



Urban Development and Regeneration Update

December 2017

Agency	Programme	Update
Regenerate Christchurch	Central City	<p>A summary of public feedback received on the draft concept for Cathedral Square and Surrounds during the August engagement period was published on 1 December.</p> <p>Regenerate Christchurch is continuing to work with the Crown, Council and key stakeholders to ensure the advice developed on Cathedral Square and Surrounds will have the right mix of long-term objectives, and activities that can be undertaken as soon as possible.</p>
	Ōtākaro Avon River Corridor Regeneration Area	<p>Feedback received during public engagement on 10 possible combinations of land uses in October will be considered in the development of a refined shortlist.</p> <p>A major exhibition will then be held early next year to seek public feedback on a shortlist of combinations. Regenerate Christchurch will then prepare a draft Regeneration Plan, which will include the preferred land use plan for the area</p>
	Southshore/ South New Brighton	<p>The development of a regeneration strategy for Southshore and South New Brighton commenced in November, led by Regenerate Christchurch and in collaboration with the Christchurch City Council and Environment Canterbury, to identify and assess options for adaptive management of the overlapping natural hazards in both areas.</p> <p>Establishment of the HOW Team to create a co-designed engagement strategy is under way. The team will comprise of one representative each from Regenerate Christchurch, ECan and the Council, as well as seven community members.</p>
	Redcliffs School regeneration project	<p>The statutory period for section 69 parties to provide comment on the draft proposal for the use of powers in section 71 of the Greater Christchurch Regeneration Act to relocate Redcliffs School to Redcliffs Park closed on 21 November. Regenerate Christchurch is currently considering the comments and will then prepare its advice on a finalised proposal to the Minister.</p>
Development Christchurch Ltd	New Brighton	<p><i>Beachside Playground:</i> Work on the playground is progressing well, and an opening ceremony event for members of the local community will be held on December 20.</p> <p><i>Christchurch Hot Pools:</i> DCL undertook public engagement on early design ideas from late October to early November. 181 responses were received, with themes of accessibility, protection from the elements, security, and natural design themes coming through strongly. The next evolution of the concept</p>

		design was publically released, taking into account the feedback we received. DCL will be finalising the concept design, and beginning the consents process early next year.
	Land development	<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 Peterborough Quarter, Milton St, and Beresford St sites.</p>
Department of the Prime Minister and Cabinet (DMPC)	Greater Christchurch Group	No update this month.
Government departments	MBIE	<p><i>Residential rebuild and insurance</i></p> <p>As of 30 September 2017 98.4% of all first-time dwelling claims have been settled. There remain 2,741 unsettled over-cap claims, 640 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.^[1] EQC reported having 3,939 open call-back claims as of 30 September 2017. Adding the 3,939 open call-back claims to the 2,741 unsettled over-cap claims translates to a total of 6,680 unsettled dwelling claims.</p> <p><i>Public Sector Rebuild</i></p> <p>The Public Sector Rebuild is projected to cost \$6.4bn on completion. As at 30 September 2017, 82% of projects have either been completed or are under construction. Rebuild expenditure has been around \$250 million per quarter for two years and is expected to remain at this high level until the end of 2018. Recent achievements include construction being under way on the Christchurch Convention Centre and the Nga Puna Wai major sports hub.</p>
	LINZ land management	<p>As at 20 November 2017</p> <p>Flat Land Clearance:</p> <ul style="list-style-type: none"> • 7,096 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>Port Hills Land Clearance:</p> <ul style="list-style-type: none"> • A total of 449 Crown owned properties in the Port Hills have been cleared. • There are clearances currently underway. <p>Residential Red Zone Offer Process update:</p>

¹ 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.

		<ul style="list-style-type: none"> • Of the 7,856 properties in the residential red zones (including 196 Housing NZ properties) 7,710 have now settled with the Crown. • 144 did not accept and two are yet to settle due to specific individual situations. The remaining two may not settle due to legal impediments.
	MoH	<p>The 10 storey, 62,00m2, \$500m Acute Service Building on the Main campus currently has over 480 personnel working on it. It is due for completion in late 2018 with the DHB expected to commence operation of the building in early 2019. The façade now largely complete and fit-out is occurring in accordance with programme.</p> <p>The 5 storey, 10,500m2, \$72m, Outpatients Building structure is complete with secondary steel well advanced. The façade installation is progressing well.</p> <p>The \$4.6m tunnel repair project is largely complete with full functioning of all services by late December. Planning work continues on the energy centre.</p>
Canterbury District Health Board	Psychosocial Wellbeing	<p>The greater Christchurch Psychosocial Committee and Governance Group meet two-monthly. The Committee and Governance Group last met in October.</p> <ul style="list-style-type: none"> • The Psychosocial Governance Group organised a presentation for its December meeting from Generosity NZ, a social enterprise organisation which supports access and information around philanthropic funding. The presentation will focus on successes and ongoing challenges associated with the funding mechanisms put in place to support recovery in greater Christchurch. • Results of the June 2017 Canterbury Wellbeing Survey were released in early December. Findings suggest life has settled into a ‘new normal’ for many. Quality of life indicators appear to have stabilised, wellbeing levels continue to improve, and stress levels are at their lowest since the survey began. <p>While stress levels continue to reduce across the population, ongoing stress continues to affect a pocket of greater Christchurch residents. One in six people surveyed said the quakes and their ongoing impacts are still affecting their health and wellbeing. People with unresolved insurance or EQC claims, and those on low incomes, who rent, or have a health condition or disability, are more likely to be stressed, have lower quality of life and wellbeing, and report lower self-rated health.</p> <ul style="list-style-type: none"> • At its December meeting, the Governance Group meeting will receive the final proposal for the review of the Canterbury Wellbeing Index. The review was requested earlier this year to ensure the format and content of the Index are relevant and valuable in emerging ‘post-recovery’ contexts, while remaining within resource constraints. The need for a tool like the Index was identified in early engagement, particularly for a trusted, reliable, high-calibre wellbeing monitoring tool. With insights from New Zealand and international best practice, and the input of a wide range of local stakeholders, the redesigned

		<p>tool will meet this need. It will also be a useful tool in a region where earthquake recovery is an aspect of wellbeing, and where wellbeing is also monitored broadly.</p>
Environment Canterbury	Regional Approach to Managing Natural Hazard Risk	<p>Work is on hold until due to LTP and climate change programme priorities. 4 of the 18 milestones are near completion.</p>
	Whakaraupō/ Lyttelton Harbour Catchment Management Plan	<p>The draft Plan has considered by the Whakaraupō Partnership Governance Group and released for public feedback. 10 submissions were received (and inform review of the document). Sign off by the governance group occurs 19 December. The management plan will go to Council meetings (both CCC and ECan) in February 2018 ahead of public release.</p> <p><i>Lyttelton Port - Reclamation consent</i></p> <p>A decision is expected on December 11 2017.</p> <p><i>Lyttelton Port - Dredging consent</i></p> <p>Two appeals were lodged with the Environment Court – from Ngāi Tahu and Surfbreak Protection Society.</p> <p>Ngāi Tahu has had one day of mediation, and there is a second mediation day scheduled in mid-December. Surfbreak Protection Society mediation is also scheduled for mid-December.</p> <p><i>Lyttelton Port - Cruise Berth</i></p> <p>LPC have lodged 11 Certificates of Compliance associated with the berth construction. Decisions on these might be issued soon.</p> <p>A consent may be submitted in December or January, with public notification early in 2018.</p>
	Regeneration	<p>Environment Canterbury’s contribution to the draft Ōtākaro Avon River Corridor Regeneration Plan and Southshore/South New Brighton regeneration strategy is continuing.</p>
Christchurch City Council	Replacement Christchurch District Plan	<p>The application by KI Commercial seeking leave to take their case to the Court of Appeal was declined. The final memorandum to the Independent Hearings Panel to approve minor corrections was lodged on 3 November. Provided there are no appeals on the IHP decision (highly unlikely) the entire plan will be operative and the Christchurch City Plan and Banks Peninsula Plan will be fully replaced; apart from the coastal hazards provisions which were taken out of the proposals. Coastal hazard provisions will be introduced into the new Christchurch District Plan separately through a plan change.</p>

Cranford Regeneration Plan	A draft MOU has been prepared, as required by the Plan, and sent to the landowners. Meetings have been arranged for late November to finalise the document.
South New Brighton and Southshore Regeneration Planning	<p>South New Brighton: 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 was reported to elected members in mid-September.</p> <p>Southshore: A temporary bund to mitigate coastal inundation was approved by Council in September - this follows emergency works undertaken during the July flooding.</p>
Urban Regeneration	<p>Work is being progressed on a draft Central City Housing Programme to address barriers to investment and stimulate residential development in the Central City over the short to longer term.</p> <p>The Barrier Sites programme is making good progress with over half the work underway or expected to commence in the first half of 2018.</p> <p>A Shape Your Place toolkit has gone live and supports community-led place making projects. The Enliven Places programme has completed surfacing and artwork in Plymouth Lane to support pedestrian activity through the Retail Precinct; and run a successful community engagement exercise to develop a mural concept and vote on the final artwork for a wall of the Ibis Hotel.</p> <p>Council is assisting both Canterbury and Lincoln University's with various tranches of research underway as part of the National Science Challenge, the latest being the Major Cycle Routes.</p> <p>Council are represented by staff on the advisory panel for two BRANZ research programmes (Warmer Drier Homes and Exceeding the Minimum) and the NZGBC steering group for the creation of a new home performance tool (Home Fit) to complement Homestar.</p> <p>The Council has requested staff to proceed with implementing a voluntary warrant of fitness for Christchurch rental properties.</p> <p>The Councils new \$500,000 Innovation and Sustainability Fund is now open for proposals and the first applications have been received (https://ccc.govt.nz/innovatefund/).</p> <p>Colourful hoardings are appearing around the central city as a result of the creative hoardings initiative, aiming to improve the pedestrian experience. Four pre-designed artworks are available and are eligible for a Temporary Use of Legal Road waiver. An example of one of the artworks, Kaupeka Tae designed by Ariki Creative, was installed on the Amalgamated Builders Limited site at 47 Salisbury Street. www.ccc.govt.nz/hoardings/</p>

	Heritage	<p>Work is nearing completion on the former Midland Club building at 176 Oxford Terrace with full reopening envisaged for February 2018.</p> <p>Work continues on the new Heritage Strategy in partnership with Te Rūnanga o Ngāi Tahu. “<i>Mō tātou, ā, mō kā uri ā muri ake nei</i>” “<i>For us and our children after us</i>”. The next phase will involve drafting the strategy alongside a new Heritage Charter.</p>
	Resilient Greater Christchurch	<p>Of the 58 actions in the Resilient Greater Christchurch Plan there are 22 projects underway. As well as continuing to monitor progress on actions across the partnership we will increase involvement in three key resilience projects:</p> <ul style="list-style-type: none"> • Engaging with the MCDEM lead Alpine Fault 8 project to increase our capability to prepare for, respond to and recover from a major rupture on the Alpine Fault. • Implement the Future Ready programme with a clear focus on the impact on the community and workplace of forecast technological, demographic and attitudinal shifts. • Engaging with the Southshore and South New Brighton Regeneration Strategy with a particular focus on establishing the resilience dividend for that community. <p>We will also continue to leverage the valuable support from 100 Resilient Cities to support resilience implementation. And continue promoting and supporting the implementation of resilience actions by other agencies and groups.</p>
	Natural hazards	<p>Council has received the updated <i>Coastal Hazards Assessment for Christchurch and Banks Peninsula (Tonkin and Taylor, 2017)</i> which identifies potential coastal inundation, coastal erosion and shoreline retreat over 50 year and 100 year timeframes, including the exacerbation of risk by climate change and sea level rise. The report will inform community engagement on how to adapt and respond to the challenges for our coastal communities.</p>
Selwyn District Council	District Plan Review (DPR)	<p>The first and second wave of the DPR procurement process is complete. Draft baseline information reports on a number of these scopes are now coming back in for review. A third wave of procurement is being developed and involves a number of District Wide Scopes that will also be included in this wave of work.</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 occur next year.</p> <p>An Engagement Framework has also been completed and was presented to District Plan Committee on the 27 September. An Implementation Plan has also been developed and agreed by the District Plan Committee. Issues and Options papers will be released for consultation mid-way through next year.</p> <p>A Biodiversity working group has now been endorsed by the District Plan Committee. This group will consider and recommend a preferred approach to the protection and management of ecosystems and indigenous biodiversity as part of the Natural Environment chapter.</p> <p><i>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 the</i></p>

		<i>National Planning Standards to be incorporated/addressed in the new District Plan.</i>
	NPS-UDC	SDC staff are working collaboratively with GCP staff on the growth settlement pattern review and growth modelling and to provide input into the housing and business land capacity analysis which is due by the end of the year.
	Growth Model Development	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. A draft is now with SDC staff for review. This growth modelling work is a critical issue for the district and will inform the work being undertaken in the District Plan Review.
	Housing Accord / Special Housing Areas	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 recently held with the new owner's agents to discuss obtaining subdivision engineering approval for the development to proceed over the next 12 months. Engineering approval discussions are continuing. With respect to South Farringdon, we have consented all of the SHA area for land use and subdivision. 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 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.
Waimakariri District Council	District Plan Review	An initial summary on feedback from the recent Issues and Options papers will be released shortly. Council received a really good level of response and coupled with the earlier District Development Strategy engagement, provides staff and Council a good understanding of issues at hand. Staff also made good progress on scoping potential chapter content for the new Plan i.e. broad Plan provisions and information needs. Further work is underway in regard to natural hazards, rural character, significant natural areas, the coastal environment and biodiversity. Staff have also been working with Mahaanui Kurataiao Ltd in regard to Wāhi Tapu me Wāhi Taonga. Next year will be a busy one for the District Plan team, as work progresses on district plan preparation and drafting, the settlement pattern review, and engagement with the District Planning and Regulation Committee, partners and stakeholders.
	Waimakariri Red Zone Recovery Plan	Current Planning Activities: <ul style="list-style-type: none"> • Completing the preliminary draft Implementation Plan. • Roads and utilities decommissioning plans for the regeneration areas are progressing • Workshop with Kaiapoi-Tuahiwi Community Board for the roads and reserve naming strategy - for the new and reconfigured roads and reserves in the regeneration areas. In early 2018 there will be engagement with Ngāi Tūāhuriri and community consultation.

- Ongoing engagement with sports clubs which will be potentially located in the Kaiapoi East Sport & Recreation Reserve.
- Engagement with rowing clubs and the kayak hire operator located at Murphy Park for the new rowing base.

Key Project Activities:

- Council have confirmed the Kaiapoi Riverview Terraces design at its December meeting. Work is scheduled to commence in March 2018.
- Ongoing engagement with Matapopore for the cultural design features and elements proposed to be part of the terraces and boardwalk development
- ECan have removed trees on the stop-banks in preparation for the physical works commencing in the riverwall upgrade and the Riverview Terraces and boardwalk projects – commencing early 2018.
- Works will start for the new Kaiapoi east road link and the Courtenay Drive repairs works in January 2018.
- A new water pipe is currently being installed along Cass Street and Feldwick Drive to service two private property owners in the Kaiapoi East Regeneration Area.
- With the completion of the new pump stations in the Kaiapoi East and South Regeneration Areas the decommissioned pump stations will be demolished in December 2017.
- Kaiapoi Food Forest – WDC coordination with the Kaiapoi Food Forest ongoing.
- A Licence to Occupy has been signed with the Waimakariri Sailing and Power Boat Club for use of residential red zone land for boat rigging and storage.
- A new digital display has been installed in the Ruataniwha Kaiapoi Civic Centre with Regeneration updates (a mix of slides and videos).

Kaiapoi Town Centre 2028

The Kaiapoi Town Centre Plan Review is still tracking well against the project programme. Two full day Inquiry by Design (IBD) sessions were held in September and October with project consultants, core Council staff and Community Stakeholders. These workshops focused primarily on the master planning opportunities and constraints for the three Mixed Use Business regeneration areas adjacent to the Town Centre on three sides.

In November, project consultants worked with Council staff to further the IBD concepts and planning outcomes into initial master plan sketches which are now forming the basis for an iterative master planning process.

Over December and January, the project team will focus on a series of follow up tasks and conversations to enable further progression of the Mixed Use Business Areas Master Plan. The group will also begin working on the inclusion of this Master Plan into an updated KTC plan.

It is anticipated that the 2028 Kaiapoi Town Centre Plan will be finalised and implemented in June 2018.

<p>New Zealand Transport Agency</p>	<p>Christchurch Motorways – Roads of National Significance</p>	<p><i>Christchurch Western Corridor:</i> The entire Western Corridor is now open to traffic. Final works are being carried out on the final two projects, the Western Belfast Bypass and the Russley Road Upgrade. The final surface will be on these sections by April 2018, completing all six sections of the corridor. Recent open days on both the Russley Road Upgrade and the Western Belfast Bypass attracted crowds of 10,000 people.</p> <p>Latest Western Belfast Bypass drone footage: https://www.youtube.com/watch?v=OIJ5oRHgdVE</p> <p>Latest Russley Road Upgrade drone footage: https://www.youtube.com/watch?v=acgRM6Vd7QY</p> <p><i>Christchurch Southern Corridor – Stage 2:</i> This project is around 30 per cent complete and work is going well. Service relocations have been completed across the project; bridges at Main South Road, Waterholes Road and Trents Road are progressing well. Two new local roads are open to traffic, with a third local road set to open in January 2018.</p> <p>A media release https://www.nzta.govt.nz/media-releases/one-year-on-good-progress-made-on-christchurch-southern-motorway-stage-3/ was sent out recently. A detailed project newsletter is being finalised will go out to the public in mid-December.</p> <p><i>Christchurch Northern Corridor:</i> Work is progressing well. The embankments for the Belfast Road interchange have been filled and are settling and preconstruction work on the Main North Road overpass is well underway. In the New Year we will start with building the bridge over the Styx River and the bridges at Prestons Road and Radcliffe Road.</p> <p>An information office opened on Cranford Street in October. The hours are Wednesday Afternoon (3pm-5pm) and Friday Mornings (10am-12noon).</p> <p>Preliminary results of a recent stakeholder survey about the quality of communications, traffic management and interactions with the public are very positive. More information about the project can be found here: https://www.nzta.govt.nz/projects/christchurch-motorways/christchurch-northern-corridor/</p>
	<p>State Highway 1</p>	<p>State Highway 1 between Christchurch and Picton will open on December 15. When the road reopens several sites will still be under construction. There will be some unsealed surfaces, lane closures and stop/go traffic controls. The route will be closed at night in places for several months as a safety precaution, and planned closures will also be needed at times to carry out high-impact work.</p> <p>The full rebuild of the highway will continue in 2018.</p> <p>The latest bulletin can be found here: https://www.nzta.govt.nz/assets/projects/kaikoura-earthquake-response/kaikoura-earthquake-update-20171201.pdf</p>
	<p>Government Policy Statement</p>	<p>A further draft to the Government Policy Statement on Transport Funding (GPS) is expected early 2018. The Government have signalled significant changes to transport priorities which may impact on the shape of the Canterbury programme. This has meant the timeline for Councils to get their regional programmes to NZTA has moved from 30 April to 30 June with a final</p>

		National Land Transport Programme released end of August 2018. NZTA is working closely with the regional transport committee
Te Rūnanga o Ngāi Tahu		No update this month.