

Urban Development and Regeneration Update

March 2017

Updates as at 17 March 2017

Key updates

- The National Policy Statement became operative in December 2016 and has resulted significant new work stream. Partners are currently developing a project brief and working to understand the implications on, and interdependencies with the District Plan Reviews, UDS Review, Long Term Plans and the Canterbury Regional Policy Statement. The NPS-UDC directs Councils to actively monitor housing and business land up-take and to identify and address any potential or actual capacity issues within the jurisdiction.

Agency	Programme	Update
Regenerate Christchurch	Central City	The first meeting of the Cathedral Square and Surrounds Project Reference Group is scheduled for Thursday 23 March. The role of the reference group is to provide feedback and advice to Regenerate Christchurch to support the development of a regeneration strategy for the area. Engagement on the challenges and opportunities of the Cathedral Square and Surrounds Project is under way, with Regenerate Christchurch attending public events to gather information on public perceptions of and aspirations for the area. A workshop for property owners in the project area is scheduled for Monday 20 March.
	Residential Red Zone	The Outline for the Ōtākaro/Avon River Corridor Regeneration Plan has been provided to Ōtākaro Limited for consent. It will then be submitted to the Minister supporting Greater Christchurch Regeneration for approval. A large-scale public event, the Ōtākaro/Avon River Corridor Community Day, is being held on 25 March to help shape overarching vision and objectives for the future of the area.
	Cranford Regeneration Plan	Regenerate Christchurch has provided its views on the draft Cranford Regeneration Plan to the Council in line with the requirements of the Greater Christchurch Regeneration Act.
Development Christchurch Ltd	New Brighton Regeneration Project	DCL are leading the New Brighton Regeneration Project and are working with businesses, landowners and the community to revitalise the commercial centre. Work is now underway on the design of the New Brighton community playground and Whale Pool, with DCL aiming for a summer opening. Funding for the wider development of the hot salt water pools project has been included in the Council's Draft Annual Plan 2017/18, which is open for public consultation.
	Development Management	<p>DCL is responsible for the development of the former Convention Centre site between Kilmore and Peterborough Streets, known as the 'Peterborough Quarter'. Following a tender process, a preferred purchaser for the site has been selected and we are partnering together to see the development deliver exceptional outcomes for Christchurch.</p> <p>The site will see a comprehensive mixed-use development incorporating boutique retail, hospitality, laneways, offices and apartments. Its strategic location will see it connect to the Town Hall, the former Crowne Plaza site as well as linking to future developments northward. Design and master-planning of the site is underway with construction expected to begin in mid-2018.</p>

		Christchurch City Council, through DCL, invested \$2m of equity into Phase 1 of the Christchurch Adventure Park project which will oversee the 120km of mountain bike trails, the ziplines and a mountain-coaster as well as shops and café facilities. DCL owns 14.29% of Christchurch Adventure Park as a result of this investment.
	Commercial Advisory	Provide commercial advice, as required, to the Council in regard to the procurement and commercial strategies that form part of the delivery of major capital projects, with a particular focus on attracting private sector investment.
	Investment Attraction	Act as a clear and stable entry point for public, private and social capital providers through the development of an 'investor ready city' strategy.
Department of the Prime Minister and Cabinet (DPMC)	Greater Christchurch Group	<p><u>Waimakariri Residential Red Zone Recovery Plan</u> On 8 March the first Implementation Group meeting was held. The Group is led by the main implementing parties LINZ and Waimakariri District Council, with Te Kōhaka o Tūhaitara Trust and DPMC attending meetings where required. The Group discussed next steps, including LINZ developing a Land Divestment Plan and the Council an Implementation Plan. We will continue to provide support to the implementing parties to help ensure the Recovery Plan is implemented efficiently.</p> <p><u>Outline for Cranford Regeneration Plan</u> On 2 February 2017 DPMC (along with other statutory parties) received the Christchurch City Council's draft Regeneration Plan, which details future potential urban residential development at Cranford, for comment. DPMC's Chief Executive provided comments to the Council on 17 March, the deadline for statutory parties to provide comments.</p>
Government departments	MBIE residential rebuild and insurance	<p><u>Monitoring</u> As of 31 December 2016 97.5% of all first time dwelling claims have been settled. EQC have 405 unsettled under-cap claims, this number does not include re-opened claims, which are understood to be the current main focus of EQC's efforts. There remain 3,790 unsettled over-cap claims. Over one quarter of these unsettled claims relate to multi-unit buildings, positively the settlement rate of these claims has improved markedly over the past year.</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 HNZ completing its new house build and repair programme.</p>
	LINZ land management	<p><u>As at 1 March 2017</u> Flat Land Clearance:</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>Port Hills Land Clearance:</p> <ul style="list-style-type: none"> A total of 382 Crown owned properties in the Port Hills have been cleared A further 25 properties are currently underway <p>Residential Red Zone Offer Process update:</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 not due to settle until April 2017. The remaining two may not settle due to legal impediments.
	MoH	No further update since last report.

<p>Canterbury District Health Board</p>	<p>Psychosocial Wellbeing</p>	<p>The greater Christchurch Psychosocial Committee meets two-monthly. Recent minutes note that:</p> <ul style="list-style-type: none"> Sally Carlton from the Human Rights Commission summarised the results of their research in the red zones. Three major themes emerged: place attachment, communication, and mental health. The full report is available on their website: https://www.hrc.co.nz/red-zones-report/ The Committee discussed the impact of the recent Port Hills fires. People not directly affected by the fires have been affected. This impact may combine with existing secondary stressors to further complicate psychosocial recovery for some. Concerns were expressed about the lack of reliable information and effective communication pathways during the initial response phase. A survey evaluation of the Committee confirmed its value for members. Meetings have been reduced to two-monthly as a reflection on the stage of recovery in greater Christchurch. Special meetings will be convened if needed. The Committee confirmed their priorities for 2017 include unresolved claims, the recovery needs of elderly people, and effective communication. The Earthquake Disability Leadership Group reported their concerns regarding accessibility of anchor projects, including the Earthquake memorial. They noted that the building code is set at a minimum standard, not best practice. <p>A different focus to the Canterbury Wellbeing Index is being explored in partnership with other entities including GCP members. A new process would improve information gathering, share capacity, eliminate duplication, identify gaps, and ensure a joined up approach for future developments.</p> <p>The Greater Christchurch Psychosocial Governance Group is identifying its responsibilities around the Community Resilience Partnership Fund (as signalled by Minister Coleman).</p>
<p>Environment Canterbury</p>	<p>Regional Approach to Managing Natural Hazard Risk</p>	<p>A workshop with Environment Canterbury and territorial authorities was held on 7 March 2017, with presentations from specialists on planning, insurance and geotechnical issues in relation to risk from natural hazards.</p> <p>The key work to date includes documenting roles and responsibilities in hazard management (Milestone 1); undertaking a stocktake of research (Milestone 10); and assessing how we communicate risk within our communities (Milestone 17). Progress on each of these milestones was presented at the workshop and will be circulated to the working group.</p>
	<p>Lyttelton Port Recovery Plan</p>	<p><u>Whakaraupō/Lyttelton Harbour Catchment Management Plan</u> At a Governance Group meeting on 2 March it was agreed the project timeline would be extended through to a launch of the Catchment Management Plan in November 2017. This is still within the timeframe anticipated in the draft Lyttelton Port Recovery Plan. The Science Advisory Group is completing an issues and options paper, and drafting an integrated monitoring plan to build on existing monitoring in the catchment and develop monitoring indicators.</p> <p>A series of workshops in May will inform the community of progress with the project and provide an opportunity for feedback on the Science Advisory Group’s recommendations.</p> <p>Development of the final Catchment Management Plan will begin in May, with guidance from Te Rūnunga o Ngāi Tahu and Te Hapū o Ngāti Wheke.</p> <p><u>Te Ana (Dampier Bay) access agreement</u> The remaining issue to resolve for the access agreement is the date that permanent access is provided. Negotiations are continuing between LPC, CCC and Environment Canterbury to reach agreement on this.</p>

<p>Christchurch City Council</p>	<p>Replacement District Plan</p>	<p>Recent public notices made approximately 80% of the Replacement District Plan operative. A further public notice later in March will make the Definitions Chapter and the aspects decided in the two appeals discussed below, operative as well.</p> <p><u>Equus Trust, D&S Wilson, T&J Martin and H & H Lai v CCC and Christchurch International Airport</u></p> <ul style="list-style-type: none"> A High Court decision on this appeal, heard in September 2016, was released on 21 February 2017. It concerned the zoning of land near Hawthornden Road (next to the MAIL site on the corner of Russley Road and Memorial Avenue). The appellants had sought an “industrial” zoning supported by an outline development plan. The Council’s position, and decision of the Independent Hearings Panel, was that the land should be zoned “rural” due to stormwater and infrastructure constraints. The High Court dismissed the appeal and found in favour of Council. <p><u>Canterbury Trustees Ltd and HLG Govan as trustees of the GN McVicar No 1 Trust (McVicar) v CCC & CIAL</u></p> <ul style="list-style-type: none"> A High Court decision on this appeal, heard in September 2016, was released on 22 February 2017. It concerned the designation and rules that apply to the Runway End Protection Area (REPA) on the McVicar property. The appellants case was that the introduction of rules in the zone, meant that the landowners were not eligible for compensation under the designation provisions of the RMA, due to there being no reasonable use of the land. The High Court dismissed the appeal and found in favour of Council. <p>Another appeal was heard on 22 February, decision yet to be released, and a further four are set down for hearings in May.</p>
	<p>Regeneration</p>	<p>The Port Hills fire recovery effort has been established in partnership with Selwyn District Council.</p> <p>In addition to the ongoing projects described in previous updates:</p> <ul style="list-style-type: none"> Ongoing support is being provided to Regenerate Christchurch on the Cathedral Square and Surrounds project. Statutory consultation is about to commence on a Development Scheme for surplus land at Riccarton Racecourse as set out in the 2016 Riccarton Racecourse Development Enabling Act. Scoping work has commenced for Southshore and South New Brighton in partnership with Regenerate Christchurch.
	<p>Policy and Strategy</p>	<p>The development of a heritage strategy is underway for Christchurch City including Banks Peninsula.</p> <p>The Development Contributions Policy is under review and is proposing greater use of catchments to reflect the cost of providing infrastructure in different parts of the district.</p>
	<p>Resilience</p>	<p>Launch of the Community Resilience Partnership Fund to support community led recovery initiatives. The fund comprises a Government funding commitment of \$1 million a year for three years with Council matching that amount.</p>
	<p>Heritage</p>	<p>A Central City Landmark Heritage Grant has been approved by Council for the former Public Trust Building at 152 Oxford Terrace. The grand four storey classical façade faces out onto the Avon River precinct and contributes to the unique sense of place of this part of the Central City.</p>

<p>Selwyn District Council</p>	<p>District Plan Review</p>	<p>Stage One of the review is complete.</p> <p>Stage Two of the review commenced in July 2016. This stage includes issues and options, community consultation and the development of the 2nd Generation District Plan.</p> <p>The team has largely completed the first draft of project plans and is looking forward to working with Mahaanui Kurataiao to develop integrated work plans on topic areas where there is a high level of cultural input required.</p> <p>The team has also completed the tender evaluation process to establish a Panel of Suppliers for the District Plan. 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 Panel of Suppliers will include 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>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.</p> <p>Work is underway on a Community and Stakeholder Engagement plan.</p>
	<p>Selwyn District Housing Accord</p>	<p>The Selwyn Housing Accord between the Selwyn District Council and the Government is intended to increased land and housing supply in the Selwyn District during the period in which the Housing Accords and Special Housing Areas Act applies.</p> <p>Two areas in Rolleston have been identified to achieve this target and more information on the location of these areas can be found on the Selwyn District Council website. http://www.selwyn.govt.nz/services/planning/special-housing-areas</p> <p>Council and landowners are currently working through the development of resource consents to give effect to the Housing Accord Special Housing Areas.</p> <p>The Housing Accord land aims to deliver around 1381 lots to the market of which 10% (around 137 lots) will be at an affordable price point of \$416K.</p> <p><u>South Farringdon Special Housing Area</u></p> <p>As at December 2016 the South Farringdon Special Housing Area has now been consented for a total of 243 new sections with a total potential yield of 292 new dwellings. The first development stages are under construction.</p> <p>The first development stages 1A, 1B and 2 will deliver 132 residential sections of which 7 are comprehensive sections for future medium density development, with a total yield of 166 new dwellings.</p> <p>The second development stages 3 and 4 will deliver 111 residential sections of which 4 are comprehensive sections for future medium density development, with a total yield of 130 new dwellings.</p> <p>The resource consents for the final development stages 5 to 7 are currently being considered by Council and are anticipated to deliver 162 residential sections of which 6 are comprehensive sections for future medium density development, with a total yield of 197 new dwellings.</p> <p>This equates to a total anticipated yield of 402 new sections within the South Farringdon SHA and a total anticipated yield of 489 new dwellings.</p>

		<p>To date, 22 new dwelling building consents have been approved within the South Farringdon SHA and a further 3 are being processed.</p> <p><u>Geddes / Dryden Trust Special Housing Area</u> As at December 2016 the Geddes / Dryden Trust Special Housing Area has now been consented (under one application) for a total of 743 residential sections of which 57 are comprehensive sections that will be further developed to provide 201 houses on separate sections; and one commercial section. There will be a total yield of 888 new dwellings.</p> <p>Construction is yet to start on this development.</p> <p>No building consent for new dwellings have been approved to date within the Geddes / Dryden Trust SHA.</p>
Waimakariri District Council	District Development Strategy (DDS)	<p>Public and stakeholder engagement is continuing through to late March to help inform development of the DDS. Community Board hosted workshops with key local opinion leaders have been scheduled and focus group discussion meetings with key stakeholders based on the 7 themes set out in the discussion document 'Our District, Our Future Waimakariri 2048' are underway. Background technical work continues to progress, including a population model based on Statistics New Zealand medium projections. This model will assist with spatial planning and inform the preparation of the 2018-2028 Long Term Plan.</p> <p>Comments received from submissions to date on the DDS have been summarised in the 'Our District, Our Future – Waimakariri 2048, Your Early Thoughts Feedback Summary (March 2017)' report. This is a live document which we will continue to update as further submissions are received. Release of a draft District Development Strategy document for formal public consultation is scheduled for mid-2017. For more information see: http://www.waimakariri.govt.nz/your-council/district-development</p>
	Waimakariri Residential Red Zone Recovery Plan	<p>The recent approval of the Waimakariri Residential Red Zone Recovery Plan provides certainty to move forward with implementation of the Plan. This involves:</p> <ul style="list-style-type: none"> Working with the Crown on a Land Divestment Plan Preparing a timeline/schedule for regeneration area projects Preparing a Participation Strategy which will outline how the community can be involved in the regeneration areas. <p>Focus is currently on the development of an implementation framework and establishing and working with key partners. A Regeneration Steering Group has been established.</p>
	Kaiapoi Town Centre 2028	<p>The 2011 Kaiapoi Town Centre Plan (KTC Plan) was completed following the September 4th earthquake, recognising that the Kaiapoi town centre was significantly damaged and that a coordinated approach needed to be undertaken for its restoration and redevelopment. With the Waimakariri Residential Red Zone Recovery Plan now in place, the KTC Plan is to be reviewed to address issues and opportunities arising from the residential red zone areas of Kaiapoi, which at the time were only just at the beginning of the red zoning process. In particular, a key driver of the review relates to the mixed use business areas identified by the Recovery Plan to complement and extend the existing town centre. The review progress is in its early stages and is proposed to progress through to June 2018.</p>
	District Plan Review	<p>Key progress steps on the District Plan review are as follows:</p> <ul style="list-style-type: none"> District Plan effectiveness reviews looking at how well the Plan has been working are complete.

		<ul style="list-style-type: none"> • An analysis of the relationship between the Regional Policy Statement and the District Plan is complete. Maahanui Kurataiao Ltd have completed a report to identify, assess and set out findings relevant to the iwi authority. • Work is also continuing on the 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. • Communication and engagement processes are also being developed and with new staff employed by Council in this area, the District Plan review will be made much more public in mid-2017. <p>Thinking is also turning to the development of issues and options papers for public and stakeholder feedback. Progress is being made towards an improved on-line (e-plan) version of the operative District Plan to be followed by the second generation Plan.</p>
Te Rūnanga o Ngāi Tahu		No update this month.
New Zealand Transport Agency	Christchurch Motorways – Roads of National Significance	The NZTA is currently developing a long term strategic view for Transport and when this is ready the NZTA will be seeking feedback from its partners. This will be helpful to identify the parts of the transport system that will be areas of priority and focus; what we want to achieve in those areas of priority focus and the challenges and opportunities that we face both now and in the future. This could be a useful input into the UDS review.