

# Redcliffs School and Redcliffs Park

Proposal to exercise the power under section 71 of the Greater Christchurch Regeneration Act to designate Redcliffs Park for education purposes and for the existing Redcliffs School site to be rezoned as Open Space

*January 2018: Final version for submission to the Minister for Greater Christchurch Regeneration*



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## 1. INTRODUCTION

- 1.1 This Proposal is provided to the Minister for Greater Christchurch Regeneration (the Minister) in accordance with the section 66(2)(b) of the Greater Christchurch Regeneration Act (**GCR Act**).
- 1.2 In March 2015, the Ministry of Education (**Ministry**) announced an intention to close Redcliffs School. Following consultation on this proposal, the Minister of Education made an interim decision that the Redcliffs School should close.
- 1.3 Following comprehensive submissions from the Redcliffs School community, the Minister of Education chose not to confirm the decision to close Redcliffs School, but to undertake further analysis. Following extensive analysis, including investigations into the psychosocial effects on children attending the school, the Minister of Education announced on 1 November 2016 that Redcliffs School should be reopened but relocated to the nearby Redcliffs Park.
- 1.4 The relocation proposal requires the designation and rezoning of the Redcliffs Park land to facilitate development of a school, and rezoning of the Redcliffs School land to facilitate development of a park. Regenerate Christchurch (**the proponent**) is proposing the exercise of power under section 71 of the GCR Act to facilitate the necessary rezoning and designation of land in accordance with the relocation proposal.
- 1.5 Section 71 of the GCR Act provides the Minister for Greater Christchurch Regeneration with the power to suspend, amend or revoke Resource Management Act documents including the Christchurch Replacement District Plan (**the District Plan**), in addition to other plans, policies and strategies set out under that section in the GCR Act.
- 1.6 Based on relevant supporting analyses including planning, geotechnical, flooding and hazard management assessments, this proposal sets out the matters required by the GCR Act for the lawful exercise of the section 71 powers (including specifically the matters set out in section 65 of the GCR Act).

### *Land ownership*

- 1.7 Redcliffs Park currently comprises three titles. Christchurch City Council (**Council**) owns park land in two of the titles. The remaining title is public reserve, vested in,

and administered by the Council under the Reserves Act 1977 for a recreation reserve (reserve land).

1.8 The Ministry wrote to the Council on 26 April 2017, asking to purchase the Council owned land at Redcliffs Park under section 50 of the Public Works Act 1981 (**PWA**), as a public work for education purposes. The Council was required to consult with the public on the proposal to sell the park land to the Ministry under section 138 of the Local Government Act 2002. On 7 September 2017 the Council confirmed by resolution its intention to sell its land at Redcliffs Park to the Ministry on the basis that the other associated land transactions also proceed, namely:

- a. The cancellation of the vesting (in the Council) of the Crown owned land classified as Recreation Reserve at Redcliffs Park and this land being set aside as a school; and
- b. The appointment of the Council by the Crown to control and manage the Crown owned land at Redcliffs School as Recreation Reserve under Section 28 of the Reserves Act 1977 for a new park.

1.9 It is noted that some of the parcels which make up both the current Redcliffs Park and Redcliffs School sites are subject to the right of first refusal processes in the Ngāi Tahu Claims Settlement Act 1998 (**NTCS Act**). The parcel which is subject to the right of first refusal process at the current Redcliffs Park site is identified in Figure 1 below, and the parcels which are subject to the right of first refusal process at the current Redcliffs School site are identified in Figure 2 below.

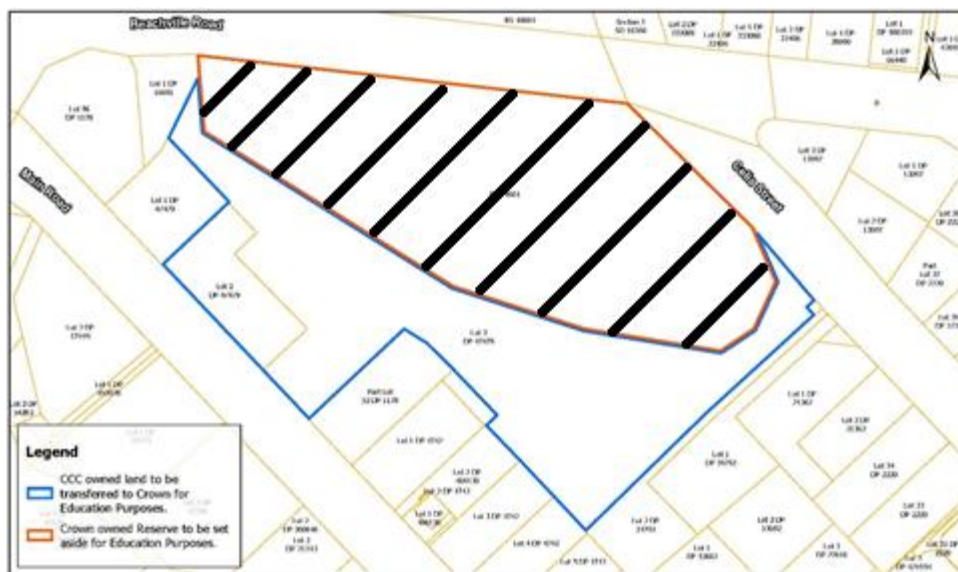


Figure 1: Parcel (shaded) at Redcliffs Park which is subject to the right of first refusal process



Figure 2: Parcels (shaded) at Redcliffs School which are subject to the right of first refusal process

- 1.10 The parcels at the current Redcliffs Park site which are not subject to the right of first refusal process are owned by the Council (which is not a Crown body) and therefore are not subject to Part 9 of the NTCS Act.<sup>2</sup>
- 1.11 The parcel at the current Redcliffs School site which is not subject to the right of first refusal process was acquired by the Crown in 2004 (after the date specified in the NTCS Act at which land must have been vested in or held by the Crown in order to be subject to the right of first refusal process).

*Proposed designation and rezoning*

- 1.12 It is proposed to exercise the power under section 71 of the GCR Act to make the following amendments to the District Plan:
  - a. In relation to the current Redcliffs School site:
    - i. Amend the zoning of the parcels labeled as ‘A’ in Figure 3 below from Specific Purpose (School) Zone with an alternative zoning of Residential Suburban Zone to **Open Space Community Parks Zone**;

<sup>2</sup> It is noted that if the land transactions between the Council and the Crown outlined above go ahead, these parcels will not become subject to the right of first refusal process as they will have been acquired by the Crown after the date specified in section 48(b) of the NTCS Act (being 21 November 1997) at which land must have been vested in or held by the Crown in order to be subject to the right of first refusal process.

- ii. Amend the zoning of the parcels labeled as 'B' in Figure 3 below from Specific Purpose (School) Zone with an alternative zoning of Residential Suburban Zone to **Open Space Natural Zone**;
- iii. Uplift designation L82 from the parcels labeled as 'A' and 'B' in Figure 3 below.



Figure 3: Identification of land parcels subject to District Plan amendments at the current Redcliffs School site

- b. In relation to the current Redcliffs Park site:
  - i. designate the parcels identified in Figure 4 below for education purposes, subject to the designation conditions as set out in Appendix 1 to this proposal; and
  - ii. amend the zoning of the parcels identified in Figure 4 below from Open Space Community Parks and Residential Suburban to Specific Purpose (School) Zone with an alternative zoning of Open Space Community Parks Zone.



Figure 4: Identification of parcels of land subject to District Plan amendments at the current Redcliffs Park site

**2. What the exercise of power is intended to achieve**

**2.1** The exercise of powers under section 71 of the GCR Act is intended to facilitate the permanent relocation of Redcliffs School to Redcliffs Park and the development of a new park at the former school site. The matters that the use of the powers under section 71 of the GCR Act seeks to achieve are set out in 1.12 above.

**2.2** The objective of this proposal is to support the regeneration of greater Christchurch through retaining both the primary school and a park within the Redcliffs community. Specifically, the exercise of power will expedite the change of use on these two sites such that the regeneration of the Redcliffs community is enabled.

**2.3** The exercise of powers under section 71 will ensure that the Redcliffs community is once again served by a local school together with providing for the recreation needs of the community. Technical analyses support the change in use of the two sites and confirm that a new school site can be safely located on the Redcliffs Park site and a new park can be established at the former school site. Conditions that secure the safe operation of the school site are included as conditions of the designation as set out in the Proposal.

**3. Proposed amendments to the Christchurch District Plan**

**3.1** The exercise of power under section 71 would apply to the District Plan. The District Plan would be amended to make the changes outlined above in paragraph 1.12, as

well as any necessary consequential amendments to the planning maps and schedules in the District Plan.

**3.2** The change of zoning and the designation will remain in the District Plan until they are no longer required or the District Plan is changed.

**4. How Regenerate Christchurch expects the exercise of power to meet the purposes of the Greater Christchurch Regeneration Act 2016**

**4.1** The Act supports the regeneration of greater Christchurch through five specified purposes as set out in section 3(1). Section 3(2) of the GCR Act provides a definition of ‘regeneration’ as follows:

***regeneration*** means—

(a) *rebuilding, in response to the Canterbury earthquakes or otherwise, including—*

*(i) extending, repairing, improving, subdividing, or converting land:*

*(ii) extending, repairing, improving, converting, or removing infrastructure, buildings, and other property:*

(b) *improving the environmental, economic, social, and cultural well-being, and the resilience, of communities through—*

*(i) urban renewal and development:*

*(ii) restoration and enhancement (including residual recovery activity)*

***urban renewal*** means the revitalisation or improvement of an urban area, and includes—

(a) *rebuilding:*

(b) *the provision and enhancement of community facilities and public open space.*

**4.2** The exercise of power will facilitate the timely rebuilding of the Redcliffs School in a safe location and enable the conversion of the existing school site into a new fit-for-purpose community park in Redcliffs. As set out in greater detail below, the exercise of power will support the regeneration of greater Christchurch by:

(a) Enabling a discrete set of amendments to the District Plan to facilitate contemporaneous relocation of the school and the community park;

(b) Ensure that the two rezoning processes progress in parallel by enabling both processes to occur at the same time (not possible under other legislative constraints); and

- (c) Facilitate community input into the process as set out in the GCR Act.

*Enabling a focused and expedited regeneration process*

- 4.3** Exercising the power would enable a focused and expedited recovery for Redcliffs School and the wider community by enabling a discrete set of amendments to the District Plan which would facilitate the timely relocation of the School, and the contemporaneous creation of a new park in Redcliffs.
- 4.4** As set out in Section 5 of this proposal, using section 71 of the GCR Act to make these amendments to the District Plan allows for a significantly more expedited process than the alternative processes available under the Resource Management Act 1991. It is considered that the re-establishment of the school and community park in an expedited manner is both necessary for the social and emotional wellbeing of the community and preferable to the additional delays the use of other processes would create.

*Facilitating the ongoing planning and regeneration of greater Christchurch*

- 4.5** The ongoing regeneration of greater Christchurch will be provided for by enabling the timely establishment of a new school and enhanced open space area in the community. Using section 71 to enable the necessary amendments to the District Plan will facilitate the ongoing planning of greater Christchurch by ensuring that the designation and zoning changes are comprehensively addressed now through one process. No alternative process would allow that to occur based on the current legislation.

*Enabling community input into decision on the exercise of powers under section 71*

- 4.6** The section 71 process enables community input by allowing the public to provide written comments which the Minister must take into account before the Minister makes a final decision on exercising the power.

*Countervailing issues*

- 4.7** Technical analysis indicates that the lower land levels of the proposed school site are identified as being subject to natural hazard risks comprising: flooding, liquefaction and tsunami.
- 4.8** Extensive technical assessments together with peer reviews and discussion between experts has been undertaken in relation to the risk of flooding/inundation. That analysis finds that the proposed development of the site as a school will result in an



extremely low risk to life in the timeframe to 70 years, noting that beyond the 70-year time horizon additional management measures will need to be employed to retain an extremely low risk level. In addition, the analysis concludes that there is unlikely to be significant damage or loss to the proposed buildings as a result of inundation, subject to design and location requirements.

- 4.9** While the lower part of the site (along with other areas in the vicinity) is likely to experience a long-term change in its nature in the absence of any community-wide mitigation, there will be no exacerbation of the effects of the natural hazards arising as a result of the proposal provided there is no filling on the site. Mitigation measures, including relevant designation conditions have been included which address each of these matters as required.
- 4.10** In addition, some areas of the proposed school site have been identified as being subject to rockfall risk. Expert geotechnical assessment recommends that exclusion areas are incorporated into the development of the proposed school site, and this is reflected in the yard setbacks proposed as part of the designation conditions. Additional analysis as part of the consultation with CCC indicates that the residual rockfall risk at the current school site is such that the site is considered to be suitable for use as a community park.
- 4.11** Similarly, liquefaction risk has been assessed and expert analysis confirms that it can be managed by detailed foundation design which can be appropriately dealt with during the detailed design and Outline Plan of Works phase.
- 4.12** As with the surrounding areas, tsunami risk affects the site. However, as with the general area it is expected that there will be considerable warning time for a distant source tsunami such that risk to life is appropriately managed. Design measures to address liquefaction and inundation on infrastructure will also assist in reducing damage from any such event.

## **5. Why Regenerate Christchurch considers the exercise of the power is necessary and preferable to any alternatives**

- 5.1** It is considered preferable that the school site and the park are rezoned contemporaneously. This will ensure that two vital components in the overall fabric of the Redcliffs community are returned to it. Although alternative processes have been considered, current legislative constraints mean that this outcome is only achievable within the next 2-3 years by utilising powers in the GCR Act.

**5.2** Two key alternative processes to the exercise of power under section 71 have been considered, one involving the GCR Act and one using RMA provisions. As previously outlined, only the GCR Act provisions allow a contemporaneous rezoning of both sites at this time. The alternative processes are:

- a. Resource Management Act 1991 (**RMA**): Notice of Requirement and land zoning changes
- b. Greater Christchurch Regeneration Act 2016: Regeneration Plan

**5.3** All three processes (the two above and the section 71 process) include public engagement in some form, and as such this has not been a determinative factor in reaching a conclusion as to the necessary and preferred process.

*RMA Notice of Requirement and land zoning changes*

**5.4** Under RMA processes, it is estimated that a new designation for the Redcliffs School would take approximately 8 - 12 months to complete. This would be extended significantly in the event of an appeal to the Environment Court and/or the High Court.

**5.5** The rezoning of the former Redcliffs School site to Open Space Community Parks Zone and the rezoning of the Redcliffs Park site to Specific Purpose (School) Zone with an alternative zoning of Open Space Community Parks is also likely to take an 8 to 12-month period. While this could usually be undertaken contemporaneously with the designation, the Canterbury Earthquake (Christchurch Replacement District Plan) Order 2014 precludes any land zoning changes to the District Plan before July 2021.<sup>3</sup>

**5.6** As such, it is unlikely that the full rezoning proposal could be effected before the first quarter of 2022 at the earliest.

**5.7** As set out above, it is important to the regeneration outcomes sought for the Redcliffs community that both the Redcliffs School and the community park are enabled as a matter of some urgency. Redcliffs School has been operating from a temporary site for over 6 years. Delaying either component would compromise the outcomes sought for the community and lead to significant additional emotional and social costs. It is considered necessary that this matter is expedited by applying the provisions of the GCR Act rather than waiting until 2021 when changes under the standard RMA process can be initiated.

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<sup>3</sup> Other than by use of the GCR Act

## *Greater Christchurch Regeneration Act 2016: Regeneration Plan*

- 5.8** A regeneration plan under the GCR Act would enable the Crown to simultaneously address the relevant planning considerations within one process, much like the section 71 process. A Regeneration Plan, however, would normally be used to seek public input into complex policy questions and then direct a package of comprehensive changes to multiple RMA documents and multiple properties, and to allow for integration of these changes.
- 5.9** The policy decision to relocate the school has been made, and the relocation of Redcliffs School and establishment of a community park in Redcliffs involves a discrete scope – with the physical scope limited to Redcliffs Park and the current Redcliffs School site; and the scope of documents limited solely to the District Plan. A Regeneration Plan process is therefore not considered necessary or preferable in this instance given the availability of the alternative and more appropriate section 71 process.
- 5.10** The section 71 GCR Act process is considered necessary and preferable to the alternative options because:
- a. it enables the Crown to simultaneously address the relevant planning considerations within one process – that is, the designation and land use zoning changes; and
  - b. it enables a significantly faster rebuilding of the Redcliffs School and establishment of a park in Redcliffs than a designation and zoning change process under the RMA would enable.
- 5.11** It is preferable for the regeneration of the Redcliffs community that both aspects of this proposal are enabled contemporaneously. Both Redcliffs School and a community park in Redcliffs are important components of the Redcliffs community, and it is important for the regeneration of the community that both are developed in a comprehensive and expedited manner.
- 6. Draft of Notices to be published if the Minister approves the proposal**
- 6.1** A draft of the notice that would be published under section 68 should the Minister decide to proceed with the proposal is set out in Appendix 2.
- 6.2** A draft of the notice that would be published under section 71 should the Minister approve the proposal is set out in Appendix 3.



## APPENDIX 1 – Proposed Designation Conditions

### General

1. The designation is for “Educational Purposes” and shall be in general accordance with the proposal dated January 2018.
2. “Educational Purposes” shall, in the absence of specific conditions to the contrary:
  - a. Enable the use of the facilities on the designated site by and for the educational benefit of any school age students (i.e.: years 0 to 13) regardless of whether they are enrolled at any institution located on that designated site.
  - b. Enable the provision of supervised care and study opportunities for students outside school hours in school facilities.
  - c. Enable the provision of community education (e.g.: night classes for adults) outside school hours in school facilities.
  - d. Include but not be limited to the provision of academic, sporting, social and cultural education including through:
    - i. Formal and informal recreational, sporting and outdoor activities and competitions whether carried out during or outside school hours;
    - ii. Formal and informal cultural activities and competitions whether carried out during or outside school hours; and
    - iii. The provision of specialist hubs and units (including language immersion units and teen parent units) for students with particular educational requirements or special needs.
  - e. Enable the use of facilities for purposes associated with the education of students including school assemblies, functions, fairs and other gatherings whether carried out during or outside school hours.
  - f. Enable the provision of associated administrative services; carparking and vehicle manoeuvring; and health, social service and medical services (including dental clinics and sick bays).
  - g. Enable the housing on site for staff members whose responsibilities require them to live on site (e.g.: school caretaker) and their families.

### Built Form

3. Buildings on site shall be set back a minimum of 6 metres from a boundary of any legal road and 4 metres from Main Road. This condition does not apply to non-occupied ancillary buildings less than 20m<sup>2</sup> in area, utility structures, shading structures and fencing.

4. Where the internal site boundary adjoins a residential zone:
  - a. No part of any building (excluding poles/light support structures) shall project beyond a building envelope contained by a recession plane measured at any point 2.3m above the internal site boundary in accordance with the diagrams in 18.8.3 – Appendix 1 of the Christchurch District Plan.
  - b. Where a minimum floor level has been raised to comply with the Christchurch District Plan requirements related to the Flood Management Area, condition 4 (a) above shall not apply. In such cases, no part of any building (excluding poles/light support structures) shall project beyond a building envelope contained by a recession plane measured at any point 2.3m above the minimum floor level required by the Christchurch District Plan in accordance with the diagrams in 18.8.3 – Appendix 1.
5. All buildings within the Flood Management Area identified in the Christchurch District Plan shall have finished floor levels of at least 12.36 metres relative to the Christchurch City Council Datum. This condition does not relate to non-occupied ancillary buildings less than 20m<sup>2</sup> in area, play structures, shading structures and fencing.
6. All occupied buildings on site shall be located as close as practicable to Main Road (subject to the 4m road boundary setback) and as far as practicable from the elevation of the Mean High Water Springs.
7. There shall be no occupied buildings located within the area of land 2m from the northwest boundary of the designated land with Lot 1 DP 16691 (in the vicinity of the rock island at 1 Main Road), unless a rockfall protection structure designed by a suitably qualified and experienced geotechnical engineer is established.
8. Access to the area of land described in condition 7 above shall be restricted such that regular or prolonged occupation of this area by people is prevented.

## **Noise**

9. Noise from construction shall not exceed the limits recommended in and shall be measured in accordance with New Zealand Standard NZS 6803:1999 - Acoustics Construction Noise.
10. The operation of the facilities shall comply with the following noise limits at the notional boundary of any site zoned primarily for a residential purpose in the Christchurch District Plan:

DAYTIME	NOISE LEVEL (L <sub>eq</sub> ) dBA
Mon – Sun, 7am – 10pm (0700 -2200)	55
Mon – Sun, 10pm –7am (2200 -0700)	45

L<sub>MAX</sub> = 75dBA

These noise levels shall not apply to noise from outdoor school activities occurring between 0800 and 1800 hours Monday to Saturday.

Noise levels shall be measured and assessed in accordance with NZS 6801:2008 “Measurement of Environmental Sound” and NZS 6802:2008 “Environmental Noise”.

11. If acoustic fencing is required as mitigation to achieve the noise levels referred to in condition 10 9, the fencing shall conform to the following minimum standards:
  - a. Height – 1.8 metres;
  - b. Surface Mass – 8.0 kg/m<sup>2</sup> (for example, 25 mm timber); and
  - c. the fence must be continuous, and maintained with no gaps or cracks. This will require timber palings to be well overlapped (25 mm minimum) or a “board and batten” system, and a sleeper rail connecting the base of the palings to the ground.
  
12. Any external plant or equipment required to operate between the hours of 2200 – 0700 shall be designed and located to ensure that compliance with the night time residential zone District Plan noise standard of 40dB LAeq will be achieved at the site boundaries.

### Lighting and Glare

13. All fixed exterior lighting shall, as far as practicable, be aimed, adjusted and/or screened to direct lighting away from the windows of habitable spaces of adjoining neighbours. There shall not be more than 4 lux light spill within adjoining residential zones.

### Earthworks

14. The detailed engineering design program for any future development shall include an engineering specification for earthworks on the site that

is approved by a suitably qualified chartered professional geotechnical engineer.

15. There shall be no filling of land within the High Flood Hazard Management Area unless equivalent compensatory storage is provided. The means of any compensatory storage is to be determined by a suitably qualified and experienced engineer, and to be provided to Council prior to works being undertaken on the site.

## **Transport**

16. The school shall not commence operation at the new site until a full safety audit is undertaken in accordance with “Road Safety Audit Procedures for Projects: Guidelines”, NZTA, May 2013, with particular consideration given to:
  - a. Pedestrian crossing location and design for school pupils crossing Main Road to the school; and
  - b. The design of the Main Road/Beachville Road intersection; and
  - c. Vehicle speeds in the vicinity of the school.

## **School Travel Plan**

17. Prior to the opening of the school, the Requiring Authority shall, either directly or through the School Board of Trustees, develop a Travel Plan which provides specifically for measures to reduce vehicle dependence, including walking school buses, carpooling, the encouragement of the use of public transport, the use of remote pick up/drop off locations if appropriate, and the encouragement of walking and cycling.

## **Flood Management**

18. Prior to opening of the school, a Flood Response Management Plan shall be prepared and held with school administration for implementation. The Flood Response Management Plan shall at a minimum address staffing responsibilities in terms of monitoring weather events which may give rise to disruption to education activities at the site, and evacuation procedures and alternative field and pick up/drop off locations in such disruption events.

## **Accidental Discovery Protocol**

19. In the event that an unidentified archaeological site is located during works, the following applies:
  - a. Work must cease immediately at that place and within 20m around the site.



- b. The contractor must shut down all machinery, secure the area, and advise the site manager.
- c. The site manager must secure the site and notify the Heritage New Zealand Regional Archaeologist. Further assessment by an archaeologist may be required.
- d. If the site is of Māori origin, the site manager must notify the Heritage New Zealand Regional Archaeologist and the appropriate iwi groups or kaitiaki representative of the discovery and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, as long as all statutory requirements under legislation are met (New Zealand Pouhere Taonga Act 2014, Projected Objects Act 1975).
- e. If human remains (kōiwi tākata) are uncovered the site manager must advise the Heritage New Zealand Regional Archaeologist, NZ Police and the appropriate iwi groups or kaitiaki representative and the above process under 4 must apply. Remains are not to be moved until such time as Iwi and Heritage New Zealand have responded.
- f. Works affecting the archaeological site and any human remains (kōiwi tākata) must not resume until Heritage New Zealand gives written approval for work to continue. Further assessment by an archaeologist may be required.
- g. Where iwi so request, any information recorded as the result of the find such as description of location and content, is to be provided for their records.
- h. Heritage New Zealand will determine if an archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014 is required for works to continue.

# Public Notice: Greater Christchurch Regeneration Act 2016

## Proposal to designate the former Redcliffs Park for education purposes and rezone this site; and to remove the designation for education purposes at the former Redcliffs School site and rezone this site – open for written comment

Pursuant to section 68 of the Greater Christchurch Regeneration Act 2016 (GCR Act) the Minister for Greater Christchurch Regeneration invites written comment on the Proposal to enable the relocation of Redcliffs School to the site of the current Redcliffs Park, and the establishment of a park on the site of the current Redcliffs School by using section 71 of the GCR Act to:

- designate land at the Redcliffs Park site for educational purposes; and
- change the zone of the following parcels of land at the Redcliffs Park site from the Open Space Community Parks zone to the Specific Purpose (School) zone with an alternative zoning of Open Space Community Parks:
  - Lot 2 DP 47479 CB27F/183;
  - Lot 2 DP 47479 CB27F/184;
  - Reserve 4604 CB616/39; and
- uplift the current designation L82 from the existing Redcliffs School site; and
- change the zone of the following parcels of land at the existing Redcliffs School site to Open Space Community Parks Zone:
  - Section 1 Survey Office Plan 334406 CFR156004;
  - Part Lot 3 Deposited Plan 1228 CB190/67;
  - Lot 1 Deposited Plan 7624 CB372/72;
  - Part Lot 2 Deposited Plan 1228 CB495/17;
  - Part Lot 3 Deposited Plan 1228 Gazette 1924 p2596; and
- change the zone of the following parcels of land at the existing Redcliffs School site to Open Space Natural Zone:
  - Part Lot 8 Deposited Plan 11088; and
  - Part Lot 2 Deposited Plan 1228.

The Proposal may be inspected on the Department of the Prime Minister and Cabinet's

website at [\[website\]](#) and is available for inspection at: [Location]

Written comments on the Proposal may be made to the Greater Christchurch Group of the Department of the Prime Minister and Cabinet by no later than [date] and should be emailed to [\[email address\]](#) or posted to [postal address]. Attention: [name].

Dated this    th day of [month] 2018.

HON [XX], Minister for Greater Christchurch Regeneration.

# Gazette Notice: Greater Christchurch Regeneration Act 2016

**Proposal to designate the former Redcliffs Park for education purposes and rezone this site; and to remove the designation for education purposes at the former Redcliffs School site and rezone this site.**

Pursuant to section 71 of the Greater Christchurch Regeneration Act 2016, I, the Honorable [Minister's name], Minister for Greater Christchurch Regeneration give notice that the **Christchurch District Plan** is amended from the xxth day of [month] 201x by

- Designating for educational purposes the former Redcliffs Park site at 17 Main Road, Redcliffs, Christchurch legally described as Lot 2 Deposited Plan 47479 CB27F/183, Lot 3 Deposited Plan 47479 CB27F/184 and Reserve 4601 CB616/39.
- Zoning the former Redcliffs Park site at 17 Main Road, Redcliffs, Christchurch legally described as:

- Lot 2 DP 47479 CB27F/183;
- Lot 2 DP 47479 CB27F/184; and
- Reserve 4604 CB616/39

as the Specific Purpose (School) zone with an alternative zoning of the Open Space Community Parks Zone

- Zoning part of the former Redcliffs School site at 140 Main Road, Redcliffs, Christchurch legally described as:

- Section 1 Survey Office Plan 334406 CFR156004;
- Part Lot 3 Deposited Plan 1228 CB190/67;
- Lot 1 Deposited Plan 7624 CB372/72;
- Part Lot 2 Deposited Plan 1228 CB495/17; and
- Part Lot 3 Deposited Plan 1228 Gazette 1924 p2596

as the Open Space Community Parks Zone.

- Zoning part of the former Redcliffs School site at 140 Main Road, Redcliffs, Christchurch legally described as:

- Part Lot 8 Deposited Plan 11088; and
- Part Lot 2 Deposited Plan 1228

as the Open Space Natural Zone

- Removing the existing designation L82 from the former Redcliffs School site at 140 Main Road, Redcliffs, Christchurch legally described as:

- Section 1 Survey Office Plan 334406 CFR156004;
- Part Lot 3 Deposited Plan 1228 CB190/67;
- Lot 1 Deposited Plan 7624 CB372/72;
- Part Lot 2 Deposited Plan 1228 CB495/17;
- Part Lot 3 Deposited Plan 1228 Gazette 1924 p2596;
- Part Lot 8 Deposited Plan 11088; and
- Part Lot 2 Deposited Plan 1228.

The full text of the amendments can be viewed on the Christchurch City Council website  
Dated at Wellington this xxth day of [month] 2018

HON [XX], Minister for Greater Christchurch Regeneration.

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