident market demand.

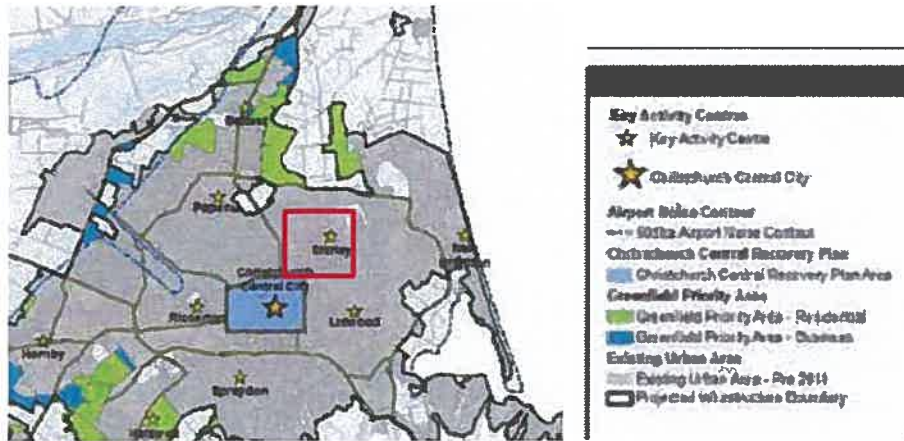
This Plan presents an opportunity for regeneration that will benefit the local area and Greater Christchurch. Enabling residential development in accordance with the Plan's goals will be a catalyst for urban renewal, set a new benchmark for urban housing design, and support the long term enhancement of community facilities and open space.

The Canterbury Regional Policy Statement (CRPS) and the Christchurch District Plan (CDP) are currently a regulatory barrier to achieving this regeneration. The CRPS provides that urban development can only happen within existing urban areas or identified greenfield priority areas as shown on Map A of the CRPS (See Figure 2). The Plan area is not identified as existing urban area nor a Greenfield Priority Area on Map A and therefore cannot be zoned for urban activities, including an appropriate residential zone, in the CDP. The CDP currently zones the area as Rural Urban Fringe. A regeneration plan is currently the most effective and efficient planning instrument for making these changes in a holistic and integrated way.

⁵ Refer to Supporting Statement Part 11.1

⁶ Refer to the Supporting Document, Part 9.

Figure 2: Portion of the current Canterbury Regional Policy Statement Map A that covers the Plan Area



4 Effect of the Regeneration Plan

The Cranford Regeneration Plan is a statutory document with legal weight under the Greater Christchurch Regeneration Act 2016 (the Act). All amendments to the Canterbury Regional Policy Statement (CRPS) and to the Christchurch District Plan (CDP) directed by this Regeneration Plan will have effect from the date specified in the gazette notice. Any person exercising powers or performing functions under the Resource Management Act 1991 (RMA) set out in section 60 of the Act must not make a decision or recommendation under the RMA relating to all or part of greater Christchurch that is inconsistent with the Plan.

Details of the changes directed to the CPRS and CDP are set out in Section 8 of this Plan and Appendices 1 and 2.



5 Achieving the vision – spatial elements

Figure 3 depicts the overall regeneration and development vision for Cranford. The vision has three spatial elements:

1. Residential Regeneration Grassmere Street and Croziers Road blocks.

A detailed assessment of appropriate urban residential development options based on various land use scenarios was considered, starting with previous work undertaken as part of the Replacement District Plan. The scenarios were tested against the following criteria in addition to that outlined above:

- Integration with adjoining urban residential development and social infrastructure, in particular open space, walking and cycling connections;
- The feasibility and potential capacity having particular regard to ground conditions and other hazards;
- Ability to achieve household growth and intensification objectives and policies (CRPS and CDP); and
- Coordinated and timely development.

When considered as a package, these residential areas provide the opportunity for low impact and innovative design solutions that will meet a range of housing needs for Christchurch's residents.

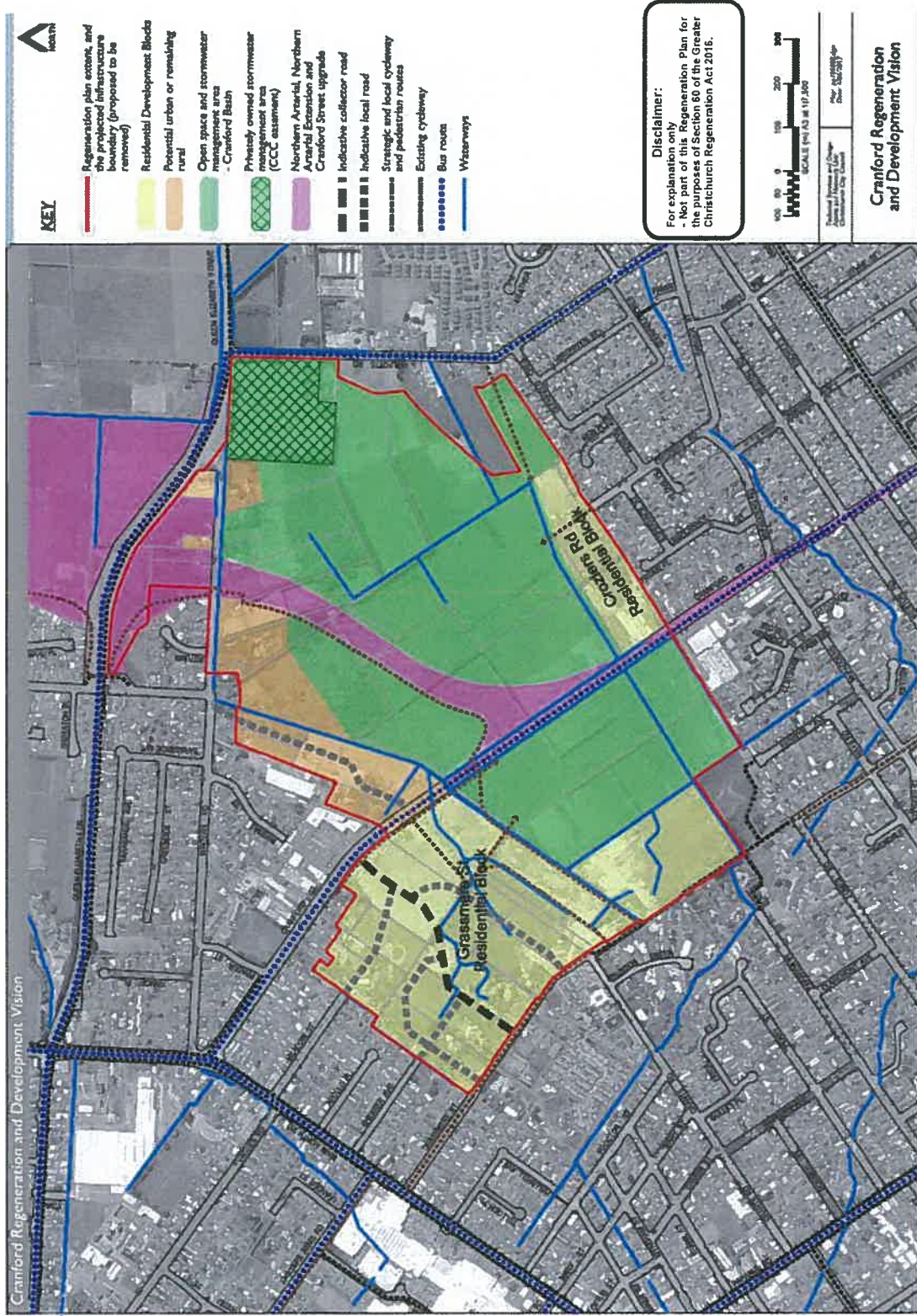
2. Rural – Limited potential for urban development.

As with the Grassmere Street and Crozier Road blocks, the northern and north-western fringes of the Plan area are unlikely to have any future rural productive potential. Because negotiations with some landowners regarding land acquisition for the Cranford Basin had not been concluded at the time of preparing this Plan, no detailed technical assessments have been commissioned. Options for future urban development in the longer term will be considered once planned infrastructure projects and land purchase negotiations are completed, and geotechnical and other assessments have been undertaken. It is appropriate however that the present urban development restriction in the CRPS is removed to enable zoning options to be considered with greater certainty. It is not appropriate that this area be included as part of an Outline Development Plan as it is not zoned Residential New Neighbourhood, nor identified as a Greenfield Priority Area in the CRPS, however Figure 3 does provide some indicative potential linkages through parts of the area.

3. Cranford Basin – No potential for urban development but valued for natural and cultural values and for public infrastructure serving urban development.

The Cranford Basin stormwater management area is the largest feature in the Plan. Urban development is neither appropriate nor possible within this area due to the stormwater and flood management functions it provides to the wider urban area. It will in the coming years be steadily transformed into a multi-purpose facility for stormwater quality treatment, flood attenuation, ecological restoration and passive recreation.

Figure 3. Cranford Regeneration and Development Vision



6 Achieving the regeneration goals

6.1 Goal 1: Housing

Residential development, in appropriate areas, that provides for a choice of housing types, sizes and densities to provide for a range of housing needs and help meet the household growth targets for Greater Christchurch.

The Plan achieves this goal through the rezoning of the Grassmere Street and Croziers Road blocks to Residential New Neighbourhood. This zoning provides for a mix of different densities that will contribute a choice of housing types, locations and sizes.

The Grassmere Street block may potentially provide up to 320 houses in the short to medium term. This could be increased with up to 105 houses (approximately) if the Top 10 Holiday Park is subdivided in the longer term. The potential for residential medium density development in the Grassmere Street block will contribute to more intensive development in the Papanui / St Albans area. The East Papanui Outline Development Plan (ODP), to be contained in the Christchurch District Plan, identifies areas appropriate for different densities.

The Croziers Road block will provide up to 60 additional residential units, extending the existing adjoining residential area up to the edge of the Cranford Basin stormwater management area. This block is only a minor extension of the existing residential area but offers an additional choice of housing.

Enabling urban residential development in the Plan area will also support the on-going commercial viability of local commercial and community facilities and services.

6.2 Goal 2: Innovative development

Residential development that promotes sustainability through innovative architecture, low impact, (including exemplar) urban design, and integration with surrounding communities.

The East Papanui Outline Development Plan (ODP) will ensure residential development is well integrated with the surrounding residential neighbourhoods. Key features of the ODP include an important connection between the strategic cycleway planned along the Northern Arterial Extension and the Papanui Parallel cycleway along Grassmere Street. Public open space connections are planned along a naturalised waterway network that will connect existing neighbourhoods through to Cranford Basin, and further connections will be considered once the 'blue network' is finalised (particularly for Area 4) at the stage of subdivision. A new local park is also planned alongside the naturalised waterway network that will serve both future and existing residents.

Integration with surrounding communities will be achieved by requiring a comprehensive approach to subdivision and land use through the ODP to ensure integration both within the new housing area, and with the surrounding housing and proposed wetland area in the Cranford Basin. Consideration will also to be given to reducing the effects on amenity and privacy in adjoining existing residential areas.

The sustainability and innovative architecture is to be provided by promoting 'exemplar' qualities including Lifestar and Homestar design features. These will be implemented through the land use and subdivision rules in a manner that provides integration.



Illustration only

6.3 Goal 3: Integration with infrastructure

Integration of new residential areas with infrastructure (including the Northern Arterial Extension, public transport, and water and waste networks), walking/cycling networks, and future planned enhancements for Cranford Basin as a major stormwater management facility and public open space asset.

6.3.1 Transportation network

The transport network in the Plan area provides key connections to the city's transportation network and there is significant planned infrastructure investment in the area with the strategic cycle routes and the Northern Arterial Extension. The planned neighbourhoods will allow for new connections to be achieved from Grassmere Street and Croziers Road into the surrounding areas and into the Cranford Basin stormwater management area. Opportunities for further pedestrian and cycling connections could be identified at the subdivision stage, particularly in those areas where residential development is constrained by geotechnical conditions.

Until the Northern Arterial project is completed, capacity on this part of the network will be limited. The Northern Arterial Extension will impact on access onto Cranford Street from both the Grassmere Road, and Croziers Road residential blocks. In order to manage this, road access from the Grassmere Road block will be controlled by either signals or a roundabout, and development will be staged. The number of additional residential units onto Cranford Street from the Crozier Road block is restricted due to changes to the form of Cranford Street to accommodate the Northern Arterial Extension. The East Papanui ODP will ensure integration of any new neighbourhoods with the transportation network.



Existing cycleway and footpath, linking Grassmere and Rutland Streets.

6.3.2 Capacity and provision of other infrastructure

The Plan area is surrounded by existing urban development and has access to existing infrastructure or planned improvements, which will provide sufficient capacity to manage the demands from new residential development in the East Papanui ODP.

Any additional local improvements that may be required, and other infrastructure and connections to service new residential development, will be provided at the developer's cost at the time of subdivision. A new centrally located neighbourhood park, identified on the ODP, will be provided within the Grassmere Street block, and further opportunities for linear parks are required to be considered at the subdivision stage, particularly where there are existing waterways and other water features.

6.4 Goal 4: Responding to hazard risk

Development is designed and located to avoid, recognise or respond to risks from natural hazards and the specific geotechnical conditions of the land.

6.4.1 Geo-hydrological features

The Plan area plays a key role in flood and stormwater management in the city. It connects the Pūharakekenui / Styx and Avon River / Ōtākaro catchments, and along with adjoining drainage infrastructure, has the ability to direct flows either north or south. The area contains important water features, including a number of natural artesian springs, flood ponding areas and man-made drains. These features constrain development, limiting where it can occur and underpinning the conditions around such development to manage effects. The

constraints also present opportunities for environmental enhancements, both within the new development, and within the Cranford Basin stormwater management area.

The surface water management approach embedded in the Pūharakekenui / Styx River Catchment integrates six values – ecology, drainage, culture, heritage, landscape and recreation⁷. These principles have also been applied to the Plan area and the East Papanui ODP – Water Environment:

- Urban development should be developed so as not to reduce flow or life supporting capacity of waterbodies in and around the Plan area;
- Naturalisation of the drains to improve ecological habitats both in aquatic and terrestrial areas;
- Protection of springs by maintaining a generous setback for buildings and earthworks, monitoring spring flow; and
- Improved water quality through treatment of discharges prior to entering the waterways.

The ODP (Water Environment) in Appendix 2 identifies all known water management elements for the Plan area that will constrain and guide development. The preparation of a Geo-hydrological Management Plan for the ODP area, which is a requirement for any subdivision and land use consent, may identify others. This management plan will need to demonstrate mitigation and control measures for any subdivision and development. It will need to show how it will maintain spring and seepage flows, achieve an integrated approach to managing the effects on flooding and groundwater, and address effects on the artesian springs or confined aquifer.



Illustration only

⁷ Pūharakekenui / Styx River Catchment Management Plan – Tauaki Wai Pataua / Vision and Values.

6.4.2 Risk of natural hazards

The Plan area is susceptible to the effects of subsoil liquefaction, flooding and ponding, particularly in the Cranford Basin stormwater management area. Shallow peats pose a potential hazard to built infrastructure and potentially residential development, through primary and secondary consolidation (settlement), and are also an important part of the shallow geo-hydrology system. These natural hazards have been identified in the Christchurch District Plan and include a high flood hazard and flood ponding management areas over parts of the Cranford Basin that generally coincides with but not confined to, the designated stormwater area. The Plan area is also within the District Plan's Liquefaction Management Area.

The main geotechnical challenges include earthquake induced liquefaction resulting in settlement and possibly lateral spreading as well as settlement from the consolidation of the fine, organic rich sediment. Studies by GHD and Beca⁸ have indicated that the area is a mix of TC2 and TC3 land equivalent. Specific specialist foundation design will need to be obtained at the building consent stage and techniques may include a combination of rafted foundations, piling and/or removal of the organic material.

New subdivision, use and development will be required to be avoided in areas where the risks of natural hazards to people, property and infrastructure are assessed as being unacceptable. Otherwise risks need to be appropriately mitigated.

6.4.3 Land contamination

There is potential for land contamination in the Plan area due to its historic and existing use for pastoral, horticultural and market gardening purposes since at least 1940. Detailed investigations will need to be undertaken as part of any subdivision consent process including any areas of uncontrolled fill. The District Plan, Chapter 4.2, contains objectives and policies for contaminated land.

6.5 Goal 5: Ecology

Development that provides for and, where possible enhances the ecological values, particularly in-stream values.

The waterways in the Plan area contain indigenous freshwater fish species, including short fin eel/tuna, longfin eel / tuna, inanga and upland bully. The longfin eel is considered by the Department of Conservation to be at risk.

Residential development will provide opportunities for promoting indigenous biodiversity through the protection of springs and enhancing and naturalising waterways. These steps will improve habitats for existing species, and may enable the future introduction of other indigenous species to the waterways.

A key contributor to enhancing ecological values will be the future Council planting and restoration programme proposed for the Cranford Basin stormwater management area, which will have positive benefits for ecological values particularly in respect of bird habitat. (See Goal 8)

6.6 Goal 6: Cultural values

Development that enhances, provides for and protects Ngāi Tūāhuriri / Ngāi Tahu cultural values through low impact built development that is sensitive to the geo-hydrological features of the Plan area and surrounding environment.

Tūāhuriri Rūnunga are the kaitiaki with responsibility to protect the cultural landscape in their takiwā. The waterways, including puna / springs, and taonga species found within the waterways located in the Plan area are valued. The wider Pūharakekenui / Styx and Ōtākaro / Avon River catchments have traditionally been a

⁸ Referred to in the Draft Cranford Regeneration Plan: Supporting Document, Background Information and Planning Assessment Appendix 1.

significant source of mahinga kai. While no archaeological sites or silent files areas have been identified, it is likely the Plan area would have been used for mahinga kai and other cultural purposes⁹.

Potential impacts of urban development in the Plan area that are priorities for Tūāhuriri Rūnunga include as a summary (but not limited to):

- increased pressure on the wastewater network that may lead to effects on waterbodies;
- protecting or enhancing puna / springs;
- elimination of direct stormwater discharges into waterbodies, including Waikākāriki / Horseshoe Lake and the Ōtākaro / Avon River Catchment;
- addressing land contamination which can have an impact on human and taonga species; and
- ensuring developers and the Council are committed to carrying out infrastructure requirements for any future residential development.

Other requirements are to avoid adverse effects on wāhi taonga or wāhi tapu, protect health or abundance of taonga species including mahinga kai, and enhance native plant species which create native habitats for taonga species.

These values are reflected in the vision and values for the Pūharakekenui / Styx and Ōtākaro / Avon River catchment management plans referred to above. The East Papanui ODP will ensure residential development will support these visions and values.

A supporting commitment has been included in the Regeneration Plan that commits the Council to working with Regenerate Christchurch, Te Rūnunga o Ngāi Tahu and Te Tūāhuriri Rūnunga to develop options for, and test the feasibility of, moving the current Dudley Creek Diversion stormwater discharge point from Waikākāriki / Horseshoe Lake to achieve the aspirations and expectations of mana whenua for Waikākāriki / Horseshoe Lake.

6.7 Goal 7: Development of the Plan area in an efficient and timely manner

This Regeneration Plan seeks a 'focused and expedited regeneration' process¹⁰ through potentially three processes:

- Expediting the amendments to the CRPS and CDP to enable residential development to occur. This is enabled through the process provided for under the GCRA;
- Developers and landowners working together collaboratively to prepare applications for subdivision and land use consents that meet the requirements of this Plan; and
- Issuing of titles and house construction, marketing and occupation of dwellings.

Most of the landowners have expressed a willingness to develop their land in a timely manner but they will need to collaborate to make this happen.

6.7.1 Amendments to the CRPS and CDP to enable residential development

The CRPS, Chapter 6 "Recovery and Rebuilding of Greater Christchurch", is the strategic statutory document which determines the overall urban form and direction of development in greater Christchurch. Inserted through the Land Use Recovery Plan in 2013, it contains the relevant objectives, policies and methods for managing growth. The RMA requires the Council to give effect to the urban form identified in Chapter 6 of the CRPS, including Map A. Map A identifies the location and extent of urban development in Greater Christchurch to

⁹ Cultural Impact Assessment for Cranford Basin – Proposed rezoning for urban activities, Prepared by Tipa & Associates on behalf of Te Ngāi Tūāhuriri Rūnunga, August 2016, particularly pp6-7, and Section4.1

¹⁰ Greater Christchurch Regeneration Act, Section 3 Purpose (S3(1) (a))

support recovery, rebuilding and planning for future growth and infrastructure delivery. Unless an area has been identified as being within the Projected Infrastructure Boundary, and is an existing urban area or greenfield priority area on Map A, urban activities, including residential development, cannot be zoned or provided for in the District Plan.

The actions in this Plan expedite development by enabling amendments to the CDP to be inserted concurrently with those to the CRPS, thereby expediting the regeneration process.

6.7.2 Coordinated and Collaborative processes.

The East Papanui ODP covers an area that contains a number of landowners, particularly in the Grassmere Street block. The coordinated development in the Plan area is essential to ensuring an integrated solution to hazard management, well-designed urban development, and efficient provision of infrastructure. The East Papanui ODP, as directed through this Plan, will co-ordinate development of multiple sites and facilitate integration for the Plan area, and a supporting commitment by the Council has been included in this document to work with landowners.

The timing for issuing titles and house construction, marketing and occupation are not matters the Council has direct control over. However, the Council has committed to working with landowners to provide advice, and to develop a memorandum of understanding with developers which seeks to deliver a percentage of the anticipated housing in the Plan area by the end of 2020.



6.8 Goal 8: Transforming the Cranford Basin

Long term enhancement of Cranford Basin as a major storm water management facility and public open space asset.

An important component of the Regeneration Plan is creating a multi-purpose naturalised stormwater management facility. The Council has initiated a planting programme to create a forested area that will have benefits for ecological values, particularly in respect of bird habitat, cultural values and recreation and amenity values. This is a long term project for the Council that commenced in 2017 with the construction of bunds and trial plantings. However, while funding for the construction of the Cranford Stormwater Basin is provided for in the Council's Long Term Plan. This (Regeneration) Plan does not direct any amendment to the funding, or timing of that funding.

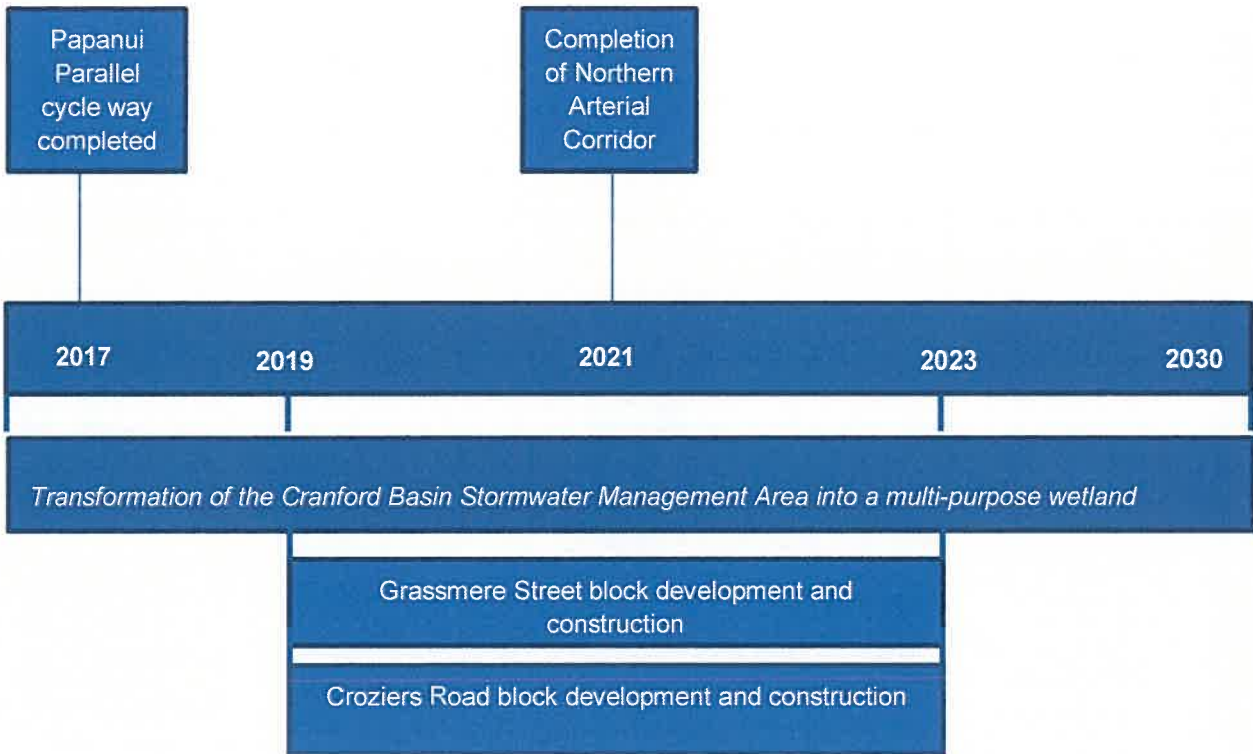
Achieving the multi-purpose aspects of this Goal, and the timing and rate of progress for this transformation, will be dependent on further funding being made available through the Long Term Plan and other public and private sources. While important for the management of stormwater across the wider catchment, the development of the Council facility is not necessary to enable residential activity on adjoining land.

Figure 4: Schematic diagram of how the Cranford Basin may be developed over the next ten – fifteen years (Not subject to Section 60 of the Act)



7 Anticipated timeframes for development (Indicative)

Development of all of the Plan area is anticipated to be staged over 2-12-plus years. Resource consenting of the Grassmere Street and Croziers Road blocks can commence immediately after gazettal of this Regeneration Plan. The remaining area will be available for development as key infrastructure projects are completed. The Cranford Basin storm water and open space facility will be completed as funding under the LTP and Annual Plans allows as shown in the following chart.



8 Implementation

8.1 Statutory Directions - amendments to resource management documents

It is necessary to amend the current planning framework in both the CRPS and the CDP to facilitate regeneration, and enable residential development outside the designated stormwater management area. This section contains the amendments to the CRPS and the CDP directed by this Regeneration Plan.

Under section 61 of the Act, this Regeneration Plan directs the Canterbury Regional Council and the Christchurch City Council to make the following amendments to those documents.

8.1.1 Canterbury Regional Policy Statement

To facilitate urban residential development, this Plan directs amendments to Map A in the CRPS as follows:

- to include the full extent of the Plan area within the Projected Infrastructure Boundary;
- identify the Grassmere Street and Croziers Road residential blocks as a Greenfield Priority Area (for which an ODP must be developed);
- identify the remaining areas as 'existing urban area'. This will allow parts of the remaining rural area to be rezoned ¹¹ in the future, if considered appropriate, without the need to change the CRPS;
- amend the Map legend to read 'Existing Urban Area' (i.e. delete the words 'Pre 2011').

The Plan directs that amendments be made to the CRPS in the manner set out in Appendix 1.

Action 1: Regeneration framework – Canterbury Regional Policy Statement	
Canterbury Regional Council is directed, pursuant to section 61(1) (a) and (b) of the Greater Christchurch Regeneration Act 2016, to amend Map A of the Canterbury Regional Policy Statement in accordance with Appendix 1.	To be completed within two weeks of Gazettal of this Regeneration Plan

8.1.2 Christchurch District Plan

This Regeneration Plan directs amendments to be made to the CDP in the manner set out in Appendix 2. These amendments enable residential development to be considered within the Grassmere Street and Croziers Road blocks, through rezoning the land as Residential New Neighbourhood. The subdivision provisions for this Zone, including the East Papanui Outline Development Plan, are contained in Chapter 8 of the District Plan. Minor amendments are directed to Chapter 14 Residential to recognise the Residential New Neighbourhood (East Papanui) Zone and link to the East Papanui Outline Development Plan in Chapter 8.

Action 2: Regeneration framework – Christchurch District Plan	
Christchurch City Council is directed, pursuant to Section 61(1) (a) and (b) of the Greater Christchurch Regeneration Act 2016, to amend the provisions of the Christchurch District Plan in accordance with Appendix 2.	To be completed within two weeks of Gazettal of this Regeneration Plan

¹¹ As shown in Figure 3.

8.2 Supporting commitments

This section describes the undertakings by the Council during development of the Plan to facilitate development and to achieve the vision and goals. They are neither statutory requirements nor requirements directed by the Plan.

8.2.1 Facilitating coordination and timing of development and infrastructure provision between landowners.

The Grassmere Street and Croziers Road blocks have multiple landowners and a number of constraints need to be addressed through sensitively designed development. The Council has committed to working with landowners to ensure development is progressed expeditiously, and is coordinated to achieve the ODP and vision of this Plan. There is potential to involve Ngāi Tūāhuriri / Ngāi Tahu in these conversations with landowners to address the concerns of Ngāi Tūāhuriri / Ngāi Tahu and to ensure developers have appropriate guidance when delivering solutions for infrastructure and ground constraints. This commitment supports Goal 7.

8.2.2 Expediting development

It is desirable that there be an instrument to help ensure the housing development proceeds quickly. The Council commits to endeavour to enter into an MOU (Memorandum of Understanding) that obliges the developers to delivering a percentage of the potential housing by the end of 2020, and that this is signed by the relevant parties within 6 months of the gazettal of this Regeneration Plan. This commitment supports goal 7.

8.2.3 Advice from the Canterbury Regional Council

The Council will seek advice or information from Environment Canterbury (Canterbury Regional Council) on natural hazards, groundwater, hydrology, and stormwater management in relation to applications for subdivision and land use consent, and on the scope of the Geo-hydrological Management Plans referred to in 8.10.31D.6 (f).

8.2.4 Stormwater discharge into Waikākāriki / Horseshoe Lake

Waikākāriki / Horseshoe Lake is wāhi tapu and of special cultural significance to Ngāi Tahu. The Cultural Impact Assessment¹² raised the discharge of stormwater into Waikākāriki as a matter Te Ngāi Tūāhuriri Rūnunga would like to discuss further with the Christchurch City Council.

The Christchurch City Council commits to working with Regenerate Christchurch, Te Rūnunga o Ngāi Tahu and Te Tūāhuriri Rūnunga to develop options for, and test the feasibility of, moving the current Dudley Creek Diversion stormwater discharge point from Waikākāriki / Horseshoe Lake to achieve the aspirations and expectations of mana whenua for Waikākāriki / Horseshoe Lake. This commitment supports Goal 5.

The option assessment needs to be considered as part of the process for developing the Ōtākaro / Avon River Corridor Regeneration Plan, the Council's Comprehensive Stormwater Network Discharge Consent process and its Long Term Plan.

It is noted that the land subject to the proposed Ōtākaro / Avon River Corridor Regeneration Plan is in Crown ownership and the Minister supporting Greater Christchurch Regeneration is ultimately responsible for approving the draft Ōtākaro / Avon River Corridor Regeneration Plan. Therefore decisions on the use of land within the Ōtākaro / Avon River Corridor Regeneration Area as an alternative to Horseshoe Lake for stormwater discharges cannot be made at this time. The process for development of the Regeneration Plan is set out in the Plan's Outline, and it is not possible to anticipate the outcome of that process, or that the landowners will make the land available. As such, use of the Area for stormwater treatment cannot be assumed.

¹² Cultural Impact Assessment for Cranford Basin - Proposed Rezoning for Urban Activities August 2016 prepared by Tipa & Associates on behalf of Te Ngāi Tūāhuriri Rūnunga August 2016



9 Monitoring

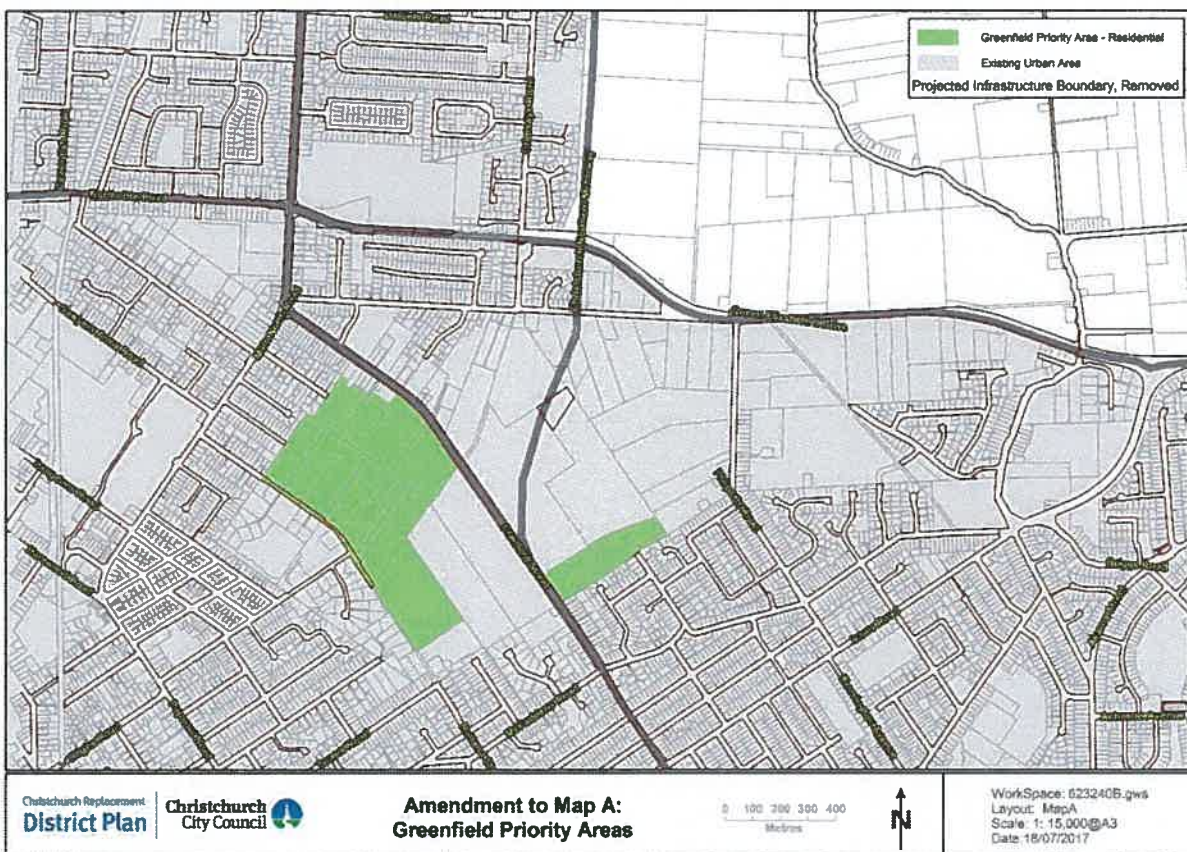
The statutory directions in this Plan direct amendments to the CRPS and the CDP. Under section 35 of the RMA, every local authority has a duty to monitor the efficiency and effectiveness of policies, rules or other methods in its policy statement or its plan and the exercise of resource consents that have effect in its region or district. The provisions inserted into the CRPS and the CDP by the Regeneration Plan will be subject to these requirements. The exercise of any resource consents granted under these provisions will also be monitored. The Council will report every six months to the Urban Development Strategy Partnership Committee on progress with the implementation of the Regeneration Plan.

The new residential zone will add to the residential capacity of Greater Christchurch, and will form part of the development capacity assessments and other monitoring obligations contained within the National Policy Statement on Urban Development Capacity 2016.



Appendix 1: Amendments to the Canterbury Regional Policy Statement, Chapter 6, Recovery and rebuilding of Greater Christchurch

1. Amend Map A Greenfield Priority Areas in Chapter 6 Recovery and Rebuilding of Greater Christchurch as shown on the map below to include the following changes:
 - Remove the Projected Infrastructure Boundary from the full extent of the area of the Cranford Regeneration Plan;
 - Identify the extent of the Grassmere Street and Croziers Road blocks as a Greenfield Priority Area;
 - Identify the remaining areas of the Cranford Regeneration Plan as 'Existing Urban Area'; and
 - Amend the Map A legend to delete the words "Pre-2011".



Appendix 2: Amendments to the Christchurch District Plan

1. Amend Chapter 8 Subdivision, development and earthworks as follows:

- i. Insert [shown as **bold and underlined**] the following matters of control under Rule 8.5.1.2 Controlled activities C5 as follows:

<p>C5</p>	<p><u>Subdivision</u> in any area subject to an <u>outline development plan</u> or development plan, except as otherwise specified in Rules 8.5.1.2, 8.5.1.3, 8.5.1.4, 8.5.1.5 and 8.5.1.6.</p>	<p>a. Activity standards in <u>Rules 8.6.1 – 8.6.12</u>.</p> <p>b. The <u>subdivision</u> shall be undertaken in accordance with the relevant <u>outline development plan</u> or development plan, except that:</p> <p>i. in relation to any <u>outline development plan</u> in a Residential New Neighbourhood Zone, the activity shall meet the activity standard in Rule 8.6.11(a);</p> <p>ii. in relation to any <u>outline development plan</u> contained in <u>Chapter 15</u> or <u>Chapter 16</u>, compliance is only required with the <u>key structuring elements</u> for that <u>outline development plan</u> area as described in the relevant chapter.</p> <p>c. In the Industrial Park Zone (Awatea), disposal of wastewater shall be via the <u>Council</u> reticulated sanitary sewage disposal system.</p> <p>d. For <u>subdivision</u> in areas marked as controlled on the Awatea Outline Development Plan – Tangata whenua layer diagram in <u>Appendix 8.10.14</u>, a cultural assessment shall be provided.</p> <p>e. For <u>subdivision</u> in the Industrial General Zone (North Belfast), activity standards in <u>Rule 8.6.14</u>.</p>	<p>a. Rule 8.7.4; and</p> <p>b. where relevant for industrial zones, <u>Rule 8.7.5</u> (except that in the Industrial General Zone (North Belfast), <u>Rule 8.7.4.1 (r)</u> and <u>Rule 8.7.4.6 (a)-(i) & (k)</u> shall not apply).</p> <p>c. In addition, in areas marked as controlled on the Awatea Outline Development Plan – Tangata whenua layer diagram in <u>Appendix 8.10.14</u>:</p> <p>i. matters arising from consultation undertaken with tangata whenua representatives in the design phase of the <u>subdivision</u> and preparation of the cultural assessment</p> <p>ii. the means of incorporating the findings of the cultural impact assessment in the design and implementation of the <u>subdivision</u>.</p> <p>d. <u>In addition to the matters above, the following shall also apply within Area 5 in Appendix 8.10.31 East Papanui Outline Development Plan</u></p> <p>i. <u>The matters set out in Appendix 8.10.31.C;</u></p> <p>ii. <u>Whether the subdivision is exemplary, including whether it:</u></p> <p>a. <u>Provides for neighbourhood design that supports the principles of universal access;</u> <u>and</u></p> <p>b. <u>Demonstrates innovation in the neighbourhood layout.</u></p>
-----------	---	---	---

- iii. Insert a new provision [shown as **bold and underline**] under Rule 8.5.1.3 Restricted discretionary activities, as follows:

	Activity	Relevant standards	Matters of discretion for the purpose of imposing conditions	Matters of discretion for the purpose of granting or declining consent and imposing conditions,
<u>RD2</u>	<p>a. Subdivision in any zone that does not meet any one or more of the relevant standards in:</p> <p>i. Rule 8.5.1.2 C5, C6 or C8; or</p> <p>ii. Rule 8.5.1.3 RD7;</p> <p>except as otherwise specified in Rules 8.5.1.3, 8.5.1.4 or 8.5.1.5.</p> <p>b. For subdivision in the Residential New Neighbourhood Zone that does not meet Rule 8.6.11.a outline development plan or Rule 8.6.11.b Residential net density, Rule 8.4.1.1.a.i. does not apply.</p> <p>c. In the instance of non-compliance with RD2 b., written approvals and either limited or public notification may apply.</p>	Nil	<p>a. Rule 8.7.4; and,</p> <p>b. where relevant, Rules 8.7.5 – 8.7.11 (except that in the Industrial General Zone (North Belfast), Rule 8.7.4.1 (r) and Rule 8.7.4.6 (a)-(i) & (k) shall not apply).</p> <p><u>In addition to the matters above, the following shall also apply to Area 5 in Appendix 8.10.31 East Papanui Outline Development Plan:</u></p> <p><u>c. The matters set out in Appendix 8.10.31.C</u></p>	<p>....</p> <p><u>h. In addition to the matters above, within Area 5 in Appendix 8.10.31 East Papanui Outline Development Plan:</u></p> <p><u>i. Whether the subdivision is exemplary, including whether it:</u></p> <p><u>a. Provides for neighbourhood design that supports the principles of universal access; and</u></p> <p><u>b. Demonstrates innovation in the neighbourhood layout.</u></p>
<u>RD17</u>	<p><u>Within Areas 1, 2, 3, and 4 in Appendix 8.10.31 East Papanui Outline Development Plan:</u></p> <p><u>a. subdivision and land use activities, other than the following activities provided for by Rule 14.12.1.1 (to which Rule 14.12 shall continue to apply):</u></p> <p><u>a. P5 (Home occupation);</u></p> <p><u>c. P6 (Care of non-resident children);</u></p>	<p>a. <u>The subdivision and land use consent application shall be processed together.</u></p> <p>b. <u>The joint subdivision and land consent application shall be accompanied by a Neighbourhood Plan which shall cover a minimum area of 4ha and address the</u></p>	<p>a. <u>Rule 8.7.4 and</u></p> <p>b. <u>The matters set out in Appendix 8.10.31.C</u></p>	<p><u>a. Rule 8.8.15.1(a) to Rule 8.8.15.13 except Rule 8.8.15.7 and Rule 8.8.15.12.</u></p> <p><u>b. Whether the development is exemplary, including whether it:</u></p> <p><u>i. Provides for neighbourhood design that supports the principles of universal access</u></p> <p><u>ii. Results in Lifemark 3© as a minimum standard for residential buildings</u></p>

	<p><u>d. P7 (Bed and breakfast);</u> <u>e. P17 (Temporary lifting or moving of earthquake damaged buildings);</u> <u>f. P19 (Market gardens, community gardens and garden allotments); and</u> <u>g. P21 (limited to rural productive activities, other than new buildings or additions to existing buildings, which are permitted activities in the Rural Urban Fringe Zone) – Rule 17.5.1.1).</u></p>	<p><u>matters set out at Rule 8.6.13.</u></p> <p><u>c. The joint subdivision and land use consent application shall be for a developable area of at least 6,000m² within the 4ha Neighbourhood Plan area.</u></p> <p><u>d. The joint subdivision and land use activities shall be in accordance with the development requirements in Appendix 8.10.31.D.</u></p> <p><u>e. The built form standards in Rules 14.12.2.1 to 14.12.2.17.</u></p> <p><u>f. The joint comprehensive subdivision and land use activities shall contain 3 or more of the following building typologies:</u></p> <p><u>i. Standalone House;</u></p> <p><u>ii. Duplex;</u></p> <p><u>iii. Terrace;</u></p> <p><u>iv. Apartment;</u></p> <p><u>With no single typology making up more than two thirds of the total number of residential units.</u></p>		<p><u>or is of a proven equivalent</u></p> <p><u>iii. Results in Homestar 6© as a minimum standard for residential buildings or is of a proven equivalent</u></p> <p><u>iv. Demonstrates diversity in building and unit typology as well as providing for affordable housing</u></p> <p><u>v. Demonstrates innovation in the neighbourhood layout, building design and technologies utilised.</u></p> <p><u>c. In addition to the matters above:</u></p> <p><u>i. For Retirement villages: Rule 14.15.9;</u></p> <p><u>ii. For Comprehensive Residential Development: Rule 14.15.36.</u></p>
--	--	---	--	--

- iv. Insert a new provision [shown as bold and underline] under Rule 8.5.1.4 Discretionary activities, as follows:

	Activity
<u>D7</u>	<p><u>Within Areas 1, 2, 3, and 4 of the East Papanui Outline Development Plan in Appendix 8.10.31, subdivision and land use activities under Rule 8.5.1.3 RD17:</u></p> <p><u>i. that do not comply with one or more of the relevant Standards listed in Rule 8.5.1.3 RD17; or</u></p> <p><u>ii. that are not otherwise listed as restricted discretionary or discretionary activities.</u></p>

- v. Amend the heading for the following matter of discretion:

"8.8.15 Residential New Neighbourhood (~~North Halswell~~) Zone Outline Development Plans – North Halswell (Meadowlands Exemplar Overlay) and East Papanui.

- vi. Insert a new appendix containing the narrative and plans for the East Papanui Outline Development Plan as Appendix 8.10.31 East Papanui Outline Development Plan as follows:

Appendix 8.10.31 East Papanui Outline Development Plan

8.10.31. A CONTEXT

The area comprises approximately 38 hectares of land bounded by Cranford Street, the Cranford Basin and Grassmere Street, and existing suburban residential and lifestyle properties. The latter incorporate significant tree planting, which contributes to the landscape quality of the area. It also includes 4.7 ha of land bounded by the stormwater basin in the vicinity of Croziers Road and Cranford Street. It is located close to the Papanui Key Activity Centre (KAC), other business areas and community infrastructure. There are several established transport links between the Cranford Basin and the Central City, including Cranford Street, the Northern Arterial, and the strategic cycleway network. The area is well serviced by public passenger transport, with the majority of the land being within 500 metres of a bus route. There are several schools and recreation facilities located nearby and the area is well served by parks and playgrounds.

The rural area adjoining the proposed development area was historically a major wetland/raupo swamp, but over the last 100 years has been drained and farmed, particularly for horticultural activities suited to the peat soil conditions. The area is characterised by both peaty and liquefiable soils and a number of artesian springs. The City Council has acquired this land and plans to develop it over the long term for stormwater management and public open space purposes.

8.10.31. B GUIDANCE

Guidance on the means to achieve the development requirements and form and design elements is provided within the Christchurch City Council's Creating New Neighbourhood Design Guide.

8.10.31. C DEVELOPMENT FORM AND DESIGN

The following design elements and features are relevant considerations in exercising control over the matters in Rules Rule 8.5.1.2 Controlled activities C5 Rule 14.12.1.2 C1, C2, C4, C7; in exercising discretion over the matters set out under Rule 8.5.1.3 Restricted discretionary activities RD2, RD17 and all restricted discretionary activities in Rule 14.12.1.3; and for assessment under Rule 8.5.1.4 Discretionary activity D7.

1. New development will form an extension of the existing suburban residential areas. Subdivision designs will be required to demonstrate how the new development area achieves direct physical connections with the established residential areas.

2. New subdivision and development will avoid adverse effects on, and enhance, a naturalised waterway network and springs, and the strategic cycleway network.
3. Subdivision and development of some areas will be constrained due to the geotechnical and geo-hydrological conditions of the land (presence of springs and seeps), and limitations on the filling of flood prone areas. Further investigations will be required to refine the extent of areas subject to constraints (including the identification of TC2 and TC3 land). Subdivision designs and development will need to respond to these constraints with appropriate design and remediation. It is expected that as a consequence of these and the required density, that the subdivision pattern will result in comprehensively designed residential clusters, at different densities.
4. Subdivision and development of land within Area 5 is to maintain the flood storage capacity of the Cranford Basin as a natural floodplain, as defined by the Flood Ponding Management Area.
5. The subdivision design and development is to give consideration to the creation of view shafts and linkages to the Council's planned Cranford Basin facility. This could be achieved through the positioning of reserves, alignment of roads, footpaths and cycleway connections, and consideration to where future high density development may be located.
6. An open and attractive interface should be created between the edge of new residential areas and Cranford Basin. Where private property boundaries back onto a publicly accessible open area, appropriate boundary planting or fencing and generous building set backs are required.
7. Consideration should be given in the subdivision design and development as to how the interface between Areas 1 and 5 and the existing suburban residential development will be managed to offset potential adverse effects in respect to privacy, and outlook. Consideration must also be given to ways of managing potential reverse sensitivity effects between development of Area 1 and the Top 10 Holiday Park.
8. Consideration should be given to recognising and enhancing the ecological, historical and tangata whenua values of the area, in association with the naturalised waterway network (being the upper tributaries of the Styx River).
9. Consideration should be given to how archaeological sites are to be managed and works undertaken in a manner that reduces the risk of damage to sites;
10. The subdivision design and development should ensure the retention of existing specimen trees and groupings of these, which contribute to the landscape quality, amenity and identity of the area.
11. Any foundation or ground improvement works, including preloading of land, shall be designed so that any adverse effects will be appropriately managed. Adverse effects include depressurisation or contamination of aquifers, establishment of pathways for groundwater to migrate to the surface, and changes to established seeps and springs as they relate to works on the sites and adjoining sites. The effect of ground improvement works on hydrogeology shall be assessed. These effects should also be considered under the design seismic events.
12. The presence of waterways, including a naturalised waterway network, and the effects of lateral spread shall be taken into account in any subdivision and development and appropriate mitigation undertaken.
13. The design, construction and maintenance of subdivision and development (including foundations and pre-loading) shall take into account the effects of settlement, including the effects on adjoining properties. Settlement due to the following shall be considered:
 - (i) immediate soil compression, soil consolidation and long term secondary or creep effects;
 - (ii) any imposed loads from foundations or filling;
 - (iii) reduced loads from extraction, if any, causing rebound; and
 - (iv) seismic or post seismic events including foundation ratcheting, ground liquefaction and potential ground settlement due to volumetric reductions of soil caused by the ejection of liquefied soil to the ground surface.

8.10.31. D DEVELOPMENT REQUIREMENTS

The development requirements for the purposes of Rule 8.5.1.2 Controlled activities C5 and Rule 8.5.1.3 Restricted discretionary activities RD17, are described below and shown on the accompanying plans.

1. INTEGRATION

There are multiple land owners within this ODP area and a number of existing properties. Subdivision designs and development are to demonstrate a good level of connectivity between different land ownership areas through the inclusion of road, open space and pedestrian, cycleway and visual linkages in accordance with the ODP.

2 DENSITY VARIATIONS AND HOUSEHOLD YIELDS

- a. Area 1– A minimum net density of 30 lots or households per hectare shall be achieved within this area given its close proximity to the Papanui/Northlands Key Activity Centre. Where an existing residential unit (as at 1 August 2017) is to be retained, a maximum site area of 2000m², that includes the residential unit, can be excluded from the 30 lots or households per hectare required density. Area 2 is required to meet normal RNN densities.
- b. Part of Area 3 is time constrained because of the existence of the holiday park (as at 1 August 2017) but there is an opportunity for this area to be developed for residential purposes in the medium to long term at residential suburban densities to minimise traffic effects on Meadow Street. That part of Area 3 occupied by a holiday park is to be developed at densities anticipated for a Residential Suburban Zone in the event that the land is proposed for residential development. Rule 8.6.11.b density exceptions shall apply to this part of Area 3.
- c. Rule 8.6.11.b. density exemptions shall apply to Area 4 due to geotechnical constraints, limitations on the filling of land, and the need to protect existing springs and waterways.
- d. Area 5 is constrained due to access restrictions from Cranford Street and the presence of a Flood Ponding Management Area. There shall be no more than 60 residential units within Area 5. Rule 8.6.11.b. density exemptions shall apply to Area 5.
- e. There shall be no more than 320 residential units within Areas 1 – 4 of the East Papanui ODP boundary as defined on the ODP, excluding that part of Area 3 occupied by a holiday park (as at 1 August 2017).
- f. There shall be no more than 105 residential units within that part of Area 3 occupied by a holiday park (as at 1 August 2017).

3 OPEN SPACE, RECREATION AND COMMUNITY FACILITIES

- a. Land for recreational (additional local parks and linkages) and conservation use shall be provided as a part of the naturalised waterway network and stormwater management facilities. Opportunities for linear parks will be considered at the subdivision stage, particularly where in Area 4 there are existing waterways and other water features.
- b. To provide for new residents within the ODP area, provision shall be made for a Neighbourhood Park of between 3,000 – 4,000 m² in the location defined on the ODP as “Local Park”, which is accessible and has playground equipment, seating and landscaping.
- c. There shall be landscaping and/or fencing on lots adjoining the proposed extension of the cycleway from the Northern Arterial Extension to Grassmere Street, as identified on the Outline Development Plan in Appendix 8.10.31D as “Required Interface Treatment”. Any fencing shall be to a maximum height of 1.2 metres, or shall be at least 80% open if exceeding 1.2 metres.

4 ACCESS AND TRANSPORT

- a. There shall be a fully interconnected local road network that achieves a high level of accessibility for walking, cycling and public transport that utilises the transport and open space network as defined on the ODP.
- b. There shall be a collector road from Cranford Street to Grassmere Street in accordance with the District Plan and Infrastructure Design Standards as part of any subdivision within the area identified for the collector road. There shall be no more than 99 residential units in Areas 1 – 4 prior to completion of a Collector road from Cranford Street to Grassmere Street.
- c. There shall be no access to Cranford Street until the Christchurch Northern Corridor is operational except for Area 5.
- d. The intersection of Cranford Street/and the collector road is to be designed to provide a Level of Service D (as defined in Highway Capacity Manual 2010) or better for right turning vehicles from the collector road onto Cranford Street during the peak hour ‘Peak hour’ is defined as those hours between 7.00am and 9.00am and 3pm and 7pm on a weekday.

- e. Shearer Avenue shall be extended to connect to the Cranford Street to Grassmere Street collector road in conjunction with subdivision of Area 1.
- f. An extension of the Northern Arterial strategic cycleway along the eastern boundary of the ODP area shall be provided through to Grassmere Street in conjunction with subdivision of the adjoining land.
- g. There shall be no more than four road access points onto Grassmere Street, to protect the functioning, safety and amenity of the Papanui Parallel major cycle route.
- h. Grassmere Street to be widened on the north-east side to enable the construction of the Papanui Parallel cycleway.
- i. Within Area 5 there shall be no more than six residential units with direct vehicle access from Cranford Street. Vehicle access shall be limited to one access from Cranford Street in the location of the existing access.
- j. There shall be no more than two residential units with direct vehicle access from Frome Place.
- k. Other than those provided for in k. and j. above, all residential units within Area 5 shall be accessed and egressed from Croziers Road.

5. GROUND CONDITIONS

- a. Any ground settlement, and any consequent effects on adjacent properties, shall be within accepted MBIE Earthquake geotechnical engineering practice guidelines.
- b. In the design, construction and maintenance of development, it shall be demonstrated that the following standards are complied with as are relevant to each area.

A. Area 5 shall meet all of the requirements in clauses (i) to (v) below.

B. Areas 1 – 4 shall meet clauses (iv) and (vi) below.

- (i) The minimum requirements for site investigation density of the MBIE Guidelines for the geotechnical investigation and assessment of subdivisions in the Canterbury Region are complied with;
- (ii) A Liquefaction assessment of the site has been completed in accordance with MBIE guidelines;
- (iii) A preliminary estimate has been completed of the 'non-development' ground subsidence due to seismic effects and/or secondary (creep) settlement, which could be expected over the design life of the sub-division, including an assessment of differential settlement;
- (iv) The area has been classified according to the liquefaction and secondary settlement assessment, either as a whole or as micro-zones if variable subsidence is predicted;
- (v) A preliminary estimate has been completed of the induced settlements both on the site of the proposed subdivision and adjoining properties over the design life of the subdivision, where ground levels need to be raised by filling. This is to include an assessment of differential settlement;
- (vi) An assessment of effects has been undertaken of the cumulative settlements determined in (iii) and (v) on the development infrastructure for the areas determined under clause (iv) and any downstream effects.

- c. Any subdivision and use of land that is deemed to be potentially contaminated is subject to rules under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health. Further investigations will be required to determine whether soils are potentially contaminated.

6. STORMWATER, GROUNDWATER AND FLOODING

- a. No earthworks, building and subdivision development, fencing or paving shall occur within 30m of any existing spring (excluding seeps) nor within 10m of a waterway except for the purpose of naturalising a waterway in accordance with clause 6(d). The East Papanui Outline Development Plan and Water Environment Plan in Appendix 8.10.31 provides guidance on the location of springs and seeps as identified and mapped in September 2016. The ODP Water Environment Plan should be used as a baseline for identifying these features, however any additional springs that may be identified

subsequently shall comply with the rule above.

- b. The outflow from springs indicated on the ODP Water Environment plan shall be conveyed to the Tysons Stream (which is a tributary of the Styx River) at Cranford Street via a re-formed non-linear network of channels of natural appearance.
- c. No investigation, dewatering, drainage or construction may reduce the outflow from springs or the quality of spring water.
- d. Naturalisation of waterways is to be completed as part of any subdivision and development and waterways shall act as a flow conduit for springs and groundwater seepage. Naturalisation of the waterways shall include the following:
 - Planting of riparian areas with indigenous species to provide shading;
 - Enabling fish passage including the removal or modification of structures as required; and
 - Integration of waterways with the adjoining Cranford stormwater management area.
- e. Any subdivision or development shall not result in an overall lowering or raising of the groundwater level.
- f. A Geo-hydrological Management Plan shall be prepared and submitted as part of the first application for-subdivision and land use activity within Areas 1 – 4 and shall relate to all of Areas 1 – 4 at least. A Geo-hydrological Plan shall be prepared and submitted as part of the first application for subdivision or land use activity (whichever is the earlier) within Area 5 for all of Area 5, unless Area 5 has already been included within a Geo-hydrological Management Plan prepared and submitted for the whole of the ODP area.

The Geo-hydrological Management Plan is required to demonstrate how subdivision and-development will:

- i. maintain spring and seepage flows, and not result in the lowering or raising of groundwater levels;
- ii. protect, and where possible enhance ecological and cultural value;
- iii. achieve an integrated approach in managing effects on flooding and groundwater with the wider Cranford Basin proposed stormwater facility;
- iv. address effects on artesian conditions of the Springston Formation Lower Alluvium or the lower Confined Aquifer One associated with the Riccarton Formation.

In addressing the points above, the Geo-hydrological Management Plan shall describe its purpose, the principles of the plan, mitigation and control measures, as well as including an investigation and monitoring plan, and reporting and review procedures. For further requirements, refer to appendix 8.10.31E.

Any Geo-hydrological Management Plan shall be independently reviewed and endorsed by a suitably qualified expert in geo-hydrology prior to submission to the Council.

- g. Any required filling of land shall include the installation of subsurface groundwater drainage treatment, including permeable aggregate drainage blankets and subsoil drains, to divert groundwater to an identified waterway.
- h. Provision shall be made for flood attenuation and treatment of the stormwater first flush (25mm)-on-site to meet the mitigation standards of the operative Stormwater Management Plan for the catchment and the operative stormwater discharge consent.
- i. Any stormwater discharge from Areas 1-5 shall be to the Council's Stormwater Management Area as identified on the ODP Water Environment Plan in Appendix 8.10.31.
- j. There shall be no mixing of stormwater with spring water, such that there will be separation of stormwater from spring heads and spring fed waterways.
- k. Stormwater may not be discharged from the site at a rate in excess of pre-development runoff in events up to the 50 year average recurrence interval.
- l. Subdivision and development must allow for, and may not unduly impede, the eastward passage of overland flood water from Papanui toward the Cranford Basin defined on the Water Environment Plan in Appendix 8.10.31 as "Flood Water Flow Path – Indicative".

- m. Any subdivision or development within that part of Area 5 identified as a Flood Ponding Management Area or High Flood Hazard Management Area shall maintain the existing capacity of that area as a ponding area unless compensatory storage is provided elsewhere on the same site (Also refer to rules in Chapter Natural Hazards).

7 WATER AND WASTEWATER

- a. Any subdivision and development shall be serviced by a pressure sewer system with control panels on each pump which allow the Council to monitor and control the pumps.

8 STAGING

- a. Area 1 shall be the priority development area for medium density residential development given its proximity to the KAC. Development in Areas 2, 3 and 4 shall not be of a scale and intensity that will preclude the ability to develop Area 1 to the minimum 30hh/ha required within the limit prescribed by clauses 2(e) and (f) of 425 residential units for Areas 1 - 4 of the ODP area.

8.10.31.E REQUIREMENTS FOR A GEOHYDROLOGICAL PLAN

This section provides a framework for development of a geo-hydrological management plan for the Residential New Neighbourhood Zone (East Papanui). This framework shall be used as the basis for a detailed geo-hydrological management plan submitted as part of the first consent applications for subdivision or land use activity in this area, in accordance with Appendix 8.10.31.D.6.f.

Prior to submitting the Geo-hydrological management plan to the Council in accordance with Appendix 8.10.31.D 6(f), a draft of the plan shall be provided to Environment Canterbury and Christchurch City Council for their review and comment.

Purpose of the Plan

The primary purpose of the geo-hydrological management plan is to:

- ensure that groundwater levels and spring and stream flow volumes and quality are not adversely effected by land development;
- maximise the resilience of the development to changes in the location of springs and seepages that could occur as a result of future earthquake activity; and
- avoid, remedy or mitigate the potential effects associated with development over compressible ground (e.g. peat deposits)

Principals of Geo-hydrological management in the East Papanui Outline Development Plan area (Appendix 8.10.31)

The founding principles of the management plan shall include, but not be limited to the following:

- Flow rates in springs and streams, which drain from the Cranford Basin area shall be monitored for a sufficiently long period to establish natural seasonal variability under a range of climatic conditions. Depending on the availability of existing monitoring data and climatic conditions at the time of monitoring, this may mean that more than one year of monitoring is required.
- The depth to and seasonal water level range of artesian groundwater shall be established through site investigation and monitoring prior to any development work.
- There shall be no of drawdown of the water table associated with any temporary or permanent excavations at the site, other than within sheet-piled enclosures to any depth below the average seasonal low groundwater level unless it can be demonstrated that this will not cause land subsidence or affect spring fed stream flows.
- Special control measures will be required for excavation or piling at locations and depths where artesian groundwater is likely to be encountered so that the risk of artesian water leakage or contamination is avoided.
- The site development design shall consider and accommodate, as far as practically possible, the potential for spring and seepage locations to change as a result of future earthquake activity.

- The design of drainage infrastructure at the site shall account for the potential for ground settlement and subsidence.

Mitigation and control measures

The geo-hydrological management plan shall define a set of mitigation and control measures that will be employed to minimise the potential for adverse effects during and post-development of the site. These measures shall include, but not be limited to the following:

1. Set-back distances from springs and streams;
2. Site drainage design mitigation and control measures;
3. Foundation design mitigation and control measures;
4. Underground service design mitigation and control measures, including provision to avoid creation of preferential flow pathways for groundwater;
5. Mechanisms to manage the effects of development over or in the vicinity of peat deposits, including the following provisions:
 - a. Ensure that consideration is given to how the possible changing water content of the peat in the area of the site over time (e.g. with climate change) will affect ground levels, as the peat shrinks and swells with drying out/soakage;
 - b. Consider how increasing the non-permeable surface area will affect water content of peat and consequent shrinkage;
 - c. Where buildings are proposed to sit directly on the peat, ensure that sufficient time is allowed for preloading of peat to pre-compact the ground;
 - d. Ensure that the effects of loading by buildings on both peaty ground and the groundwater are considered in an integrated fashion. For example, if there is subsidence of the ground, consider where groundwater will sit with respect to the new ground surface;
 - e. If buildings on peat are piled, they must be designed appropriately to account for possible subsidence under the building due to dewatering of the peat;
 - f. In-ground infrastructure is designed to be resilient to differential subsidence, and account must be taken of groundwater levels and the possibility of, for example, floating manholes;
 - g. If peat is removed, account must be taken of the different soakage properties of the peat versus the replacement ground with regard to stormwater management.
 - h. Consideration of whether compaction of the ground due to development could reduce groundwater flow rates to local springs and streams.

Investigation and monitoring plan

The geo-hydrological management plan shall include a detailed site investigation and monitoring plan. The investigation and monitoring plan shall set out:

- The purpose and principles of the monitoring and investigation programme;
- The proposed site investigation method and details; and
- The location and frequency of groundwater level and spring and stream flow and water quality monitoring.

The Council anticipates that the site investigation will include:

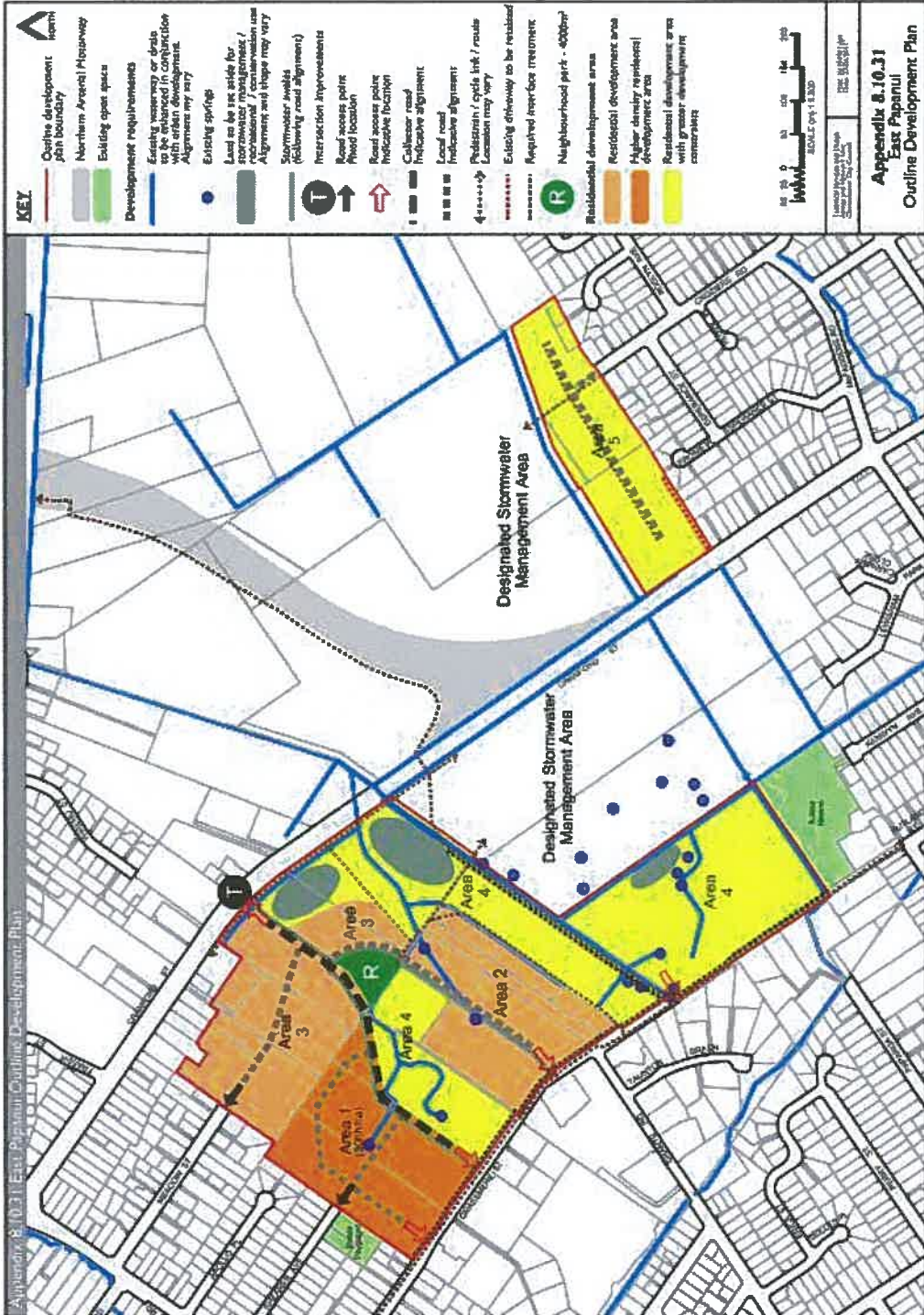
- A detailed investigation of the variability in depth to artesian groundwater at the site (e.g. using CPT coupled with pore water pressure logging, undertaken using best practice techniques to ensure that reliable data is obtained); and
- Installation of piezometers coupled with a sufficient period of water level monitoring to encapsulate a representative range of climatic conditions.

Reporting and review procedure

The plan shall set out a schedule for reporting and provision of information to Environment Canterbury and Christchurch City Council for review and comment. Details of reporting on and management of unforeseen issues (e.g. interception of significant groundwater inflows) during the site development shall also be defined.

OUTLINE DEVELOPMENT PLANS

Insert the following Outline Development Plans into Appendix 8.10.31 of the District Plan



2. Amend Chapter 14 Residential as follows:

i. Amend clause (i) of 14.3:

j. The Residential New Neighbourhood Zone rules in 14.12 do not apply to the Meadowlands Exemplar Overlay in the Residential New Neighbourhood (North Halswell) Zone shown on Planning Map 45. The rules relevant to Meadowlands Exemplar Overlay are contained in Chapter 8, see Rules 8.5.1.3 RD15, 8.5.1.4 D5 and 8.5.1.5 NC8.

The Residential New Neighbourhood Zone rules in 14.12 do not apply to Areas 1 – 4 in the Residential New Neighbourhood (East Papanui) Zone shown on Planning Maps 24 and 25, other than where specified in Rule 8.5. The rules relevant to Areas 1 - 4 of the East Papanui Outline Development Plan area in Appendix 8.10.31 are contained in Chapter 8, see Rules 8.5.1.3 RD17 and RD18, 8.5.1.4 D7. The rules in 14.12 of this chapter do apply to Area 5 of the East Papanui Outline Development Plan area in Appendix 8.10.31, in addition to the rules in Chapter 8.

ii. Insert a new controlled activity rule as follows:

14.12.1.2 Controlled activities

Activity	The matters over which the Council reserves its control:
<p><u>C7</u></p> <p><u>Any activity listed in Rule 14.12.1.1 that meets all applicable built form standards in Rule 14.12.2 and is located within Area 5 in Appendix 8.10.31 East Papanui Outline Development Plan, other than the following activities:</u></p> <ul style="list-style-type: none"> <u>a. P5 (Home occupation);</u> <u>c. P6 (Care of non-resident children);</u> <u>d. P7 (Bed and breakfast);</u> <u>e. P17 (Temporary lifting or moving of earthquake damaged buildings);</u> <u>f. P19 (Market gardens, community gardens and garden allotments); and</u> <u>g. P21 (limited to rural productive activities, other than new buildings or additions to existing buildings, which are permitted activities in the Rural Urban Fringe Zone) – Rule 17.5.1.1).</u> 	<p><u>As they relate to the activity and associated development:</u></p> <ul style="list-style-type: none"> <u>a. Residential Design Principles – Rule 14.15.1;</u> <u>b. The matters set out in Appendix 8.10.31.C;</u> <u>c. Whether the development is exemplary including whether it:</u> <ul style="list-style-type: none"> <u>A. provides for neighbourhood design that supports the principles of universal access; and</u> <u>B. Results in Lifemark 3© as a minimum standard for residential buildings or is of a proven equivalent; and</u> <u>C. Results in Homestar 6© as a minimum standard for residential buildings or is of a proven equivalent; and</u> <u>D. demonstrates diversity in building and unit typology as well as providing for affordable housing and</u> <u>E. Demonstrates innovation in the neighbourhood layout, building design and technologies utilised.</u>

iii. Amend the controlled activity rules as follows:

14.12.1.2 Controlled activities

Activity	The matters over which the Council reserves its control:
C1	<p>Retirement villages that meet all applicable built form standards in Rule 14.12.2</p> <p>a. Retirement villages - Rule 14.15.9</p> <p>b. <u>Within Area 5 in Appendix 8.10.31 East Papanui Outline Development Plan, Retirement villages shall also be subject to matters of control b. and c. specified under Rule 14.12.1.2 C7.</u></p>
C2	<p>Comprehensive residential development that meet all applicable built form standards in Rule 14.12.2</p> <p>c. Comprehensive residential development in the Residential New Neighbourhood Zone - Rule 14.15.36</p> <p>d. <u>Within Area 5 in Appendix 8.10.31 East Papanui Outline Development Plan, Comprehensive residential development shall also be subject to matters of control b. and c. specified under Rule 14.12.1.2 C7.</u></p>
C3	...
C4	<p>Residential units (including any sleep-outs) containing more than six bedrooms in total.</p> <p>a. Scale of activity – Rule 14.15.5 b. Traffic generation and access safety – Rule 14.15.6</p> <p>b. <u>Within Area 5 in Appendix 8.10.31 East Papanui Outline Development Plan, the activity shall also be subject to the matters of control specified under Rule 14.12.1.2 C7.</u></p>

iv. Amend the restricted discretionary rules as follows:

14.12.1.3 Restricted discretionary activities

...

c. Within Area 5 in Appendix 8.10.31 East Papanui Outline Development Plan, any restricted discretionary activity shall also be subject to the matters of discretion specified under Rule 14.12.1.2 C7 (matters of control to be treated as matters of discretion).

v. Amend the following built form standard:

14.12.2.1 Building height

Applicable to	Standard
i. All buildings except as specified below.	8 metres
ii. Comprehensive residential development on any site that meets Rule 14.12.3.17,	11 metres

	except where a different maximum height is specified in the areas in (4) or (5) below and within Area 5 in the East Papanui Outline Development Plan area (Appendix 8.10.31).	
iii.	Retirement villages, except where a different maximum height is specified in in (4) or (5) below and within Area 5 in the East Papanui Outline Development Plan area (Appendix 8.10.31).	11 metres

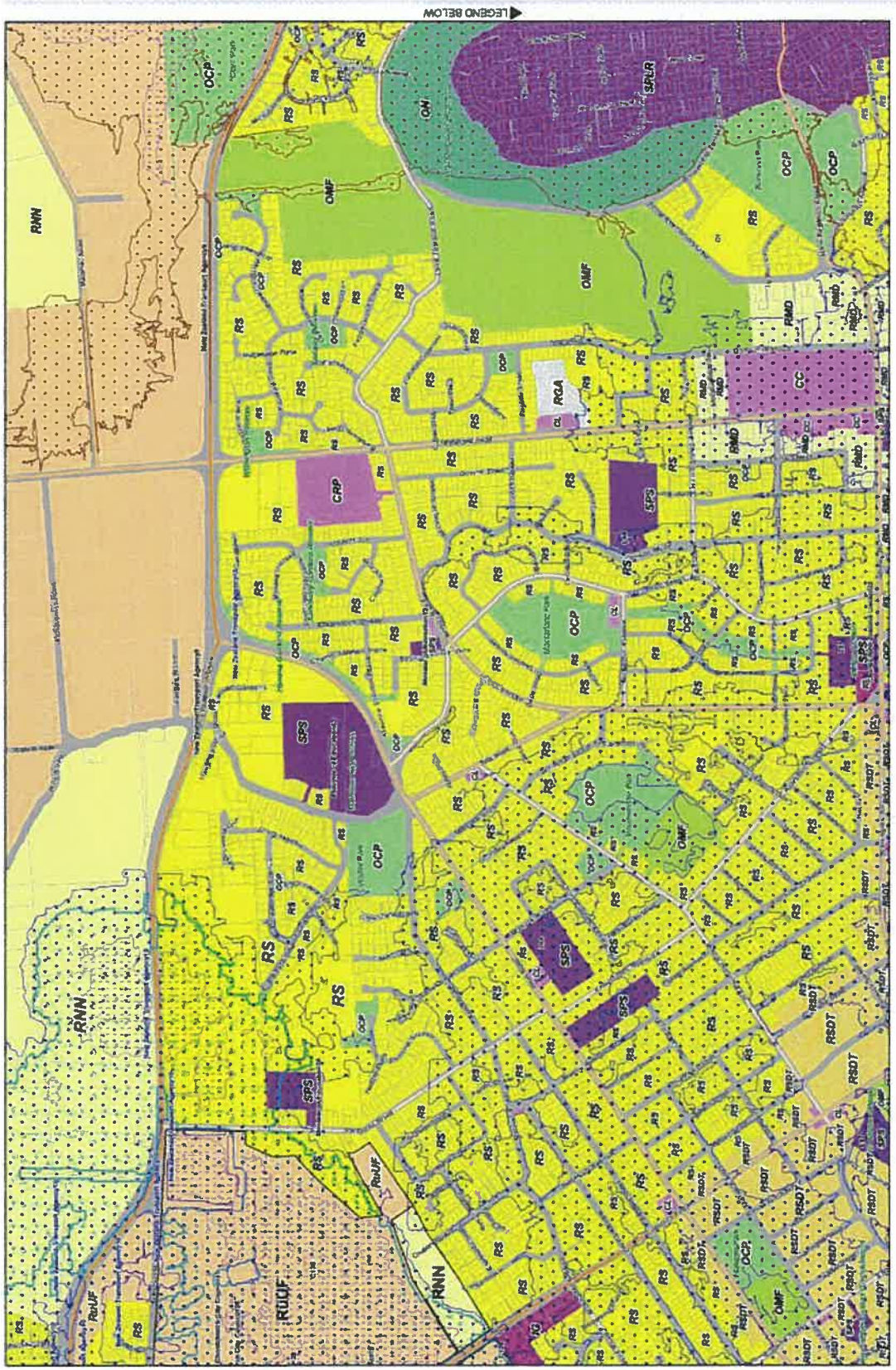
vi. Planning maps

- ii. Amend planning maps 24 and 25 as follows:



Proposed Amended Planning Map 24

17	18	19	20
21	22	23	24
25	26	27	28
29	30	31	32



11	12	13	14
15	16	17	18
19	20	21	22



Christchurch Replacement
District Plan

Proposed Amended Planning Map 25



Appendix 3: Technical Reports

A supporting statement entitled 'Background Information & Planning Assessment provides the rationale and assessments behind this Plan (this document doesn't form part of this Regeneration Plan). It also lists the technical reports that were commissioned as part of preparing the Plan and evidence and other documents including Section 32 reports prepared in response to submissions seeking rezoning of land around the Cranford Basin. All of this information is available on request from the Council or, in the case of evidence, from the Independent Hearings Panel website at <http://www.chchplan.ihp.govt.nz/hearing/cranford-basin/>.