

# Transitional use of residential red zone land

*Encouraging local communities to use and reactivate red zone areas, ahead of permanent land use decisions*

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## What is a transitional land use?

In May 2018 the Minister for Greater Christchurch Regeneration, Hon Dr Megan Woods, approved a new transitional land use policy that enables a greater range of temporary uses on Crown-owned red zone land.

This new policy means people can now apply to use red zone land in Christchurch for up to **five years**. This could include short, one-off events, or much longer five-year leases.

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## What is the purpose?

Transitional uses **support the regeneration of the red zones** by encouraging more active use of, and interest in, the areas. Applicants must be able to demonstrate how their proposed transitional use would contribute to regeneration of the surrounding **community** – including the environmental, economic, social and/or cultural benefits.

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## Are there any examples?

A number of **transitional uses** are currently operating in the red zones, including community gardens, native plant restoration/maintenance, walking trails, bee hive trials and llama grazing. There have also been a number of **community events** in the red zones, e.g. Christchurch Children's Day.

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## Who can apply?

**Anyone can apply to use red zone land** – including individuals and community groups. LINZ is happy to work with applicants to support them through the application process.

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## What is the cost?

There is generally no charge for using Crown-owned red zone land. However, cost is considered on a case-by-case basis for applicants with commercial objectives.

Applicants will need to **meet all of the costs** associated with **implementing** their transitional uses.

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## What does the application process involve?

LINZ undertakes a **robust case-by-case assessment** of all transitional use requests. This includes considering the regeneration benefits, how the proposed use would impact on the surrounding environment, practicality, and how risks (e.g. health and safety) and land management responsibilities will be managed.

LINZ also consults with Christchurch City Council and Regenerate Christchurch on all requests.

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## When will permanent land use decisions be made?

Regenerate Christchurch is currently developing a Regeneration Plan for the Ōtākaro/Avon River Corridor that will set out the long-term land uses for this area. Regenerate Christchurch and the Christchurch City Council are also developing a regeneration strategy for Southshore and South New Brighton which will set out options for those areas.

Permanent land use decisions for the other red zone areas, e.g. Brooklands and the Port Hills, are on a longer trajectory.

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## I want to know more?

More information can be found here: <https://www.linz.govt.nz/crown-property/types-crown-property/christchurch-residential-red-zone/transitional-use-crown-owned-residential-red-zone-land>

Or you can contact LINZ by phone on 0800 665 463 or email at [redzoneinfo@linz.govt.nz](mailto:redzoneinfo@linz.govt.nz)