

Urban Development and Regeneration Update

June 2017

Agency	Programme	Update
Regenerate Christchurch	Central City	The Regeneration Strategy continues to progress and will be informed by the feasibility and economic assessment work that is being undertaken.
	Residential Red Zone	<p>Public comments on the draft vision and objectives for the Ōtākaro Avon River Corridor Regeneration Area closed on 2 June. 85 responses were received from the public (29 of these were pro forma submissions). The feedback is currently being considered. The confirmed vision and objectives for the Area that will be included in the draft Regeneration Plan will be published in early July.</p> <p>A long list of potential use scenarios for the Ōtākaro Avon River Corridor Regeneration Area is in development. A 48 hour youth focused Design Jam will be held on the weekend of 30 June – 2 July.</p> <p>On 22 and 29 June, the first two events in the Bold Ideas in the Red Zone Speaker Series took place. The Series is intended to stimulate public debate. The first event was a panel discussion: 'What is the greatest contribution this land could make to Christchurch and to New Zealand'. Ryan Gravel will be the speaker at the second event. He was responsible for the original vision for the Atlanta Beltline, a 22 mile transit greenway.</p>
	New Brighton	Regenerate Christchurch expects to receive advice from Development Christchurch Limited by 30 June 2017 on its implementation strategy for New Brighton to help inform our decision on whether a Regeneration Plan is necessary to support the regeneration of the suburb and wider area.
Development Christchurch Ltd	New Brighton	<p>Contracts have been awarded to Select Evolution NZ to design and construct the new Beachside Playground. Public consultation around playground design has commenced. DCL awaits the decision, (due late June) on the proposal for an additional \$11.2m to fund stage two of the Hot Pools.</p> <p>DCL continues to facilitate the revitalisation of the commercial core with businesses, landlords, tenants and the community and information booklet will be available next month on the New Brighton Regeneration Project.</p>
	Land development	<p>Council has approved the transfer of land for the site of the old convention centre on Peterborough Street and sites on Milton and Beresford Streets to DCL.</p> <p>DCL is progressing work on a Development Agreement with a preferred developer on the Peterborough Street site. Options analysis for the Milton and</p>

		Beresford Street sites is underway with community consultation scheduled for Quarter 3 of 2017.
	Investment Facilitation	The Investor Ready Strategy for Christchurch has been drafted and will be discussed with Council in July. This has been developed in partnership with CDC and aims to provide a framework for facilitating new investment by creating a world-class experience for potential investors.
Department of the Prime Minister and Cabinet (DMPC)	Greater Christchurch Group	No further update since last report
Government departments	MBIE residential rebuild and insurance	<p><u>Monitoring</u></p> <p>As of 31 March 2017 98.0% of all first-time dwelling claims have been settled. There remain 3,318 unsettled over-cap claims, 814 of which are currently in construction. EQC reports that it has completed its claim settlement procedure for all first-time under-cap claims and that all outstanding dwelling claims are call-back claims.^[1] EQC reported having 6,578 open call-back claims as of 31 March 2017. Adding the 6,578 open call-back claims to the 3,318 unsettled over-cap claims translates to a total of 9,896 unsettled dwelling claims.</p> <p>The Public Sector Rebuild is projected to cost \$6.4bn on completion. As at 31 December 2016, 74% 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 2018. Recent achievements include Housing NZ completing its new house build and repair programme.</p> <p>¹ Under-cap call-back claims include remediation of first-time repairs; work identified through the CEDAR subfloor review programme; and claims where customers are still in dispute with EQC following initial settlement.</p>
	LINZ land management	<p>As at 2 June 2017</p> <p><u>Flat Land Clearance</u></p> <ul style="list-style-type: none"> 7,092 dwellings have been cleared by the Crown and Insurers from Crown-owned properties A further 5 properties are currently delayed and clearance cannot proceed. <p><u>Port Hills Land Clearance</u></p> <ul style="list-style-type: none"> A total of 410 Crown owned properties in the Port Hills have been cleared A further 17 properties are currently underway <p><u>Residential Red Zone Offer Process update</u></p> <ul style="list-style-type: none"> Of the 7,871 properties in the residential red zones (including 196 Housing NZ properties) 7,720 have now settled with the Crown 148 did not accept and 3 are yet to settle due to specific individual situations. There is one remaining Rapaki property which is on track to settle by the end of June 2017. The remaining two may not settle due to legal impediments.

	MoH	No further update since last report
Canterbury District Health Board	Psychosocial Wellbeing	<p>The Greater Christchurch Psychosocial Committee and Governance Group meet two-monthly. Since the last update in May:</p> <ul style="list-style-type: none"> The September 2016 Canterbury Wellbeing Survey was released successfully in June 2017. The Canterbury Wellbeing Survey is a representative sample of greater Christchurch residents undertaken annually. The Survey shows continued improvements in wellbeing across many of the measures, but a number of Cantabrians are still struggling with earthquake-related stressors. MBIE will report to the June Psychosocial Committee meeting on the implementation of the Accessibility Plan: Public Buildings, and how MBIE informs the public on progress towards its goals. <p>More data/information is being collected in response to a Governance Group request following on anecdotal feedback about over-demand for NGO services.</p>
Environment Canterbury	Lyttelton Port Recovery Plan	<p><u>Whakaraupō/Lyttelton Harbour Catchment Management Plan</u></p> <p>Work on the project continues through the Governance Group (CCC, ECan, Ngāti Wheke, TRONT and LPC) and a Partner's Working Group (including membership from the Zone Committee and Community Board). Drafting of a Catchment Management plan is underway using information from community workshops, recommendations of issues and actions from a Science Advisory Group, and advice from Ngāti Wheke. A draft Catchment Management Plan will be available in August 2017 for community input, with a final plan scheduled for launch in October.</p> <p><u>Consents</u></p> <p>The reclamation consent applications have been lodged and were publicly notified at the end of May. The activity status is controlled and public notification is a requirement under the changes to the Regional Coastal Environment Plan directed by the LPRP.</p> <p>The consent hearing for the Channel Deepening Project was completed in May and the decision is due by 28 June 2017.</p>
	Regeneration	Environment Canterbury's contribution to draft Ōtākaro Avon River Corridor Regeneration Plan is continuing.
Christchurch City Council	Replacement District Plan	<p>The Replacement District Plan is approximately 98% operative, with the only remaining matters being the decision on one application for leave to appeal to the Court of Appeal, and the close of the appeal period for a High Court decision.</p> <p>Minor correction decisions will be issued by the Panel in due course.</p>

	<p>Design guides have been prepared to illustrate and support new District Plan provisions including in respect to the Residential New Neighbourhood Zone, Character Area Overlays and fencing in Residential Zones.</p>
Cranford Regeneration Plan	<p>Comments on the Draft Plan have been responded to and all those who made submissions were invited to speak to their submission at a submitters' forum on 22 /23 June. The main concerns for the submitters were local traffic effects of the proposed residential development, the ground conditions, and the potential effects of disturbance to sub surface water patterns on surrounding properties.</p> <p>In response to these concerns a limit on the number of potential dwellings has been confirmed. For the Grassmere block this is 320 plus a further 105 if the Top Ten Holiday Park is developed, and 60 for the Crozier Road block. There are detailed and stringent geotechnical requirements to be met, and there is an expectation that Lifemark and Homestar qualities will be incorporated into housing design along with other urban design requirements. Ngai Tahu have informally indicated that its opposition to the development will be withdrawn.</p>
Regeneration	<p>The Enliven Places Programme (previously the Transitional City Programme) has a new web presence and is planning a new public participation process for rollout in July. https://ccc.govt.nz/culture-and-community/enliven-places-programme/</p> <p>A webkit of regeneration tools is in development, for release in July.</p> <p>The Council has agreed an approach to addressing sites and buildings that are barriers to regeneration in the central city. This will involve dialogue and incentives in the first instance. CCC Council Agenda 25 May 2017 Item 16 Page 183</p> <p>Suburban centre master plans have a number of CCC-led capital projects in their implementation plans. These are being discussed and prioritised with communities via the Community Board planning process, prior to drafting the 2018-28 LTP.</p> <p>CCC and DCL will be discussing Bishopdale regeneration issues with the local Community Board in July, with a view to identifying appropriate response tools.</p> <p>CCC and DCL are progressing case study investigations to support private sector catalysing of vacant sites in suburban centres.</p>
Submission	<p>The Council is intending to lodge a brief submission on the Waimakariri 2048 District Development Strategy particularly with regard to the options for settlement growth, rural residential development and rural subdivision. The submission will highlight the City Council's views concerning the need to avoid settlement dispersal and promote public transport.</p>
Heritage	<p>Heritage Incentive Grants have been approved for the repair and upgrade of a rare and unusual cob dwelling, 'Tiptree Cottage' in Harewood, and for the</p>

		<p>repair of the heritage façade of a large part of the Duncan’s Building, High Street. A Heritage Incentive Grant was also approved to assist with maintenance works on the former Post & Telegraph Building at the junction of High Street and Tuam Street.</p> <p>Grant funded work continues on a number of projects including the former Trinity Church on Worcester Street and the former Midland Club on Oxford Terrace.</p> <p>Public consultation has been completed for the ‘Future of heritage’ project. Work now moves to the collation and analysis of the submissions and feedback to inform the direction of the project.</p>
<p>Selwyn District Council</p>	<p>District Plan Review</p>	<p>No new update – previous update reproduced.</p> <p>The team has also completed the tender evaluation process to establish a Panel of Suppliers for the District Plan Review.</p> <p>We have finalised, or are in the process of finalising, a number of scopes of work in line with the project plans for internal and external work packages. These scopes of works will be sent out to the various Suppliers to undertake these work packages.</p> <p>The procurement process has been initiated for the first wave of scopes of work, with 26 scopes of work scheduled for release up until end of May 2017. Another 10 scopes of work are ready for final review.</p> <p>The Panel of Suppliers we are engaging for this work includes planners, urban designers, transport engineers, infrastructure engineers, experts in air discharges, noise, hazard identification and mapping, GIS, heritage, ecology, and economic modelling and assessment.</p> <p>The DPR programme for release of Scopes will be staggered or sequential and new scopes are likely to be identified over time. This will be an on-going process of procurement and contract management as the work programme evolves. We are currently looking at releasing a number of scopes of work over the next couple of weeks.</p> <p>Work is underway on a Community and Stakeholder Engagement plan and Council has employed a new Communications Advisor with significant focus on the District Plan Review.</p> <p>Significant progress has been made towards more accurate financial reporting and budgeting for the DPR.</p> <p>SDC are currently reviewing the growth model for the DPR and ahead of the NPS-UDC/UDS Review/CRPS Review (potentially).</p> <p>SDC are engaging Mahaauini Kurataio for work on, and including, Cultural Sites and Papakaianga, as well as the Scope for Mahaanui Governance, Administration and Support.</p>

	<p>National Policy Statement on Urban Development Capacity</p>	<p>No new update – previous update reproduced.</p> <p>The Policy Statement directs Council to actively monitor housing and business land up-take and to identify and address any potential or actual capacity issues within the district. Selwyn District meets the definition of a High Growth Urban Area and we have developed a work program for the next 2 years with the UDS partners that will be required to fulfill these new statutory obligations. It was agreed at the Selwyn District Plan Committee meeting on the 22 March that the scope of the NPS-UDC will be limited to the Urban Development Strategy area (Greater Christchurch).</p> <p>We are working collaboratively with our Urban Development Strategy partners in this space and more specifically on the growth settlement plan and growth modelling ahead of a review of the urban development strategy for greater Christchurch.</p>
	<p>Selwyn District Housing Accord</p>	<p>No new update – previous update reproduced.</p> <p>With respect to the Geddes / Dryden Trust block this is consented for both land use and subdivision so it is now with the developer to bring it to market. We are yet to see anything further on this from them. The original developers involved in this development have gone into liquidation so the development was placed on the market. SDC are yet to receive an update from the owners and how, or if, this will progress.</p> <p>With respect to South Farringdon, we have consented 2 out of 3 applications for land use and subdivision. The final application for stages 5-7 is currently on hold at the applicants request to work through conditions. The first two applications – stages 1A, 1B and 2; and stages 3 & 4 are granted.</p> <p>We have granted 28 building consents for new dwellings in South Farringdon. We have a further 12 in process. This development is progressing quite 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.</p>
<p>Waimakariri District Council</p>	<p>Waimakariri Red Zone Recovery Plan</p>	<p>The Regeneration Steering Group (RSG) meeting met on 29 May and considered the consultation feedback for the Kaiapoi East new road link and the Courtenay Drive rebuild. RSG recommended Council approve staff proceeding with detailed design and procurement for the roading design for the Kaiapoi East new road link and the Courtenay Drive rebuild. The Courtenay Drive rebuild is within the existing Council road reserve. Construction work will commence in September and will be completed in December 2017.</p> <p>On 29 May RSG recommended community consultation for two roading route options to access the sport and recreation reserves in the Kaiapoi East Regeneration area. Consultation communications material currently being prepared for approval at the RSG meeting on 3 July. Consultation period scheduled for 7 to 24 July.</p>

		<p>Staff are progressing the designs for the Kaiapoi Riverview Terraces on the northeast side of the Kaiapoi River in the town centre. On the opposite side of the river, the construction of steps and river decks are scheduled to be finished mid-June. The steps connect the Ruataniwha Kaiapoi Civic Centre on Raven Quay to the Kaiapoi River.</p> <p>Work continues in Kaiapoi East on water and sewer infrastructure, and the sewer infrastructure in Kaiapoi South. Asbestos was discovered in the road carriageway on Courtenay Drive, Wyber Place and Charters Street. Removal of the contaminated material is underway. Further testing in the area has confirmed the asbestos only exists in the road carriageways.</p> <p>Work is underway on the Horizontal Infrastructure Strategy for the Regeneration areas – with an initial focus on the stormwater strategy and the future of the roading network in the regeneration areas.</p>
	<p>District Development Strategy (DDS)</p>	<p>The Council has now released the draft <i>Our District, Our Future – Waimakariri 2048, District Development Strategy</i> for formal public consultation. Written feedback is invited from the public and stakeholders through to 14 July 2017.</p> <p>This is a high-level, long-ranging strategic document that provides a spatial framework to guide growth in the Waimakariri District over the next 30 years. It looks at housing requirements to accommodate population change over the next 30 years, together with business, infrastructure and public facility requirements. The draft Strategy sets out broad directions for growth and development, acting as a platform to inform decision-making. It is underpinned by environmental and cultural constraints and opportunities, initial expert advice and what our community has told us in the months leading up to now about what they value about the Waimakariri District and what they wish to see changed.</p> <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 National Policy Statement (NPS) on Urban Development Capacity. 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.</p> <p>More information can be found at: www.waimakariri.govt.nz/district-development.</p>
	<p>District Plan Review</p>	<p>A potential structure for the Plan review, following on from an earlier resolution of Council to prepare a more activities focussed second generation Plan for the District, is confirmed. A zoned based approach with district wide rules is preferred. Staff are mindful of the national direction incorporated within the amendment bill and the timing of this.</p>

		<p>Issues and options papers for public and stakeholder feedback are being prepared. These will follow nearer the completion of the DDS, to be informed by the DDS, and are planned for public and stakeholder comment in September. Consideration is turning to the requirements of individual chapters of the plan review, taking into account the earlier plan effectiveness outcomes and internal and external resource requirements. The 'strategic directions' chapter is first to be prepared.</p> <p>Changes to the Councils website can be expected soon. Also, staff have begun work with Isovist Ltd to develop the framework for the new plan. The first phase is to convert the exiting plan into the new e-plan format.</p>
	Kaiapoi Town Centre 2028	<p>Work on the Kaiapoi Town Centre Plan Review continues with Project Control Group (PCG) having now met and reviewed number of project briefs aimed at obtaining external technical advice on key aspects of the three Mixed Use Business areas adjacent to the Town Centre.</p> <p>The formation of a key stakeholder reference group is now also underway. The review progress is in its early stages and current timeframes propose finalisation and implementation of this plan in June 2018.</p>
Te Rūnanga o Ngāi Tahu		No further update since last report
Sport Canterbury	Greater Christchurch Sports Facilities Plan	<p>Following the presentation to this Committee in 2016 Sport Canterbury has been working with partner staff, CEAG and Sport NZ to prepare a scope and funding plan for this work.</p> <p>Subsequent to feedback the scope for an initial stage has been compressed to provide information in time to inform LTP discussions. A report is therefore anticipated by 30 September 2017 and will inform discussion on the requirements and timeframe for a more comprehensive plan.</p>
New Zealand Transport Agency	Christchurch Motorways – Roads of National Significance	<p>The Christchurch Motorways – Roads of National Significance Projects are all either under construction or completed.</p> <p>The Western Corridor is due for completion in early 2018.</p> <p>The Northern Corridor is due for completion in early 2020.</p> <p>The Southern Corridor is due for completion mid-2020.</p>
	State Highway Programme Business Cases	<p>The NZTA are working on several Programme Business Cases that will help shape and inform future land transport programmes. These Programme Business Cases' are:</p> <p>State Highway 1 Picton to Christchurch including the Christchurch Northern Access (State Highway 1 and State Highway 71): The capacity issues across the</p>

Waimakariri River have led to the Waimakariri Bridge southbound lanes proposal that has been endorsed by the Greater Christchurch Partnership. The next step is to take the Programme Business Case to the NZTA Board in June as part of the State Highway 1 Picton to Christchurch Programme Business Case.

State Highway 73/76/1 Programme Business Case looks at the south and west of greater Christchurch, including Rolleston. This will confirm the strategic network around Rolleston. The intent is to go to the NZTA Board in August.

State Highway 76 covers Brougham Street, NZTA and CCC are working together to ensure we have a one network business case for Brougham Street and the adjacent network including Moorhouse Avenue and north – south movements across Brougham Street. The intent is to take this to the NZTA Board in August.