

# The Ōtautahi Christchurch Planning Programme



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Christchurch  
City Council









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# Introduction

## About the Ōtautahi Christchurch Planning Programme (ŌCPP)

The ŌCPP envisages our future city, recognising that different parts will have their own unique feel and function. It creates an integrated long-term pathway to guide and develop our thinking as new challenges and opportunities emerge. This document sets the background and provides the launching pad for this further work.

There are three key components to the ŌCPP.

|          |                                                                                                     |
|----------|-----------------------------------------------------------------------------------------------------|
| Process  | How we will engage, partner, create and deliver in an integrated way                                |
| Plans    | A spatial illustration of outcomes at a city-wide, network, local-catchment and neighbourhood level |
| Projects | Specific approaches and initiatives                                                                 |

The programme components will be delivered across a range of spatial scales, as shown in the images below.

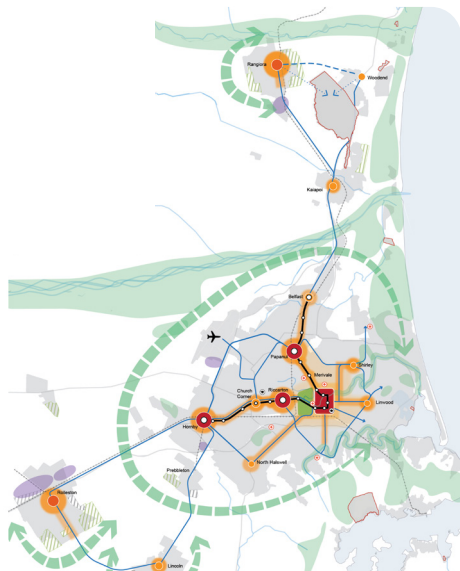
The ŌCPP works alongside district, regional and national plans and initiatives. It seeks to build upon these existing strategies and the Greater Christchurch Partnership work programme. It provides a framework for effective implementation through:

- Aligning priorities, plans and projects.
- Building and shaping our city together with mana whenua, community groups, non-governmental organisations, and the voluntary and public sector (local and central government).
- Building connections between communities and their places and spaces to foster a greater sense of local identity, shared experience and stewardship.
- Demonstrating at a local spatial level the pathway to integrating and staging multiple initiatives in relation to climate resilience, infrastructure, land use, community, environment, business, open space, biodiversity, health and wellbeing.
- Helping residents and businesses to understand and respond to changes expected to impact their neighbourhoods.
- Guiding developers and enabling investors to identify opportunities that better support community outcomes.
- Supporting innovation and transformational change through community and business initiatives and catalyst projects that drive prosperity and growth.



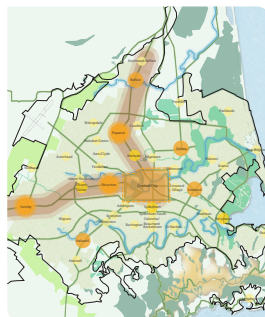
## Delivery scales

### Greater Christchurch Spatial Plan (GCSP)

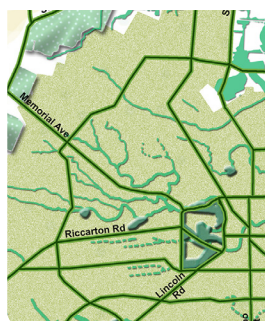


Sub-regional

### Ōtautahi Christchurch Planning Programme (ŌCPP)



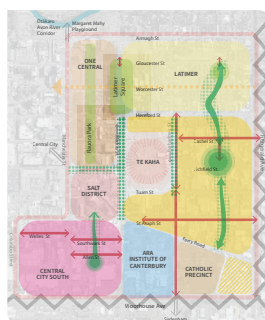
City wide



Infrastructure and green networks



Local area



Neighbourhood



Site



# Our changing environment

Christchurch is evolving from a predominantly low-density suburban city to a city with a greater balance of housing types and densities.

The patterns of development that define the current city form are shaped by geographic landscapes, technological developments, network connections and changing values around how we choose to live. This change will continue at different rates for different areas.

The ŌCPP responds to our changing environment and ongoing need to manage growth and risks to people, property and infrastructure.

We need to embrace opportunities to live well with nature, provide choice for people and communities to meet their changing needs, and improve accessibility and equity of services to our communities, especially those more vulnerable to current and future challenges.

Navigating the future as we strive for a greener, more liveable, resilient and sustainable city will test our commitment and approach in responding to change.

## Projected changes and future challenges



### Local temperature rise

Average temperatures are projected to increase by 0.5°C to 1.5°C by 2050, and 3°C by 2090. This has a range of implications including more extreme weather events, sea-level rise, fires and flooding.



### Sea-level rise

Between 2020 and 2050, we expect to see around 20cm more of sea-level rise if global greenhouse gas emissions continue at the current rate. Some areas may be more affected than others when taking into account local vertical land movement rates.



### More extreme weather conditions

On the Port Hills, more extreme drought conditions will place the surface and drinking water supply under strain and increase the risk of wildfires. Drought and storm events contribute to soil erosion, land instability and make re-vegetation more difficult.



### Biodiversity

Christchurch is within an acutely threatened land environment that supports less than half a percent of its original indigenous vegetation cover. Fifteen bird species locally native or that migrate to Christchurch are in the most threatened category.



### Tree canopy cover

Tree canopy cover is inconsistent across the city, ranging from a suburb high of 27.5% to just 6.5% in the suburb with the lowest tree canopy cover. Residential intensification is expected to accelerate the loss of trees from private land.



### Waterway health

Forty-four per cent of all water quality sites monitored across the city have 'poor' water quality, with 72% of sites not meeting water quality guidelines.



### Population and housing

Our current estimated residential population is approximately 396,000, projected to increase to around 480,000 by 2050 (an increase of around 85,000 or 21%). Ōtautahi Christchurch has significant capacity to meet long-term housing demands; the challenge is to channel this to the best locations and provide more affordable homes.



### Liveability and community connections

As urban areas intensify, private green spaces are reduced. Our existing local public spaces and streets will not compensate for this loss. It is a challenge to keep our access to the natural environment and green spaces, along with maintaining our culture, identity and heritage, as the city grows and the environment changes.



### Health and wellbeing

Fourteen percent of Christchurch's population live in areas that record the highest New Zealand Deprivation score. Forty-five percent of Canterbury residents are physically inactive, increasing the individuals' risk of poor health outcomes.



### Employment

Ōtautahi Christchurch needs to seek opportunities for employment growth and innovation to maintain its share of regional employment. The Central City continues to grow employment opportunities but has yet to reach its full potential and ambition.



### Transport

Current and historic land use and transport investment decisions have encouraged high car use and dependency. If travel patterns do not change, population growth as projected will lead to a 115% increase in car trips to and from the central city by 2048. This will exacerbate our road transport contribution to greenhouse gas emissions, increase safety risks and lower the quality of the urban environment.



# Our regenerative and integrated approach

Toitū te kupu, toitū te mana, toitū te whenua | People, in place, over time

Te ao Māori, the Māori worldview, acknowledges the interconnectedness and interrelationship of all living and non-living things. A 'regenerative' approach similarly means recognising connections to each other and the environment.

In taking a regenerative approach, the development of our city presents an opportunity to replenish and restore natural processes, respond to climate change, and improve community health and resilience. Through continuous improvements, we create a better city for those who follow us. Taking an integrated approach means that our network and local planning is coordinated to help deliver on these outcomes.

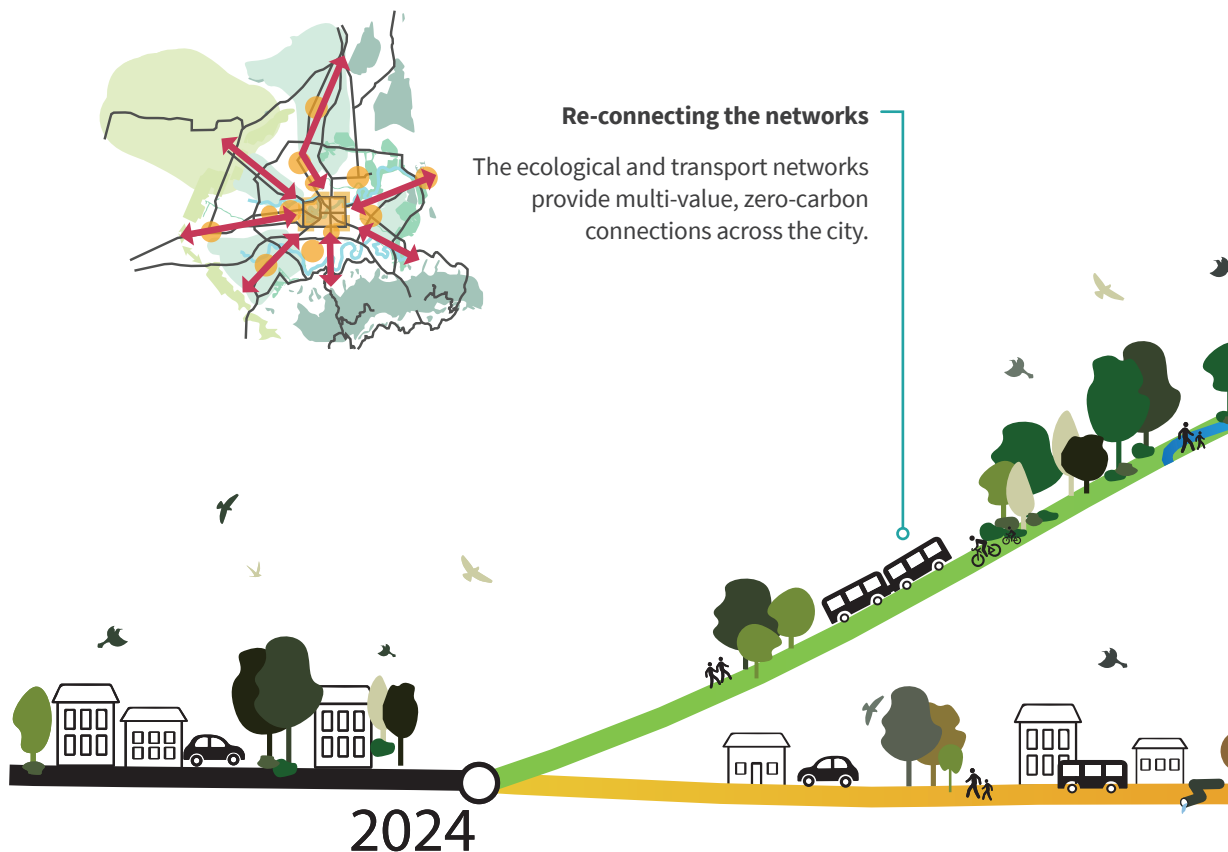
Some of the key moves needed are illustrated on this page. If we do nothing, the long-term outcome will fall short of achieving our vision for the city.

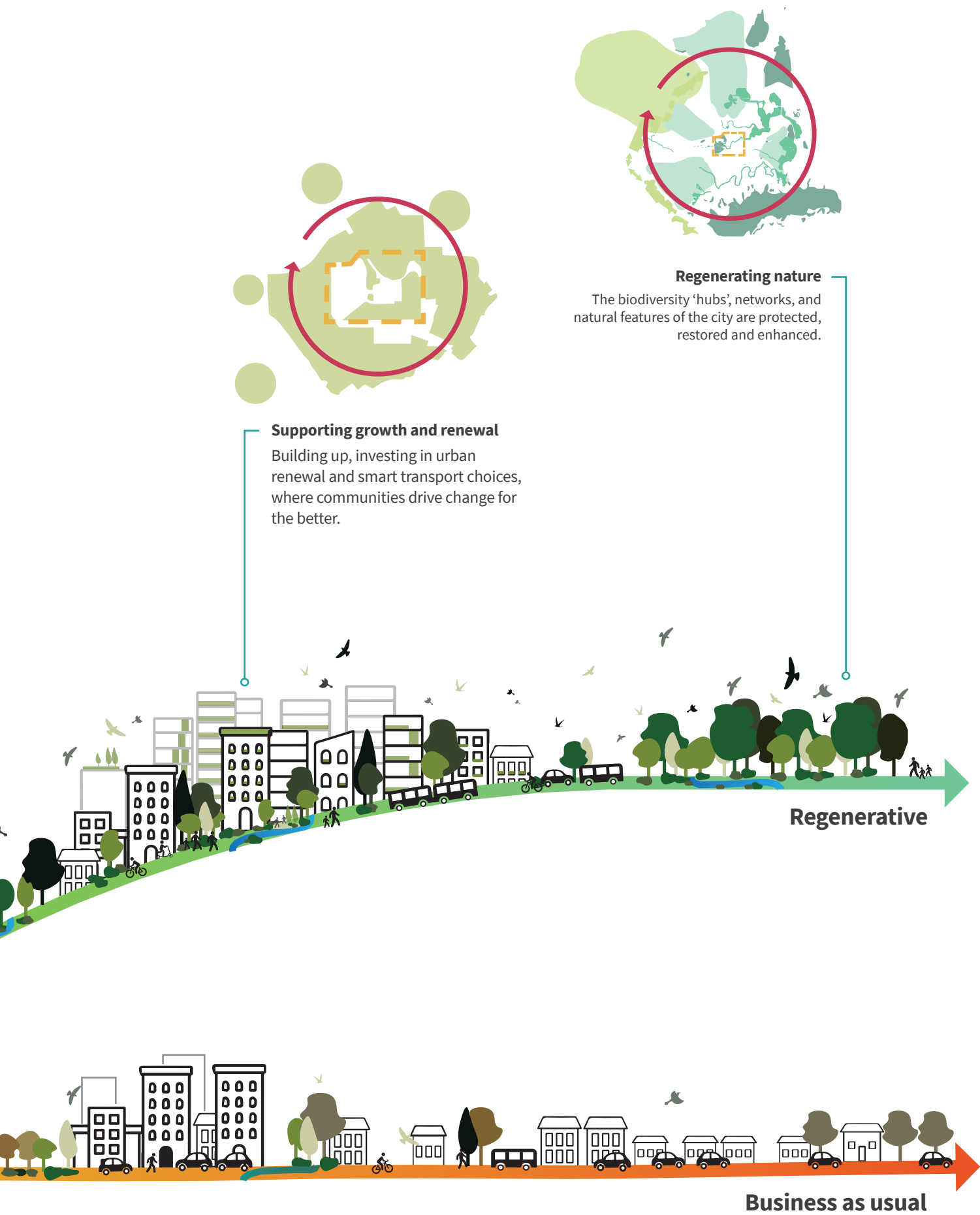
**Our intergenerational vision for the city is:**

**A place of opportunities for all.  
Open to new ideas, new people,  
new investment and new ways  
of doing things – a place where  
anything is possible.**

– Long Term Plan, Strategic Framework

## What a regenerative approach looks like 'on the ground'







# Our programme outcomes

## We are planning for well-functioning urban environments

### These urban environments would:

- Meet long-term housing and business demands and provide a range of housing types to ensure the city maintains a competitive housing market.
- Support greater efficiencies in, and redevelopment of, business areas, including quality mixed-use developments in suitable locations.
- Provide a good standard of amenity and more affordable living and travel options.



*Artist's figurative illustration of Ōtautahi Christchurch's future urban form with a hierarchy of centres*

## How do we achieve this?

### Being bold

Understanding and sharing a common direction is critical. We must be confident, innovative and bold in our approach, recognising that no single action will achieve sought outcomes. The process of aligning many actions will be the most effective, with the Ōtautahi Planning Programme setting out our pathway for this.

### Consolidating the city

Facilitating and incentivising growth through redevelopment and renewal, and by building more 'up' than 'out'. This will reduce our carbon footprint, achieve greater efficiencies in resource use and infrastructure, and attract new investment and employment opportunities. This approach limits the need for further suburban development at the edge of the

city, particularly into areas highly valued for their existing and potential biodiversity, landscape and cultural significance.

### Creating great neighbourhoods

Creating more resilient, liveable and well-connected neighbourhoods, together with thriving commercial centres. This is achieved by integrating the key elements of a regenerative approach, including prioritising our water resource, delivering green infrastructure, improving open-space networks, recognising our history, and strengthening our identity and sense of place. Knitting together these various attributes can create places we are proud of, and help to meet environmental and economic challenges.



Housing growth  
close to public transport  
corridors



Well-connected places  
by public and active  
transport networks



Enhanced ecological  
networks and  
biodiversity nodes



Vibrant  
neighbourhoods with  
a strong identity



Stronger Central City,  
well-functioning  
centres, diversity of  
employment



Maximised  
brownfield  
development  
opportunities



Greater resilience  
to environmental  
challenges and risks

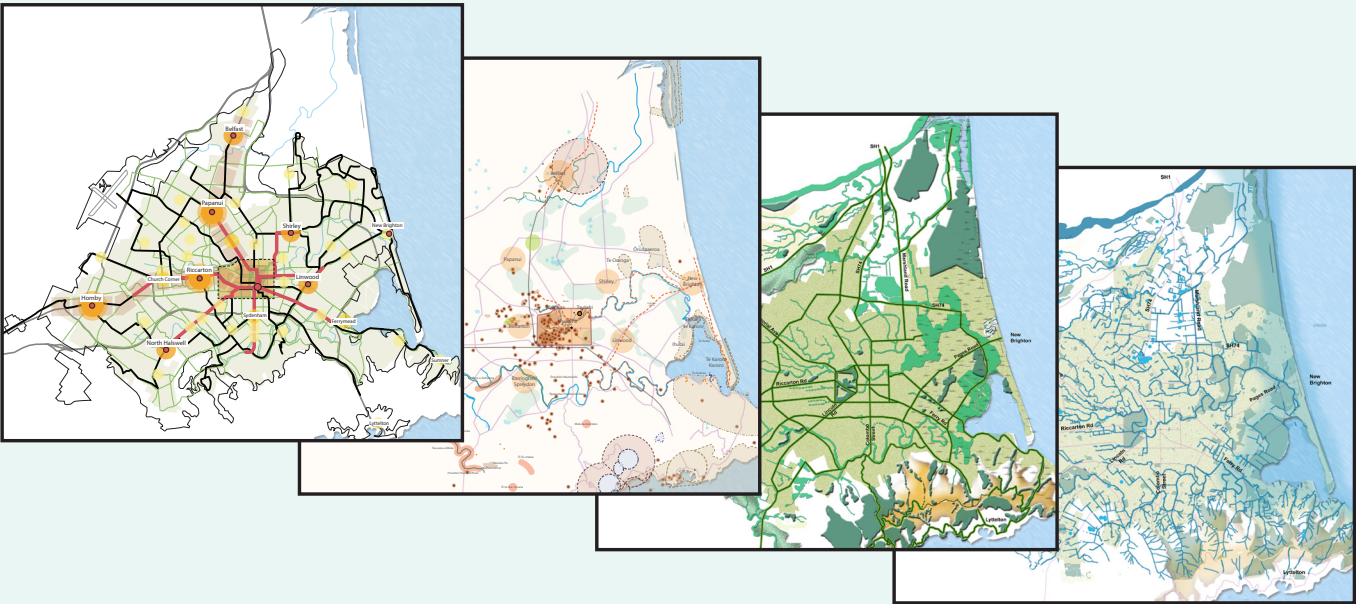


Greenfield  
development  
where appropriate

# ŌCPP integrated plan

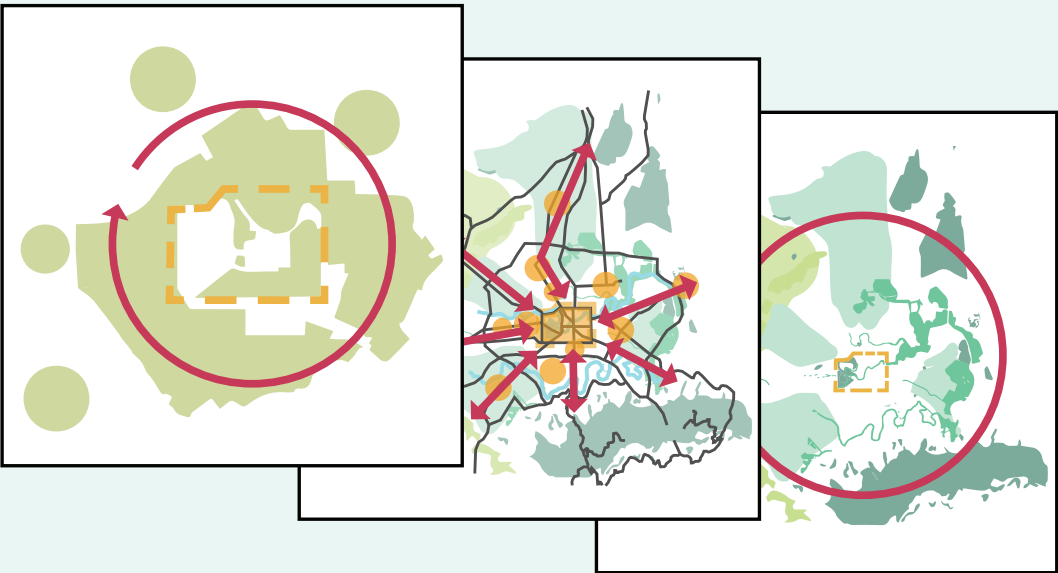
This integrated plan combines the high level concept plans and key moves required to support a regenerative approach.

## High-level concept plans

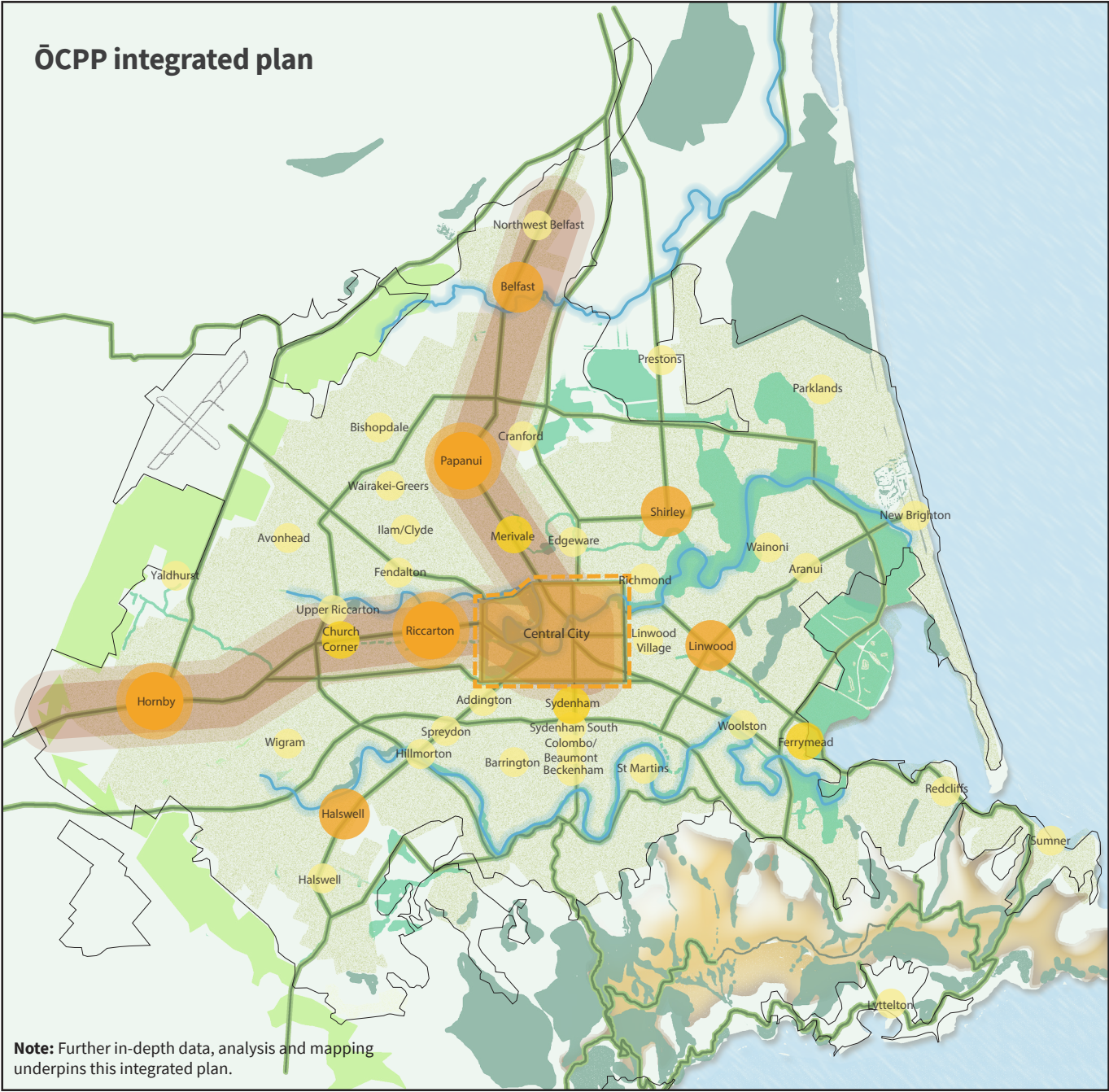


## Key moves

Regenerative and integrated approach





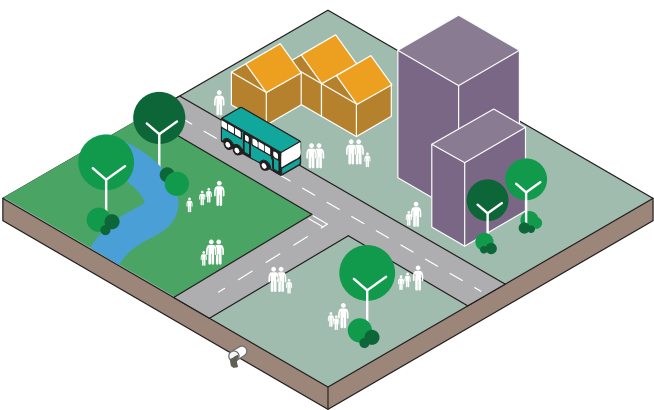


Legend

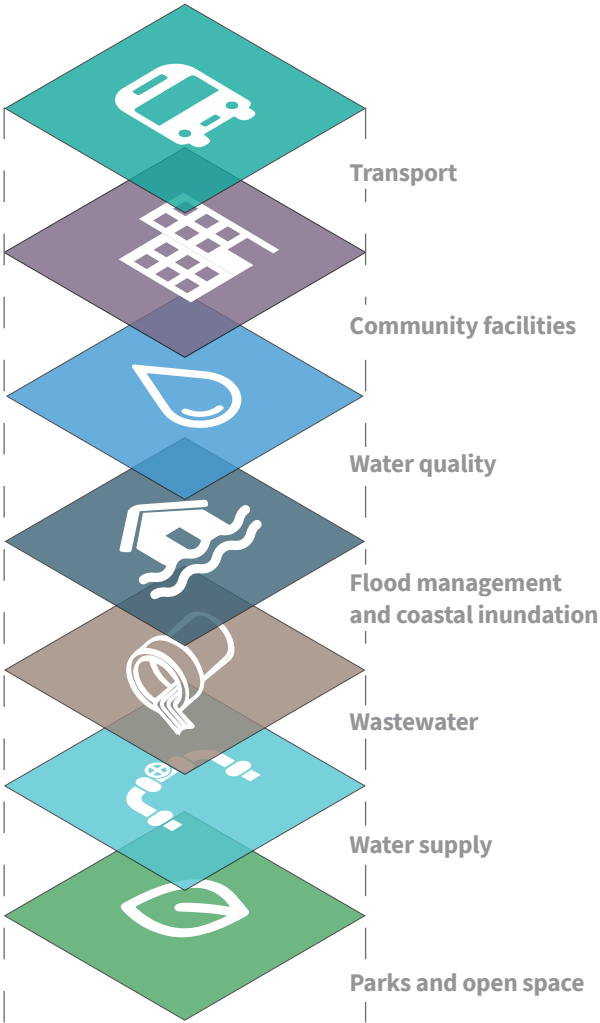
- Central city
- Large town centre
- Town centre
- Large local centre
- Local centre
- City spine – highest residential density and frequency of public transport services
- Enhanced western green edge (where appropriate)
- Enhanced forest areas
- Enhanced riparian corridors
- Enhanced tussock grasslands reserves
- Greened urban areas and infrastructure
- Protected waterways and enhanced riparian corridors (Pūharakekenui/Ōtākaro/Ōpāwaho rivers)

# Network planning

With a changing environment and urban form, the Council needs to plan and invest in facilities and infrastructure.



The city’s infrastructure teams manage water supply, wastewater disposal, surface water and waterways, transport, resource recovery, community facilities, parks and information technology. Council plans and invests in these assets to meet growth demands, improve environmental conditions and increase resilience to natural hazards and climate change. Infrastructure network plans set out priorities for the management, renewal, improvement, acquisition and, in some limited cases, decommissioning of the city’s assets.



## Transport

The Council is responsible for the day-to-day activities that plan, fund and build the local transport network. Our transport network helps shape the development of the city and supports growth, wellbeing and prosperity. A well-functioning transport network connects communities and businesses, enabling people and goods to move safely and efficiently. The Council manages transport networks in collaboration with the Greater Christchurch partners. The focus for future transport planning includes safety, travel choice, emission reduction, and resilience.

## Community facilities

Christchurch has a network of community facilities, which include halls, libraries and community centres. These facilities help to create an active sense of community, build community resilience and provide shared experiences. The Council's focus is on maximising the use of existing facilities, and supporting the community to operate its own facilities.

## Water quality

Water networks include the waterways of the Avon, Styx and Heathcote catchments, drainage systems, flood management and stormwater treatment infrastructure.

Increasing demands from growth, climate change, and deteriorating conditions of some existing stormwater assets is putting pressure on surface water quality. The Council's focus will be on improving existing and building new facilities, alongside naturalising waterways to reduce contaminants and improve the quality of surface water ecology and streams.

## Flood management and coastal inundation

Legacy drainage infrastructure continues to serve most of the city adequately. However, there is a need to address stormwater risks from storm events, groundwater and coastal inundation, and from storm surges. The Council will continue to focus on managing waterways and catchments to minimise stormwater peak flows and allow safe ponding, and ensuring new home floor levels are adequate to reduce property damage during major flood events. The Council will continue its coastal hazard adaptation planning. To improve the networks' resilience to future environmental, social and/or cultural changes and natural hazard risks over the long term, the Council will focus on timely asset renewal and/or better alternative solutions.

## Wastewater

The City has an extensive network of pipes, pump stations and treatment plants for wastewater. Demand on this infrastructure is exacerbated by its condition and growth. The ongoing focus is on reducing the risk of asset failure, overflows, and the need for reactive repairs, while supporting capacity for growth to accommodate new housing, including intensification. Other focus areas include reducing water use and the re-use of treated water.

## Water supply

Supply infrastructure is managed to meet long-term demand. Efficiencies are sought through renewing ageing infrastructure and managing demand on the network. The focus is on ensuring there is sufficient capacity to meet rising demand, protecting ground and surface water sources for drinking water, maintaining pressure management zones, and introducing smarter water technology.

## Parks and open space

The City has a network of over 1,200 parks covering over 9,000 hectares. These are provided for a variety of recreational and sports activities, and many contain natural, ecological, cultural or heritage elements. The ongoing focus is on maintaining, restoring and improving connections across the parks network. The Council's future focus is on protecting biodiverse areas, enhancing recreational experiences, and creating multi-functional green spaces that are adaptive to community needs and that offer opportunities for more tree planting.

## Other networks

There are other networks critical to a well-functioning urban environment: Health, education, emergency, energy and communications (to name but a few). The Council will seek to collaborate with the agencies, businesses and organisations responsible for these networks, establishing new working relationships and/or use existing collaboration arrangements such as the Greater Christchurch Partnership.



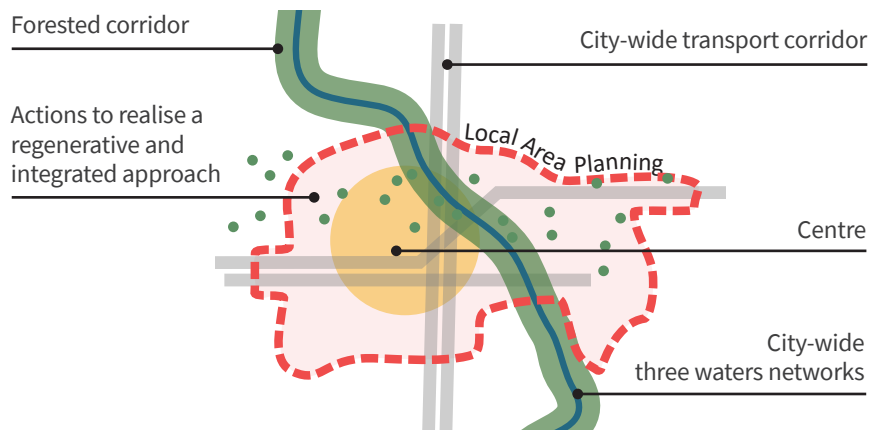
# Local area planning (LAP) and investment

Achieving the city's regenerative vision will use many methods and tools. Some will be used to resolve a specific issue, such as poor connectivity or risks from hazards. Others will be more focused on finding opportunities, or investing in events, facilities and infrastructure.

Some areas of the city may benefit from a local planning focus because of their strategic importance for growth, to meet demand and/or to deliver on a specific network action. Alternatively, the focus may be on renewal and support to improve performance and function of the existing neighbourhood.

Our approach to local area planning and investment will recognise that every location sits within a broader spatial context and is connected to neighbouring areas. Understanding the interactions will help to identify the most effective range of actions to deliver regenerative outcomes.

Local area planning is also a tool to resolve conflicts between competing priorities and maximise opportunities to achieve multiple objectives.









# Drivers for planning and investment

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The Council has been involved in local area and network planning for many years and is now proposing to enhance the programme.

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A range of research and analysis has been used to better understand and quantify the growth, renewal and regenerative drivers across the city. This work, and the direction from the Greater Christchurch Spatial Plan, has informed the programme focus and the locations where local area planning may be appropriate.

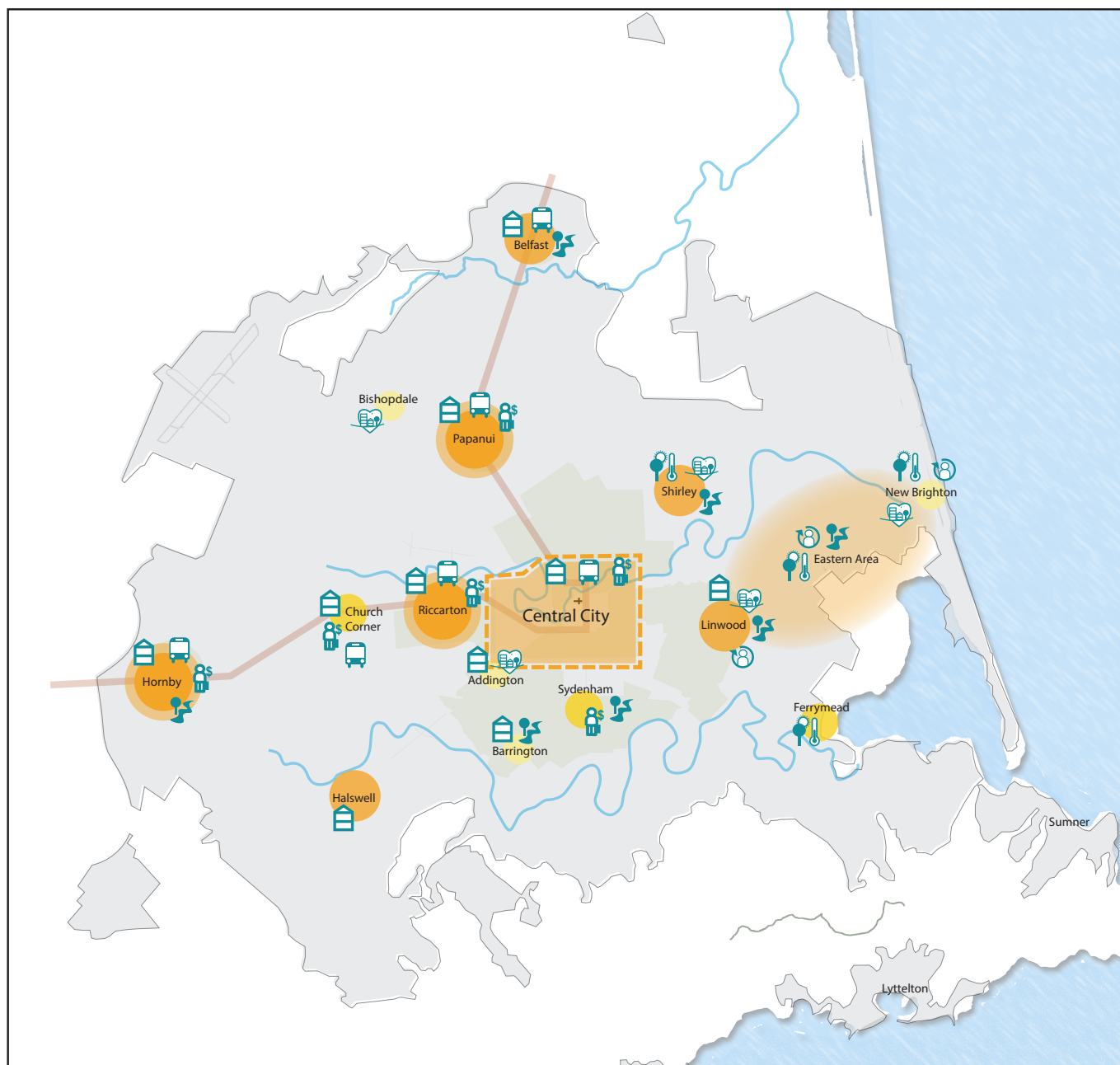
The adjacent map identifies locations that may be suitable for a Local Area Planning process or where further investment for network planning may be necessary.

A priority will be to confirm key commitments and consider new opportunities for the Central City to support its growth as the economic hub of Waitaha Canterbury and Te Waipounamu

South Island. The focus will be on supporting the innovation, health and knowledge sectors, and harnessing the potential of new facilities including Te Papa Haurua (health precinct), Te Kaha (multi-use arena), Te Pae (convention centre) and Parakiore (recreation and sports centre). Opportunities will be sought to further encourage high-density and mixed-use developments in the Central City.

With more people living in and around larger centres and along public transport corridors, street, neighbourhood and site design becomes increasingly significant for amenity. More detailed planning is needed for these areas, and also for areas facing the impacts of climate change or other challenges to their form and function.





## Legend

- Urban extent 2024
- Pūharakekenui/Ōtākaro/Ōpāwaho rivers
- Central city
- Large town centre
- Town centre
- Large local centre
- Local centre
- Eastern Christchurch regeneration area (GCSP)
- City spine

## Drivers

- |                                             |                                                                                                                                                                                |
|---------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Growth/Demand</b>                        | <ul style="list-style-type: none"> <li> Population and housing</li> <li> Employment (general, brownfield, specialist node)</li> <li> High capacity public transport</li> </ul> |
| <b>Renewal/Support</b>                      | <ul style="list-style-type: none"> <li> Wellbeing</li> <li> Centre function</li> </ul>                                                                                         |
| <b>Alignment with regenerative outcomes</b> | <ul style="list-style-type: none"> <li> Natural hazard risk</li> <li> Blue and green network/Connections</li> </ul>                                                            |

# Phasing for local area planning

The Council has been involved in local area and network planning for many years and is now proposing to enhance the programme.

Local area planning will be scaled spatially and in content and process, appropriate to the area that is the focus for planning. The focus can be a neighbourhood, a centre, a corridor of activity, or a collection of neighbourhoods.

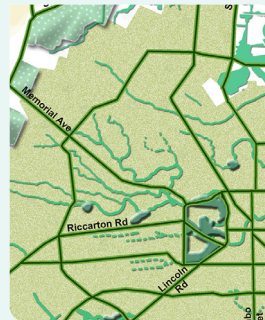
Delivering change will take time; the transformation will happen over a number of years. With many areas identified for Local Area Planning the current and future spatial priorities need to be clear. This will require a phased programme of work and investment, with project leadership shared among the relevant units of the Council and its supporting partners.

The timeframes for planning and the level of investment needed will differ for each area, often relative to the scale and complexity of issues and opportunities. Work will start in new priority locations as capacity and resourcing allows.

This programme of work will consider:

- statutory process such as District Plan changes
- network planning programmes
- coastal hazard adaption programme; and
- more site-specific projects that may seek to advance development opportunities.

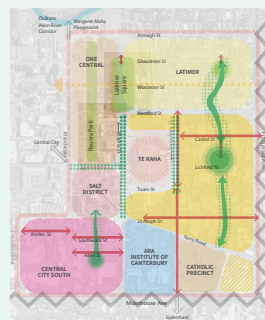
## Delivery scales



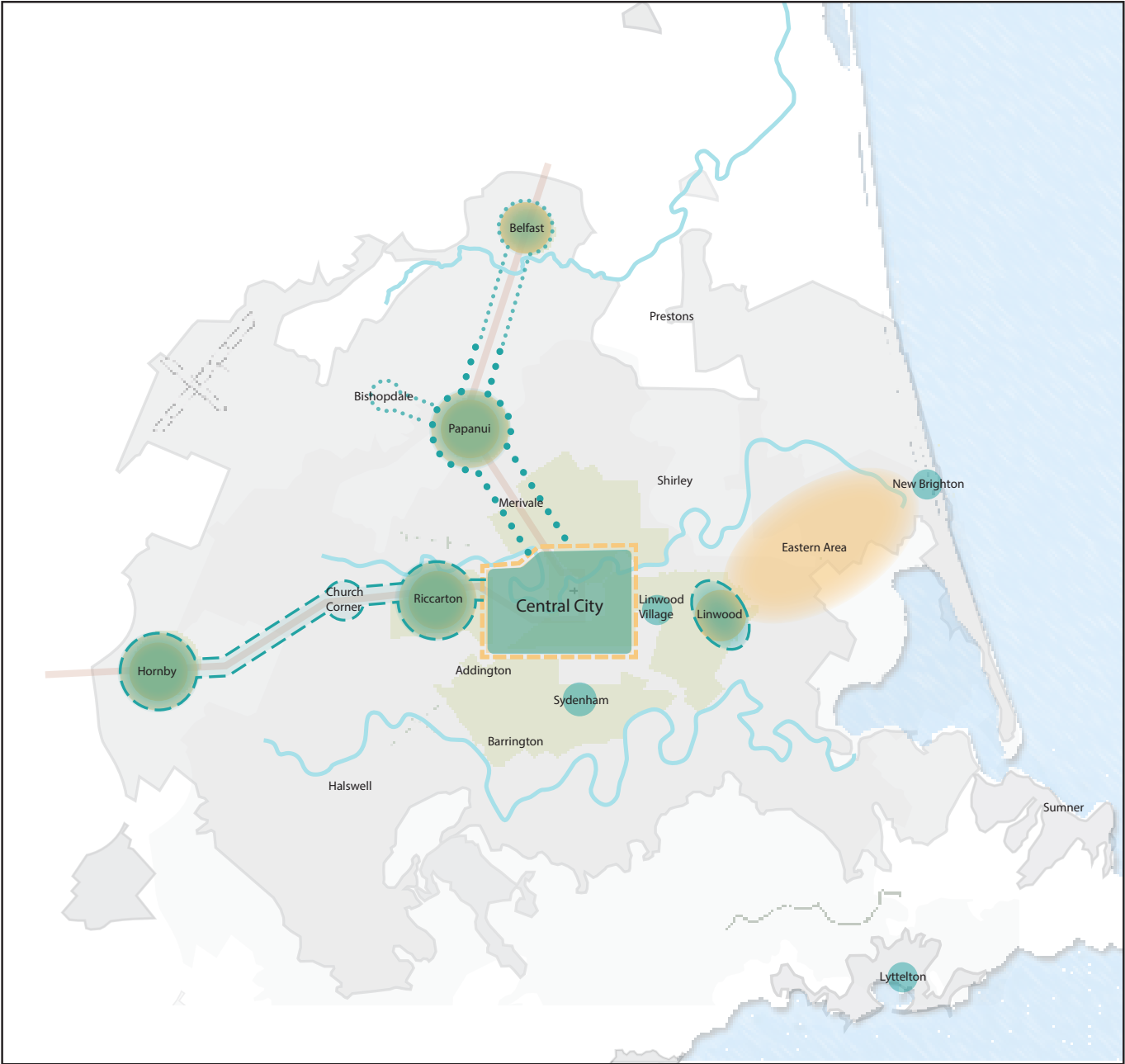
Networks



Local area



Neighbourhood



Legend

- Urban extent 2024
- Pūharakekenui/Ōtākaro/Ōpāwaho rivers
- Central city
- Eastern Christchurch regeneration area (GCSP)
- City spine

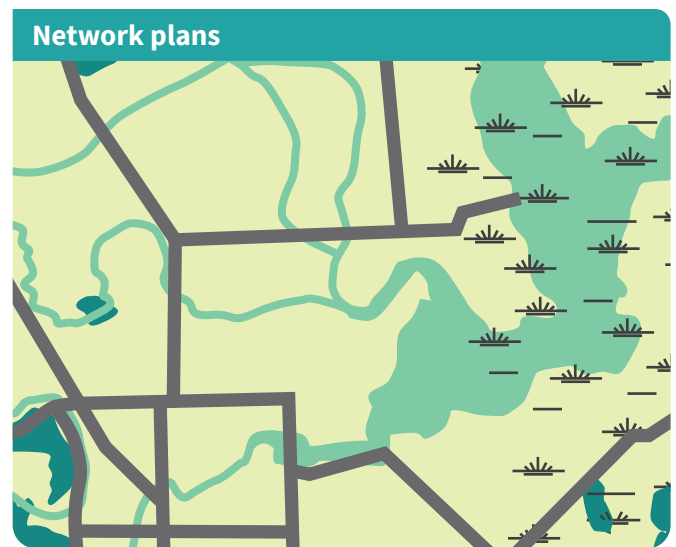
Phasing

- Existing Tranche**  
Central city  
Priority masterplans
- Tranche 2**  
Linwood neighbourhood  
Western corridor (Riccarton, Hornby)
- Tranche 3**  
Northern corridor (Papanui, Belfast)



# Process for delivering network and local area planning

No two LAP processes will be the same. They will be developed to fit the location and the range of issues and opportunities that need to be addressed. There are some broad steps required to take a local area planning process from general concepts to a level of detail that enables Council to programme works and achieve outcomes. These are set-out below and overleaf.



- 1 Continue the development of network plans for water supply, wastewater, flood management, water quality, parks, open space, biodiversity, and tree canopy cover.
- 2 Evaluate development scenarios and the associated impact on infrastructure requirements and catchment management plans.
- 3 Identify core opportunities for integration between different infrastructure services and facilities, and any interdependencies, to achieve regenerative outcomes.
- 4 Sequence infrastructure to maximise development potential within a prudent financial framework.
- 5 Investigate implementation options (regulatory and investment), including changes to levels of service, strategic land acquisition, funding, and regulatory controls.

## Local area planning programme



### 1 Develop and implement a phased Local Area Planning Programme, focused initially on:

- prioritised locations identified in the Greater Christchurch Spatial Plan (GCSP)
- local areas (residential and business) with greatest need for renewal and support to address local issues, or with a clear opportunity for meeting strategic outcomes.

### 2 Local Area Planning will include (as relevant to the location):

- Investigating options for improving resilience to natural hazards and climate change, including through: carbon sequestration and biodiversity enhancement; localised sustainable food systems and edible landscapes; implementation and expansion of green infrastructure and green buildings standards; and measures to mitigate and avoid erosion and sediment movement.
- Exploring opportunities for protection and enhancement of the natural environment including green corridors and greenbelt establishment.
- Identifying opportunities for community leadership and co-governance, including approaches that uphold te Tiriti o Waitangi and values of mana whenua.

- Maximising healthy neighbourhood or centre outcomes and place identity, including through opportunities to protect and celebrate heritage places and, reconsider and transition land use where relevant. This may include brownfield redevelopment, leveraging any publicly owned land and supporting exemplar projects that demonstrate current best practice.
- Investigating options to support delivery of a broad range of housing types and to increase market demand for mixed use and medium to higher-density development.
- Developing business-sector and commercial-centre plans to maximise agglomeration benefits and, where appropriate, to facilitate the transitioning of targeted areas to better achieve commercial centre outcomes.
- Developing detailed infrastructure plans to support growth and improve the function and condition of the local environment, giving effect to the Infrastructure Strategy and other network planning documents.

### 3 Planning and delivery will apply a range of tools and approaches, including capacity assessments, survey work, transitional projects, active transport initiatives, capital public realm improvements, financial tools and business/community development mechanisms.

### 4 In later phasing, there will be benefit in investigating options for potential, limited additional greenfield development areas to provide for growth demand beyond the 30-year period. This will focus on locations exhibiting:

- high demand
- good accessibility to employment and services
- ability to meet a specific housing need
- commitment to protecting natural and cultural landscape character and settings, and highly productive land
- which do not foreclose long-term options for rural, open space and community uses.

# Process for delivering local area planning

| PLANNING AND INVESTMENT                                                                                                                                                                                                                                                         |                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LAP process initiation                                                                                                                                                                                                                                                          | Doing it together                                                                                                                                                                      | Plan well                                                                                                                                                                                                                                                                                                                 |
| Define the LAP scope. Investigate/define the broad issues and opportunities, along with the drivers for developing a LAP for a defined area. This stage will also establish the planning approach for the area that best addresses the regeneration and integration principles. | Identify community, business and agency stakeholders. Take a partnership approach to developing a shared vision for the area and commence further engagement with the wider community. | Taking into account engagement information, further define the local and network issues and opportunities. Start to develop options for new initiatives and/or infrastructure. Where useful, develop concept designs to show potential outcomes. Engage further with the wider community on issues, options and outcomes. |

Existing





## LOCAL OUTCOMES REVEALED

### Funding and finance

Estimate delivery costs of preferred options, projects and/or outcomes. Prepare business cases and funding proposals for Council financial decision making (e.g. Long Term Plan). Identify alternative funding sources and delivery mechanisms, including with Greater Christchurch partners.

### Implementation

Identify project delivery leads, support community-led initiatives, develop detailed proposals and staged delivery programme. For Council projects this will include engagement/consultation as part of the business as usual Council processes. Establish processes for monitoring and reporting on LAP projects.

### Outcomes may include:

- A place to live that supports people, their health and wellbeing, and is safe for everyone.
- Improved green infrastructure, ecological function and water quality.
- A rich sense of identity, belonging and social connectedness.
- Increased sense of place through art and unique buildings and outdoor spaces.
- Well connected and convenient to walk or cycle to daily needs, with an efficient zero-emissions transport option for longer trips.
- Resilient to the changing climate and needs of the community, for example through flood retention, community gardens or orchards.
- Access to quality community spaces and private outdoor spaces with opportunities for social interaction.

### Medium term



### Long term

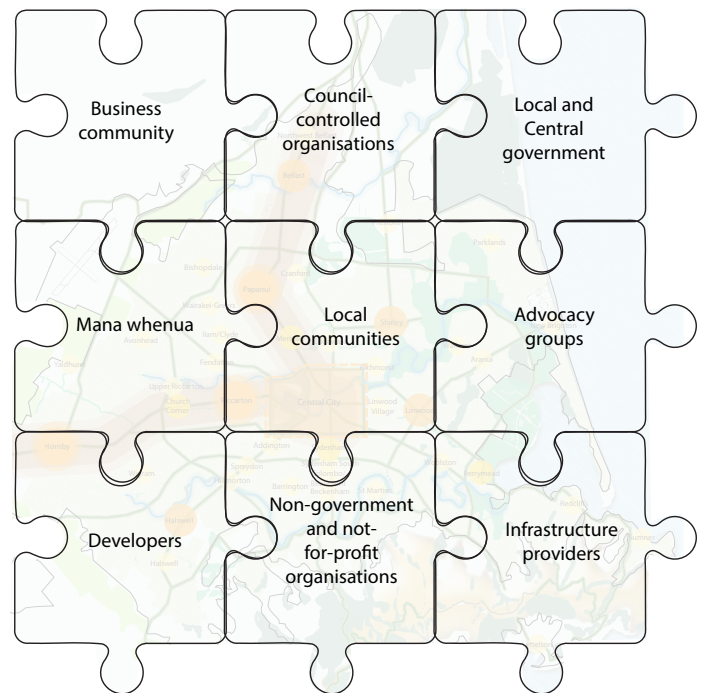


# Partnerships

We have a diverse population with a variety of needs. As our city grows and changes, it needs to reflect and cater for this diversity including older and younger people, different ethnicities, gender and identity, physical ability, and those financially stressed.

The ŌCPP will be delivered through a partnership approach. This will involve community and business groups participating in planning and co-designing the future of their neighbourhoods. When communities come together to plan their future, they build and strengthen connections and improve their understanding of city challenges and opportunities. Through this process, they identify collective strengths and weaknesses, learn to respect and trust one another, and develop a greater sense of belonging and ownership of a shared direction.

Everyone in Ōtautahi Christchurch can play a role in shaping and delivering a better future for the city. Several key groups and organisations play a critical role in achieving the outcomes and directions of the plan through their knowledge, investment and actions. Mana whenua (as a partner under Te Tiriti o Waitangi), the Crown, the business and development sectors and infrastructure providers are all key stakeholders, along with multiple community groups. Achieving good and effective partnerships will require a tailored approach to engagement, and the development and nurturing of relationships with local communities.



Co-creation



Community participation

# Attachment 1

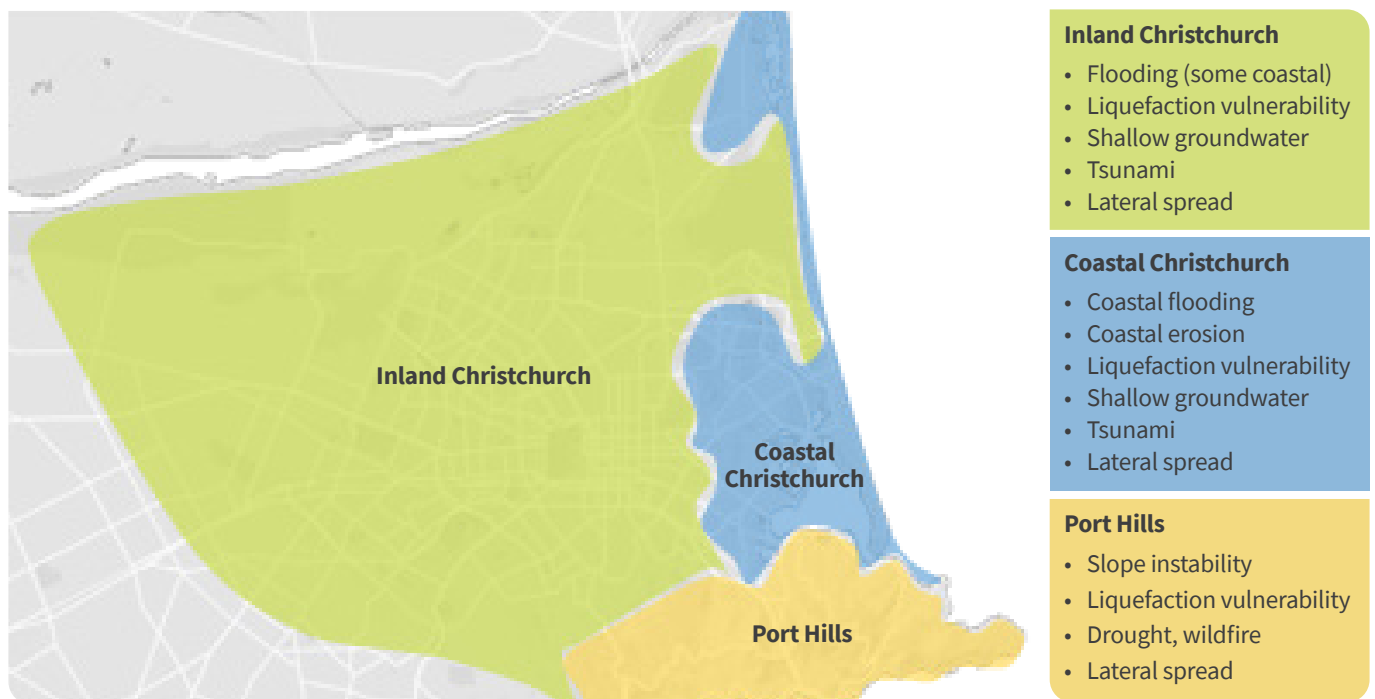
## Our changing environment

### Resilience to Climate Change and Hazards

The management of natural hazards is addressed through many of the Council's programmes and policies. Our understanding of longer-term risks is improving through ongoing research. We continue to assess and develop options to better address risks

and impacts to improve our preparedness for events and the changing climate. The diagram below illustrates the current and future likely natural hazards within the district and their spatial extents managed under the Christchurch District Plan.

#### Spatial illustration of natural hazards within the Ōtautahi Christchurch District



Coastal erosion



Wildfire



Liquefaction



Slope instability

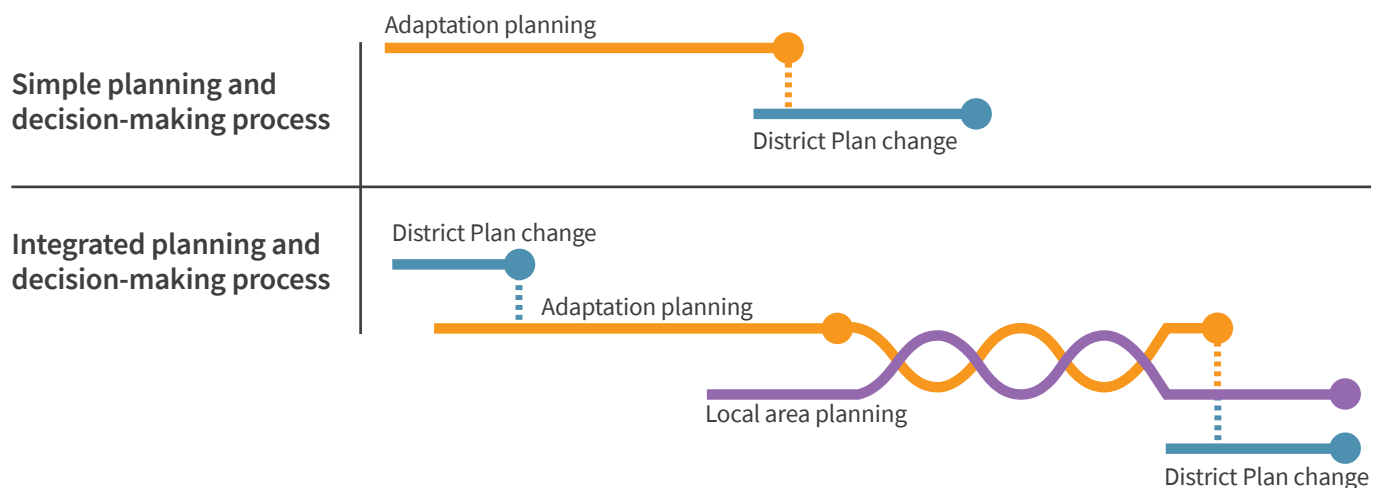


As we respond to climate change and manage the risks from natural hazards that challenge our health and well-being, there are still opportunities to live well with nature. In some locations, we may need to adapt or move away from impacted areas, but in doing so create safer and more liveable neighbourhoods and prioritise nature-based solutions. We must continue to improve our understanding of risks from hazards and likely impacts, effectively manage land use and development, and build resilience through further planning and investment.

The Council is committed to collaborating on adaptive pathways, including decisions on when and where adaptation planning takes place, and the development of risk-based policies and initiatives tailored to the issues faced by local areas and specific regenerative opportunities.

We will focus on an integrated approach to local area and coastal adaptation planning, emergency management, asset management planning and changes to the District Plan. Each process requires a different focus and purpose but, together and actioned over time, will be more effective in building resilience and adaptive capacity within communities.

The process and programme will depend on several factors, including the evidence base reliability and depth, the scale of the impacted area and level of risk, and the extent of community understanding and awareness of the issues. The illustrations below indicate two different potential approaches. Whilst the diagram does not include asset and emergency planning processes, they will inform and run parallel to District Plan reviews and adaptation and local area planning.



### Management programme

Further planning and action applied as required to different spatial areas.



Christchurch  
District Plan



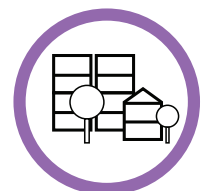
Coastal Adaptation  
Planning



Asset Management  
Planning



Emergency  
Management



Local Area  
Planning

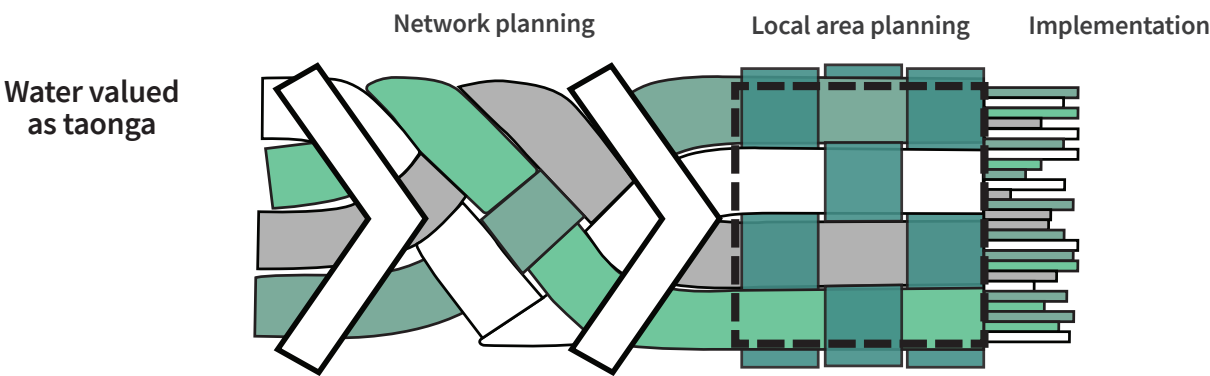
# Attachment 2

## Our approach

### Our regenerative and integrated approach

Achieving the four outcomes shown on this page are fundamental to the regenerative approach. Through this programme these outcomes are interwoven and considered at both the network and local area level as depicted in the

diagram. The high level concept plans on the following pages provide more detail on how each outcome is achieved from a spatial perspective.



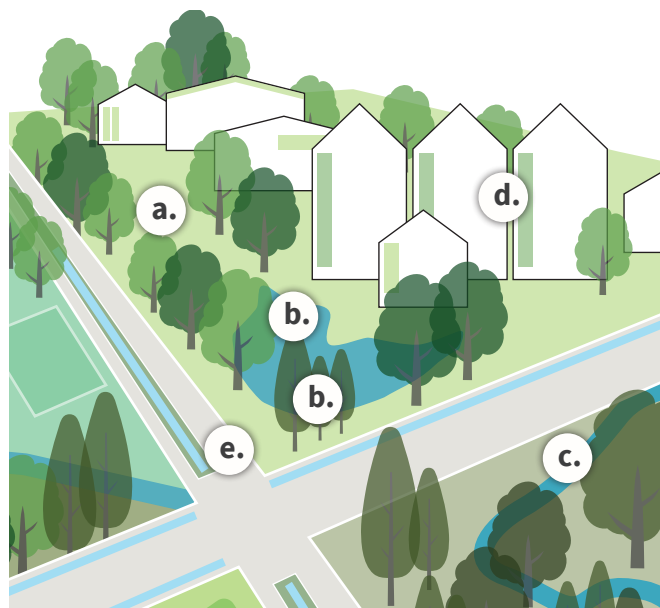
|                                                                                     |                                                                                                                                                                                                                                |                                                                                      |                                                                                                                                                                                                                                                                                                                                |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Water valued as taonga</b></p> <p>Enhanced water quality is precious to health, biodiversity and wellbeing – central to all that we do, design and develop – ‘Te Mana o te Wai’</p>                                      |  | <p><b>A greened city</b></p> <p>Increased ecosystem integrity and function, improved resilience to climate change and health and wellbeing.</p>                                                                                                                                                                                |
|  | <p><b>Strengthened identity</b></p> <p>Strengthened connections to the land and each other, recognising and protecting our unique and diverse heritage and culture. Ka mua, ka muri – ‘walking backwards into the future’.</p> |  | <p><b>Improved connection and prosperity</b></p> <p>An urban form and structure that achieves prosperity for the whole city and the environment – including land use and transport networks that prioritise commercial centres as a focus for housing and employment, with multi-modal, safe and low-emission connections.</p> |

## HIGH-LEVEL CONCEPT PLAN

### Water valued as taonga

All life depends on wai (water). Our strategy Te Wai Ora o Tāne Integrated Water Strategy for Ōtautahi Christchurch and Te Pātaka o Rākaihautū Banks Peninsula recognises water is a precious treasure – a taonga. We need good-quality water for: public health and well-being, maintaining biodiversity, honouring Ngāi Tahu culture and identity (including sustaining mahinga kai (food gathering), maintaining landscape, amenity and recreational values, and supporting agriculture and industry.

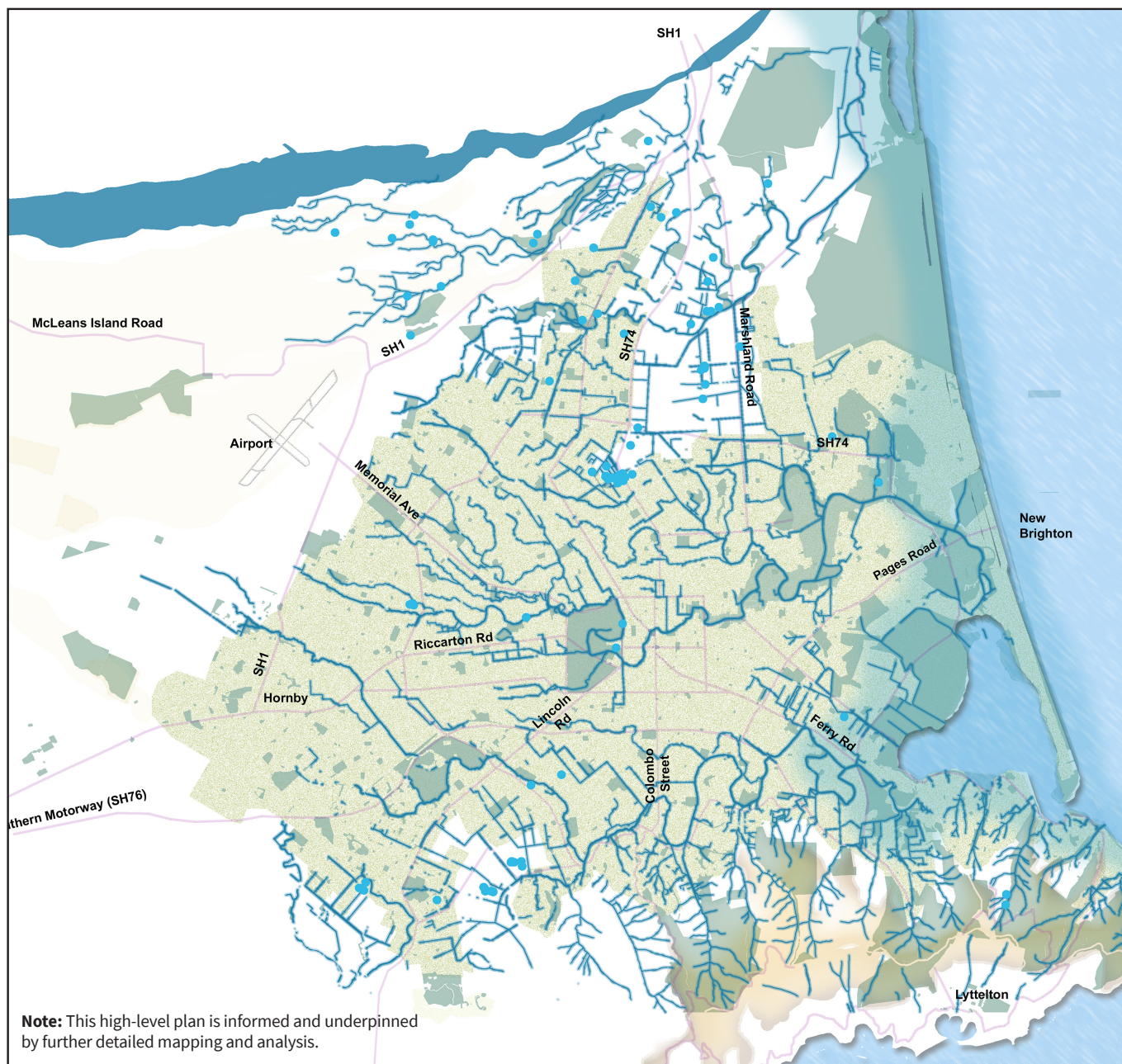
Working with nature, and improving management of our water resources at both network and neighbourhood level, requires a regenerative (whole systems) approach to land use and infrastructure development. It also requires the Council to work with tangata whenua and communities to set and commit to a long-term vision and plan to achieve this.



Artist's impression of neighbourhoods high-level concept plan for water enhancement.

- a. Housing area with permeable surfaces for quantity and quality of stormwater
- b. Stormwater detention pond
- c. Protected and enhanced waterway
- d. Buildings and site layouts incorporating green infrastructure (e.g. green walls and roofs to slow and filter stormwater run-off)
- e. Local road with swales to slow and filter stormwater run-off





## Legend

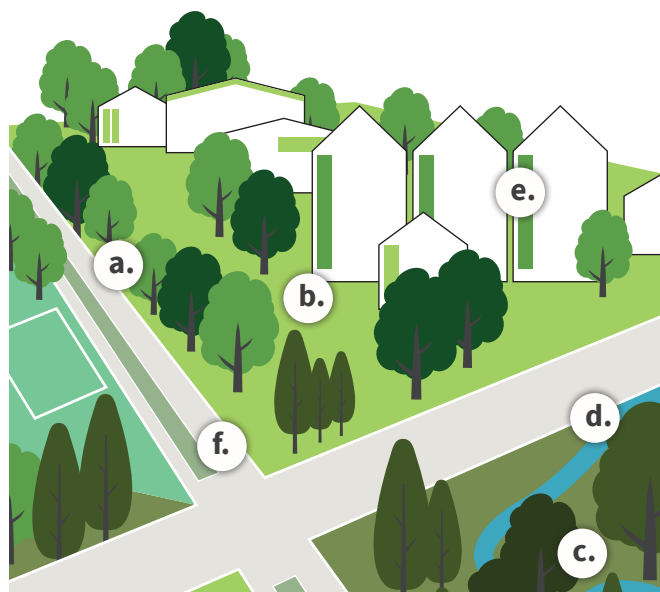
-  Water-sensitive design within urban areas
-  Enhanced erosion control areas
-  Protected waterways and enhanced riparian corridors
-  Enhanced coastal and wetland reserves
-  Enhanced grasslands reserves
-  Protected springs (confirmed, noting other springs may be present)

## HIGH-LEVEL CONCEPT PLAN

### A greened city

A fundamental regenerative principle of the plan is to green Ōtautahi. It is important that we protect, restore and improve the ecological integrity and mauri (essence) of our natural environment, increasing our resilience to environmental shocks and supporting our health and well-being – including our connection to the land.

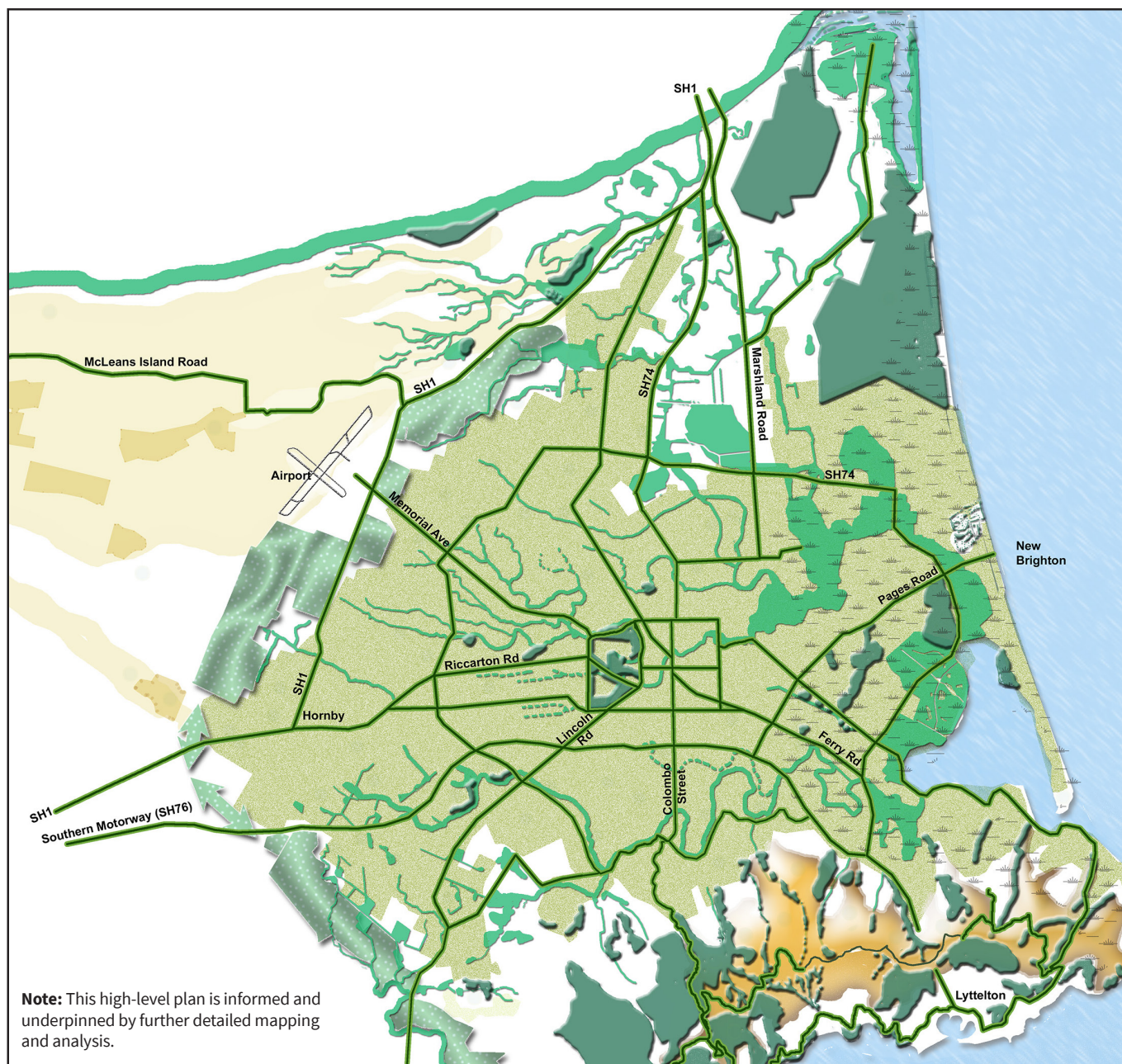
At a network and neighbourhood level, this involves establishing strong green connections across the district, integrating green infrastructure (swales, raingardens, forest patches), restoring waterways and planting community gardens. By doing this, we will be offsetting carbon emissions, improving biodiversity, and creating enriched public and civic places.



Artist's impression of neighbourhoods high-level concept plan for a healthy green city.

- a. Street tree planting
- b. Housing area with permeable surfaces for quantity and quality of stormwater control
- c. Enhanced indigenous forest area
- d. Protected and enhanced waterway
- e. Buildings incorporating green infrastructure to filter and slow stormwater run-off (e.g. green walls and roofs)
- f. Local road with swales to slow and filter stormwater run-off





## Legend

- |                                                                                     |                                                                       |                                                                                     |                                                                             |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
|  | Greened urban areas                                                   |  | Enhanced coastal and wetland reserves interspersed with greened urban areas |
|  | Forest areas                                                          |  | Enhanced grasslands reserves                                                |
|  | Protected waterways and enhanced riparian corridors                   |  | Enhanced tussock grasslands reserves                                        |
|  | Indicative western green edge concept (see definition in footnotes)   |                                                                                     |                                                                             |
|  | Greened infrastructure i.e. tree planting when roading upgrades occur |                                                                                     |                                                                             |



## HIGH-LEVEL CONCEPT PLAN

### Strengthened identity

Our city is a collection of places, each with their own unique identity and story. By identifying and acknowledging our social and natural history, we can create new places with meaning and protect the key elements that reflect our culture and values.

Heritage places and values are key contributors to the identity of our city and communities and takes many forms including places, objects, stories, memorials and traditions. It can be tangible or intangible and of built or natural origin. What makes it special is the associated values, which include historical, cultural, architectural, technological and scientific. Recognising and protecting our heritage – our taonga can only be achieved in partnership with Papatipu Rūnanga and the communities of Ōtautahi by improving our understanding and knowledge of heritage resources, recording values and stories, celebrating these special places, and supporting their conservation.

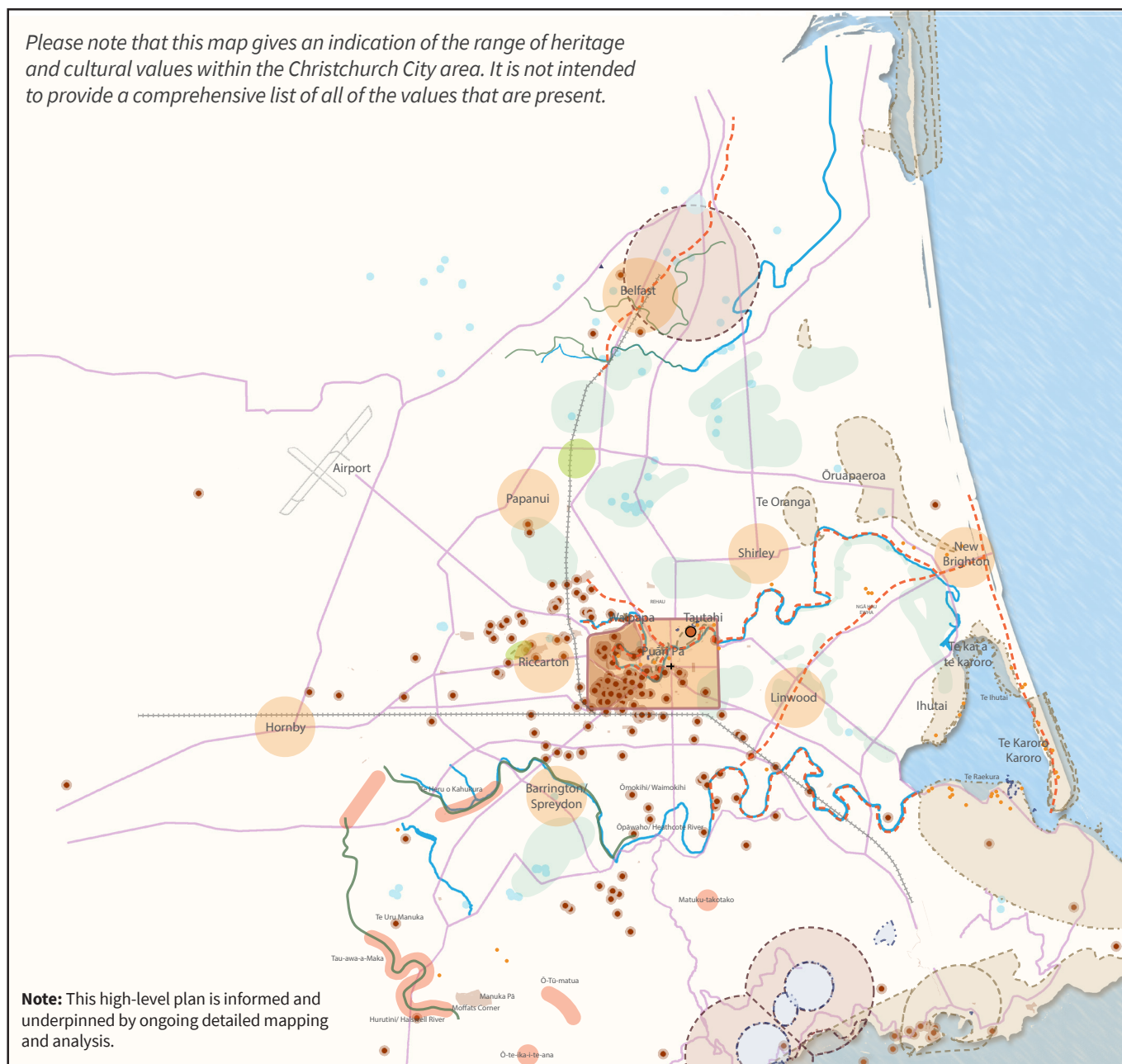


Pūtaringamotu Riccarton House and Bush



Antigua Boatsheds and the mohiki canoe seat

*Please note that this map gives an indication of the range of heritage and cultural values within the Christchurch City area. It is not intended to provide a comprehensive list of all of the values that are present.*



### Legend

- |                                                                                     |                                           |                                                                                     |                                                       |
|-------------------------------------------------------------------------------------|-------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------|
|  | Significant habitat corridor and waterway |  | Christchurch Cathedral                                |
|  | Springs                                   |  | Neighbourhoods with multiple heritage/cultural values |
|  | Bush remnants                             |  | Scheduled heritage                                    |
|  | Historical swamp areas                    |  | Archaeological sites                                  |
|  | Historical trails                         |                                                                                     |                                                       |
|  | Railway                                   |                                                                                     |                                                       |
|  | Roads                                     |                                                                                     |                                                       |

## Christchurch District Plan Ngai Tahu Cultural Significance

-  Mahaanui Iwi Management Plan  
Silent Files and Kaitorete Spit
-  Wahi Tapu/Wahi Taonga
-  Ngā Tūranga Tūpuna

## HIGH-LEVEL CONCEPT PLAN

### Improved connection and prosperity

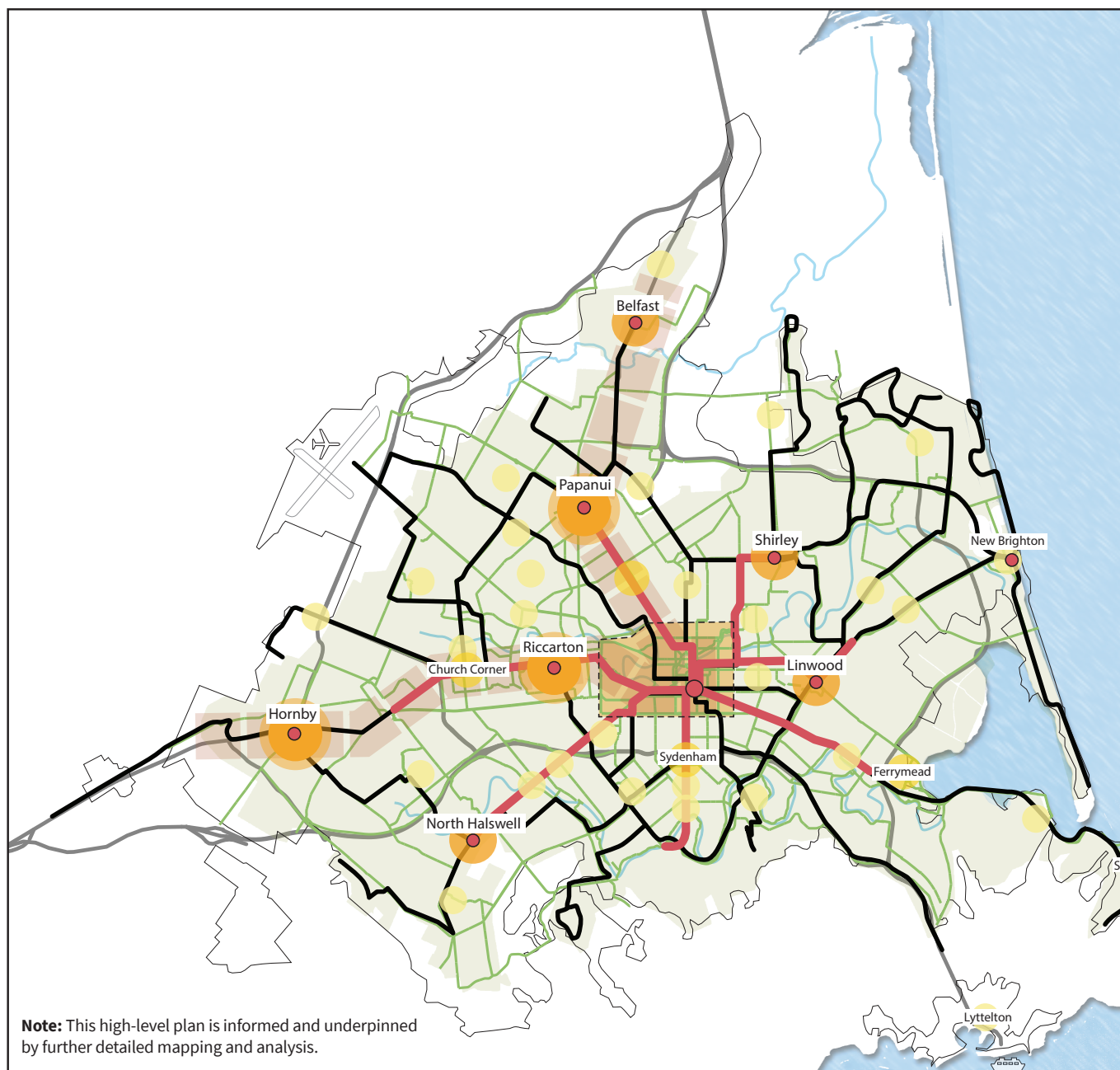
Ōtautahi Christchurch is the economic hub of Waitaha Canterbury and Te Waipounamu South Island. The city is well placed for greater economic and population growth, having benefited from substantial private and public investment post-earthquake. Building on these strong foundations will bring further opportunities as we attract more people, business and investment to the city.

Building a regenerative economy will enable businesses to create prosperity that benefits the whole city, its people and the environment. Economic prosperity is not just about economic success, it requires community wellbeing, sustainable and resilient environments, and liveable and innovative urban and rural areas.

As development intensifies, our city will keep and grow its prosperity through attention to urban form and structure.

- The economic role of our larger centres can be enhanced through further employment growth, agglomeration of knowledge and service employment, and provision of spaces that encourage innovation and play.
- Delivering mixed-use development and supporting higher-density housing will further support centre viability. With new rules around housing density, it will be important to make living near our town centres more attractive.
- Increasing the safety and social connectedness of our neighbourhoods requires a focus on travel, so we have strong connections to our places of work, play and education. Providing choice in the way we travel makes it easier to walk, cycle and use public transport, supporting a range of improved personal and environmental health outcomes.
- Our evolving industrial sectors also provide new opportunities to consider innovation and technology growth, while managing key freight routes and land requirements for more traditional industries.





## Legend

- |                                                                                                                          |                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
|  Urban extent 2024                    |  Cycle connections                                        |
|  Greened intensification areas        |  Primary freight routes                                   |
|  Pūharakekenui/Ōtākaro/Ōpāwaho rivers |  City spine (highest frequency public transport corridor) |
|  Central city                         |  Public transport futures infrastructure                  |
|  Large town centre                    |  Public transport services (High-frequency)               |
|  Town centre                          |  Public transport hubs                                    |
|  Large local centre                   |                                                                                                                                              |
|  Local centre                         |                                                                                                                                              |









