

Urban Development and Regeneration Update

April 2017

Agency	Programme	Update
Regenerate Christchurch	Central City	The Cathedral Square and Surrounds Project Reference Group has met twice. The first meeting on 23 March included a walking tour of the area. The second meeting on 30 March focused on aspirations for the area, the role of the area in the regeneration of the city and the identification of opportunities and constraints. These insights, along with comments from property owners, recent market research and earlier public engagements (such as Share an Idea), have been summarised into a draft set of values to guide regeneration.
	Residential Red Zone	<p>On 25 March Regenerate Christchurch hosted a significant public engagement event for the red zone, the 'Ōtākaro/Avon River Corridor Community Day'.</p> <p>The Minister approved the Outline for the Ōtākaro/Avon River Corridor Regeneration Plan on 30 March. A notice confirming the approval of the Outline has been published in the Gazette and newspapers. The approved Outline has also been published on Regenerate Christchurch's website.</p> <p>An overarching vision and objectives for the Ōtākaro/Avon River Corridor Regeneration Area is being developed. This work will be informed by the recent Community Day and other public engagement initiatives occurring during the next three weeks. Targeted workshops, a roadshow, online research, as well as work completed on technical constraints and solutions, will contribute to the development of the vision and objectives.</p>
	Draft Cranford Regeneration Plan	The Council approved the draft Cranford Regeneration Plan on 23 March and Regenerate Christchurch has publicly notified it for written comment. The comment period closes on 2 May.
Development Christchurch Ltd	New Brighton Regeneration Project	<p>DCL's regeneration approach for New Brighton has been approved by Council, subject to funding for various projects being secured. The Whale Pool upgrade is already funded and this year's Draft Annual Plan includes a proposal for an additional \$11.2 million, over the \$8m already budgeted, to complete the first stage of the Hot Salt Water Pools. Work is now underway on the design of the New Brighton community playground and Whale Pool and a play workshop was held in New Brighton with key stakeholders, Canterbury Sport, Council and DCL on 6 April 2017.</p> <p>DCL is also facilitating the revitalisation of the commercial core with current new businesses, landlords, tenants and the community.</p>
	Land Transfer Proposal	Christchurch City Council is seeking feedback on a proposal to transfer three properties to Development Christchurch Limited (DCL). Transferring the properties to DCL allows it to use the land for specific regeneration outcomes,

		and to access capital for investment purposes. The proposal encompasses three packages of land on Peterborough St, Beresford St and Milton St. The consultation closes on the 5 May 2017.
	Christchurch Adventure Park	DCL continues to work with the Christchurch Adventure Park assessing damage and rebuild/reopening options following the Port Hills fires.
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 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>As at 5 April 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 393 Crown owned properties in the Port Hills have been cleared • A further 23 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 June 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. The Governance Group met in March. Minutes note that:</p> <ul style="list-style-type: none"> • Following discussion with Selwyn and Waimakariri District Councils, Healthy Christchurch is exploring the opportunity to expand to Healthy 'Greater' Christchurch. An Interim Group is convening to formalise a decision about the network's expansion and address leadership responsibilities for the 'Health & Community' stream of the updated UDS. • Community Resilience Partnership Fund: MoH has given \$1 million per year for three years; CCC has matched the funding. It will be directed at projects that build community connectedness and resilience with a focus on becoming self-sustaining in the future. • A year on from inheriting the CWI, it is valuable to review its content and purpose. A full review requires concerted effort, including scanning similar projects and identifying potential partner agencies' needs to develop something fit for purpose. The Index will not be produced this year; the intention for 2017 is to work with the greater Christchurch partnership to design a product that is future-focused and useful for influencing planning.
<p>Environment Canterbury</p>	<p>Regional Approach to Managing Natural Hazard Risk</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 a March workshop and will be circulated to the working group.</p>
	<p>Lyttelton Port Recovery Plan</p>	<p>Whakaraupō/Lyttelton Harbour Catchment Management 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. A series of workshops in May and June will inform the community of progress with the project and provide an opportunity for feedback on the Science Advisory Group's recommendations. 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 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 95% of the Replacement District Plan operative. Council continues to progress the remaining appeals through the appropriate processes.</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"> • Supporting and providing resources to Regenerate Christchurch for the Cathedral Square and Surrounds Strategy project.

		<ul style="list-style-type: none"> As part of the statutory consultation requirement on the Development Scheme for surplus land at Riccarton Racecourse, as set out in the 2016 Riccarton Racecourse Development Enabling Act, Christchurch City Council have provided a submission on the Scheme to the Minister of Building and Housing. <p>Scoping work has commenced for Southshore and South New Brighton in partnership with Regenerate Christchurch.</p>
	Policy and Strategy	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.
	Resilience	Support for the social innovation sector and review of Council’s procurement policy to enable social enterprises to participate, in the lead up to the Social Enterprise World Forum in September 2017.
	Heritage	<p>The development of a heritage strategy is underway for Christchurch City including Banks Peninsula.</p> <p>Heritage Incentive Grants approved for:</p> <ul style="list-style-type: none"> The former Post Office Building at 209 High Street Tiptree Cottage in Harewood
Selwyn District Council	District Plan Review	<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. 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.</p>

Selwyn District Housing Accord

The Selwyn Housing Accord between the Selwyn District Council and the Government is intended to increase land and housing supply in the Selwyn District during the period in which the Housing Accords and Special Housing Areas Act applies.

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>

Council and landowners are currently working through the development of resource consents to give effect to the Housing Accord Special Housing Areas. 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. South Farringdon Special Housing Area

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.

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.

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.

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.

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.

To date, 28 new dwelling building consents have been approved within the South Farringdon SHA and a further 12 are being processed. Geddes / Dryden Trust Special Housing Area

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>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>
	<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 Craig has been charged with developing the work program for the next 2 years that will be required to fulfill these new statutory obligations.</p> <p>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>Waimakariri District Council</p>	<p>Waimakariri Red Zone Recovery Plan</p>	<p>Regular meetings are underway with LINZ on development of the Land Divestment Plan and associated details. Other works underway and recently completed:</p> <ul style="list-style-type: none"> • Website developed and live as of 7 April. Includes key messages, FAQ, links to Recovery Plan, Participation Strategy, and high level timeline of short term projects • Initial flyers and advertorials for the Implementation Phase published and distributed • Establishment of WDC partnership arrangements with Te Ngai Tuahuriri Rūnanga and Te Kohaka o Tuhaitara Trust underway • Development of Recreation and Reserves Masterplan underway • Development of Horizontal Infrastructure strategy underway (e.g. road network, walking/cycling links, stormwater management, utilities decommissioning, road stopping etc in the Regeneration areas) • Preliminary & Detailed design of Kaiapoi South (Courtenay Drive) and Kaiapoi East (Feldwick Drive) key roading links underway, including public consultation – first road re-construction starts August 2018 • Three-waters infrastructure recovery/repair projects procurement continuing – first project commences April 2018 • Concept design of Dog Park underway.
	<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>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 and summaries will soon be made available on the Council's website. • 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. Thought is now turning to resourcing the drafting of various parts of the Plan and the extent of cultural analysis and input required. • 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 nearing confirmation. 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>Communication and engagement processes are also being finalised and with new staff employed by Council in this area, the District Plan review will be made much more public in mid-2017. Thinking is also turning to the development of issues and options papers for public and stakeholder feedback. These will follow nearer the completion of the DDS.</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, 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>

Te Rūnanga o Ngāi Tahu	Mahinga Kai Exemplar Project	The Five Year Strategic Plan for Mahinga Kai redevelopment, endorsed by Ngāi Tahu, is the basis for ongoing Steering Group meetings. The priority is the Exemplar Project as a demonstration of what might be possible in the Residential Red Zone.
	UDSIC Appointments	It is expected that the new Ngāi Tahu UDSIC members' appointments will be finalised in April 2017.
New Zealand Transport Agency	Long Term Strategic View	The NZTA is currently developing a long term strategic view for Transport and will be seeking feedback from its partners. This will help to identify the parts of the transport system that need to be areas of priority and focus; what we want to achieve in those areas and 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.
	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> <ul style="list-style-type: none"> • State Highway 1 Picton to Christchurch including the Christchurch Northern Access (State Highway 1 and State Highway 71): The capacity issues across the Waimakariri River have led to the Waimakariri Bridge southbound lanes proposal that went to UDSIC recently. 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. • State Highway 73 and 1, Western and Southern (State Highway 1). This will confirm the strategic network around Rolleston. The intent is to go to the NZTA Board in July. • 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 July.