

Ōtākaro Avon River Corridor Regeneration Plan

**Land Use Assessment Report –
Residential**



October 2017
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**REGENERATE
CHRISTCHURCH**
TE KŌWATAWATA



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1 Introduction

1.1 Purpose of this report

This report has been prepared alongside a number of Land Use Assessment Reports to inform the shortlist of options and ultimately the preparation of the Ōtākaro Avon River Corridor Regeneration Plan (Plan).

The purpose of the Land Use Assessment Reports is to define the scope and establish the specific drivers, benefits and objectives for the land use that will best contribute to the overarching vision and objectives of the Plan.

1.2 Context

Recreation is one of nine land uses which are being considered for the Ōtākaro Avon River Corridor Regeneration Area¹ (Area) which will inform the development of a longlist of land use options. A further three assessments have been undertaken on specific projects or uses that are included in a higher level assessment.

This assessment has been informed by the ideas, suggestions and proposals received by Regenerate Christchurch that relate to recreation, as well as by facilitated discussions with key stakeholders and organisations. Strategic alignment with other available reports and assessments (where available) has also been undertaken.

This report sets out:

- An assessment of how recreation could contribute the overarching vision and objectives.
- Background information about recreation in the Area, and examples of recreation uses that could be implemented.
- The key problems/opportunities, benefits and risks connected with enhancing the recreation network. This is supported by an investment logic map (ILM), shown in Appendix 3.
- The critical success factors to achieving enhanced recreation opportunities, the demand for recreation opportunities in the Area and a range of feasible options to be considered across a wide scope.

While not a complete indicative business case, this report follows some steps from the Treasury's guidelines for "Better Business Cases for Capital Proposals: Indicative Business Case"², including critical success factors, benefits, risks, constraints and dependencies.

¹ As defined in the Outline for the Ōtākaro Avon River Corridor Regeneration Plan (Regenerate Christchurch, 2017).

² See: <http://www.treasury.govt.nz/statesector/investmentmanagement/plan/bbc/guidance>

Applying this approach provides a structure to test, refine and further develop the theme of recreation reserves, which in turn will inform the shortlist of land use combinations.

1.3 Appended and related assessments

In support of this land use type, an Indicative Business Case – Flatwater Sport and Recreation Facilities has also been prepared. This is an appendix (separate volume) to this report.

The Land Use Assessment Reports for Visitor Attractions and Whitewater Sports Hub are also relevant. Many potential visitor attractions have a recreation component.

Reserves primarily provided to provide ecological habitat, such as nature reserves, are assessed in the Land Use Assessment Report – Ecological Restoration.

2 Land use description

2.1 Overview

The regeneration of the Area presents an opportunity to assess how recreation could be developed to contribute to overarching vision and objectives for the Area.

In this report, “recreation reserves” include all public open space such as parks, reserves and playgrounds that are primarily provided for the benefit of people (that is, that provide public open space and/or public sporting facilities for residents).

2.2 Existing recreation reserves near the Area

The extensive network of recreation reserves in the vicinity of the Area served residents before the earthquakes as follows.

	Location	Sports parks (over 4ha) ³	Local parks (under 4ha) ³	Nature reserves ⁴ (incl. river banks)
A	Within the portion of the Area zoned in the District Plan as Specific Purpose (Flat Land Recovery) Zone, and more than 100m from the Area boundary.		Brooker Reserve*	Amelia Rogers Reserve
			Harold Henry Reserve*	Dixon Reserve
			Sullivan Park*	Hulverstone Reserve
				Mitcham Reserve
B	Within the portion of the Area zoned in the District Plan as Specific Purpose (Flat Land Recovery) Zone but less than 100m from the	Donnell Sports Park*	Bickerton Reserve	Cockayne Reserve
			Halberg Reserve*	Bexley Wetland
			Retreat Reserve	

³ Sports parks and local parks generally have the Christchurch District Plan zoning of Open Space Community Parks. However, all sports park and local park land within the Area is zoned Specific Purpose (Flat Land Recovery) Zone.

⁴ Nature reserves generally have the Christchurch District Plan zoning of Open Space Natural or Open Space Water and Margins. However, all nature reserve land within the residential red zone is zoned Specific Purpose (Flat Land Recovery).

	boundary shared with land outside the Area (serves properties outside the Area).			
C	Outside the portion of the Area zoned in the District Plan as Specific Purpose (Flat Land Recovery) Zone, but in the Area.	Porritt Park	Cedarwood Reserve *	Anzac Drive Reserve
		Avon Park*		Jack Hinton Reserve
		Bower Park*		Withells Island Reserve
				Horseshoe Lake
D	Outside the Area, but adjacent to it.	Richmond Park*	Avebury Park*	Bligh's Garden
E	Outside the Area, but on the opposite side of the road.	Burwood Park*	Moyna Playground*	
		Avondale Park*	Walnut Tree Park*	
		Rawhiti Domain*	Beverley Park*	
		Bexley Park		
F	Outside the Area, but within 200m.		Avondale Playground*	
			Emlyn Playground*	
			Tangmere Reserve*	
			Farnborough Reserve	
			Woodham Park*	
			Richmond Playground*	

* Contains a children's playground



Figure 1. Map of parks and reserves in the vicinity of the Area

2.2.1 Pre-earthquake major sporting facilities in the Area

Hockey

Porritt Park on the banks of the Ōtākaro Avon River was built for the 1974 Commonwealth Games and from 1974–2011 was the home of Canterbury Hockey. The first water turf was installed in 1989 and the second in 2002. The hockey facility also consisted of a grandstand/pavilion, changing rooms, lounge and cafe, and warm up turf.

Before the earthquakes, the park was Canterbury Hockey’s most important asset, attracting thousands of visitors and players. However it was extensively damaged and demolished. The focus for Canterbury Hockey temporarily moved to Nunweek Park (10km away in Christchurch’s north west). A permanent new home for hockey is now being built at Ngā Puna Wai in Wigram (11km away from Porritt Park, in Christchurch’s south west).

Athletics/Aquatic/Gymnastics

Before the earthquakes, Canterbury’s regional athletics stadium and aquatic facility was QEII Park in the east of Christchurch, near the Ōtākaro Avon River. These facilities were demolished because of earthquake damage and is being replaced by new athletic facilities at Ngā Puna Wai in south west Christchurch, and new aquatics facilities at the Metro Sports Facility to be built in the central city.

The Christchurch School of Gymnastics has continued to operate from a separate building at QEII Park which was badly damaged by the earthquakes and is no longer considered to be fit for purpose. A new building for the gymnastics school will be constructed adjacent to the

new Tairora: QEII Recreation and Sport Centre which is set to open for Queen’s Birthday weekend in 2018.

Flatwater sports

Waka ama and rowing, along with canoeing and dragon boating have bases alongside the river or regularly use the river for training and competitions, particularly at Kerr’s Reach and Owles Terrace. Please refer to the appended Indicative Business Case – Flatwater Sport and Recreation Facilities for more information.

Other major sporting facilities near the area

Major facilities include a BMX track at Bexley Park, Cowles Stadium and the Badminton Hall at Cuthberts Green.

2.3 Issues with the current network of recreation reserves

Section 3 of this report provides more detail on the problems associated with the recreation reserves in the Area, which support the case for change to the recreation reserves network.

The problems relate to reduced affordability of maintaining the network with increased costs from repairing damage from natural hazards, and reduced population in the area following the earthquakes. The loss of regional sport facilities in the Area has contributed to a lower number of visitors to the Area and reduced recreation opportunities for the residents of east Christchurch.

2.4 Precedents and examples

To provide context to this report, here is an example of a regeneration project involving the creation of recreation space.

Silo Park, Auckland



Credit: Auckland Council, NZ

In recent years, an area of former port land in Wynyard Quarter, Auckland, has been regenerated into the vibrant Silo Park (named after the large silos on site, previously used for holding cement). Silo Park is a free public space hosting more than 50 events a year. There is also a playground, basketball court, paths, grassed areas, and climbing structures that attract visitors.

2.5 Uncertainties and assumptions

This report has been prepared with the following uncertainties and assumptions:

Uncertainty	Assumption
Demand for recreation reserves	As there is no decision yet on the future uses of the Area, the extent to which future uses will change current demand for recreation reserves is uncertain. For example, if any future spatial plan for the Area includes areas for new housing then there may be a need to provide new recreation reserve land to serve this type of use. This will be considered further as part of the development of the Plan.
Gaps in information	Pre-quakes, an assessment of accessibility to open space in Christchurch was undertaken by Abley Consultants, see Appendix 1. However no assessments have yet been done post-quakes.
Implementation of Plan	It is assumed that implementation of the Plan is enabled, including funding, land ownership, governance, management and delivery responsibilities.
Capital costs	<p>Indicative forecasted capital costs have been developed based on limited and generic information. A range of potential costs has been provided. The cost will depend on the implementation options and plans pursued.</p> <p>These figures are for comparative purposes only and will require a concept design, implementation approach and more defined cost estimation to establish a more robust budget.</p>

3 Strategic assessment

3.1 Purpose

This section outlines the case for change, by addressing:

- Strategic context
- Problem definition
- Investment objectives, existing arrangements and business needs
- Potential investment scope
- Benefits, risks, constraints and dependencies

This section has been informed by the community ideas, suggestions and proposals received by Regenerate Christchurch and feedback from staff from the Christchurch City Council, Environment Canterbury, Sport Canterbury and Ōtākaro Limited.

3.2 Strategic context

The Greater Christchurch Regeneration Act 2016 establishes Regenerate Christchurch’s purpose to “support a vibrant, thriving Christchurch that has economic, social, and lifestyle opportunities for residents, businesses, visitors, investors and developers”. The overarching vision and objectives for the Area are:

Our Shared Ōtākaro Avon River Vision

The river is part of us and we are part of the river.

It is a living part of our city.

A place of history and culture

where people gather, play, and celebrate together.

A place of learning and discovery

where traditional knowledge, science and technology meet.

A place for ideas and innovation

where we create new ways of living and connecting.

OUR VISION IS FOR THE RIVER TO CONNECT US TOGETHER –

with each other, with nature and with new possibilities.

Our Shared Ōtākaro Avon River Objectives

For Christchurch

- 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 a restored native habitat with good quality water so there is an abundant source of mahinga kai, birdlife and native species.
- Create opportunities for sustainable economic activity and connections that enhance our wellbeing and prosperity now and into the future.

For New Zealand

- Develop the Ōtākaro Avon River Corridor 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 ultimate purpose of the Plan is to enable long-term uses of land within the Area that will contribute to, and support, the regeneration of east Christchurch and greater Christchurch. The vision and objectives have been developed in order to achieve this.

3.3 The case for change

The 2010 and 2011 earthquakes caused extensive lateral spreading, severe liquefaction, and increased risk of flooding and significant disruption of infrastructure (transport, and potable water, freshwater, wastewater and stormwater networks). In particular, a number of recreation reserves in the Area, including Porritt Park, were damaged and are now susceptible to flooding and further erosion damage, which creates risks for residents. The future of the Area and the contribution that an improved recreation network could make to the regeneration of *greater Christchurch*⁵ is an important issue for the residents and communities of east Christchurch.

Recreation opportunities can bring people and economic growth back into east Christchurch. The development of recreation opportunities in the Area in a way that contributes to the regeneration of the area will be an important component in rebuilding parts of the east Christchurch community.

⁵ All terms in italics have the meaning given to those terms in the Greater Christchurch Regeneration Act 2016.

Recreation opportunities can drive other key economic and social factors, including health, wellbeing and crime rates, within a community.

Fundamental to the case for change is the outcome of the network plans for sports parks, and play and recreation facilities that Christchurch City Council is currently preparing, and the “Canterbury Spaces and Places Plan – a Regional Approach to Sports Facilities” being prepared by Sport Canterbury.

The case for change has been mapped in an investment logic map, see Appendix 3. That process is described in the following sections.

3.3.1 Investment drivers (problems/opportunities)

The next step in establishing a case for change is to identify drivers for investment. These drivers encompass the problems that need to be addressed, their causes and the related opportunity if they are addressed. Here is an overview of the investment drivers that will guide any decisions around changes to the recreation network in the Area to achieve these benefits.

Land use driver	Causes of problem	Related opportunity
Reduction in sport facilities in east Christchurch has further exacerbated levels of inequality, and reduced social connection, identity and health and wellbeing for east Christchurch residents.	<ul style="list-style-type: none"> The loss of regional sporting facilities from east Christchurch has meant residents in the east have to travel further to access these facilities, reducing the opportunities to participate in these sports. 	Provide new sports facilities in east Christchurch
Population decline and high vulnerability to natural hazards has made it more costly and less affordable to continue to provide the number of sport fields and	<ul style="list-style-type: none"> The reduced population in the Area means there is lower use of existing assets, and the operational and maintenance cost of the assets is higher per user, than before the earthquakes. The ground level of some parts of the Area has dropped, making 	The existing sports fields and neighbourhood parks in the Area used for an alternative use that makes a greater contribution to the

Land use driver	Causes of problem	Related opportunity
<p>neighbourhood parks in the Area.</p>	<p>parts of existing sport fields and local parks more susceptible to flooding/sea level rise.</p> <ul style="list-style-type: none"> • The geotechnical issues and liquefaction risk in the Area mean that some sport fields and local parks are vulnerable from damage if there are other earthquakes. • As shown by Appendix 6, Christchurch already has far more park land, sport fields and playgrounds (local parks) per person than the national median and more than other major metropolitan cities in New Zealand (ie Auckland and Wellington). With the population decline in the Area, there is less demand for sport fields and local parks, leading to a potential surplus of these facilities. However this measurement focuses on the quantity of facilities and does not necessarily compare the quality of those facilities. 	<p>overarching vision and objectives</p>
<p>The loss of regional sports facilities from east Christchurch has resulted in reduced visitor numbers and economic activity in the Area.</p>	<ul style="list-style-type: none"> • As a result of the earthquakes, some regional sport facilities in east Christchurch (particularly within the Area) were demolished and moved to the west of the city. • There has been a resulting loss for east Christchurch of the economic activity generated from people visiting those facilities. 	<p>Provide new regional sports facilities in east Christchurch that complement the sporting facilities that have already been or are being rebuilt such as the QEII Recreation and Sport Centre at QEII Park.</p>

3.3.2 Recreation Investment objectives

The recreation investment objectives inform the assessment of how recreation could contribute to achieving the overarching vision and objectives for the Area. By meeting the Recreation Investment Objectives, this is the best contribution that recreation can make to the shared Vision and Objectives for the Area.

The recreation investment objectives are to:

- Create places and reserves which provides for the needs of the community.
- Create regional scale sports facilities that serve the needs of east Christchurch and attracts a range of visitors.
- Provide opportunities for affordable and accessible recreation opportunities.

3.3.3 Benefits

To be able to measure the success of any recreation opportunity, these benefits have been established:

- Increased economic activity in the east of Christchurch.
- More efficient use of recreation facilities.
- A healthy and connected community.

3.3.4 Contribution to overarching vision and objectives

Recreation opportunities are considered to contribute to the overarching vision by contributing to the creation of a place of history and culture where people gather, play and celebrate together.

Recreation could contribute to the overarching objectives in the following ways.

Overarching objectives	Link to recreation benefits
For Christchurch	
Support safe, strong and healthy communities that are well-connected with each other and with the wider city.	A more healthy and connected community.
Provide opportunities for enhanced community participation, recreation and leisure.	A more healthy and connected community.
Create a restored native habitat with good quality water so there is an abundant source of mahinga kai, birdlife and native species.	No material contribution.
Create opportunities for sustainable economic activity and connections that enhance our wellbeing and prosperity now and into the future.	<ul style="list-style-type: none"> • Increased economic activity in east Christchurch. • More efficient use of recreation reserves, leading to cost savings.
For New Zealand	
Develop the Ōtākaro Avon River Corridor Regeneration Area as a destination that attracts a wide range of domestic and international visitors.	Increased visitors and migrants attracted to the city and to east Christchurch.
Establish a world-leading living laboratory, where we learn, experiment and research; testing and creating new ideas and ways of living.	No material contribution.
Demonstrate how to adapt to the challenges and opportunities presented by natural hazards, climate change and a river's floodplain.	No material contribution.

3.3.5 Scope assessment

An initial scope has been developed, to guide potential options for the recreation land use. This takes a portfolio perspective, providing a minimum, intermediate and maximum scope to help assess each option or opportunity.

- Minimum scope: provide limited recreation opportunities, such as providing some limited areas and improved facilities for walking, running and cycling along some sections of the river bank. The investment would be expected to be less than \$50m.

- Intermediate scope: provide some recreation opportunities, such as providing the aspects of the minimum scope, but also expand the number of areas for walking, running and cycling along the river and a regional urban sports facility (potentially for extreme sports). The investment would be expected to be \$50 to \$100m.
- Maximum scope: provide many recreation opportunities, such as providing the aspects of the intermediate scope, but also expand on it to provide a linear park in the Area that runs alongside the Ōtākaro Avon River (all the way from the city to the sea) and provides improved facilities for water sports, walking, running and cycling along the entire length of the Area’s river corridor. The investment would be expected to be \$100 to \$300m.

Recreation-related aspects not within the scope of this report, but included in the recreation land use type include:

- Nature reserves (see the Land Use Assessment Report – Ecological Restoration).
- A walking/cycling trail (see the Land Use Assessment Report – Transport).
- Heritage parks/historic reserves/trail, community gardens and dog park (see the Land Use Assessment Report – Community Spaces and Places).
- A mountain bike park, nature-based playgrounds, whitewater sports hub, art/sculpture park/trail (see the Land Use Assessment Report – Visitor Attractions).

3.3.6 Risks

It is also important to identify and record any potential risks around changes in the recreation network.

Risk	Mitigation process	Residual risk rating
Transport options are not available to access the recreation opportunities.	Ensure transport is allowed for in infrastructure planning.	Low
The capital cost is greater than forecast.	The costs included in this assessment are indicative only. Progress more detailed studies before establishing budgets. Establish a robust project management methodology.	High
Operating costs are greater than forecast.	The costs included in this assessment are indicative only. Progress more detailed	High

	<p>studies before establishing budgets. Establish a robust project management methodology.</p>	
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3.3.7 Constraints and interdependencies

These constraints have been identified for recreation reserves:

Constraints	Description
Land	The geotechnical and flood plain footprint of the land will affect what can be developed or built in the Area.

These interdependencies have been identified for recreation:

Interdependency	Description
Ecological restoration	There is a relationship between recreation reserves and ecological restoration, so see these two reports in conjunction.
Network plans for sports parks, play and recreation facilities	Christchurch City Council is currently preparing a network plan for sports parks and one for play and recreation facilities. These plans will set out the Council’s preferred network of sports parks and play and recreation facilities across the city, to optimise benefits.
“Canterbury Spaces and Places Plan – a Regional Approach to Sports Facilities”	Sport Canterbury is currently preparing a regional sports facility plan, setting out the preferred location of regional sports facilities for <i>greater Christchurch</i> .
Land use assessment reports	Land uses cannot be considered in isolation, and all the land use assessments must be considered together.
Other regeneration and urban master plans	Any visitor attraction needs to consider other projects undertaken by Regenerate Christchurch, Development Christchurch Ltd and Christchurch City Council in nearby areas, including New Brighton and the central city.

The Plan	The Plan which sets out proposed land uses is being prepared under the Greater Christchurch Regeneration Act. The Minister makes the final decision on whether or not to approve the draft Plan. In making this decision, the Minister must have regard to/consider matters set out in section 38 of the Act. This includes considering the fiscal and financial implications of the draft Plan and whether the draft Plan is in the public interest.
The Crown's investment in land	The Crown has made a significant investment in this land and is the critical decision maker in determining the future use of the Ōtākaro Avon River Corridor. The overall return on investment (financial and non-financial) is a critical issue for the decision makers.

4 Recreation attributes and options

4.1 Purpose

The purpose of this section is to:

- establish the critical success factors for recreation land uses
- understand the demand in the vicinity of the Area relating to recreation land uses
- develop a set of example options to inform the development of a longlist of land use options

4.2 Critical success factors

Critical success factors are considered to be the attributes that are essential for any recreation land use to be able to meet the Recreation Investment Objectives.

The key point is that critical success factors are crucial, not desirable. Further, it is important to differentiate between critical success factors and design principles.

The following factors are essential to deliver recreation opportunities in the Area that support shared vision and objectives, if areas for recreation are included in the longlist of land use options.

Critical success factor	Description
Multiple opportunities	<ul style="list-style-type: none"> • A range of recreation opportunities that provides for a variety of interests and needs
Universal design	<ul style="list-style-type: none"> • Recreation opportunities for all (including people with disabilities)
Sustainable solution	<ul style="list-style-type: none"> • Recreation opportunities that support environmental outcomes
Affordable	<ul style="list-style-type: none"> • Affordable for both public sector and the user

4.3 Demand analysis

4.3.1 Sport fields and local parks

As previously mentioned in this report and as shown by Appendix 2, there is no demand for additional recreational reserve land in east Christchurch.

4.3.2 Regional sporting facilities

For most sports there are sufficient regional sporting facilities either in place or under construction (such as the Metro Sports Facility and Ngā Puna Wai). However, Appendix 4 lists some sports without a current dedicated regional sporting facility in other parts of the city.

An option to include a dedicated regional sporting facility could therefore be considered, pending further work to determine the demand and the feasibility.

Such a regional facility could include a flatwater water sports facility. This is considered in detail in the Indicative Business Case.

4.3.3 Linear park

The Area brings an opportunity to provide a 10.5km linear park along the riverbanks of the Ōtākaro Avon River from the central city (Barbadoes Street) to the Estuary (Bexley). There is no other similar opportunity to provide such a long linear park within the urban environment of Christchurch. Judging by the number of people who are currently accessing the Area for recreation, eg walking dogs, there is likely to be some demand for a linear park.

4.4 Potential options and forecast capital costs

To help inform the development of a longlist of land use options, a list of potential options for improving the recreation network within the Area has been developed. These options have been developed based on the work completed for this report, stakeholder workshops and consideration of the ideas, suggestions and proposals received by Regenerate Christchurch from the community. The options are intended to provide context for the development of a longlist of land use options only, and should **not** be interpreted as the final recreation facilities to be included in the Area.

Option		Description	Capital cost	
			Optimistic	Pessimistic
A	Retain the existing recreation reserve network with current use (do nothing)	No change. Keep all existing parks open.	No additional capital costs	No additional capital costs
B	Close all local parks and the sports fields at Donnell Sports Park – all within the portion of the Area zoned in the District Plan as Specific Purpose (Flat Land Recovery) Zone. Repurpose the decommissioned parks for other uses	Close Brooker Reserve, Sullivan Park and Harold Henry Reserve and the sports fields at Donnell Sports Park (Row A in the table at 2.2). Due to the de-population of the Area these parks are no longer required. However, the playground, basketball & tennis courts at Donnell Sports Park serve the neighbourhoods adjacent to the Area and would remain open under this option.	No additional capital costs	No additional capital costs
C	Land swap for development	Relocate sports parks from outside the Area, into the Area (potentially Avondale Park). Use the former parks for land use development opportunities. (See Appendix 5 for more details.)	\$1m	\$10m
D	Provide a regional urban sports facility (potentially for extreme sports)	Provide a new regional sports facility in the Area to attract visitors and economic activity, and provide more sporting opportunities for east Christchurch residents. A regional sports facility currently not well catered for is competition space for large scale extreme sports competitions (such as skateboarding, BMX, parkour, etc.). Providing a space for temporary	\$1m	\$25m

		competition facilities to be built may be sufficient. There is also demand for more space for sports such as Criterium Cycling ⁶ and Frisbee Golf. Since there are currently sufficient recreation reserves in east Christchurch, providing a regional urban sports facility could be done by repurposing some existing underutilised reserves.		
E	Provide a linear park in the Area that runs alongside the Ōtākaro Avon River (from the city to the sea)	Provide space for recreational walking, running and cycling along the river corridor from the city to the sea. It would also provide off-road space for marathons, walking, and cycling races, etc.	\$100m	\$200m
F	Provide a flat water sports facility	Provide a flatwater facility for water sports as per the appended Indicative Business Case.	\$15m	\$300m

The abovementioned costs do not include ongoing repairs and maintenance. Cost of ongoing maintenance of the recreation facilities in the Area will be a key ongoing issue with expected higher than average maintenance costs, due to the risk from natural hazards.

The option of adding recreation reserve land to the existing reserve network within the Area has not been put forward, because as shown by Appendix 2 of this report and based on current population of the Area, there is no demonstrable need for additional recreational reserve land in this part of Christchurch.

In general, Christchurch already has far more park land, sport fields and playgrounds (local parks) per person than the national median and more than other major metropolitan cities in New Zealand (ie Auckland and Wellington).

⁶ Source: Sport Canterbury: Identification of Community Sport, Recreation and Physical activity requirements and aspirations for the Avon River Corridor. Criterium Cycling is a bike race consisting of several laps around a closed circuit, the length of each lap or circuit ranging from about 500–1000 m.

However additional recreation reserves could be needed in the Area to support some future use options, such as housing. This is outside the scope of this report and will be considered during the Plan development phase when future uses are determined.

While additional sport fields and local parks are not needed in this Area, that is not to say that providing park land for reasons other than recreational, such a nature reserve, will not be beneficial. Nature reserves can bring other benefits, including in ecological, amenity and water management, eg species/habitat protection/migration, flood/sea level rise protection and providing space for community uses. See the Land Use Assessment Report – Ecological Restoration.

Providing park land for a cemetery has not been put forward as an option, as the corridor is prone to a number of natural hazards, which would be a risk for a cemetery in this location.

4.5 Land use attributes

As a result of the work completed in this report, which included stakeholder workshops and consideration of the ideas, suggestions and proposals received by Regenerate Christchurch from the community, land use attributes relating to recreation have been developed. They differ from the investment objectives and critical success factors as they focus on recreation as a theme, rather than assessing specific opportunities.

The key land use attributes informing the development of the longlist of land use options are:

- There is a unique opportunity in the Area to encourage recreation by providing off-road riverside routes for walking, cycling, running and accessibility for people with disabilities, which are not possible to the same extent in other parts of the city.
- If recreation activities are included in the longlist of options, there should be a focus on providing facilities for walking, cycling, running and accessibility for people with disabilities, rather than sport fields (as there is not a demand for sport fields in this part of the city).
- Please see the Indicative Business Case – Flatwater Sport and Recreation Facilities for further consideration of flatwater water sport options needs.

5 Conclusion

As a result of the work completed in this report, which included stakeholder workshops and consideration of the ideas, suggestions and proposals received by Regenerate Christchurch from the community, **it is recommended that the ability to allow for a wide range of activities that have the potential to contribute to recreation opportunities is included in the longlist of land use options for further consideration.**

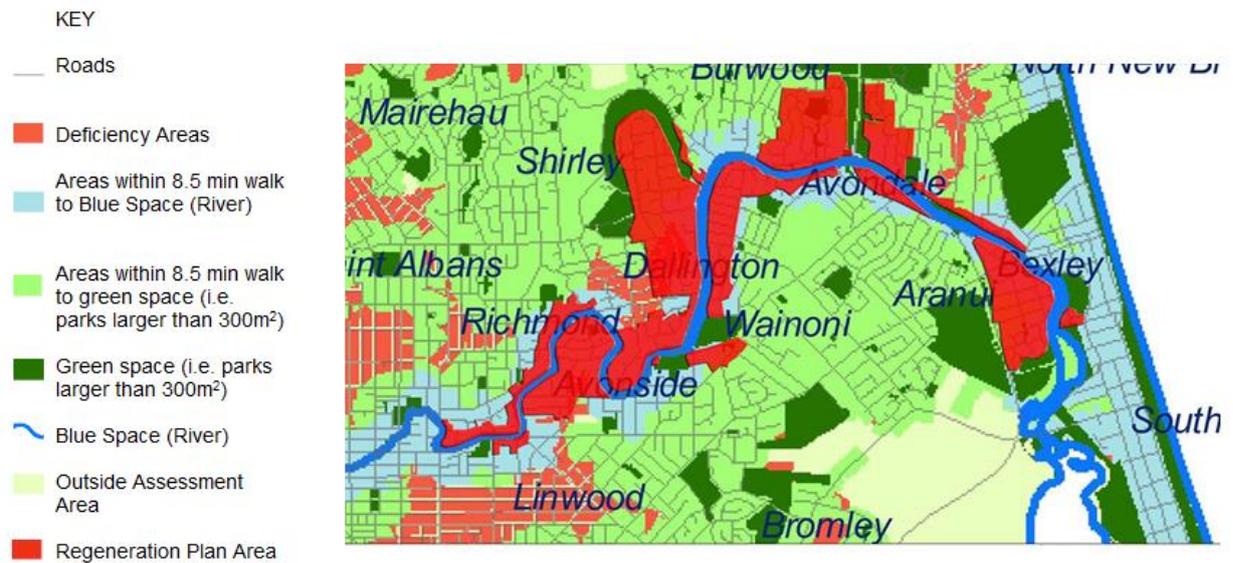
In particular, the following key points should be considered in any decision around including recreation in the Area:

- Any opportunities for enhanced recreation opportunities need to ensure alignment with the investment objectives and critical success factors established in this report.
- The longlist of land use options should consider prioritising areas that cater for walking, cycling, running, water sports, extreme sports and an event space for sporting events, but also allow for other recreation activities to be introduced over time.
- An efficient transport network will be essential for ensuring access to and through the corridor and improving the connection between local residents and recreation activities.

Appendix 1: Access to open space assessment

In 2009 the following open space deficiency map was prepared by Abley Transportation Engineers. It has not been updated since the earthquakes.

The deficiency shown areas within the Area are no longer relevant because of the Area’s depopulation. Access would need to be re-considered if new housing is proposed in the Area.



Appendix 2: Background information on the existing recreation reserves in the Area

See Christchurch City Council’s “Public Open Space Strategy” <https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/strategies/public-open-space-strategy-2010>

Abbreviations:

- RR = recreation route
- EC = ecological corridor
- CP = community park
- SP = sports park
- EUA = existing urban area
- CCC = Christchurch City Council

Name	Suburb	Size (m ²)	*Type	Legal description, ownership	Status (Reserves Act? Who manages?)	Current condition	Facilities	Current access	Relationship to Area	Current use	Planned change in use?	#Potential uses
Amelia Rogers Reserve	Burwood	12,827m ²	Local park on the Ōtākaro Avon riverbank	Partially owned by CCC	Reserves Act 1977			From New Brighton Rd	Within Area	Riverbank	No	EC
Anzac Drive Reserve	Burwood	6,201m ² [^]	Linear open space	Recreation & Fee Simple	Reserves Act 1977			From Anzac Drive	Within Area	Recreation route, mahinga kai, wetland	No	EC & RR
Bexley Wetland	Bexley	2,285 [^] (148,80m ² in total)	Regional park		Reserves Act 1977			Walking access only/local roads closed	Within Area	Natural wetland	No	EC
Bickerton Reserve	Wainoni	4,882m ²	Local park	CCC	Reserves and Domains Act 1953		Park benches	Avonside Drive/Wainoni Rd	Within Area. About 100m to nearest house	Local park to service EUA	No	CP
Brooker Reserve	Burwood	8,426m ²	Local park	Partially owned by CCC	Reserves Act 1977		Playground? Pedestrian Bridge	Limited – from New Brighton Rd and Brooker Ave. Other roads closed	Within Area	No current use as CP unless rebuild of local neighbourhood	Possible reinstatement if required to support new residential	Dependant on surrounding land use option
Cedarwood Reserve	Avondale	2,906m ² [^] (7,979m ² in total)	Local park		Reserves Act 1977		Playground with slide, swing, see saw & multi-play structure.	From Anzac Drive	On Area boundary. Next to green zone houses.	Disestablished as a community park but	Possible reinstatement as a CP	Further investigation of wider

Name	Suburb	Size (m ²)	*Type	Legal description, ownership	Status (Reserves Act? Who manages?)	Current condition	Facilities	Current access	Relationship to Area	Current use	Planned change in use?	#Potential uses
										need to reconsider wider catchment needs		catchment needs required
Dixon Reserve	Burwood	5,454m ²	Linear open space on Ōtākaro Avon riverbank		Reserves Act 1977			From New Brighton Rd	Within Area	Riverbank	No	EC
Donnell Sports Park	Burwood	44,666m ² [^]	Sports park	CCC Local Purpose & Recreation Reserve	Reserves Act 1977	Damaged in quakes. Wildlife can cause a nuisance for playing sport.	Playground Basketball court Tennis court Toilets	Limited – from Rebecca Ave. Brooker Ave frontage closed to vehicles.	On Area boundary. Next to green zone houses. Playground, basketball & tennis courts serve the green zone.	Values sports park with range of built facilities.	If sought for alternative uses will need to be replaced/compensated in close proximity to service EUA	Possible but compensation required as valued SP
Halberg Reserve	Dallington	3,683m ²	Local park		Lands Act 1948		Playground with multi-play structure, block wall, slide & swings. Scout den?	Limited – from Halberg Ave. Locksley Ave vehicle access closed.	On Area boundary. Opposite green zone houses.	CP with scout den	No	CP
Harold Henry Reserve	Bexley	4,933m ²	Local park	Partially owned by CCC	Reserves Act 1977		Playground?	Limited – from Wetlands Grove and Waitaki St	Within Area	No current use as CP unless rebuild of local neighbourhood	Possible reinstatement if required to support new residential	Dependant on surrounding land use option
Horseshoe Lake	Burwood	244m ² [^] (35 hectares in total)	Regional park	CCC Recreation Reserve	Reserves Act 1977 Has a management plan		Toilets Pedestrian boardwalk/bridge damaged Dog exercise area Horse grazing paddocks	Lake Terrace and Horseshoe Lake Rd	On Area boundary. Opposite green zone houses.	RP with significant cultural value, and key infrastructure.	Yes but should retain/protect open space and cultural values and uses	EC, RP, possible stormwater management facilities.
Hulverstone Reserve	Avondale	1,865m ²	Local park on Ōtākaro Avon riverbank	Partially owned by CCC	Reserves Act 1977			Limited – some roads closed	Within Area	Riverbank	No	EC

Name	Suburb	Size (m ²)	*Type	Legal description, ownership	Status (Reserves Act? Who manages?)	Current condition	Facilities	Current access	Relationship to Area	Current use	Planned change in use?	#Potential uses
				Recreation Reserve								
Mitcham Reserve (+ adjoining riverbank park land parcel)	Bexley	238m ² + 1,388m ²	Local park on Ōtākaro Avon riverbank		Reserves Act 1977			Limited – Mitcham Place closed	Within Area	Riverbank	No	EC
Retreat Reserve	Avonside	1,304m ²	Local park		?			Patten St & Retreat Rd	On Area boundary. Opposite green zone houses.	Small iconic community park with significant trees	No	CP
Porritt Park	Avondale	12 ha	Sports park				Rowing & Kayak club buildings. Hockey?	From Avonside Drive	On Area boundary. Opposite green zone houses.	Council and clubs have reinvested in the facilities	Possible but any existing facilities would need to be reinstated	Dependant on surrounding land use option
Sullivan Park	Avonside	10334m ²	Local park				Playground with block wall, multi-play structure, roundabout, see-saw & swings.	Walking access only. Roads closed	Within Area	No current use as CP unless rebuild of local neighbourhood	Possible reinstatement if required to support new residential	Dependant on surrounding land use option
Avon Park	Avonside	6 hectares	Sports park	CCC			Playground with roundabout, see-saw, slides & swings. Also Half Court & toilets.	From Avonside Drive	Only partially in the Area. Next to green zone houses.	SP and highly valued by local community	No	CP
Bower Park	North New Brighton	4 hectares	Sports park	CCC Recreation Reserve			Playground with see-saws, may pole, hoop, slides, horse & swings.	From Willryan Ave and New Brighton Rd	On Area boundary. Next to green zone houses.	Services west New Brighton as a sports and community park.	Possible	Sports park component could be considered for relocation/ replacement only if needs assessment

Name	Suburb	Size (m ²)	*Type	Legal description, ownership	Status (Reserves Act? Who manages?)	Current condition	Facilities	Current access	Relationship to Area	Current use	Planned change in use?	#Potential uses
												supported this. More work needed re long term function and need.
Jack Hinton Reserve – North of Anzac Drive (across the river from Cockayne Reserve)	Bexley	6,609m ²	Local park on Ōtākaro Avon riverbank	Fee simple & Road Reserve		Small areas of land north of Anzac Drive surrounded by Area		Limited – from Anzac Drive	On Area boundary. Opposite green zone houses.	Riverbank with memorial.	No	EC
Part of Bexley Park	Bexley	512,351m ²	Sports park	CCC Fee simple		Part of Bexley Park separated by Anzac Drive – surrounded by Area.		From Anzac Drive & Pages Rd	Partially in the Area. Next to green zone houses.	Capped landfill used for dog park, BMX, grazing.	No	Land contamination issues. Uses likely to be limited.
Withells Island Reserve	New Brighton	5 hectares	Local park	Partially owned by CCC Recreation Reserve & Fee Simple				From Owles Terrace and Union St	On Area boundary. Opposite green zone houses.	CP	Possible but retain some community use, ie waka	Further investigation.
Cockayne Reserve	New Brighton	6 hectares	Regional park				Site of Ecological Significance (SES/LP/24)	From New Brighton Rd	Within Area	Riverbank	No	EC
Bligh's Garden	New Brighton	62191m ²	Local park	CCC			Croquet	Tovey St	Next to the Area.	CP	Possible	Dependant on surrounding land use option.
Avebury Park	Richmond	9,124m ²	Garden and heritage park	CCC	Reserves Act 1977		Avebury house and garden. Playground with paddling pool, rocktopus, slides, spring mounted play items & swing, & toilets.	Evelyn Couzins Ave	Next to the Area. Part of catchment was in the red zone.	Heritage park with local value	No	CP

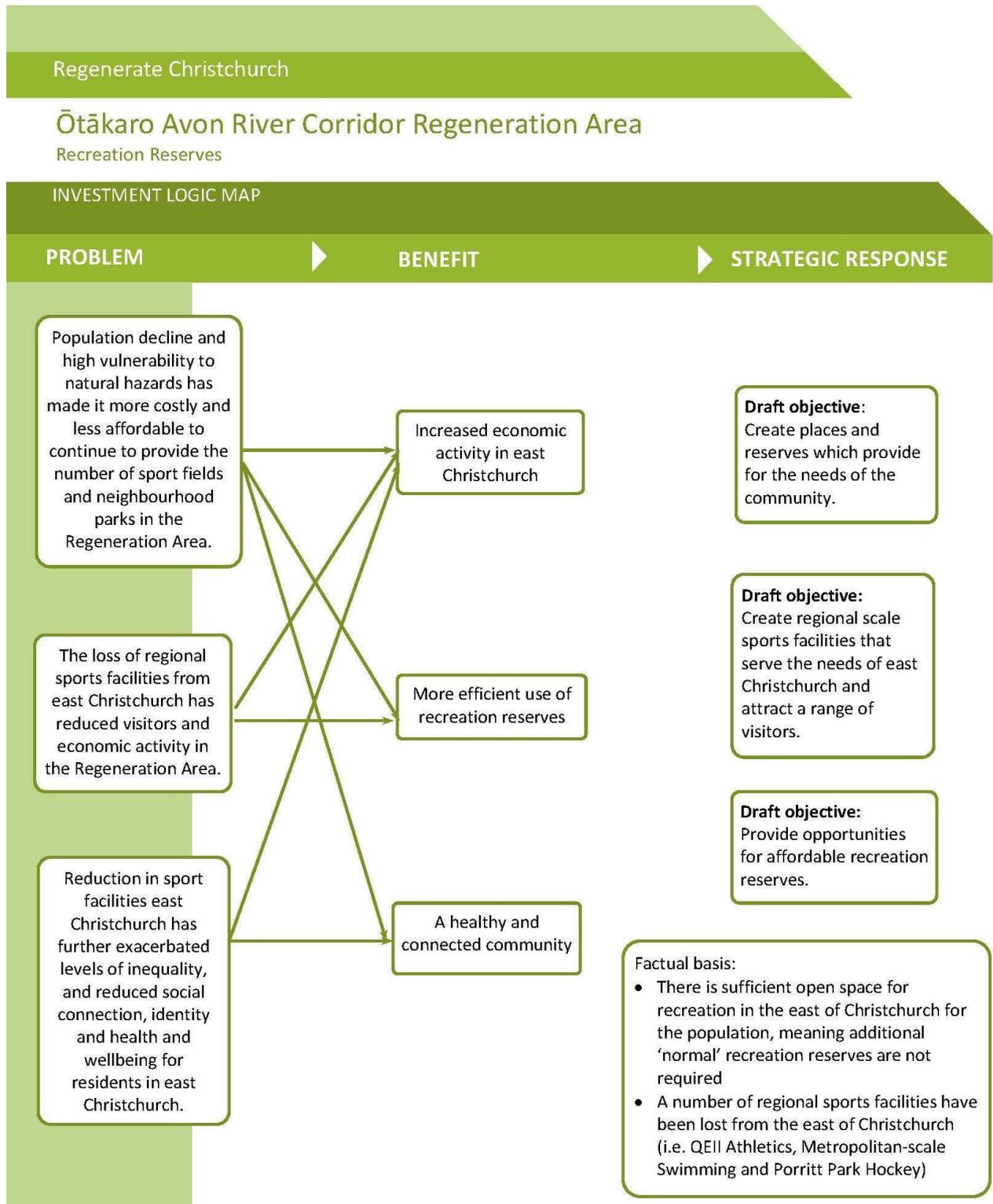
Name	Suburb	Size (m ²)	*Type	Legal description, ownership	Status (Reserves Act? Who manages?)	Current condition	Facilities	Current access	Relationship to Area	Current use	Planned change in use?	#Potential uses
Richmond Park	Richmond	37,529m ²	Sports park	CCC			Playground? Tennis courts?	Medway St and Woodchester Ave	Next to the Area. Part of catchment was in the red zone.	CP and SP with range of facilities.	Possible but would require full replacement/relocation of facilities and needs assessment of the local area.	Further investigation required.
Moyna Playground	Dallington	1,687m ²	Local park	CCC			Playground with multi-play structure, solo spinner, spring mounted play items & swings.	Moyna Ave	Across road from the Area. Part of catchment was in the red zone.	CP	Possible but does serve a local need	Dependant on surrounding land use option.
Burwood Park	Burwood	14 hectares	Sports park	CCC			Playground with maze, climbing equipment, multi-play structure, flying fox, hoop, standalone slide & swings. Also, BMX track, basketball half court & public toilet. Club Rooms.	New Brighton Rd	Across road from the Area. Part of catchment was in the red zone.	CP and SP with range of facilities.	Possible but would require full replacement/relocation of facilities and needs assessment of the local area.	Further investigation required.
Bangor Playground/ Walnut Tree Park	Avon Loop	3024m ²	Local park	CCC			Playground?	From Bangor St	Across road from the Area. Part of catchment was in the red zone.	CP	Possible but does serve a local need	Dependant on surrounding land use option.
Beverley Park	Linwood	25,262m ²	Local park	CCC			Playground with a multi-play structure, slide & see-saw.	From Stanmore Rd and Avonside Drive	Across road from the Area. Part of catchment was in the red zone.	CP	Possible but does serve a local need	Dependant on surrounding land use option.
Avondale Park	Avondale	4 hectares	Local park	CCC			Playground with swing & multi-play structure. Also a petanque, tennis & half basketball court.	Mervyn Drive & Woolley St	Across road from the Area. Part of catchment was in the red zone.	CP	Possible but does serve a local need	Dependant on surrounding land use option.

Name	Suburb	Size (m ²)	*Type	Legal description, ownership	Status (Reserves Act? Who manages?)	Current condition	Facilities	Current access	Relationship to Area	Current use	Planned change in use?	#Potential uses
Rawhiti Domain	New Brighton	613,543m ²	Sports park	CCC	Has a management plan. https://www.ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/Park-management-plans/Rawhiti-DomainPlan.pdf		Golf course	Keyes Rd & Marine Parade	Across road from the Area. Part of catchment was in the red zone.	SP	Possible	Need to retain a portion (1/2) as open space, relocate golf course
Christchurch Golf club – Shirley Links	Shirley	50 hectares	Golf course	Private			Golf course	Horseshoe Lake Rd	Across road from the Area.			
Avondale Playground	Avondale	4000m ²	Local park	CCC				Breezes Rd	30m from the Area. Part of catchment was in the red zone.			
Emlyn Playground	Avondale	2,333	Local park	CCC			Playground with block wall, multi play structure, see saw, swings & slide.	Emlyn Place & Pembroke Ave	35m from the Area. Part of catchment was in the red zone.			
Tangmere Reserve	Burwood	5000m ²	Local park	CCC				Tangmere Place	40m from the Area.			
Avondale Golf Course	Avondale	30 hectares	Golf course	Private			Golf course	Wainoni Rd	120m from the Area.			
Farnborough Reserve	Bexley	1.5 hectares	Local park	CCC				Farnborough St	120m from the Area.			
Woodham Park	Linwood	2 hectares	Garden & heritage park	CCC				Woodham Rd	130m from the Area.			
Richmond Playground	Richmond	1 hectare	Local park	CCC				Stanmore Rd	200m from the Area.			

*Partially in the residential red zone. Approximate area of that portion of the respective park located inside the residential red zone.

Appendix 3: Investment logic map

The investment logic map process provides a framework for identifying the problems which need to be resolved, the potential benefits from addressing the problems and the development of investment objectives with respect to a potential project or land use.

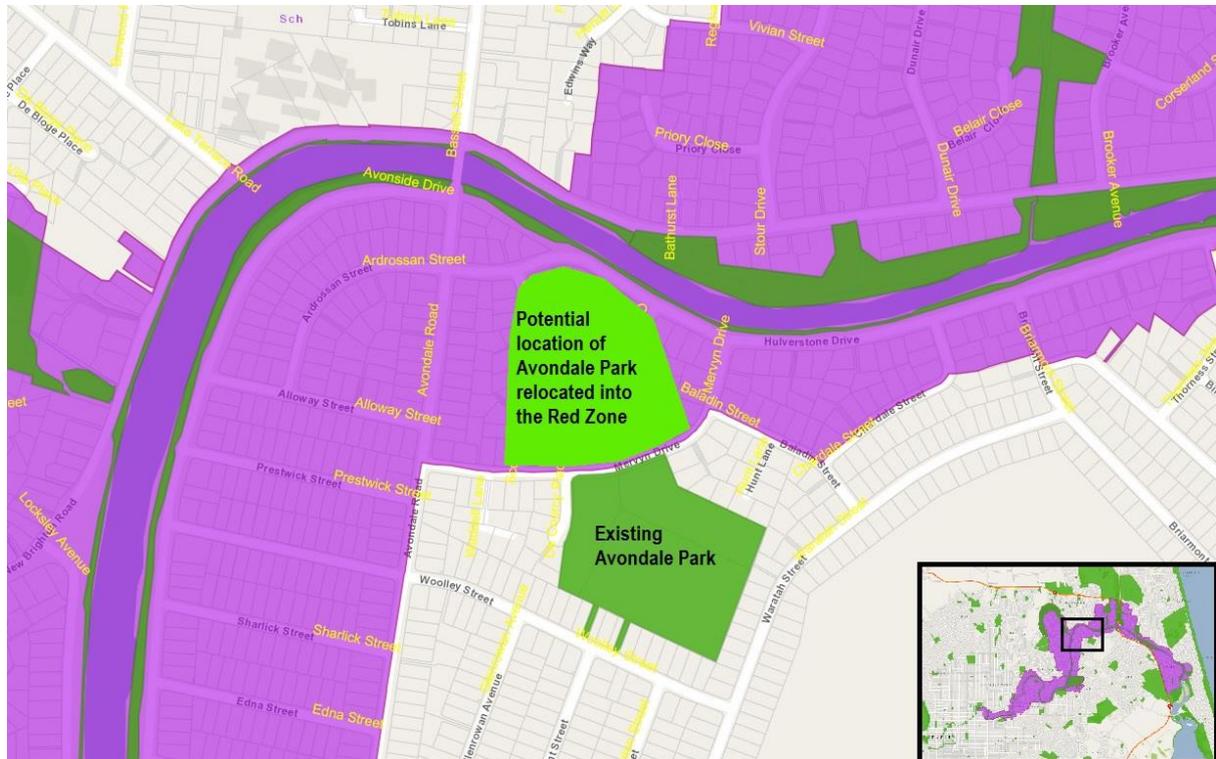


Appendix 4: Potential regional sport facilities to be considered further

A dedicated regional facility for the following sports is not provided elsewhere in Christchurch and could be provided in the Area. However, before any decisions are made, feasibility and suitability need to be considered further.

- A rowing lake (see the Indicative Business Case – Flatwater Sport and Recreation Facilities);
- A running/cycling circuit where marathon, road/criterium cycling, cross country bike racing, orienteering, triathlon/ironman (if associated with a swimmable lake) and competitive walking events can be held;
- Artificial water sports facilities, eg surf park, cable park for wake boarding, white water kayaking facility, etc. (See the Land Use Assessment Report – Whitewater Sports Hub);
- An event space where a touring extreme sports event can be held, e.g. X-games.

Appendix 5: Possible park land swap



Appendix 6: Comparison of provision of recreation facilities across New Zealand

This table shows a population and urban green space/parks spatial comparison between Christchurch, Auckland and Wellington.

Location	Population (approx.)	Approx. area of sports parks (hectare/1000 people)	Approx. provision of playgrounds per 1000 children under 15	Approx. total area of park land (hectare/1000 people)
New Zealand	4.8 million	2.31 (median)	3.9 (median)	15.90 (median)
Auckland	1,415,000 ¹	2.71 ²	3.7 ³	5.03 ³
Wellington ⁴	190,000	2.02	3.1	19.89
Christchurch	341,000	3.15	5.8	23.83

Table references

1. Statistics NZ
2. South Auckland area
3. Central Isthmus area
4. Wellington City Council area

Park/playground provision data from Parkcheck, New Zealand Management Measures Report, 2013