



# Urban Development and Regeneration Update

September 2017

Agency	Programme	Update
Regenerate Christchurch	Central City	Public engagement on draft Concept for Cathedral Square and Surrounds completed. Feedback received is currently being analysed.  Work to develop draft Strategy for Cathedral Square and Surrounds continues.
	Ōtākaro Avon River Corridor Regeneration Area	Shortlist of future land use options in development along with supporting cost and technical studies.  Appointment of a facilitator to work directly with private property owners to ensure that they are well supported, and kept fully informed throughout the development of the Regeneration Plan for the Area.
	Southshore/ South New Brighton	Working with Council to prepare for release of Council’s updated Coastal Hazards Report.  Process for co-design of engagement model has commenced.
Development Christchurch Ltd	New Brighton	<i>Beachside Playground:</i> The site of the new playground has been cordoned off and preliminary works have commenced. Larger civil works will commence in the coming weeks.  <i>Hot Salt Water Pools:</i> Work on concept designs is continuing, taking into account input from two design workshops facilitated by Select Evolution. In the coming weeks, the first of the preliminary designs will be rolled out to the workshop participants and the community during the public consultation period.  <i>Creating Momentum Regeneration Fund:</i> DCL has provided additional funding for Imagination Station to stay open until Christmas. ARGO Co-Working have opened applications for their co-working scholarships which were match funded by DCL. The beginning of the Carnaby Lane Revitalisation Project is underway with new magnolia planters along the lane. New artistic murals and seating are planned for later this year. DCL has also funded the installation of new planters and a living wall in the Surfside Mall arcade.  <i>Engagement:</i> DCL distributed an Information Booklet to households in the greater New Brighton area on the New Brighton Regeneration Project. Staff are preparing for public engagement around the hot salt water pools, and public realm works.
	Land development	<i>Peterborough Quarter:</i> DCL is continuing to work with the preferred developer on a development agreement.

		<p><i>Development funding:</i> DCL is assessing options for the three parcels of land, which will be transferred to DCL from Council on 1 November 2017 (Peterborough Quarter, Milton St, and Beresford St).</p>
	Christchurch Adventure Park	<p>Work continues to clear the fire damaged trees from the site, to reinstate the chair lift, zip line and trail infrastructure, as well as to develop new trails on the Eastern side of the park. The CAP Board's priority remains achieving a summer opening. The former will be heavily dependent on the weather, with recent rain events slowing down the forestry operation.</p>
	Impact Hub	<p>The emerging social enterprise sector is here and is poised to grow and assist Christchurch in developing into a modern, innovative city with exciting opportunities. DCL has been collaborating with the 'impact community' in Christchurch in a leadership role with ChristchurchNZ and the Council to develop a case to establish an Impact Hub©. The aim is to support existing high impact business to grow as well as to attract new high impact businesses to Christchurch by creating a local hub that is connected to a global community of high impact businesses.</p> <p>The proposed operating model for the 'Hub' is to bring together the owners and operators of existing co-working spaces to collectively create a shared central location as well as maintain their satellite co-working spaces. In doing so, the network will connect four scales of community, local small niche, medium scale urban, large scale national, and global networks. DCL is currently looking for an appropriate building or site that could be developed with appropriate funding and finance package.</p>
Department of the Prime Minister and Cabinet (DMPC)	Greater Christchurch Group	<p>Christchurch City Council's Cranford Regeneration Plan was approved on 17 August 2017 by Hon Gerry Brownlee, acting on behalf of the Minister supporting Greater Christchurch Regeneration under section 38 of the Greater Christchurch Regeneration Act 2016 (GCR Act). The Plan came into effect on 31 August and the changes required by the Regeneration Plan to the Canterbury Regional Policy Statement and the Christchurch District Plan have now been made.</p>

Government departments	MBIE residential insurance settlements and public sector monitoring	<p><i>Residential insurance settlements:</i> As of 30 June 2017 98.3% of all first-time dwelling claims have been settled. There remain 2,912 unsettled over-cap claims, 695 of which are currently in construction. EQC reports that all under-cap residential claims have completed their first-time settlement process, and they are now dealing solely with call-back claims.<sup>1</sup> EQC reported having 4,659 open call-back claims as of 30 June 2017. Adding the 4,659 open call-back claims to the 2,912 unsettled over-cap claims translates to a total of 7,571 unsettled dwelling claims.</p> <p><i>Public Sector Rebuild monitoring:</i> The Public Sector Rebuild is projected to cost \$6.3bn on completion. As at 30 June 2017, 75% of projects by value have either been completed or are in progress. Peak expenditure is expected to occur in 2017 and be maintained at a high rate through to 2019. Recent achievements include 11 schools completed in the Christchurch Schools Rebuild programme with a further 29 under construction or out to tender, and construction has commenced on the QEII Recreation and Sport Centre. \$85 million of funding has been confirmed for the Lincoln University AgResearch joint facility enabling the completion of the detailed design and pricing.</p>
	LINZ land management	<p>As at 28 August 2017,</p> <p>Flat Land Clearance:</p> <ul style="list-style-type: none"> <li>• 7,095 dwellings have been cleared by the Crown and Insurers from Crown-owned properties</li> <li>• A further 5 properties are currently delayed and clearance cannot proceed.</li> </ul> <p>Port Hills Land Clearance:</p> <ul style="list-style-type: none"> <li>• A total of 440 Crown owned properties in the Port Hills have been cleared</li> <li>• A further 4 properties are currently underway</li> </ul> <p>Residential Red Zone Offer Process update:</p> <ul style="list-style-type: none"> <li>• Of the 7,855 properties in the residential red zones (including 196 Housing NZ properties) 7,708 have now settled with the Crown</li> <li>• 145 did not accept and two are yet to settle due to specific individual situations. The remaining two may not settle due to legal impediments.</li> </ul>
	MoH	No update this month.

<sup>1</sup> Under-cap call-back claims include remediation of first-time repairs; work identified through the Canterbury Earthquake Damage and Repairs (CEDAR) subfloor review programme; and claims where customers are still in dispute or litigation with EQC following initial settlement.

<p>Canterbury District Health Board</p>	<p>Psychosocial Wellbeing</p>	<p>The greater Christchurch Psychosocial Committee and Governance Group meet two-monthly. The Committee last met in August and the Governance Group met earlier in September.</p> <ul style="list-style-type: none"> <li>• The Committee received a presentation from Homecare Medical on the Canterbury Support Line. The Committee expressed concern about the existence of two 0800 help lines following the Kaikoura / Hurunui earthquakes, causing confusion for potential callers, and offered to contribute lessons learned. The lessons are being escalated to the National Welfare Coordination Group so that issues can be resolved as a matter of emergency preparedness.</li> <li>• Funding from the Canterbury Earthquake Appeal Trust for a successful 'Greater Christchurch Parenting Support Package' has concluded. The package was a two year collaborative initiative between health and social services in the NGO and government sectors, demonstrating the effectiveness of the collective impact model in the psychosocial space and endorsing the Committee's prioritisation of community-led approaches and initiatives that build community capacity, capability and confidence. We note in particular the successful co-design community development projects in Linwood, Shirley, Brighton and Selwyn, and the popularity of the Sparklers resource to promote wellbeing for children.</li> <li>• In response to a Committee request, MBIE provided details of call-backs (i.e., re-repairs). 'Dwelling call-backs' comprise CEDAR sub-floor repairs, dwelling claims where there is some form of dispute, and dwelling claims where EQC have been called back to re-assess damage. MBIE does not report drainage and secondary repairs (e.g., chimneys or detached garages) and these are in addition to dwelling call-backs. EQC has reviewed all of the dwelling call-back files and anticipates resolving all claims not in litigation by the end of 2017. Over 10,000 people are affected by dwelling call-backs.</li> <li>• The Committee requested information about the CCC Community Partnerships Resilience Fund and asked the Governance Group to provide clarity. The Governance Group received an update about this fund and its process and expects that Christchurch City Council will share further information in due course.</li> <li>• Concerns have been expressed around service demand being experienced by the NGO sector, and the Governance Group requested more information to enable better understanding of issues and innovations, including those already under way. This is a complex issue, and the current considerations are around how to best narrow the scope of the undertaking while assembling a clearer picture of areas of over-demand and their potential causes. A progress report will be provided at the next Governance Group meeting.</li> <li>• The Committee requested confirmation that ICNZ and EQC are no longer providing funding for or participating in the governance of RAS (the Residential Advisory Service); this was confirmed by MBIE and by</li> </ul>
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		the Governance Group. This will be discussed at the next Committee meeting to assess implications for the people with outstanding unresolved issues.													
Environment Canterbury	Regional Approach to Managing Natural Hazard Risk	The key work to date includes documenting roles and responsibilities in hazard management (Milestone 1); undertaking a stocktake of research (Milestone 10); and assessing how we communicate risk within our communities (Milestone 17). Progress on each of these milestones was presented at a March workshop and has been circulated to the working group. An update was provided to the Regional CE Forum on 8 May.													
	Lyttelton Port Recovery Plan	<p><i>Whakaraupō/Lyttelton Harbour Catchment Management Plan</i></p> <p>Community engagement on the draft Catchment Management Plan will be carried out in October and November 2017. The draft plan will be completed by December 2017.</p> <p><i>Consents</i></p> <p>Reclamation Consent - hearing commences 19 September 2017.</p> <p>Channel Deepening Consent - Environment Court mediation for the two appeals is planned for October (each appeal mediated separately).</p> <p><i>Lyttelton Port Recovery Plan – Third implementation report</i></p> <p>Environment Canterbury have completed the six-monthly update on the Lyttelton Port Recovery Plan (LPRP) for the Greater Christchurch Partnership Committee, as required under section 6 of the LPRP.</p> <p>The table below provides a summary on the progress of the statutory directions and the supporting commitments by parties.</p> <table border="1"> <thead> <tr> <th>Actions and Commitments</th> <th>Progress</th> </tr> </thead> <tbody> <tr> <td colspan="2"><b>Recovery Framework</b></td> </tr> <tr> <td><b>Actions 1 – 5:</b> Amendments to RMA documents.</td> <td><u>Completed.</u> All amendments were made to relevant documents within the required timeframe.</td> </tr> <tr> <td colspan="2"><b>Supporting Commitments by Parties (LPRC, Section 5)</b></td> </tr> <tr> <td><b>Commitment 5.1:</b> Development and implementation of a Catchment Management Plan for Whakaraupō/Lyttelton Harbour</td> <td><u>On Track.</u> The Whakaraupō / Lyttelton Harbour Catchment Management Plan will be completed by December 2017</td> </tr> <tr> <td><b>Commitment 5.2:</b> Transport Network Memorandum of Understanding</td> <td><u>Completed.</u> The Transport MOU has been signed (though a work programme or review has not yet commenced).</td> </tr> <tr> <td><b>Commitment 5.3:</b> Pedestrian access across Norwich Quay</td> <td><u>Completed.</u> Signalised crossing has been now been installed.</td> </tr> </tbody> </table>	Actions and Commitments	Progress	<b>Recovery Framework</b>		<b>Actions 1 – 5:</b> Amendments to RMA documents.	<u>Completed.</u> All amendments were made to relevant documents within the required timeframe.	<b>Supporting Commitments by Parties (LPRC, Section 5)</b>		<b>Commitment 5.1:</b> Development and implementation of a Catchment Management Plan for Whakaraupō/Lyttelton Harbour	<u>On Track.</u> The Whakaraupō / Lyttelton Harbour Catchment Management Plan will be completed by December 2017	<b>Commitment 5.2:</b> Transport Network Memorandum of Understanding	<u>Completed.</u> The Transport MOU has been signed (though a work programme or review has not yet commenced).	<b>Commitment 5.3:</b> Pedestrian access across Norwich Quay
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	<b>Commitment 5.4:</b> Dampier Bay public access	<u>Not achieved.</u> The agreement for Dampier Bay access will not be resolved.
	<b>Commitment 5.5:</b> Dampier Bay/ Te Ana Design Guide	<u>Completed.</u> LPC and Boffa Miskell have produced the Te Ana (Lyttelton Marina) Design Guide.
	<b>Commitment 5.6:</b> Naval Point (Development Plan)	<u>On Track.</u> High level options are being considered by the Banks Peninsula Community Board in September 2017. The plan will progress to public consultation in February 2018.
	<b>Commitment 5.7:</b> Cruise Ship Berth	<u>On Track.</u> LPC plans to lodge resource consent applications for a cruise berth in September 2017
	<b>Commitment 5.7:</b> Bulk Liquids Storage Facilities (Quantitative Risk Assessment)	<u>Completed.</u> CCC, with support from LPC and the oil companies, released the quantitative risk assessment (QRA) for the Naval Point 'tank farm' in November 2016.

Christchurch City Council	Replacement District Plan	Audit of decisions on District plan requested by the IHP has largely been completed. Entire Plan is operative apart from the Commercial zone provisions which are still subject to an appeal by K I Commercial (site specific).
	Cranford Regeneration Plan	Approved by Minister Brownlee, on behalf of the Minister supporting Greater Christchurch Regeneration, and gazetted on 24 <sup>th</sup> August. The provisions directed by the Minister have been inserted into the Canterbury Regional Policy Statement and Christchurch District Plan. A Memorandum of Understanding aimed at expediting development is being drafted in accordance with a supporting commitment in the Regeneration Plan.
	South New Brighton and Southshore Regeneration Planning	<i>South New Brighton:</i> The Council resolution in June requested a report back on a proposed approach for the Council to lead and expedite regeneration planning for earthquake related damage to the area of South New Brighton. The area is being assessed to determine the most vulnerable areas susceptible to high groundwater, flooding and liquefaction. An initial report went to Committee and Council in July and an update on progress will be reported to elected members in mid-September.  <i>Southshore:</i> A report on short term options for estuary edge protection at Southshore will go to Council in September. This follows emergency work undertaken during the July flooding.
	Regeneration	A streamlined process to enable communities to hold street parties is in development and will be showcased in a 'Streets for People' street party event on 1 October in the central city.  A process to reconsider funding priorities for the suburban centre master plan capital projects has been completed, with priorities now confirmed for inclusion within the Draft Long Term Plan.

		<p>The Community Arts Centre in Linwood Village has now been lit as part of the Urban Renewal programme.</p> <p>Staff are supporting the Regenerate Christchurch project team developing a vision for Cathedral Square and Surrounds. Assistance is being provided to authoring the Strategy document and reviewing background studies.</p> <p>Recovery coordinators are continuing to work with owners of the approximately thirty sites in the central city considered to be 'barriers' to regeneration.</p>
	Heritage	<p>Grant funded work is about to begin on the heritage building at 152 Oxford Terrace, the former Public Trust Building. This was recently the subject of a Central City Landmark Heritage Grant from the Council.</p> <p>Work has already started on a number of other grant funded projects, including the retention and repair of eight units of the Duncan's Building on High Street and the repair and upgrade of the former St Luke's Vicarage, Kilmore Street.</p>
	Urban Design	<p>Council staff are continuing to support the Halswell Commons (formerly Meadowlands) Exemplar Housing as it moves through the initial stages of land use consent and implementation.</p> <p>Work is continuing to improve the quality of connections to Te Ana (Dampier Bay) with the surrounding area with work on the Voelas/ Godley connection underway, and planning for longer term connectivity between Lyttelton township, Te Ana and Naval Point.</p> <p>Wayfinding work within the central city as part of An Accessible City is being progressed with input from Matapopore. This will involve finalising guidance and an implementation plan to achieve an integrated wayfinding system for a range of audiences and all modes of transport.</p>
Selwyn District Council		No update this month.
Waimakariri District Council	Waimakariri Red Zone Recovery Plan	<p>Work continues on development of the WDC Implementation Plan. Many key elements of the implementation plan are complete or nearing completion.</p> <p>Work continues on the Horizontal Infrastructure Strategy which informs the road closures/stopping, and utilities decommissioning plans. Once complete and signed off by the Regeneration Steering Group, the full Implementation Plan will be submitted to the Crown, anticipated for later this year.</p> <p>The reserves master-plan preparation work is underway. The planning of new land-use area boundaries, reserve boundaries and categorisation, and naming processes is underway.</p> <p>The Regeneration team continue to work with LINZ on the necessary land and property information gathering in conjunction with the master-planning and</p>

	<p>horizontal infrastructure strategy; to inform the forthcoming Land Divestment Plan and the divestment terms and conditions.</p> <p>An interim lease agreement is now in place giving WDC access to all of the WDC regeneration areas for planning and physical works purposes. WDC have now taken over maintenance responsibilities for these areas.</p> <p>Following the recent consultation process; the Steering Group have now selected the preferred option for the road access configuration into the Kaiapoi East sport and recreation reserve. The proposal will be submitted for Crown consideration in the next month.</p> <p>Physical works on recovery of 3 waters infrastructure continues in both Kaiapoi South and Kaiapoi East and is making good progress. Kaiapoi South Road rebuild works now commence early 2018, at the same time as the new key roading link in Kaiapoi East commences construction.</p> <p>Council are working with the community on the formation of a new Trust to develop and administer the new Food Forest in Kaiapoi East. A number of mature fruit trees from the former red zone were successfully relocated to the food forest area recently to kick-start the development.</p> <p>The Regeneration website and other regular communications continue to inform and engage the community; with the regular videos on regeneration progress proving particularly popular (<a href="http://www.waimakariri.govt.nz/regeneration">www.waimakariri.govt.nz/regeneration</a>).</p>
<p>District Development Strategy</p>	<p>The Council’s draft Our District, Our Future – Waimakariri 2048, District Development Strategy formal consultation period for the public and stakeholders closed in July 2017. This was followed by two days of informal hearings in late August 2017. Top submission themes were:</p> <ol style="list-style-type: none"> <li>1. Rural residential future – comments on proposed options, greater support for extension of rural residential areas than intensification or combination of options; proposed locations for new rural residential areas.</li> <li>2. Rural development future – comments on proposed options, greater support for increasing the minimum lot size in whole Rural Zone as opposed to in parts of Rural Zone; protection for ‘lifestyle’ blocks sought; restrict further developments; protect rural character and productivity.</li> <li>3. Support directing bulk of growth to existing main centres.</li> </ol> <p>The draft Strategy specifically acknowledges and takes into account the UDS, acts as a means for Council to contribute to the settlement pattern review and specifically takes into account the National Policy Statement (NPS) on Urban Development Capacity.</p> <p>Final decision-making on the Strategy is pencilled in for later in the year, once the synergies with the DDS and the NPS housing and business development capacity assessment are further explored. More information can be found at: <a href="http://www.waimakariri.govt.nz/district-development">www.waimakariri.govt.nz/district-development</a>.</p> <p>The Strategy forms part of the overarching inputs feeding into the Waimakariri District Plan Review.</p>



	District Plan Review	<p>Issues and Options papers have been released. These provide a first means of communication with the public and stakeholders at a high level, reflecting on matters found within the earlier effectiveness review, but also broad steps to address these. Six papers are available addressing, retail/commercial/industrial, rural, residential, natural environment, heritage/open space and energy/utilities/infrastructure/transport.</p> <p>These are not a mandatory requirement under the RMA, but serve the function to inform and, as another opportunity, engage with the community. Feedback will help assist with drafting of Plan chapters later in the year and into 2018.</p> <p>Staff also made good progress in July-August on scoping potential chapter content for the new Plan, firstly looking at the ‘how’ type requirements and then looking at the ‘what’ requirements i.e. specific plan provisions and information needs. Work has also progressed on a version 2 of a potential District Plan structure, taking into account the National Planning Standards for structure and format currently being prepared between now and early 2019 by the Ministry for the Environment.</p>
	Kaiapoi Town Centre 2028	<p>The Kaiapoi Town Centre Plan Review is well underway now with a number of initial project steps complete. Project consultants have now been appointed as per the related project briefs covering, Transport and Accessibility, Property Economics, Geotechnical and Flooding Advice, and Urban Design.</p> <p>The projects Stakeholder Reference Group has also been formed, representing both the community and the businesses within the existing Town Centre. The Reference Group has been briefed through a workshop with the Core Project Team and project consultants and are now ready to participate in the two full day Inquiry by Design Sessions (IBDs) being held on the 15th September and the 11th October.</p> <p>Following the two IBDs, the Core Project Team will work through a process to develop a draft plan for wider engagement and consultation. The 2028 Kaiapoi Town Centre Plan Review will include a refreshed set of activities for the existing Town Centre, and provide a master plan for the adjoining Mixed Use Business regeneration areas.</p> <p>It is anticipated that the 2028 Kaiapoi Town Centre Plan will be finalised and implemented in June 2018.</p>
Te Rūnanga o Ngāi Tahu		No update this month.
New Zealand Transport Agency	Christchurch Motorways – Roads of National Significance	Latest update is the 3 <sup>rd</sup> southbound HOV lane project on the Waimakariri Bridge, a conceptual design has been developed and the project is now progressing towards a detailed design phase.