



29 March 2019

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Hon Dr Megan Woods
Minister for Greater Christchurch Regeneration
Parliament Buildings
Wellington
By email megan.woods@parliament.govt.nz

Mayor Lianne Dalziel
Christchurch City Council
PO Box 73016
Christchurch
By email mayor@ccc.govt.nz

Dear Minister and Mayor

Further to my letter dated 19 March 2019, I am writing to provide the advice you requested from Regenerate Christchurch regarding whether a Regeneration Plan is required for the residential red zone in Southshore. In your letter dated 11 March 2019 you advised that Christchurch City Council intends to resume responsibility for delivery of the adaptive planning process.

In November 2018 Regenerate Christchurch instigated a review of the Southshore and South New Brighton Regeneration Project to ensure that it was well positioned to deliver on the undertakings made to these communities and in response to our Chief Executive's concerns about the evolving project environment and scope.

The review acknowledged that delivery of an adaptive planning process is complex, with relatively few precedents in New Zealand, and that it has not been tested in a community with unresolved earthquake legacy issues. The review report is appended to this letter.

Regenerate Christchurch recommends that leadership of the adaptive planning process should now transition to the Council in recognition that:

- The How Team (contracted by Regenerate Christchurch) delivered a community engagement strategy developed through a co-design process. This has strengthened relationships between agencies and the communities and established a stronger platform for the next phase of community engagement.
- The timeline needs to enable appropriate engagement with the community and allow sufficient timeframes for the Council to make decisions on recommended actions. This review recognises that it may take 18 months to two years to conclude the planning process, with subsequent approval and implementation steps to follow.



- Responding to coastal hazards is a local government responsibility and a successful adaptive planning process will require elected members to be closely engaged on the probable outputs of the process, particularly relating to the potential for precedent-setting across other coastal communities.

During the review, Regenerate Christchurch received consistent feedback from community representatives that earthquake legacy issues should be addressed in advance of the adaptive planning process. Strong views were expressed that increased flood risk through estuary edge damage in Southshore and subsidence and erosion in South New Brighton continue to create high levels of anxiety and uncertainty amongst residents.

It is Regenerate Christchurch's recommendation that the unique circumstances in these communities create a case for Christchurch City Council to undertake an options analysis to investigate interim solutions to earthquake legacy issues in advance of entering into a longer-term adaptive planning process. The outcome of this review may not support the need for interim solutions, however it is recommended that this analysis is undertaken to establish an evidence-based position regarding the provision of interim works.

Once Christchurch City Council has determined whether interim works are required; or has identified long-term uses for the land we offer our continued support including use of section 71 or development of a regeneration plan under the Greater Christchurch Regeneration Act.

We look forward to your response.

Yours faithfully

A handwritten signature in blue ink, reading "Sue Sheldon".

Sue Sheldon CNZM, Chair
Regenerate Christchurch