



30 August 2018

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Hon Nanaia Mahuta
Parliament Buildings
Wellington
Email: n.mahuta@ministers.govt.nz

Dear Minister Mahuta

Regenerate Christchurch views on the finalised proposal for the exercise of powers under section 71 of the Greater Christchurch Regeneration Act 2016: Yaldhurst Recreation and Sports Facility

1. Regenerate Christchurch has received the finalised proposal from Christchurch City Council (Council) for the exercise of powers under Section 71 of the Greater Christchurch Regeneration Act 2016 (GCR Act), in relation to the Yaldhurst Recreation and Sports Facility at 466-482 Yaldhurst Road.
2. Regenerate Christchurch has been advised that on 23 July 2018 Hon Dr Megan Woods, Minister for Greater Christchurch Regeneration, transferred, under section 7 of the Constitution Act 1986, the decision-making powers under section 71 of the Greater Christchurch Regeneration Act 2016 to you.
3. The Council, as the proponent of the Section 71 proposal, prepared a draft proposal in accordance with Section 65 of the GCR Act, and sought the views of Regenerate Christchurch and other parties, as required under section 66(1).
4. Having amended the proposal to respond to these views, the Council has provided the finalised proposal to Regenerate Christchurch in accordance with Section 66(4)(a) of the GRC Act.
5. This letter provides you with the views of Regenerate Christchurch on the finalised proposal, in accordance with Section 66(4)(b) of the GCR Act.
6. The proposal includes amendments to both the Canterbury Regional Policy Statement (CRPS) and the Christchurch District Plan (District Plan), to facilitate further development of sport and recreation facilities on the site at 466-482 Yaldhurst Road, Christchurch.

Regenerate Christchurch Views



7. Regenerate Christchurch notes that the proposal seeks to expedite amendments to both the Canterbury Regional Policy Statement (CRPS) and the Christchurch District Plan (District Plan) through rezoning of the site to Open Space Metropolitan Facilities. This will enable further development of the Yaldhurst Recreation and Sports Facility as a multiple-disciplinary sports and recreation facility.
8. The current provisions in both the CRPS and District Plan restrict the ability for further development of a scale to achieve this.
9. Regenerate Christchurch considers that the exercise of powers under Section 71 of the GCR Act is appropriate as it will support and expedite the regeneration of greater Christchurch through enabling development of facilities that will complement sports and recreation facilities provided by the councils in greater Christchurch:
 - a. The proposal meets one or more of the purposes of the GCR Act, as it enables a focused and expedited regeneration process (Section 3(1)(a)); and facilitates the ongoing planning and regeneration of greater Christchurch (Section 3(1)(b)).
 - b. The proposal aligns with GRC Act definition of regeneration in that it will contribute towards improving community well-being and resilience through the provision and enhancement of community recreation facilities (Section 3(2)).
 - c. The proposal will assist the greater Christchurch councils in planning for the wider regeneration of sport and recreation facilities for the community. This aligns with the Canterbury Spaces and Places Plan 2017, the Council's Physical Recreation and Sports Strategy 2002, and the Recreation and Sport Facilities Activity Management Plan 2015-2025.
 - d. It is understood that while the specific facilities that will be provided cannot be confirmed due to the restrictions on development of the site under the current planning framework, there are a number of sporting and other organisations who have expressed interest in the types of facilities the proposal would allow. The exercise of powers allows for certainty to be provided that would allow for investment or partnership commitments to be secured in a timely manner.
10. The Council has assessed the section 11(2) requirement in the GCR Act that the Minister's exercise of powers under the GCR Act are reasonably considered necessary. Regenerate Christchurch considers this assessment is thorough as:
 - a. The exercise of powers as proposed is the most efficient way of amending both the CRPS and the District Plan to enable the anticipated development, and enables focused and expedited regeneration of sport and recreation facilities.
 - b. Regenerate Christchurch notes that of the parties whose views were sought under Section 66(1) of the GCR Act, only the Chief Executive of the Department of the Prime

Minister requested more information on the final proposal to justify the exercise of power under section 71 of the GCR Act.

Specifics of the Proposed Provisions

11. Regenerate Christchurch notes that the views of Section 66 parties included comments on the detail and workability of the proposed provisions. Regenerate Christchurch is satisfied that the comments raised by section 66 parties (including those of Regenerate Christchurch) have been appropriately addressed in the finalised proposal.
12. Notwithstanding that the proposal is required to be assessed under the GCR Act rather than the Resource Management Act 1991, Regenerate Christchurch considers that it is important to consider how the proposal fits within the District Plan framework. Regenerate Christchurch considers that that finalised proposal is consistent with the outcomes sought in the relevant District Plan objectives

Summary

13. Regenerate Christchurch considers that the proposal meets the purposes of the GCR Act and can reasonably be considered necessary. This is because it will remove the barrier that exists in the CRPS that currently limits the scale of development on the site, and rezoning the site under the District Plan to Open Space Metropolitan Facilities anticipates the type and scale of the recreation facilities and activities that are proposed. This will contribute toward the regeneration of sports and recreation facilities in the greater Christchurch area.
14. Regenerate Christchurch therefore considers it appropriate that the Minister proceed with the proposal in accordance with sections 67 and 68 of the GCR Act.

Yours sincerely



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Chair, Regenerate Christchurch

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