

Urban Development and Regeneration Update

May 2017

Updates as at 10 May 2017

Agency	Programme	Update
Regenerate Christchurch	Central City	<p>As part of the Regenerate Strategy for the Cathedral Square and Surrounds a draft Concept Plan is being developed with input from key stakeholders, the Reference Group and property owners.</p> <p>The success of the Strategy depends on strong partnerships with the private sector and their investment in the vision and actions. The timeframe for the development of a Strategy for Cathedral Square and surrounds has been extended from June to the end of August to ensure that key property owners are involved in the development of the Strategy.</p> <p>Broader public engagement will occur in June.</p>
	Residential Red Zone	<p>A draft vision and objectives for the Ōtākaro Avon River Corridor Regeneration Area was published for public feedback on 12 May on Regenerate Christchurch’s engagement hub https://engage.regeneratechristchurch.nz/. The public feedback period closes on 2 June.</p> <p>Feasibility reports on potential land use categories including development opportunities, flood management, transport options and visitor attractions are under development and will be completed in June.</p>
	New Brighton	<p>Regenerate Christchurch are working with DCL on the long-term strategic development of the New Brighton Town Centre and its surrounding environments.</p>
Development Christchurch Ltd		No further update since last report.
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>Monitoring:</p> <p>As of 31 March 2017 98% of all first time dwelling claims have been settled. EQC have settled 100% of under-cap claims, however our working through 5,428 re-opened claims. There remain 3,318 unsettled over-cap claims, 814 of which are currently in construction. 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</p>

		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.
	LINZ land management	<p>As at 5 May 2017</p> <p>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 398 Crown owned properties in the Port Hills have been cleared A further 22 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 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. Minutes from the April meetings note that:</p> <ul style="list-style-type: none"> The Earthquake Disability Leadership Group (EDLG) presented information on the Canterbury Accessibility Charter. The Charter asks signatory organisations to commit to helping make Canterbury a model of best practice accessibility. Accessibility contributes positively to health and wellbeing, as well as being good for business, economic development, and tourism. <ul style="list-style-type: none"> MBIE will report to the next Psychosocial Committee meeting on the implementation of the Accessibility Plan: Public Buildings, and how MBIE informs the public on progress towards its goals. Anecdotal evidence suggests there is over demand for services across NGOs. The Governance Group has asked for more data to inform its response. Workforce wellbeing in the public and NGO sectors continues to be an issue of concern. The results of some focus groups with government workers on workforce wellbeing are currently being analysed with an intention for the research to inform cross-sector action. <p>The Psychosocial Committee confirmed its priorities for 2017. Of particular concern are unresolved claims, support for people dealing with re-repairs, communities in the East of the city, and households with income < \$30k.</p>

		This year the committee will share information more widely and seek engagement around their priorities.
Environment Canterbury	Regional Approach to Managing Natural Hazard Risk	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 a March workshop and has been circulated to the working group. An update was provided to the Regional CE Forum on 8 May.
	Lyttelton Port Recovery Plan	<p>Whakaraupō/Lyttelton Harbour Catchment Management Plan</p> <p>A series of workshops in June 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 and there will be opportunities for further community input in September.</p> <p>Te Ana (Dampier Bay) access agreement</p> <p>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>Consents</p> <p>The reclamation consent applications have been lodged and are likely to be 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 will be completed in May.</p>
	Regeneration	<p>A submission of views has been provided on the draft Cranford Regeneration Plan.</p> <p>Environment Canterbury’s contribution to draft Ōtākaro Aron River Corridor Regeneration Plan is continuing.</p>
	Submission on MBIE Urban Development Authorities discussion document	An Environment Canterbury submission on the UDA discussion document was lodged on Wednesday 17 May.
Christchurch City Council	Replacement District Plan	<p>The Replacement District Plan is approximately 98% operative, with the only remaining matters being two applications for leave to appeal to the Court of Appeal, and a High Court decision.</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>

	<p>Cranford Regeneration Plan</p>	<p>Comments have closed on the draft Cranford Regeneration Plan, with approximately 118 comments received. Council staff are working through these, revising the draft Plan and undertaking any necessary technical work that is stemming from the feedback. Officers propose an independent peer review of the revised Cranford Regeneration Plan.</p>
	<p>Regeneration</p>	<p>In addition to the ongoing projects described in previous updates: The transitional projects led by Council are being rebranded as the Enliven Places Programme, with a new public participation process in preparation for rollout in July.</p> <p>Sites and buildings that are barriers to regeneration in the central city have been identified and will be addressed via a three-phased approach (moving from dialogue and incentives to a more strict enforcement effort).</p>
	<p>Heritage</p>	<p>Grant funded work is now underway on the repair and seismic upgrade of the former Midland Club on Oxford Terrace with a completion date estimated at the end of 2017. Grant funded work is now nearing completion on the former Harbour Board Building in Lyttelton.</p> <p>Stakeholder Workshops and public engagement ‘Drop in’ sessions are under way on the Future of Heritage project.</p> <p>Work has now reached the half way mark on the repair and upgrade of the Christchurch Town Hall and is progressing well. The most recent completed item is the installation of a replacement copper tray and/or membrane roof.</p>
<p>Selwyn District Council</p>	<p>District Plan Review</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 Papakaiainga, as well as the Scope for Mahaanui Governance, Administration and Support.</p>
	<p>National Policy Statement on Urban Development Capacity</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>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>District Development Strategy (DDS)</p>	<p>Public and stakeholder engagement to help inform development of the DDS is completed, other than further key stakeholder engagement. Drafting of the DDS document ‘Our District, Our Future Waimakariri 2048’ is underway. This will focus on the seven key themes set out in the discussion document released late in 2016.</p>

		<p>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. The seven themes from the DDS will assist with further drafting of the District Plan later this year.</p> <p>Release of a draft District Development Strategy document for formal public consultation is scheduled for late June 2017, followed by opportunities to be heard by Council. For more information see: http://www.waimakariri.govt.nz/your-council/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.</p> <p>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>Kaiapoi Town Centre 2028</p>	<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, particularly the mixed-use business areas identified by the Recovery Plan that complement and extend the existing town centre.</p> <p>The review progress is in its early stages with current work focusing on identifying and engaging external technical advice requirements for the mixed-use business regeneration areas, and formation of the project work and management groups. The current timeframes proposes finalisation and implementation of this plan in June 2018.</p>
	<p>Waimakariri Red Zone Recovery Plan</p>	<p>Consultation materials for the replacement roads in Kaiapoi South and Kaiapoi East were sent out in early May. The consultation period closes on 24th May, with submissions to be considered by the Regeneration Steering Group. Public drop-in sessions are scheduled for Thursday 11 May and Saturday 13 May.</p> <p>Repairs have commenced to water infrastructure in Kaiapoi East and sewer infrastructure in Kaiapoi South. Courtenay Drive will have partial closures in place until later this year.</p>

		<p>Regular meetings are continuing with LINZ staff on development of the Land Divestment Plan, and an interim use agreement to allow early access to all regeneration areas for the purposes of surveys, interim leases, and construction activities.</p> <p>Work continues on establishment of the food forest management structure, and concept designs and masterplans for the reserves in Kaiapoi East, including the sports fields.</p> <p>Development of the brief and engagement of Mahaanui Kurataio to produce an area-wide Cultural Values Report is underway. Application for Archaeological Authority is underway.</p> <p>Reinstatement of the roads and utilities in the Kaiapoi Wharf area is complete and the area has re-opened to the public. Final streetlight poles installation will be completed this week.</p>
Te Rūnanga o Ngāi Tahu		No further update since last report.
New Zealand Transport Agency		No further update since last report.