

Urban Development and Regeneration Update

20 January 2017

Agency	Programme	Update
Regenerate Christchurch	Central City	Regenerate Christchurch is leading the development of an overarching strategy and action plan to regenerate Cathedral Square and the surrounding areas. A steering group is being established to ensure the strategy and actions are based upon community, business, investor, Iwi, Council and Crown aspirations for the area as well as their priorities in the short, medium and long term. The steering group will include representatives from the Crown, Council and Te Rūnanga o Ngāi Tahu, Te Ngāi Tūāhuriri Rūnanga, as well as from across sectors and interest groups including local property owners, cultural, youth, tourism, hospitality, residential, commercial, accessibility and technology.
	Residential Red Zone	The draft Outline for the Ōtākaro/Avon River Corridor Regeneration Plan was submitted to partners and also made available to the wider public on 16 December 2016 for comment within 30 working days up to 21 February 2017. Feedback and comments will be considered as a final version is prepared and then sent to Ōtākaro Limited for consent. The draft Outline will then be sent to the Minister supporting Greater Christchurch Regeneration for approval. The draft Outline proposes how we will work with regeneration partners and the community to develop a Regeneration Plan for the residential red zone from Barbadoes Street to Bexley.
	Outline for Proposed Cranford Regeneration Plan	Regenerate Christchurch received the Outline for the Proposed Cranford Regeneration Plan from the Council on 16 December 2016 and recommended it be approved to the Minister supporting Greater Christchurch Regeneration. The Minister approved the Outline on 23 December 2016. The Council is currently developing the draft Regeneration Plan.
Ōtākaro Ltd		No update this month.
Development Christchurch Ltd		No update this month.
Department of the Prime Minister and Cabinet (DMPC)	Greater Christchurch Group	<p>Waimakariri Residential Red Zone Recovery Plan The Waimakariri Residential Red Zone Recovery Plan was approved by Minister Brownlee and came into effect on 15 December 2016. The Recovery Plan sets out the agreed long-term land uses for residential red zone land in Kaiapoi, Kairaki and The Pines Beach.</p> <p>Replacement Christchurch District Plan The Independent Hearings Panel for the replacement Christchurch District Plan issued all of its substantive decisions (a total of 63 decisions) by 16 December</p>

		2016. This brings us toward the end of the replacement plan process and the goal of a complete operative new District Plan for Christchurch.
Government departments	MBIE residential rebuild and insurance	<p>Monitoring</p> <p>As of 30 September 2016 96.9% of all first time dwelling claims have been settled. EQC have 550 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 4,578 unsettled over-cap claims. A 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 30 September 2016 72% of projects by value have either been completed or are in progress. Peak expenditure is expected to occur in 2017. Recent achievements include construction starting on the Central Library and the Christchurch Hospital Outpatients buildings.</p>
	LINZ land management	<p>As at 23 December 2016</p> <p><u>Flat Land Clearance</u></p> <ul style="list-style-type: none"> • 7,091 dwellings have been cleared by the Crown and Insurers from Crown-owned properties • A further 6 properties are currently delayed and clearance cannot proceed. <p><u>Port Hills Land Clearance</u></p> <ul style="list-style-type: none"> • A total of 349 Crown owned properties in the Port Hills have been cleared • A further 56 properties are currently underway. <p><u>Residential Red Zone Offer Process update</u></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 Psychosocial Committee’s primary role is to address psychosocial recovery in greater Christchurch, but the Hurunui/Kaikoura earthquake sequence has repercussions for organisations around the table which are involved in the wider region. Therefore, the Committee takes an interest in the recent events from a psychosocial recovery perspective.</p> <ul style="list-style-type: none"> Local recovery structures are in place in Hurunui and Kaikoura and will decide what governance is appropriate for a community-led response. The Psychosocial Governance Group is willing to be a support and resource. Significant work has been undertaken in North Canterbury/Kaikoura by organisations already at capacity. Resource is needed to sustain work required in North Canterbury/ Kaikoura, to continue to provide for needs in greater Christchurch, and to alleviate pressure on staff. Organisations working in Hurunui and Kaikoura are identifying need for support, including technical support, similar to Earthquake Support Coordination. CDHB is liaising with MoH and MSD about a potential response. MSD no longer lead in the psychosocial space but are willing to support any new EQ support coordination with initial training. EQC and MBIE are reporting back to the Psychosocial Committee about a process for managing emergency repairs if reimbursement is not practical (for people who cannot afford to pay for the repairs themselves). <p>Recent Psychosocial Committee meeting minutes also note that:</p> <ul style="list-style-type: none"> EQC provided an update on settlement of green zone and Port Hills land claims in the Christchurch, and progress with payments for Increased Flooding Vulnerability (IFV) and Increased Liquefaction Vulnerability (ILV). EQC planned to resolve all claims relating to the February 14 2016 event by the end of the year. The revised Shared Programme of Action was received by the Psychosocial Committee. This outlines the wide range of activities underway to support psychosocial recovery and wellbeing in greater Christchurch. The revised Shared Programme is available at http://www.cph.co.nz/wp-content/uploads/CommunityInMindSharedProgrammeOfAction.pdf
<p>Environment Canterbury</p>	<p>Regional Approach to Managing Natural Hazard Risk</p>	<p>No change since last update.</p> <p>The approach has identified four key focus areas including: roles and responsibilities, collaboration and co-ordination, regional research, and communication and engagement.</p> <p>An initial one-year work programme has been developed with some quick wins such as improved accessibility to hazard information and creating a toolbox of existing communication techniques. This forms the base for a longer term programme aimed at establishing a stronger and more consistent voice when addressing hazard risk issues at a national, regional or local level.</p>
	<p>Lyttelton Port Recovery Plan</p>	<p>The Whakaraupō / Lyttelton Harbour Catchment Management Plan project is on track. A field trip was held in Whakaraupō in November for members of the</p>

		<p>Science Advisory Group (SAG) and the Partners Working Group (PWG), to provide a forum for the sharing of knowledge on the key issues and drivers of decline in the health of the harbour.</p> <p>A subsequent workshop was hosted by Environment Canterbury in December 2016 between the PWG and the SAG to define the issues and drivers. Two further workshops are planned for Q1 2017 that will focus on actions and the development of monitoring indicators. The SAG is drafting an issues and options paper to inform the development of the action plan. Drafting of the final Catchment Management Plan has begun with guidance from Te Rūnunga o Ngāi Tahu and Te Hapū o Ngāti Wheke.</p> <p>Christchurch City Council, with support from Lyttelton Port Company and the oil companies, released the quantitative risk assessment (QRA) for the Naval Point 'tank farm'.</p> <p>Dampier Bay Access still being progressed.</p>
Christchurch City Council	Replacement District Plan	<p>An appeal was lodged on 7 November 2016 in relation to Decision 45 (9.3 Historic Heritage), namely the parts of the decision that relate to Objective 9.3.2.1 (a) (C) and the introductory wording to Policy 9.3.2.9.</p> <p>An appeal was lodged on 28 November 2016 by Ngai Tahu in relation to an earthworks exemption for Sites of Ngai Tahu Cultural Significance.</p> <p>An appeal was lodged on 25 November 2016 by Forest and Bird Society with respect to Chapter 9.1 Indigenous Biodiversity and Ecosystems.</p> <p>An appeal by Christchurch International Airport was lodged on 19 December 2016 in relation to providing for activities in the Special Purpose Tertiary Education Zone as an exception from the Strategic Objective 3.3.12 – Infrastructure.</p>
	Regeneration	<p>Work continues to progress on the following:</p> <ul style="list-style-type: none"> • Preparation of Place-based Planning Framework and web-based Toolkit, to support community-led planning and place-making • Shirley master planning with Housing New Zealand • Community-led planning for Diamond Harbour and Little River (with the completion of 'Little River Big Ideas' document) • Central city and Suburban centre transitional projects (including: contestable fund for community initiatives; incentives; and funding for Greening the Rubble, Gapfiller and Life in Vacant Spaces) • Suburban centre master plan streetscape projects • Investigations into infrastructure scenarios in the Avon River corridor residential red zone (RRZ) • Cranford Regeneration Plan, which was approved by Minister Brownlee on 23 December 2016. • Council's Response to the Draft Outline for the Ōtākaro/Avon River Corridor Regeneration Plan.
	Policy and Strategy	<p>The development of a heritage strategy is underway for Christchurch City including Banks Peninsula.</p>

	Central City Landmark Grant	The Central City Landmark Heritage Grant approved by Council for McLean's Mansion will help to reinforce the City Centre as the cultural and social focus of the City.
Selwyn District Council	District Plan Review	<p>Stage One of this review is complete. Stage One included four main tasks:</p> <ul style="list-style-type: none"> • Establishing the governance structure and project team • A comprehensive Strengths, Weaknesses, Opportunities and Threats (SWOT) assessment on the existing district plan; • Development of the plan structure for the 2nd Generation Selwyn District Plan; and • Development of a s32 template which will be used by the Project Team at the same time of drafting the 2nd Generation Plan. <p>A new District Plan Review website will be launched in February 2017. Stage Two of the review commenced in July 2016. This stage includes community consultation and the development of the 2nd Generation District Plan. Topic briefs are currently being finalised for each chapter of the Proposed Plan and drafting will occur from September onwards. Issues and Options papers will be prepared to present to Council in the new year.</p> <p>Currently the Selwyn District Council is targeting the notification of the 2nd Generation Plan in September 2017.</p>
	Selwyn District Housing Accord	<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. The Housing Accord land aims to deliver around 1377 lots to the market of which 10% (around 137 lots) will be at an affordable price point of \$416K.</p> <p>Resource consents for land use and subdivision have been lodged now for all of the South Farringdon Special Housing Area by Hughes Developments Ltd (489 dwellings in total). The first decision on Stages 1A, 1B, 2, 3 and 4 have been released. The subsequent applications for Stages 5-7 are on hold at the applicant's request to review conditions.</p> <p>Resource consents for land use and subdivision have been lodged for the Dean Geddes / Dryden Trust block (888 dwellings in total). A number of the neighbouring adjacent properties were notified of the proposal as written approvals were not obtained. The hearing for this application was held on 15 and 16 November 2016. A number of submissions were received in both support and opposition to the proposal. The application has been granted with conditions.</p>

<p>Waimakariri District Council</p>	<p>Waimakariri Residential Red Zone Recovery Plan</p>	<p>The Minister supporting Greater Christchurch Regeneration Gerry Brownlee approved the Waimakariri Residential Red Zone Recovery Plan on 13 December 2016. This approval provides certainty to move forward with implementation of the Plan. The first steps of the implementation will start early in 2017. These will involve:</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>District Development Strategy</p>	<p>Preparation of the District Development Strategy, with a 30 year time horizon consistent with infrastructure and national urban policy timeframes has revealed a number of initial interrelated issues. This includes rural matters and lifestyle block management, transport issues, business and employment opportunities, water management, sense of community, towns and centres, and natural/ecological responses. These issues were identified as responses to the discussion document released in early October entitled ‘Our District, Our Future Waimakariri 2048’.</p> <p>Further public and stakeholder engagement is proposed for early 2017. Background technical work is progressing, including a population model based on Statistics New Zealand medium projections. This model will assist Council and the UDS partnership to meet relevant priority actions set out in the Greater Christchurch UDS Update document. For more information see: http://www.waimakariri.govt.nz/your-council/district-development</p>
	<p>District Plan Review</p>	<p>The District Plan effectiveness review looking at how well the Plan has been working is nearing completion. In addition, an analysis of the relationship between the Regional Policy Statement and the District Plan is progressing. Maahanui Kurataiao Ltd will shortly be starting on a report to identify, assess and set out findings in regard to the operative Waimakariri District Plan against the statutory planning documents and provisions which are relevant to the iwi authority.</p> <p>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 2017.</p>
<p>Te Rūnanga o Ngāi Tahu</p>		<p>No update this month.</p>

<p>New Zealand Transport Agency</p>	<p>Christchurch Motorways – Roads of National Significance</p>	<p>Southern Corridor Stage 2 of the Southern corridor to extend the Motorway to join State Highway 1 just south of Templeton and four lane the State Highway to Rolleston has the tender awarded and construction is underway and will be completed by mid-2020.</p> <p>Western Corridor This project will upgrade State Highway 1 improving connections between northern and southern areas and Christchurch International Airport. All sections are now either completed or under construction. The section from Avonhead Rd to Harewood Rd, including the Memorial Ave gateway structure, will be complete by early 2018. The section from Sawyers Arms Rd to Groynes is due to be complete early 2017. The contract for the Western Belfast Bypass is due to be complete in late 2017. Construction progress is good on all 3 projects.</p> <p>Northern Corridor The Northern Corridor Project that includes the Northern Arterial and QEII four-laning project together with Christchurch City Council's (CCC) Northern Arterial Extension & Cranford Street Upgrade projects, is being constructed under a competitive alliance contract. Detailed design is well progressed and some minor construction works have commenced. The project will be complete by the end of 2020.</p>																
	<p>State Highway Programme Business Cases</p>	<table border="1"> <thead> <tr> <th>SH Programme Business Case</th> <th>Status to January 2017</th> <th>Expected completion</th> <th>Key stakeholders</th> </tr> </thead> <tbody> <tr> <td> SH1-71 Picton to Christchurch – Split in two sections: SH1 Picton to Ashley River </td> <td> Project on hold due to Kaikoura Earthquake. Proposed engagement and workshops have not been held. Strategic Case has been used to frame up re-instatement work discussions. Next step: Develop revised project plan. </td> <td> July 2017, Delayed due to Kaikoura Earthquake </td> <td> MDC, KDC, HDC, WDC, Kiwirail, User Groups, Police, Emergency Services </td> </tr> <tr> <td> SH1-71 Picton to Christchurch – Split in two sections: SH1 Ashley River to Belfast </td> <td> Alternatives and options workshop held November 2016. Next step: Programme development workshop, Jan 2017 </td> <td> Apr 2017 </td> <td> Waimakariri DC, HDC, CCC, ECan, Kiwirail, User groups, Police, Emergency Services </td> </tr> <tr> <td> SH73/76 West Melton – Tunnel and SH1 south and western corridor Split into two sections: <ul style="list-style-type: none"> SH73 Darfield to Christchurch Southern Motorway, plus SH1 Western and Southern corridor, Belfast to Selwyn River SH76, including Brougham Street </td> <td> Programme Development workshop held Next steps: Assessment of programme, preparing Programme Business Case and summary documentation. Working with CCC to align PBC's, may delay the final delivery. </td> <td> March 2017, Likely to be delayed to April 2017 </td> <td> CCC, ECan, SDC, Kiwirail, User Groups, Police, Emergency Services </td> </tr> </tbody> </table>	SH Programme Business Case	Status to January 2017	Expected completion	Key stakeholders	SH1-71 Picton to Christchurch – Split in two sections: SH1 Picton to Ashley River	Project on hold due to Kaikoura Earthquake. Proposed engagement and workshops have not been held. Strategic Case has been used to frame up re-instatement work discussions. Next step: Develop revised project plan.	July 2017, Delayed due to Kaikoura Earthquake	MDC, KDC, HDC, WDC, Kiwirail, User Groups, Police, Emergency Services	SH1-71 Picton to Christchurch – Split in two sections: SH1 Ashley River to Belfast	Alternatives and options workshop held November 2016. Next step: Programme development workshop, Jan 2017	Apr 2017	Waimakariri DC, HDC, CCC, ECan, Kiwirail, User groups, Police, Emergency Services	SH73/76 West Melton – Tunnel and SH1 south and western corridor Split into two sections: <ul style="list-style-type: none"> SH73 Darfield to Christchurch Southern Motorway, plus SH1 Western and Southern corridor, Belfast to Selwyn River SH76, including Brougham Street 	Programme Development workshop held Next steps: Assessment of programme, preparing Programme Business Case and summary documentation. Working with CCC to align PBC's, may delay the final delivery.	March 2017, Likely to be delayed to April 2017	CCC, ECan, SDC, Kiwirail, User Groups, Police, Emergency Services
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		<p>SH1 Christchurch to Dunedin (Selwyn River to Pine Hill, Dunedin)</p>	<p>Assessed programmes and draft Programme Business Case report. Dragons Den review held. Next step: Finalising PBC and decision making paper.</p>	<p>Dec 2016 Received draft PBC. Approval expected April 2017</p>	<p>SDC, ADC, TDC, Waimate DC, Waitaki DC, DCC, ECan, Otago RC, User Groups, Police, Emergency Services</p>
		<p>SH75 Halswell Road Corridor</p>	<p>No progress on Point of Entry.</p>	<p>Nov 2017</p>	<p>CCC, SDC, ECan, User Groups</p>