



Urban Development and Regeneration Update

October 2017

Agency	Programme	Update
Regenerate Christchurch	Central City	<p>Following analysis of the feedback received during the public engagement period on the draft concept for Cathedral Square and surrounds, the draft Regeneration Strategy has been further developed.</p> <p>In late October, a summary of public feedback received on the draft concept will be published on Regenerate Christchurch’s website.</p>
	Ōtākaro Avon River Corridor Regeneration Area	<p>In early October 10 combinations of potential land uses were published for feedback, along with supporting technical and cost information. Following the closing of the public feedback period on 6 November, the combinations will be refined into a shortlist.</p> <p>A major exhibition will then be held to seek public feedback on the final few 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>Project planning, including the co-design of an engagement model, has continued.</p>
	Redcliffs School regeneration project	<p>In early October a draft proposal for the use of the powers in section 71 of the Greater Christchurch Regeneration Act (GCR Act) to relocate Redcliffs School to Redcliffs Park was provided to section 69 parties for comment. There is a statutory period of up to 30 days for the parties to provide comment.</p>
Development Christchurch Ltd	New Brighton	<p><i>Beachside Playground:</i> Works are underway on the playground, and play equipment has been ordered.</p> <p><i>Christchurch Hot Pools:</i> DCL will soon be engaging the community on early designs for the pools, and on securing a land lease from Council for the pools’ construction.</p> <p><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.</p>
	Land development	<p><i>Peterborough Quarter:</i> DCL is continuing to work with the preferred developer on a development agreement.</p>

		<i>Development funding:</i> DCL is continuing to assess options for Peterborough Quarter, Milton St, and Beresford St sites.
Department of the Prime Minister and Cabinet (DMPC)	Greater Christchurch Group	We are reviewing the draft concise proposal for Redcliffs School and Redcliffs Park received from Regenerate Christchurch on Friday 6 October to utilise section 71 of the Greater Christchurch Regeneration Act.
Government departments	MBIE residential insurance settlements and public sector monitoring	<p><i>Residential Insurance monitoring:</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. \$85million funding has been confirmed for the Lincoln University AgResearch joint facility enabling the completion of the detailed design and pricing.</p> <p><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>
	LINZ land management	<p>As at 2 October 2017</p> <p>Flat Land Clearance:</p> <ul style="list-style-type: none"> <li>• 7,096 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 443 Crown owned properties in the Port Hills have been cleared</li> <li>• A further 1 property is 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.

Canterbury District Health Board	Psychosocial Wellbeing	<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> <p>Earlier in 2017, the Psychosocial Governance Group approved the CDHB's request to review the Canterbury Wellbeing Index instead of producing a 2017 index document. The working group is utilising research and engagement to redesign a wellbeing product. A national/international best practice review is informing indicator and indicator domain selection. Engagement has taken the form of a widely-circulated survey and 1:1 meetings with stakeholder organisations. A workshop is planned for later this month. The review is tracking to produce options for an optimal product (consistent with capacity) for the Governance Group's last meeting of the year.</p>
Environment Canterbury	Regional Approach to Managing Natural Hazard Risk	Work is on hold until December due to LTP and climate change programme priorities and staff vacancies. 4 of the 18 milestones are near completion.
	Lyttelton Port Recovery Plan	<p>A working draft of the Whakaraupō/Lyttelton Harbour Catchment Management Plan has been prepared to go to targeted groups in October 2017, with their feedback incorporated for public consultation in November. The document will be finalised by the end of the year.</p> <p><i>Dredging Consent:</i> Both appeals going to mediation (early/mid November mediation break date anticipated).</p> <p><i>Reclamation Consent:</i> The hearing 19-21 September 2017 was adjourned for further information and expert caucusing.</p> <p><i>Cruise Berth:</i> LPC have advised they will lodge consent in December 2017.</p>
	Regeneration	Environment Canterbury's contribution to the draft Ōtākaro Aron River Corridor Regeneration Plan and Southshore/South New Brighton regeneration strategy is continuing.
Christchurch City Council	Replacement District Plan	<i>KI Commercial appeal:</i> Hearing on the application by KI Commercial to proceed to the Court of Appeal took place on 16 October. A decision from the Court is likely to be some weeks away.
	Cranford Regeneration Plan	A Draft MOU is being considered by the Grassmere and Croziers Block landowners. Follow up meetings to progress these are to be arranged within the next two weeks.
	Urban Design and Regeneration	<p>Work continuing on Redcliffs School and Canterbury Sports Limited (CSL) Section 71 proposals in consultation with strategic partners.</p> <p>A post-event public survey and evaluation report are underway following the successful street party in Cathedral Square on 1 October to launch 'Streets for</p>

		<p>People'. Staff are working to promote the streamlined process to enable communities to hold street parties.</p> <p>On 10 October the Council approved the Linwood Village/Inner City East community-led planning approach and requested Regenerate Christchurch to perform a facilitation role, including the establishment of the project scope and governance structure.</p> <p>The Council is continuing to offer a support service to those owners of known barrier sites. A six month progress report to elected members in November will also include an action plan for the improvement of gravelled, at grade, temporary car parks in the core of the Central City.</p> <p>The Enliven Places Programme has a number of transitional projects planned to assist regeneration of the city, suburban areas and RRZ: Central City laneway enhancements and amenity lighting, Participating in Place-making projects and working with regeneration partners on the East Frame Youth Hub.</p> <p>Consultation on the early concept options for Marine Parade and Brighton Mall redevelopment begins Friday 20<sup>th</sup> October and is open until the 10<sup>th</sup> October, aligned with the DCL consultation on the Hot Salt Water Pools.</p> <p>Barriers to residential development in the Central city will be explored with the development community in the latest in the <i>Housing Matters</i> series (delivered by CCC in partnership with Beacon Pathway) proposed for early December. Details will be released shortly.</p>
	Heritage	<p>Council approved a Heritage Incentive Grant towards the repair and seismic upgrade of the former Pumphouse at 544 Tuam Street. This was a key cluster of buildings from the Christchurch Drainage Board era, built to resolve the growing city's sewerage problems.</p> <p>From the 13<sup>th</sup> – 23<sup>rd</sup> October, the Council is running 'Heritage Week', the annual celebration of Heritage in the city. Sponsored by 'Beca' the theme this year is 'Plains, Port Hills and Peninsula'. The collection of activities, exhibitions and events highlight significant anniversaries – the 200<sup>th</sup> year since the invention of the bicycle and the 150<sup>th</sup> since the opening of the Lyttelton Railway Tunnel.</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 is now being developed. It is likely that 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 National Planning Standards to be incorporated/addressed in the new District Plan.</i></p>
	NPS on Urban Development Capacity	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	<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. A draft is now with SDC staff for review.</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 recently held with the new owner's agents to discuss obtaining subdivision engineering approval for the development to proceed over the next 12 months.</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 final conditions. The first two applications – stages 1A, 1B and 2; and stages 3 &amp; 4 are granted and have progressed significantly with a number of new dwellings already constructed or partly constructed. 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.</p>
Waimakariri District Council	Waimakariri Red Zone Recovery Plan	<p>Kaiapoi Wharf and Marine Precinct – River wall. Currently in detailed design phase with our preferred contractor, Daniel Smith Industries Ltd. Work expected to be underway in January 2018.</p> <p>Kaiapoi Wharf and Marine Precinct – Riverview Terraces and Boardwalk. Detailed design of the Riverview Terraces and Boardwalk continues – with the detailed structural and civil design now underway based on the latest architectural design developed in-house by the Regeneration Team.</p> <p>A number of archaeological authorities, cultural values reports, resources consents, and permits under the river protection bylaws have been applied for (with some already received) for this next tranche of Marine Precinct projects.</p> <p>Riverview private development. Staff have continued to meet with the developers and their consultant team for the adjacent private Riverview development to the Riverview Terraces and Boardwalk. The developer is</p>

progressing with detailed design and is planning to begin ground improvements on site in early November 2017.

Infrastructure rebuild. Physical works are ongoing in Kaiapoi East and Kaiapoi South on the sewerage replacements and new water mains, including the three new sewerage pumping stations. Expected completion dates are;

- Kaiapoi East – water mains; November 2017
- Kaiapoi East – sewer mains works; February 2018
- Kaiapoi South – sewer mains works; December 2017

Tenders have gone out in October 2017 for the Kaiapoi South Road rebuild works and the new key roading link in Kaiapoi East. Construction for both roading projects will commence in early 2018, subject to Council approval of the tender award in December 2017.

Master-planning of the stormwater scheme, and the development of the utilities and roading decommissioning detailed plans are underway. In conjunction with this a bulk earthworks package will be developed including a terrain plan and soil budget; this will determine where cut/fill materials (e.g. from new stormwater ponds and dredge arisings, among other recycled materials) will be used.

Implementation Plan. Work continues on development of the WDC Implementation Plan. Many key elements of the implementation plan are complete or nearing completion. 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 early 2018.

Reserves masterplan. The reserves master-plan preparation work continues; planning of new land-use area boundaries, reserve boundaries and categorisation, and naming processes.

Progress on land divestment. Staff have created key maps and plans to enable further development of the detailed terms and conditions of divestment with Land Information New Zealand. These maps provide added definition around final land use boundaries, new land title areas for subdivision, proposed zoning, remaining utilities, and roads to be stopped. Elements of these plans are to be workshopped with the Steering Group before the end of this year.

Kaiapoi Town Centre – Mixed-use business. The second of the Inquiry by Design (IBD) sessions for the Kaiapoi Town Centre Plan refresh project, incorporating the new regeneration mixed-use-business areas, was held this month. This includes the stakeholder reference group as well as our consultants for urban design, geotechnical and natural hazards, commercial property, and transport planning. An update briefing to the steering group is planned for December, with the first issue of draft outline plans for the town centre and mixed use business areas soon after

Kaiapoi Food Forest - A Licence to Occupy regeneration land has been signed by the Kaiapoi Food Forest Trust and Council for two years, for approximately 0.58 hectares.



		<p>The Regeneration website and other regular communications continue to inform and engage the community; with the regular <a href="#">videos</a> on regeneration progress proving particularly popular. <a href="http://www.waimakariri.govt.nz/regeneration">www.waimakariri.govt.nz/regeneration</a>.</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>Feedback on the Issues and Options papers closes on the 27<sup>th</sup> of October. 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 on scoping potential chapter content for the new Plan i.e. broad Plan provisions and information needs. A version of 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, has been agreed. This will be subject to change as we work with the Ministry. Progress on the E-Plan was made through September and October.</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. Two full day Inquiry by Design Sessions (IBDs) were 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>
New Zealand Transport Agency	Christchurch Motorways – Roads of National Significance	<p>Western Belfast Bypass due to open to traffic in stages from November 2017. Plans are underway for a Community Open Day on Sunday 29 October. <a href="https://www.nzta.govt.nz/assets/projects/western-belfast-bypass/WBB-project-update-Oct-2017.pdf">https://www.nzta.govt.nz/assets/projects/western-belfast-bypass/WBB-project-update-Oct-2017.pdf</a></p> <p>The Russley Road Upgrade is about 90 percent complete, with plans underway for a community open day later this year.</p>

		<p>Northern Corridor work is going well. The project team has finished all the piling work required for the project and work continues on service relocations, fibre optics, embankments and work platform construction. There is a lot of community engagement currently underway and the team is receiving good feedback from people commenting on how quickly the project is progressing.</p> <p>Southern Corridor Stage 2 of the southern motorway is progressing well despite a winter. More than 300,000 cubic metres of earth has been moved, two new local roads built and the first of eight bridges is almost complete.</p> <p>At the city end of the project, John Paterson Drive is being realigned to join with Halswell Junction Road. This work will continue until the end of the year when the new road alignment is expected to open to traffic.</p>
<p>Te Rūnanga o Ngāi Tahu</p>		<p>No update this month.</p>