

# Urban Development and Regeneration Update

April 2018



**Greater Christchurch Partnership**

**Te Tira Tū Tahī**

One Group, Standing Together

Agency	Programme	Update
Regenerate Christchurch	Central City	<p>We are finalising the draft Vision for Cathedral Square for the Minister for Greater Christchurch Regeneration, the Mayor and Council. We are exploring funding options to deliver the vision.</p> <p>We have completed an initial review of the Christchurch Central Recovery Plan and associated strategic documents. The assessment of current progress is under way and draft advice for the Minister for Greater Christchurch Regeneration and the Mayor is being prepared.</p>
	Ōtākaro Avon River Corridor Regeneration Area	<p>On 10 April we announced that bold environmental leadership underpins our selection of the refined shortlist of land use options for the Ōtākaro Avon River Corridor Regeneration Area, and our planning for the future use of the land.</p> <p>We announced an 11-kilometre Green Spine, with improvements to water quality and the environment will be strongly considered in the refined shortlist of land use options, ahead of a major public exhibition.</p> <p>On 24 April we announced details of the public exhibition of the refined shortlist of potential land use options for the Ōtākaro Avon River Corridor. The exhibition will be held 26 May to 30 June at 99 Cashel St.</p> <p>Regenerate Christchurch will then prepare a draft Regeneration Plan before the end of the year, which will include the preferred land use plan for the Area.</p>
	Southshore/ South New Brighton	<p>The How Team is a locally-led initiative to help connect communities to decision-makers to stimulate more innovative and genuine engagement. The How Team concept was developed by Renew Brighton, with support from the Christchurch City Council, Regenerate Christchurch, Environment Canterbury and other agencies.</p> <p>Regenerate Christchurch contracted the How Team to co-design an engagement plan (with agencies and the community) for the Southshore and South New Brighton Regeneration Strategy.</p> <p>The How Team delivered the co-designed engagement plan at the end of March.</p> <p>A draft technical baseline assessment report is now complete. The report provides an overview of present day risks and realities and will support scenario planning with the community. The assessment:</p> <ul style="list-style-type: none"> <li>• covers social, environmental (including the natural environment), cultural, natural hazards, economic, Crown and Council issues</li> <li>• defines the unique characteristics of the natural environment from a landscape, natural wildlife, cultural and heritage perspective</li> <li>• identifies a range of environmental, economic and social opportunities.</li> </ul>

	<p>Other opportunities to support regeneration outcomes</p>	<p>Regenerate Christchurch objectives are to lead regeneration and to work with others to achieve regeneration. We are responding to requests from other agencies and from the private sector to facilitate their projects. This may be through advocacy or could use the planning powers available to us in the Greater Christchurch Regeneration Act.</p> <p>A recent example is Regenerate Christchurch lodging a submission in support of a resource consent application for a proposed hotel development on the corner of Cambridge Terrace and Worcester Boulevard. The submission emphasised the importance of this development to the regeneration of the central city.</p>
	<p>Redcliffs School regeneration project</p>	<p>In late January Regenerate Christchurch submitted a proposal to the Minister for Greater Christchurch Regeneration for the use of powers in Section 71 of the Greater Christchurch Regeneration Act to relocate Redcliffs School. The Minister sought feedback on the proposal which includes proposed changes to the Christchurch District Plan that would enable the School to be relocated to Redcliffs Park and the original site converted to a park. The Minister is expected to make a decision by 17 May 2018.</p>
<p>Development Christchurch Ltd</p>	<p>New Brighton</p>	<p><i>Beachside Playground:</i> At the end of the school holidays, the playground will be closed temporarily while some additional improvements are made and artworks installed. The full scope of these improvements are being determined. DCL has also conducted a Residents Survey to establish a baseline of data with will be used to measure the changes and trends as the Regeneration Projects evolve. This survey is the first in a series of annual surveys.</p> <p><i>Christchurch Hot Pools:</i> DCL is preparing to submit consents applications for the hot pools facility. A 12 month construction period is expected after consents have been granted.</p>
	<p>Land development</p>	<p><i>Peterborough Quarter:</i> DCL is continuing to work with the preferred developer on a development agreement.</p> <p><i>Development funding:</i> DCL is continuing to assess options for the Beresford Street and Milton Street sites.</p>
<p>Canterbury District Health Board</p>	<p>Psychosocial Wellbeing</p>	<p>The greater Christchurch Psychosocial Committee and Governance Group meet quarterly. The Committee/Governance Board last met in February/March and will next meet in May/June.</p> <ul style="list-style-type: none"> <li>• The Committee is corresponding with MBIE and DPMC to update their respective entries in the Shared Programme of Action and will hear from these organisations at the next Committee meeting in May.</li> <li>• A member of the Psychosocial Committee encouraged others to submit to the Third International Conference on Wellbeing and Public Policy's call for abstracts. Several members of the Committee are preparing to respond to the call for abstracts and highlight outstanding</li> </ul>

wellbeing-related work, such as the 'All Right?' campaign and the Canterbury Wellbeing Index review process. These pieces of work also draw on similar research and practice to the wellbeing work Treasury now has under way.

- We have reiterated our March update below given that we are still awaiting some of the information we have requested from MBIE.

*From March:*

*The greater Christchurch Psychosocial Committee and Governance Group meet quarterly. The Committee/Governance Group last met in February/March and will next meet in May/June.*

- *The Committee requested information from MBIE previously provided as part of their responsibilities for Residential Insurance, Rebuild and Repair Progress monitoring.*

*We are following up with advice that some of the information be pursued elsewhere:*

- *Number and severity of 'call backs'/re-repairs – DPMC (information already provided)*
- *Monitoring of 'as is, where is' properties and any policy regarding LIM/records of house history – TLAs and EQC*
- *An update on the proposed inquiry into EQC – Treasury via DPMC*

*The Committee is concerned about the following information MBIE was not able to provide:*

- *Any evaluation of the benefits/challenges of cash settlement vs managed repair processes*
- *An overview of how statutes of limitation are being managed*
- *Perspective on any remaining 'recovery' work in the residential repair and rebuild space*

*The Committee also wishes to request information from MBIE about how it followed up from the Repair and Rebuild Working Group meetings it convened in 2016.*

- *A funder sought the Committee's advice about an earthquake recovery service that will close at the end of June but that is unable to integrate its clients into BAU services or direct its clients to another similar service.*

*The Committee sought direction from the Governance Group on this matter, in light of the 'reviewing psychosocial recovery funding' workshop at its March meeting.*

- *Several members of the Committee have been involved in the early discussion around establishing the Mental Health Support in Schools Service Level Alliance (SLA). The Committee itself was not approached for advice or input.*

We will remain updated with SLA activities via Committee members participating in the SLA.

- The Committee reviewed its priorities for 2018. These are outlined below pending the Committee's confirmation.

	Area	Information source
<b>Populations (from monitoring)</b>	Unresolved claims	Canterbury Wellbeing monitoring
	Māori	Canterbury Wellbeing monitoring
	Health condition/disability	Canterbury Wellbeing monitoring; Committee supports Accessibility Charter; children with disabilities excluded from Margaret Mahy playground
	Household income <\$30k/year	Canterbury Wellbeing monitoring
	East	Other monitoring
<b>Issues (from monitoring)</b>	Damaged environment	Canterbury Wellbeing monitoring
	Loss of sport, recreational, cultural, and leisure facilities	Canterbury Wellbeing monitoring
	Dealing with EQC/insurance	Canterbury Wellbeing monitoring
<b>Issues (from Committee)</b>	Mental wellbeing	Committee
	Housing – Health of housing stock	Committee
<b>Approaches</b>	Community capacity, capability, confidence	Committee
	Collaboration	Committee
	Connection	Committee

Christchurch City Council	Christchurch District Plan	Currently working on a project to communicate the key changes of the District Plan Review to the public.
	South New Brighton and Southshore Regeneration Planning	The draft technical baseline assessment has now been completed. Work is now focused on tasks for Stage 2, including putting the baseline information onto a web-based platform and any preparation required to commence community engagement in late May.
	National Policy Statement on Urban Development Capacity	Work continues on the settlement pattern review. The focus is now on the setting of minimum housing targets and preparation of a Future Development Strategy in collaboration with the GCP partners.
	Canterbury Sports Limited	The proposed District Plan rules package is being reviewed following feedback from CSL. Also awaiting informal feedback on the proposal from NZTA. At this stage it is planned to have the draft section 71 proposal and the supporting planning report finalised by 11 <sup>th</sup> May, following which the strategic partners will be formally asked to provide their views. The Greater Christchurch

	<p>Regeneration Act specifies that the partners must reply no later than 6 weeks later. The feedback may result in some further amendments to the section 71 proposal. Efforts are being made to put the finalised proposal for Council approval on 12<sup>th</sup> July. Once approved by the Council the proposal will be sent to the Minister for her decision whether to proceed with the proposal. The estimated date for this is 16<sup>th</sup> July. We are working with partners to find ways to reduce time frames.</p>
<p>Urban Design &amp; Regeneration</p>	<p>Quality design in Aotearoa/New Zealand is a hot topic. Council’s urban design staff are involved in a number of initiatives that are intended to challenge the future needs of our cities and create step change in their design.</p> <p>Christchurch was heralded as the city of opportunity at the recent Medium Density Residential Development Summit held by Architectural Designers New Zealand. The focus of the Summit was how to understand and meet the challenges in medium density residential development, bringing about more liveable towns and cities, while addressing housing needs.</p> <p>Urbanism NZ, to be held in Wellington 14-15 May, is intended to Join the Dots in bringing about a more comprehensive understanding of cities and their needs into the future. How we might challenge the status quo to shape New Zealand’s cities and places by identifying the key issues, making the connections to bring about change from a national perspective. A must go to for all urban leaders.</p> <p>The Urban Design and Resource Consents Teams are also taking a more proactive approach to Outline Development Plans to ensure greater integration between New Neighbourhood development areas to drive design quality and efficiency of infrastructure.</p> <p>The Enliven Places Programme's latest new participatory project, 'ShoPOP', is well underway. 23 submissions have been received, aimed at enlivening empty Central City shop windows with artistic and interactive displays. These are currently being evaluated, with public voting (on five entries in the open category and three in the student category) planned from 9 May. Delivery is expected from June. <a href="https://ccc.govt.nz/shopop">https://ccc.govt.nz/shopop</a></p> <p>Staff are working with DCL on options for Bishopdale Mall, in response to a community request. The surrounding area was rezoned for medium density housing as part of the last district plan review.</p> <p>Advice is being provided on options for future extension of the tram network into the Innovation Precinct area.</p>
<p>Heritage</p>	<p>Heritage grant funded work continues at Woods Mill with the mill component nearing completion.</p> <p>Heritage grant funded work also continues at the former Trinity Octagonal Church at 124 Worcester Street.</p> <p>Grant funded work is about to start on two central city buildings, the former Public Trust building at 152 Oxford Terrace and the former Canterbury Building Society Building at 159 Manchester Street. These are two key landmark</p>

		<p>buildings which, when upgraded and back in use, will help to retain the identity and sense of place of the surrounding streetscape and the local urban environment.</p> <p>Planning is well underway for this year’s Heritage Week celebrations in October. The theme this year will be based on the anniversaries of three key events in New Zealand the world history, the 100<sup>th</sup> anniversary of the end of the First World War and the outbreak and consequences of the 1918 Flu epidemic’ and the 125<sup>th</sup> anniversary of Women’s Suffrage.</p>
<p>Waimakariri District Council</p>	<p>District Plan Review</p>	<p>Current Activities include:</p> <ul style="list-style-type: none"> <li>• Working with specialist consultants to supply baseline information in a number of areas including hazards, rural character, biodiversity, business provisions, heritage, notable trees and residential provisions.</li> <li>• Staff have been working with Mahaanui Kurataiao Ltd in regard to Wāhi Tapu me Wāhi Taonga and other aspects to inform drafting. This is nearer completion. Mahaanui Kurataiao Ltd are also looking at the currency of the current Plan provisions relating to MR873.</li> <li>• Completing internal consideration of ‘strategic directions’ as the lead chapter for the proposed plan. Early provisions are also advanced in terms of open space provisions.</li> </ul> <p>The Council’s District Development Strategy was signed off by Council in early April. This document is now being readied for final publication. Implementation planning is now being more fully considered within the context of meeting the National Policy Statement on Urban Development Capacity and any change to the Canterbury Regional Policy statement.</p> <p>For more information on the District Plan Review and District Development Strategy please see <a href="http://www.waimakariri.govt.nz/your-council/council-documents/district-plan">http://www.waimakariri.govt.nz/your-council/council-documents/district-plan</a> and <a href="https://www.waimakariri.govt.nz/your-council/district-development">https://www.waimakariri.govt.nz/your-council/district-development</a></p>
	<p>Waimakariri Red Zone Recovery Plan</p>	<p>Current planning activities:</p> <ul style="list-style-type: none"> <li>• Preparation for the Reserves Master Plan workshop with the Regeneration Steering Group being held on 23 April 2018.</li> <li>• The final draft land divestment agreement is pending review and approval from the Minister and Cabinet.</li> <li>• An Archaeological Management Plan has been submitted to Heritage New Zealand seeking their approval and to support the application for Authority.</li> <li>• The Dudley Drain upgrade project is due for completion by the end of April 2018.</li> </ul> <p>Key project activities:</p> <ul style="list-style-type: none"> <li>• The original Pines Beach Community Hall has been demolished and the ground will be re-established to a grass surface.</li> <li>• The rebuild of Courtenay Drive, Charters Street and Wyber Place is on track for completion in May 2018.</li> <li>• Construction of the new road link in Kaiapoi East is on track for completion in 13 June 2018.</li> </ul>

		<ul style="list-style-type: none"> <li>• Works on the Kaiapoi River wall strengthening will start mid-April 2018.</li> <li>• An application for resource consent for river dredging has been lodged with Environment Canterbury.</li> <li>• Kaiapoi Food Forest - WDC coordination with the Kaiapoi Food Forest ongoing. A public open day was held on 24 March 2018.</li> </ul> <p>Current consultation:</p> <ul style="list-style-type: none"> <li>• Proposed Rowing Base at Murphy Park Monday 16 April to 5pm Friday 4 May 2018. Find out more <a href="#">here</a></li> </ul> <p>Recent communications:</p> <ul style="list-style-type: none"> <li>• Staff presented an update on Regeneration projects to the attendees of the Te Ngāi Tūāhuriri Rūnanga and WDC Annual Hui on 22 March 2018.</li> <li>• Information notices have been distributed to residents in close proximity to the regeneration areas in Kaiapoi East and South for updates in relation to the roading and infrastructure projects.</li> <li>• Staff have met with the Northern Bulldogs Rugby League Club to discuss the club's future facilities requirements in Murphy Park and the new sport and recreation reserve in the Kaiapoi East Regeneration Area</li> <li>• The April 2018 Regeneration newsletter can be read <a href="#">here</a></li> </ul>
	Kaiapoi Town Centre 2028	<p>The Kaiapoi Town Centre Plan continues to progress with a large amount of work now focusing on the refining of the Outline Development Plan, and accompanying 'Master Plan' which will sit inside the Draft Plan Document. Final reporting and advice is also being sought from the projects consultant team and key Council staff during the finalisation of the Draft plan.</p> <p>A communications and engagement plan has now also been completed, and defines the advertising and public engagement processes that will be used through the consultation phase of this project.</p> <p>Some delays have been experienced over the last month. Project timeframes now have the Regeneration Steering Group, and Council receiving a presentation of the Draft Plan in June. This will provide an opportunity for final feedback on the plan. Council staff will then seek Council approval for the public consultation of the Draft Kaiapoi Town Centre Plan at Councils July Meeting.</p>
New Zealand Transport Agency	Draft GPS	<p>The draft Government Policy Statement (GPS) on land transport sets out the Government's transport priorities for the next 10 years, with a focus on safety, improved transport access to economic and social opportunities, as well as providing more resilience and choice, better environmental outcomes and infrastructure to deliver the best value for money. The draft GPS is out for public engagement for a four-week period until 2 May. The final GPS needs to be adopted by the Government by 30 June.</p>

	Draft IAF	The Transport Agency has released the draft Investment Assessment Framework (IAF) which gives effect to the draft GPS. The IAF is the framework the Transport Agency uses to assess and prioritise projects and programmes for inclusion in the National Land Transport Programme. It helps approved organisations understand how projects will be prioritised under the draft GPS and helps them to frame-up Regional Land Transport Plans (RLTPs). The draft IAF is out for public feedback until 18 May.
	Draft TAIP	The draft Transport Agency Investment Proposal (TAIP) is expected to be released this month (April). It is the Transport Agency's 10-year programme of investment in the land transport system, including the state highway network.
Environment Canterbury	Whakaraupō/Lyttelton Harbour Catchment Management Plan	<p>The Whakaraupō/Lyttelton Harbour Catchment Management Plan was launched at Rāpaki Marae on 7 March 2018. The final plan is available at <a href="http://www.healthyharbour.org.nz">www.healthyharbour.org.nz</a></p> <p><i>Lyttelton Port - Reclamation consent</i> Consents were granted in December 2017.</p> <p><i>Lyttelton Port - Dredging consent</i> The appeal by Ngāi Tahu to the Environment Court is now complete. It was upheld (granted) with amended conditions in March 2018 by way of a consent order. The appeal by Surfbreak was also upheld with amended conditions in late 2017. The consent documents incorporating the changes will be issued by Environment Canterbury over the next couple months.</p> <p><i>Lyttelton Port - Cruise berth</i> 11 new Certificates of Compliance associated with construction of the berth have been issued. This is based on the amended design plan for the proposed development. Previously issued Certificates of Compliance are no longer valid as the proposal has changed.</p>
	Regeneration plans and strategies	Environment Canterbury continues to provide planning and technical support for several regeneration plans and strategies in the Greater Christchurch area. This includes the Ōtākaro Avon River Corridor Regeneration Plan and the Southshore/South New Brighton Regeneration Strategy.
	Regional transport	<p>The Canterbury Regional Land Transport Plan (RLTP) is the region's request for funding support from the National Land Transport Fund. It is a statutory document setting out the challenges and investment priorities for the regional land transport network through the next ten years.</p> <p>A review of the RLTP has been initiated by the Regional Transport Committee (RTC), with consultation held on proposed changes during February/March 2018. The RTC will consider the proposed variation to the RLTP (including any changes arising from consultation) on 24 May 2018.</p>

		Other work programme priorities for the RTC during the period of this RLTP include understanding the opportunity of freight mode shift and improving the resilience of the regional transport network, which will have important implications for the future of Greater Christchurch's transport network.
	Public transport	<p><i>Regional Public Transport Plan</i></p> <p>The Canterbury Regional Public Transport Plan (RPTP) is a legislative document that sets out Environment Canterbury's objectives and policies for delivering public transport in the region. The preparation of the RPTP has been delegated to the Greater Christchurch Public Transport Joint Committee (PTJC).</p> <p>A review of the RPTP is currently underway. Public consultation on the draft plan is scheduled to be held during August/September 2018, with the final plan scheduled for adoption by the PTJC in October 2018 and Environment Canterbury in November 2018.</p> <p><i>Future of Public Transport in Greater Christchurch Programme Business Case</i></p> <p>This programme business case seeks to identify what form of public transport network and services will most appropriately support the regeneration and growth opportunities of Greater Christchurch over the next thirty year period.</p>
	Regional Approach to Managing Natural Hazard Risk	Environment Canterbury has offered to prioritise some funding to support the delivery of the 4 priority milestones, with the aim to complete these priorities this financial year if practicable. A meeting for staff involved in the Regional Approach will be convened in July 2018.
Selwyn District Council	District Plan Review	<p>The District Plan Review is still the main focus for the planning team and is coming along well. We are nearing completion of our baseline assessments (i.e. what has happened, what are the issues) and are moving into preferred options development (i.e. what is the preferred option for dealing with an issue). These will be going up to the District Plan Committee over the first half of this year with a view to go out for public consultation on preferred options about mid-year, post Long Term Plan discussions. This will be an important opportunity for the public to have their say on the direction the new District Plan may take.</p> <p>To provide more detail and accessible information on this the DPR website was recently launched and can be viewed at <a href="https://www.selwyndistrictplan.co.nz/">https://www.selwyndistrictplan.co.nz/</a></p> <p>This will be a significant point of contact for the public and over time will be a source of a lot of information and interaction. Please have a look and let us know what you think.</p> <p>The new Plan Framework is being developed alongside the National Planning Standards, SDC is part of the pilot group with MfE staff. Drafting of the second generation Plan will later this year.</p> <p><i>Note: The timeframe for notification of the new District Plan has been extended to February 2020 to allow for the processes associated with the NPS-UDC and</i></p>

		<i>the National Planning Standards to be incorporated/addressed in the new District Plan.</i>
	National Policy Statement on Urban Development Capacity	<p>SDC staff are working collaboratively with GCP staff on the growth settlement pattern review.</p> <p>The NPS-UDC is closely tied to the DPR as it is considering the capacity of the Greater Christchurch Area (Rolleston, Lincoln, West Melton and Prebbleton in the Selwyn context) for growth and eventually how and where we provide for that growth. Down the line this may lead to zone changes/township expansion through the DPR process.</p>
	Growth Model Development	<p>SDC has been working with Market Economics to develop a new growth model for the district to feed into the housing and business land capacity analysis. This also includes a feasibility capacity model attachment for the NPS-UDC/settlement pattern review work. This continues to be refined and developed.</p> <p>This growth modelling work is a critical issue for the district and will inform the work being undertaken in the District Plan Review.</p>
	Housing Accord / Special Housing Areas	<p>With respect to the Geddes / Dryden Trust (now called Rolleston 72) block this is consented for both land use and subdivision so it is now with the developer to bring it to market. A meeting was held last year with the new owner's agents to discuss obtaining subdivision engineering approval for the development to proceed over the next 12 months. This is advancing.</p> <p>With respect to South Farringdon, we have consented all of the SHA area for land use and subdivision. This development is progressing rapidly and given they were only largely consented late last year the developer is making significant progress with road and services construction already well underway for most of the development. So far as at 25 October 2017, 179 building consents have been issued for new dwellings within this subdivision and 26 code compliance certificates for completed dwellings. A further update will be provided on building consents for this SHA as soon as available.</p>
Government departments		No further update this month.
Te Rūnanga o Ngāi Tahu		No further update this month.