

# Response ID ANON-URZ4-5FYN-Q

Submitted to Fast-track approval applications  
Submitted on 2024-05-02 14:51:19

## Submitter details

Is this application for section 2a or 2b?

2A

### 1 Submitter name

Individual or organisation name:  
Christchurch City Council

### 2 Contact person

Contact person name:  
Mark Stevenson

### 3 What is your job title

Job title:  
Acting Head of Planning and Consents

### 4 What is your contact email address?

Email:  
s 9(2)(a)

### 5 What is your phone number?

Phone number:  
s 9(2)(a)

### 6 What is your postal address?

Postal address:

Te Hononga Civic Offices  
53 Hereford Street  
Christchurch  
8154

### 7 Is your address for service different from your postal address?

No

Organisation:

Contact person:

Phone number:

Email address:

Job title:

Please enter your service address:

## Section 1: Project location

Site address or location

Add the address or describe the location:

Ōtākaro Avon River Corridor (OARC) and surrounds, eastern Christchurch. The river corridor area is shown in Attachment A, Figure 1, with its wider context showing the scale in Attachment A, Figure 1a.

This application also includes areas outside of the corridor, required to achieve the regeneration objectives and to make the overall project cost effective. These are shown in red hatch in Attachment A, Figure 2. The drivers to include the stopbanks beyond the OARC are to close out the network of stopbanks within the Corridor by tying into high ground, and placement of cut from the corridor within Bexley Park to reduce contaminated land management costs.

File upload:

CCC OARC fast-track application - Attachment A.pdf was uploaded

Upload file here:

Attachment B - Details of consenting requirements.pdf was uploaded

Do you have a current copy of the relevant Record(s) of Title?

Yes

upload file:

OARC relevant record(s) of title.PDF was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

Christchurch City Council (the Council) is the owner of the majority of the land in the OARC, however, some ancillary work may require access to NZTA or Orion property and the coastal marine area. There are 21 privately owned residential properties remaining in the OARC. The Council does not currently intend to purchase them or undertake works on these properties.

Detail the nature of the applicant's legal interest (if any) in the land on which the project will occur

Please write your answer here:

Owner. Part of the work may impact on the coastal marine area. There may at times need to be access over land owned by NZTA, Orion, Crown entities or other utility providers to undertake some project work, which Council does not have any legal interest in. The applicant is comfortable that it will be able to negotiate those access arrangements, if needed.

## Section 2: Project details

What is the project name?

Please write your answer here:

Implementation of the Ōtākaro Avon River Corridor Regeneration Plan

What is the project summary?

Please write your answer here:

To provide the infrastructure and facilities to achieve the OARC Regeneration Plan vision and objectives. This includes decontamination, stopbanks and pumping stations for flood protection, stormwater detention and treatment, large scale planting, wetland restoration, transport, community facilities (recreation, tourism and sporting) and river work, such as bank naturalisation or armouring, opening of the tidal wetlands and construction of new outfall structures.

What are the project details?

Please write your answer here:

Developed by Regenerate Christchurch on behalf of the Crown, the Regeneration Plan (see link below for reference) has a vision for regeneration of the OARC. The Plan took effect on 30 August 2019 and provides a vision and objectives for short, medium and long-term land uses and opportunities for the 602-hectare area in the heart of east Christchurch. In simple terms, it envisages the return of the Corridor to a river delta, with improved stopbanks located to the outer edges of the area. This will provide maximum resilience to the effects of climate change, while also reducing engineering costs of the stopbanks themselves.

Specifically, the Plan and associated provisions of the District Plan (Objectives, Policies, rules for the zone incl. Development Plan) (Attachment A, Figure 3) enables the improvement of land and infrastructure in the Regeneration Area by making provision for (among other things):

- 22km of stopbanks and 18 pumping stations to mitigate flood hazards;
- detention ponds, wetlands and other stormwater infrastructure to improve water quality and reduce flood risk (referred to as stormwater management areas on Attachment A, Figure 4);
- ground improvement, land stabilisation and enhancement;
- large areas of ecological restoration and enhancement;
- multi-modal transport infrastructure; and
- areas for community facilities and public open space

The Plan presents a significant opportunity as a legacy for future generations and will provide significant social, environmental and economic benefits for Christchurch's eastern suburbs, the city, the region and the country. Delivery of the Plan also presents a significant opportunity to demonstrate

innovation and provide advanced understanding of how land subject to managed retreat can be rehabilitated, which will be of benefit nationally.

Completion of these works will provide a cultural, recreational and ecological focus point for the city and the region. The OARC project will deliver a significant tourism asset for the region while addressing underlying flood issues, enabling the Council to be proactive and respond to climate change. However, implementing the Plan has consenting challenges, and, if we extrapolate from current costs, the project could cost the applicant – and ratepayers - tens of millions of dollars.

Some work outside of the OARC boundary as defined in the Plan will be needed to meet the Plan's objectives and are therefore included in this application. This includes:

- Placement of fill on the Bexley landfill site. The implementation of the OARC project will require excavation of a significant volume of materials potentially contaminated by historic residential land use, which without an OARC-wide consent will need to be transported and disposed of at Kate Valley at significant cost and carbon emissions. Management of contaminated land within the site will greatly reduce these impacts. Inclusion of the Bexley landfill site to dispose some or all of this material would greatly decrease transport costs and carbon emissions. The landfill also currently has insufficient capping material, so deepening the fill would also increase the protection of the environment from the landfill.
- Flood defences and stormwater pumps beyond the south-eastern extent of the OARC so that the flood defences are continuous along the Ōtākaro / Avon River and tie into high ground, therefore not leaving a 'gap' in the stopbank.

Figure 5 illustrates the land owned by the Council or NZTA, with the OARC boundary shown in red, and the additional areas required beyond the OARC boundary shown as red hatched.

For reference - link to Regeneration Plan

(<https://www.dpmc.govt.nz/sites/default/files/2019-08/Otakaro%20Avon%20River%20Corridor%20Regeneration%20PlanReducedSize.pdf>).

Describe the staging of the project, including the nature and timing of the staging

Please write your answer here:

The current Council programme of work is that this large project is proposed as many discrete stages to match the funding profile in the current and proposed Long Term Plan and availability of resources (personnel, contractors and materials). The project is planned to be fully completed by 2050.

Due to the nature of the works, the sub-projects within the scope of the application are being delivered primarily by the Three Waters and Parks teams at the Council. The Three Waters team are dealing with the flood mitigation stopbank and stormwater components, while Parks are dealing with all other land outside of these areas, which include ecological restoration and recreational facilities and community spaces. As the two workstreams are closely linked, significant effort has gone into planning the programme, to ensure that sub-projects are delivered in the most efficient manner.

Consenting is a major risk to delivery in the context of the approach to staging. Consenting the project in a piecemeal manner is time consuming, expensive and resource intensive. There also remains a significant risk of delays and increased costs to individual sub-projects, which could compromise the delivery of the whole, as well as inhibiting the city's ability to mitigate potential flood events.

There are currently 10 project-wide studies that are being undertaken in preparation for seeking consents and approvals for project works (contaminated land, ecology, groundwater etc). If a Fast Track process is accepted, these studies will allow for a project-wide application to be prepared. This would allow the stages to be progressed as a holistic, predictable programme and would remove the significant consenting risk to the project and cost to the ratepayers of Christchurch.

The staging that could be achieved with a Fast Track consent is shown in Attachment A, Figures 6 and 7.

What are the details of the regime under which approval is being sought?

Please write your answer here:

The scale and scope of the OARC Regeneration requires many different types of activities to be undertaken. This means that a broad range of approvals are required.

The regimes under which approval is being sought are:

- Heritage New Zealand Pouhere Taonga Act 2014 (Heritage NZ - Archaeological Authority)
- Wildlife Act 1953 (Department of Conservation - Wildlife Permits)
- Resource Management Act 1991 (Canterbury Regional Council - Resource Consent)
- Resource Management Act 1991 (Christchurch City Council - Resource Consent)

See Attachment B for more detail on approvals subject to the Fast-track legislation that will be required.

The Regeneration Plan was made under the Greater Christchurch Regeneration Act 2016. The purpose of that Act was:

3 Purposes

(1) This Act supports the regeneration of greater Christchurch through the following purposes:

- (a) enabling a focused and expedited regeneration process:
- (b) facilitating the ongoing planning and regeneration of greater Christchurch:
- (c) enabling community input into decisions on the exercise of powers under section 71 and the development of Regeneration Plans:

(d) recognising the local leadership of Canterbury Regional Council, Christchurch City Council, Regenerate Christchurch, Selwyn District Council, Te Rūnanga o Ngāi Tahu, and Waimakariri District Council and providing them with a role in decision making under this Act:  
(e) enabling the Crown to efficiently and effectively manage, hold, and dispose of land acquired by the Crown under the Canterbury Earthquake Recovery Act 2011 or this Act.

“Regeneration” means

- (a) rebuilding, in response to the Canterbury earthquakes or otherwise, including—  
(i) extending, repairing, improving, subdividing, or converting land:  
(ii) extending, repairing, improving, converting, or removing infrastructure, buildings, and other property:  
(b) improving the environmental, economic, social, and cultural well-being, and the resilience, of communities through—  
(i) urban renewal and development:  
(ii) restoration and enhancement (including residual recovery activity)

The Regeneration Plan anticipates the development of infrastructure in response to the Canterbury earthquakes. That rebuilding and regeneration will be much more efficient for the Council and community if the consenting and approval processes described above are fast-tracked.

If you seeking approval under the Resource Management Act, who are the relevant local authorities?

Please write your answer here:

Christchurch City Council and Canterbury Regional Council.

What applications have you already made for approvals on the same or a similar project?

Please write your answer here:

The first sub-project in the OARC regeneration area subject to this application is being led by the Three Waters team and comprises activities in the Waitaki Street area. It includes a stopbank, stormwater wetland and tidal wetland. Resource consent under the RMA has already been sought and granted for the stopbank and tidal wetland. The stopbank is now complete but represents less than 3 percent of the stopbanks required to implement the Regeneration Plan. Consents for the stormwater wetland and other work within the OARC have not been granted.

Parks have obtained or applied for consents on a range of projects, as detailed in Attachment B

The approvals described in Attachment B are for less than five percent of the OARC area as represented on the map below.

The consented components of the project are shown in Attachment A, Figure 8.

There are a number of activities that are already enabled through global consents that Council holds, however, these are insufficient to progress the project as a whole due to the limitations of their scope. Detail is provided in Attachment B.

Is approval required for the project by someone other than the applicant?

No

Please explain your answer here:

No other approvals are required for funding of the project as it is entirely funded by the Council. A series of approvals of third parties will be necessary for implementation of the project, for example, modifications to utility networks.

Other non-statutory approvals, include:

- Utilities: modification to networks (e.g. Orion, telecoms, NZTA)
- Property: land access (e.g. NZTA segregation strips, Orion properties)

These non-statutory approvals are not included in the draft Fast-track Consenting Bill so cannot be approved through this process and will need to be sought separately.

If the approval(s) are granted, when do you anticipate construction activities will begin, and be completed?

Please write your answer here:

Construction has already commenced in several relatively small stages of the project programme, where consent has been obtained. Other project works are currently in design, so the next high priority construction would be able to begin within six months of obtaining consents and approvals. The remainder of the works would progress on an optimised delivery programme as funding enables over the next 30 years or so.

The Council's 10-year budget for the corridor is \$344M, and funds are available and ready to spend within the coming financial years. See Attachment A, Figure 9.

### Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

The affected parties are:

- Christchurch City Council
- Canterbury Regional Council (ECan)
- Te Runanga o Ngāi Tahu
- Te Ngāi Tūāhūriri
- Ihutai Ahu Whenua Trust
- Private owners within the Corridor.

At this stage land acquisition under the Public Works Act is not being considered, however there are a small number of properties within the OARC which are privately owned, where design work is not yet complete, and all the impacts are not yet fully understood. There will be impacts on these properties from the project, both positive and negative. Council is confident that any impacts on private property can be dealt with outside of a public works act process. If consent cannot be granted due to the adverse effects, then voluntary property purchase may be considered. These same parties may have an interest in any proposed road stopping.

Detail all consultation undertaken with the persons referred to above. Include a statement explaining how engagement has informed the project.

Please write your answer here:

The Council have undertaken initial engagement with Te Ngāi Tūāhūriri as part of preparing this application. There will be further Engagement with representatives of Te Ngāi Tūāhūriri including as part of governance decision-making on the programme of work within the Ōtākaro Avon River corridor.

In addition to consultation with the persons referred to above there was extensive public consultation on development of the Regeneration Plan (pp20-21 Regeneration Plan).

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Describe any processes already undertaken under the Public Works Act 1981 in relation to the land or any part of the land on which the project will occur:

Please write your answer here:

None

#### Section 4: Iwi authorities and Treaty settlements

What treaty settlements apply to the geographical location of the project?

Please write your answer here:

The Crown and Ngāi Tahu entered a deed of settlement executed on 21 November 1997. The Deed of Settlement records an apology by the then Prime Minister the Right Honourable James Brendan Bolger, for the Crown. That apology acknowledged that Ngāi Tahu suffered grave injustices which significantly impaired Ngāi Tahu's economic, social and cultural development. The Deed of Settlement recorded the matters required to give effect to a settlement of all of Ngāi Tahu's historical claims.

The Ngāi Tahu Claims Settlement Act 1998 is

An Act—

- (a) to record the apology given by the Crown to Ngāi Tahu in the deed of settlement executed on 21 November 1997 by the then Prime Minister the Right Honourable James Brendan Bolger, for the Crown, and Te Rūnanga o Ngāi Tahu; and
- (b) to give effect to certain provisions of that deed of settlement, being a deed that settles the Ngāi Tahu claims

The project works needed to implement the OARC Regeneration Plan are consistent with the operation of the Ngāi Tahu Claims Settlement Act 1998.

Furthermore, the Te Ihutai site vested in the ancillary claims trustees in section 387 and described in Schedule 111 of the Ngai Tahu Claims Settlement Act 1998 has a ki uta ki tai relationship with the lands subject the application.

Are there any Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019 principles or provisions that are relevant to the project?

No

If yes, what are they?:

Are there any identified parcels of Māori land within the project area, marae, and identified wāhi tapu?

No

If yes, what are they?:

This will be confirmed as the project progresses.

Is the project proposed on any land returned under a Treaty settlement or any identified Māori land described in the ineligibility criteria?

No

Has the applicant has secured the relevant landowners' consent?

Yes

Is the project proposed in any customary marine title area, protected customary rights area, or aquaculture settlement area declared under s 12 of the Māori Commercial Aquaculture Claims Settlement Act 2004 or identified within an individual iwi settlement?

No

If yes, what are they?:

Has there been an assessment of any effects of the activity on the exercise of a protected customary right?

No

If yes, please explain:

Upload your assessment if necessary:

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## Section 5: Adverse effects

What are the anticipated and known adverse effects of the project on the environment?

Please describe:

The environmental effects of the project are overwhelmingly positive. The objectives set within the Regeneration Plan articulate the broad benefits that will be provided:

Objectives for Christchurch

- Create a restored native habitat with good quality water so there is an abundant source of mahinga kai, birdlife and native species.
- Support safe, strong and healthy communities that are well-connected with each other and with the wider city.
- Provide opportunities for enhanced community participation, recreation and leisure.
- Create opportunities for sustainable economic activity and connections that enhance our well-being and prosperity now and into the future.

Objectives for New Zealand

- Develop OARC Regeneration Area as a destination that attracts a wide range of domestic and international visitors.
- Establish a world-leading living laboratory, where we learn, experiment and research; testing and creating new ideas and ways of living.
- Demonstrate how to adapt to the challenges and opportunities presented by natural hazards, climate change and a river's floodplain.

The project will also:

- stimulate the regional economy
- improve river water quality
- advance innovative methods for dealing with contamination, which has potential for significant avoidance of costs regionally (and nationally)
- Alleviate the impacts of climate change particularly flood mitigation

The Regeneration Plan also includes stopbanks set back from the Ōtākaro Avon River. This will have a positive environmental impact compared to the existing temporary stopbanks, which are directly adjacent to the river. The natural riparian edge will be allowed to reestablish, and there are significant areas that will become brackish riparian wetland. As detailed on page 37 of the Regeneration Plan, the proposed stopbanks will help manage flood risk for approximately 4,000 properties.

There is potential for some negative impacts on a small number of remaining landowners within the OARC footprint (Attachment A, Figure 10), particularly those properties shown in the Plan on the river side of the proposed stopbanks. Access and services will continue to be provided to these remaining residents, however, flood risk to their access and property will increase.

There will be some temporary environmental impacts during construction. Excavation for ponds, basins, wetlands, pumpstations and associated ancillary infrastructure for instance will need to be managed to avoid or mitigate effects from noise, dust and sediment discharge. These will be mitigated with Construction Management Plans, and appropriate treatment of contaminated areas of soil.

During operation, there will be some interaction between contaminated land and surface water/groundwater. These interactions are already occurring within the OARC and the proposed work may have positive or negative impacts at any particular location. For example, if excavation for a treatment facility removes contaminated land within the water table to higher land then the effects could be positive, whereas if in situ contaminated soils are

opened to the river then there is a potential pathway for adverse effects.

The resource consent applications will fully address measures to avoid, remedy, mitigate or provide offsetting for adverse effects.

There will be some loss of existing native vegetation associated with the change in land use, particularly the opening of land to the river. However, this will be compensated for through planned (eco-sourced) planting and increasing the footprint for natural regeneration within the OARC that will ultimately lead to a net increase in indigenous vegetation in the OARC area. The project allows for migration of valuable inter-tidal habitat as sea levels rise.

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## Section 6: National policy statements and national environmental standards

What is the general assessment of the project in relation to any relevant national policy statement (including the New Zealand Coastal Policy Statement) and national environmental standard?

Please write your answer here:

The purpose of this infrastructure project is to achieve the vision and objectives of the OARC Regeneration Plan:

Our Vision is for the river to connect us together with each other, with nature and with new possibilities. Nōku te awa. The river is mine. We all share in the future of this river.

The Objectives include (page 24, Regeneration Plan):

- creating a restored natural habitat with good quality water
- supporting strong, safe and healthy communities that are well connected with each other and with the wider city;
- demonstrating how to adapt to the challenges and opportunities presented by natural hazards, climate change and a river's floodplain.

These works:

- enhance the natural character of the coastal environment;
- improve freshwater quality of the river, and provide for the mitigation of urban stormwater discharge into the river via stormwater retention and treatment areas;
- reinstate and enhance natural wetlands;
- restore natural habitat and indigenous biodiversity while improving water quality
- provide for recreation opportunities and other activity on remediated formerly contaminated land;
- provide roads, pedestrian and cycle connections between communities;
- provide stopbanks to protect communities from sea level rise and natural hazards;
- provide infrastructure needed to support increased urban development.

The project works therefore all have positive outcomes in the context of the relevant National Policy Statements and National Environmental Standards including:

National policy Statements

- New Zealand Coastal Policy Statement
- National Policy Statement for Freshwater Management
- National Policy Statement for indigenous biodiversity
- National Policy Statement on urban development

National Environmental Standards

- National environmental standards for freshwater
- National environment standard for assessing and managing contaminants in soil to protect human health

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## Section 7: Eligibility

Will access to the fast-track process enable the project to be processed in a more timely and cost-efficient way than under normal processes?

Yes

Please explain your answer here:

To date, consents related to the water aspects of the project have been the most challenging. The Three Waters team in Council have experienced these most acutely, however the Parks team anticipate similar issues as they move into consenting of the tidal wetlands described earlier.

There have been challenges with gaining consent for work completed to date within the Waitaki Street area for:

- Opening the former residential land to the river to form the tidal wetlands due to concerns about contamination of the land and how these contaminants might interact with the river water.

- Passively intercepting groundwater within the stormwater treatment system as the groundwater could be 'used' by plants and be lost through evapotranspiration, as well as passive evaporation of the sitting water.
- Movement of mildly contaminated land within the 'site'.

Consent CRC230230 (to take and use groundwater) for the associated stormwater treatment wetland behind the stopbank, is on indefinite hold until interpretation issues are resolved by the Canterbury Regional Council. This consent was lodged in July 2022. A recent variation to Council's consent for community water supply groundwater take will allow some of the groundwater allocation for Christchurch's water supply to be used for groundwater take for treatment facilities. However, this is not a long-term sustainable option as this allocation will be required for drinking water supply.

The consenting phase of the Waitaki Street project has so far lasted two years. Project work first commenced in December 2020, and the first consent application (CRC220300) was lodged 13 April 2021.

The consent decision report highlights the positive effects of the project:

The applicant has identified the following positive effects:

- a) The eventual establishment of a tidal wetland and bird habitat area will result in ecological enhancements in the area;
- b) Completing long-term flood defence along that section;
- c) Connecting the 'City to Sea' paved shared path through the site; and
- d) Landscaping and a new viewing platform (WBVA) at Bexley Landing will provide for public recreation opportunities adjacent to the new tidal wetland and the Ōtākaro/Avon River.

The next two sections of stopbank are in preliminary design and are now approaching the consenting phase. Together the total costs associated with collection of data to inform the consents and preparation of the consent applications will exceed <sup>§ 9(2)(b)(ii)</sup> It is unknown how long it will take to receive consent and what further costs will be incurred in responding to requests for further information. The Council will also be liable for ECan's processing costs. If this scale of cost is replicated throughout the remainder of the project, then total consenting costs could exceed <sup>§ 9(2)(b)(ii)</sup> and will span many years.

As part of progressing the wider project, there will be a need to excavate and relocate contaminated material. It is intended to relocate this material on site if feasible. However, this will need to be placed in locations which are further from the excavation than is typically defined as a 'site'. As a result, this activity is not considered to be movement of material within a site, rather, excavation and placement to landfill. Consenting a 'new landfill' within the urban extent is not considered feasible under the current consenting framework. Relocation of the material will have many environmental benefits and some placement opportunities near to the corridor could reduce environmental risk in these locations by increasing capping thicknesses on existing landfills while also avoiding the need for transporting of material to Kate Valley.

Consents for green spaces in the OARC have been slightly less complex to date, but this has been partly due to the projects selected to implement first, which may not have as complex challenges as future projects. This was partly intentional, to be able to make 'on the ground' progress for the public who do not understand the delays that consenting can cause.

General consenting challenges that have been encountered include:

- Contamination. There have been significant costs of Detailed Site Investigations for such a large area of land, which is viewed as contaminated due to the uncontrolled nature of the demolition, and its previous residential land use. It has been demonstrated by testing that untested areas of soil are not contaminated but not without significant costs.
- Naturally establishing wetlands. As the OARC is poorly drained, native wetland plants have established in a number of areas that pose consenting challenges, such as former roads. This makes it complex and expensive to remove the surfacing and is exacerbated by the buffer around each 'wetland'.
- Fluctuating groundwater levels. Groundwater levels in the OARC are relatively close to the surface and fluctuate according to season and weather patterns. As exposing groundwater is prohibited, consenting often requires piezo meters to be installed in these areas and monitored for a length of time, increasing costs and creating time delays.
- Cost of Consents relative to project size. An example is given below, where it appeared that connecting a low-lying, naturally damp wetland area to a nearby stream would increase ecological values and could be a 'quick win' for the area. As we explored the consents required, this project was dialed back significantly as it appeared that the costs to Consent would be greater than the physical works. This is not an uncommon situation, and leads to a perverse situation where ecological benefits are reduced by the planning mechanisms that are meant to protect them.

Sample project, Goodman St Wetland

As noted above, at this 3.2ha site (Attachment A, Figure 11), it appeared sensible to connect an existing naturalising wetland to flood overflows from a nearby stream in order to increase its ecological potential. Initial investigations identified considerable consenting costs and complexity, and the scope was paired back to a bare minimum of earthworks required for the connection. It became primarily a planting project, with only around 250m<sup>3</sup> of earthworks (balanced on site) in addition to around 1100m<sup>3</sup> road material removal off site.

The remaining earthworks, however, exceeded the permitted maximum depth of cut, and maximum volume of fill above ground level for the zone. This meant that it became a restricted discretionary activity, triggering a number of consents and associated costs, which included:

ECan

- CRC243523 Land Use (s9) to undertake earthworks within 50m of a surface waterbody and over an aquifer, and
- To clear vegetation; and
- To undertake works within a 10m setback of a wetland
- CRC243524 Discharge Permit (s15) To discharge minor contaminants to land associated with treated timber, clean fill and re-used material.

CCC

- Land Use Consent
- Use of Global Consents (Contaminated Land)

- Use of Global Consents (Construction and Operational Stormwater)
- Use of Global Consents (Waterway Enhancement)

Consenting costs to achieve this have amounted to around <sup>§ 9(2)(b)(ii)</sup> to date, which is approximately 1/3 of the expected construction budget and Consent has not yet been achieved. We have been working on achieving Consent for just under a year.

What is the impact referring this project will have on the efficient operation of the fast-track process?

Please write your answer here:

This project is well understood, has been previously consulted on and has the general agreement of stakeholders. It is aligned with national, regional and local strategic objectives. The impacts of the project are overwhelmingly positive.

It is considered that referring this relatively straight-forward project will retain the efficient operation of the fast-track process.

Has the project been identified as a priority project in a:

Central government plan or strategy

Please explain your answer here:

The OARC Regeneration Plan was approved by the Minister for Greater Christchurch Regeneration under Section 38 of the Greater Christchurch Regeneration Act 2016 (GCR Act). The Regeneration Plan was given effect, at least in part, with changes to the Christchurch District Plan and regional plans.

Will the project deliver regionally or nationally significant infrastructure?

National significant infrastructure

Please explain your answer here:

Completion of these works will provide a cultural, recreational and ecological focus point for the city and the region.

The Objectives for New Zealand within the Regeneration Plan articulate the significance of the work:

- Develop OARC Regeneration Area as a destination that attracts a wide range of domestic and international visitors.
- Establish a world-leading living laboratory, where we learn, experiment and research; testing and creating new ideas and ways of living.
- Demonstrate how to adapt to the challenges and opportunities presented by natural hazards, climate change and a river's floodplain.

This project is a nationally significant opportunity for restoration of nationally significant intertidal vegetation within an urban setting. It will provide significant conservation opportunities for protection of endangered flora and fauna. The habitat that will be created will support threatened, at risk and Ngāi Tahu Taonga species such as: White Heron (Threatened – Nationally Critical), Australasian Bittern (Threatened – Nationally Critical), Black-fronted tern (Threatened – Nationally Endangered), Grey Duck (Threatened – Nationally Vulnerable), Caspian Tern (Threatened – Nationally Vulnerable), Wrybill (Threatened – Nationally Increasing), Marsh Crake (At Risk – Declining), Spotless Crake (At Risk – Declining), South island Pied Oystercatcher (At Risk – Declining), Banded Dotterel (At Risk – Declining), Bar-tailed godwit (At Risk – Declining), Black-billed Gull (At Risk – Declining), Red-billed Gull (At Risk – Declining), New Zealand Pipit (At Risk – Declining), Black Cormorant (At Risk – Relic), Pied Cormorant (At Risk – recovering), Little Cormorant (At Risk – Relic), Little Black Cormorant (At Risk – Naturally Uncommon), Royal Spoonbill (At risk – Naturally Uncommon).

The improvements in water quality achieved through construction of the stormwater facilities will be significant for the Ōtākaro Avon River and the downstream Avon-Heathcote Estuary / Ihutai, which has nationally-significant biota and cultural history. Large areas of wildlife habitat will be created, which will allow terrestrial and aquatic species to migrate up from the Avon-Heathcote Estuary / Ihutai and within the OARC as sea levels rise. This will be particularly important for intertidal species such as inanga. Management of stormwater will also stop flooding of streets and homes for decades to come.

Economic assessments commissioned by Regenerate Christchurch concluded that:

'The benefits realised with these works will be felt for generations as the Corridor presents a unique opportunity for climate change adaptation and migration of ecological habitat as seas rise. Completion of these works will provide a cultural, recreational and ecological focus point for the city and the region. Ithe OARC project will deliver a significant tourism asset for the region as well as address underlying flood issues, enabling us to be proactive and respond to climate change.

The delivery of the OARC vision will bring a wide range of benefits throughout the wider economy, including increased tourism, regeneration of local businesses, development opportunities (commercial, residential, educational, ecological), and growth in a wide range of smaller sectors. Delivery of the core infrastructure will facilitate a broad range of other development within the ORAC as envisaged within the Regeneration Plan.'

Will the project:

increase the supply of housing, contribute to a well-functioning urban environment

Please explain your answer here:

The project will support the following aspects of a Well-Functioning Urban Environment as defined in Policy 1 of the National Policy Statement on Urban Development:

(c) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport

...

(f) are resilient to the likely current and future effects of climate change

The project includes new stopbanks that will provide flood protection for approximately 4000 homes therefore providing resilience to the effects of climate change. Without the new stopbanks these properties will be at increasing risk of flooding due to sea level rise, displacing residents and requiring the delivery of new housing in other parts of the City.

The Regeneration Plan also allows for approximately 150 sections to become 'edge housing' to reconnect the Regeneration Area and local neighbourhoods as well as six areas to trial adaptable housing (see page 42 of Regeneration Plan).

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

There will be significant construction spend over the next 10 years (\$344M) that will directly contribute to the local economy. In addition, there will be wide ranging economic benefits as set out in pages 32-33 of the Regeneration Plan.

A key objective of the Regeneration Plan is 'Creating Prosperity'. As noted in the previous section on regional benefits, economic assessments commissioned by Regenerate Christchurch concluded that: Developing the Ōtākaro Avon River Corridor could result in \$1.6 billion of economic benefits to the city; provide a value uplift to some 21,500 residential properties within 1km of the Ōtākaro Avon River Corridor; and further cement Christchurch as an international scale destination. Embracing this opportunity is of importance to the City given the disrupting impact of the earthquakes and COVID 19 to visitor numbers.

Additionally, work is underway via the project to progress methods of remediating contaminated material, both soil and road base. Progress is being made in each of these areas, and if ultimately successful, cost avoidance for the city would be in the millions of dollars each year. These solutions could also be an example that could be applied at scale nationally.

Will the project support primary industries, including aquaculture?

No

Please explain your answer here:

N/A

Will the project support development of natural resources, including minerals and petroleum?

No

Please explain your answer here:

N/A

Will the project support climate change mitigation, including the reduction or removal of greenhouse gas emissions?

Yes

Please explain your answer here:

It will support climate change mitigation in a number of areas:

- The project includes significant planting (200,000 trees as per the Regeneration Plan), as well as re-establishment of freshwater and riparian margin / brackish wetlands, which will act as carbon sinks.
- In order to improve the compacted and low-quality soils, we are adding biochar prior to planting. The IPCC has assessed this approach as having the potential to sequester 2.6B tonnes of CO<sub>2</sub> globally, and we believe that within the OARC it may add an additional 50 percent sequestration over straight planting, in addition to improving soil health and water retention.
- The walking and cycling routes will offer alternative commuting options. This will support low-carbon travel options, and improve individuals' health.
- Across the OARC, we are developing scalable solutions to either reduce emissions or sequester carbon. This is in fields such as on-site decontamination, rock weathering, recycling end uses, biogenic materials and soil improvements. Each of these not only reduces emissions but also has economic benefits. We are working with industry partners on these, who are interested in both the environmental and economic benefits.

Will the project support adaptation, resilience, and recovery from natural hazards?

Yes

Please explain your answer here:

It will support adaptation, resilience, and recovery from natural hazards in a number of areas.

Moving the stopbanks away from the river means they will be more resilient, as they can have a wider base and be built on more geotechnically stable ground. There will be more floodplain for the river during flooding events. The Regeneration Plan allows for sufficient space for the stopbanks to be raised in the future, allowing for an adaptive pathway for large parts of Eastern Christchurch.

The Regeneration Plan includes stormwater pump stations and treatment facilities behind the stopbanks. These will enable ongoing resilience to natural hazards through reduction in flooding of homes and communities.

The Stormwater Management areas have a detention function, acting as further storage capacity in a flood, and releasing it more slowly over time. This will become more important into the future as storm events are predicted to become more regular and intense.

Will the project address significant environmental issues?

Yes

Please explain your answer here:

This project is a nationally significant opportunity for restoration of nationally significant intertidal vegetation within an urban setting. It will provide significant conservation opportunities for protection of endangered flora and fauna. The habitat that will be created will support threatened, at risk and Ngāi Tahu Taonga species such as: White Heron (Threatened – Nationally Critical), Australasian Bittern (Threatened – Nationally Critical), Black-fronted tern (Threatened – Nationally Endangered), Grey Duck (Threatened – Nationally Vulnerable), Caspian Tern (Threatened – Nationally Vulnerable), Wrybill (Threatened – Nationally Increasing), Marsh Crake (At Risk – Declining), Spotless Crake (At Risk – Declining), South island Pied Oystercatcher (At Risk – Declining), Banded Dotterel (At Risk – Declining), Bar-tailed godwit (At Risk – Declining), Black-billed Gull (At Risk – Declining), Red-billed Gull (At Risk – Declining), New Zealand Pipit (At Risk – Declining), Black Cormorant (At Risk – Relic), Pied Cormorant (At Risk – recovering), Little Cormorant (At Risk – Relic), Little Black Cormorant (At Risk – Naturally Uncommon), Royal Spoonbill (At risk – Naturally Uncommon).

One of the largest ecological risks in the city is 'coastal squeeze'. This is loss of intertidal habitat due to sea levels rising closer to development and there being insufficient space for habitat to migrate inland. Creation of tidal delta habitat and re-establishment of natural wetlands within the OARC will offset some of the habitat lost from the Christchurch Earthquakes and allow for areas for future migration of intertidal habitat.

For example, the Bexley and Lower Avon saltmarshes have historically been an important local breeding site for wetland birds, but progressive die-back of saltmarsh vegetation and increased high tide levels has led to the near cessation of nesting activity. On a large spring tide there is almost no dry habitat available for nests to escape inundation and they are all flooded. As spring tides occur on a monthly cycle and the eggs of most waterbirds take more than five weeks to hatch, it is impossible for eggs to escape drowning. This project will create new habitat to allow these birds to safely nest, now and into the future.

Is the project consistent with local or regional planning documents, including spatial strategies?

Yes

Please explain your answer here:

The special purpose of the OARC area for implementing the Regeneration Plan has been specifically provided for in the district and regional plans.

The Canterbury Land and Water Regional Plan (LWRP) seeks the following outcome that was inserted by the Regeneration Plan and is the same outcome sought by this project:

Ōtākaro Avon River Corridor Regeneration

9.3.1 The benefits of a regenerated Ōtākaro Avon River Corridor to Christchurch and its communities are recognized and enabled

9.4.8a Enable the regeneration of the Ōtākaro Avon River Corridor as shown on Map 9.3, provided the adverse effects on the environment are mitigated.

In the Christchurch District Plan, the project area is the Specific Purpose (Ōtākaro Avon River Corridor) Zone. The purpose of this project is to achieve the infrastructure aspects central to the objective of that Zone as copied below:

13.14.2.1 Objective - Regeneration

a. The regeneration of the Ōtākaro Avon River Corridor achieves the following priority outcomes:

i. Significant areas of restored natural environment containing a predominance of indigenous planting, wetlands and restored habitat for indigenous fauna, birdlife and indigenous species, improved surface water quality and provision for the practice of mahinga kai;

ii. Flood hazard and stormwater management infrastructure that mitigates natural hazard risks for the Ōtākaro Avon River Corridor and surrounding areas and is integrated with the natural landscape;

iii. Accessibility and connectivity across and along the Ōtākaro Avon River Corridor, and with existing communities; and

iv. A predominance of natural and open spaces, with limited areas of built development concentrated in specific Reaches, residential areas, Activity Area Overlays and Landing Overlays.

b. The Ōtākaro Avon River Corridor supports opportunities for other uses and activities that are compatible with the priority outcomes in a. above, including:

i. Increased opportunities for recreation, cultural activities and community-based activities;

ii. A range of visitor attractions and limited small-scale retail activities;

iii. Limited residential development on the outer edge of the Zone to improve integration between the edge of existing neighbourhoods and the activities

within the Ōtākaro Avon River Corridor;

lv. Varied learning, experimenting and research opportunities, including testing and demonstrating adaptation to natural hazards and climate change; and

v. Transitional activities and structures where these do not compromise the priority outcomes in a. above.

c. The continuation of pre-earthquake activities on privately-owned properties that still exist within the Ōtākaro Avon River Corridor.

It is also considered in all relevant strategies and plans by the City since the Regeneration Plan was approved, such as, the Integrated Water Strategy, Climate Resilience Strategy, Resilient Greater Christchurch and Long-Term Plan. As well as the recently adopted Greater Christchurch Spatial Plan.

Anything else?

Please write your answer here:

Does the project includes an activity which would make it ineligible?

No

If yes, please explain:

## Section 8: Climate change and natural hazards

Will the project be affected by climate change and natural hazards?

Yes

If yes, please explain:

Rising sea levels and increased rainfall intensity will impact large parts of Eastern Christchurch. This project will help reduce those impacts through construction of new habitat areas, stopbanks and stormwater facilities for flood management. The project has a strong climate adaptation focus and looks forward over the next 100 years and will help Christchurch meet the coming challenges of climate change and vertical land movement. Future adaptation of the infrastructure will be necessary to maintain the benefits over the next 100 years or more.

This project is a response to the Christchurch 2010-11 Earthquake sequence. The outcomes desired acknowledge that the proposal is the best known possible approach for managing natural disaster risks.

The area is low lying and could be affected by future earthquake and or tsunami dependent on the magnitude of any such event. The risk of loss is mitigated as much as possible due to the low level of built assets proposed.

## Section 9: Track record

Please add a summary of all compliance and/or enforcement actions taken against the applicant by any entity with enforcement powers under the Acts referred to in the Bill, and the outcome of those actions.

Please write your answer here:

Given the number of projects undertaken by the Christchurch City Council there are very few compliance and enforcement actions taken against the Council under the Resource Management Act.

We list all of those that we have located records for in the past 20 years.

- 2004: Aidanfield subdivision. Abatement notices (4) related to subdivision development and sediment discharge.
- 2007: Tikao Bay: Abatement notice for breach of discharge limits. Disputed by Council and cancelled by ECan.
- 2009: Burwood closed landfill: Abatement notice "Must not allow the deposition of any material other than capping material authorised by condition 5.1 of CRC011364.2".
- 2009: Avon Heathcote Estuary: Abatement notices (2) requiring Council to cease discharges of treated wastewater into the Estuary.
- 2020: Shalamar Drive: An abatement notice and an infringement notice related to sediment control.
- 2021 and 2023: Onuku closed landfill: Abatement notices (2) requiring improved maintenance of the landfill "cap".
- 2022-23: Organics Processing Plant at Bromley: Abatement notice and infringement notices regarding offensive and objectionable odour.
- 2023; Barrys Bay closed landfill: Abatement notice requiring improved management of the landfill "cap".

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## Declaration

Do you acknowledge your submission will be published on environment.govt.nz if required

Yes

By typing your name in the field below you are electronically signing this application form and certifying the information given in this application is true and correct.

Please write your name here:

Helaina Gregg

Important notes