

Urban Development and Regeneration Update

June 2018



Greater Christchurch Partnership

Te Tira Tū Tahī
One Group, Standing Together

Agency	Programme	Update
Regenerate Christchurch	Cathedral Square	On 13 June Regenerate Christchurch published the long-term vision for Cathedral Square. The next step is to work with Council to develop a delivery strategy.
	Central City Momentum	An evaluation of progress in the Central City and advice to increase momentum and support regeneration is being developed to provide to the Minister for Greater Christchurch Regeneration and Council.
	Ōtākaro Avon River Corridor Regeneration Plan	<p>On 26 May Regenerate Christchurch launched its Red Zone Futures exhibition of the refined shortlist of land uses for the Ōtākaro Avon River Corridor at 99 Cashel St until June 30.</p> <p>There is also travelling exhibition and online 'Story Map' version of the exhibition.</p> <p>The exhibition and public engagement closes on 30 June. Regenerate Christchurch will then prepare a draft Regeneration Plan.</p>
	Yaldhurst Recreation and Sports Facility	<p>On 14 May the Council provided Regenerate Christchurch and other section 29 parties with a draft Proposal for the Minister to use the powers under Section 71 of the GCR Act to amend the Christchurch District Plan and the Canterbury Regional Policy Statement to enable expansion of Canterbury Sports Limited facility in Yaldhurst.</p> <p>Regenerate Christchurch provided it views to the Council on 21 May.</p>
	Southshore and South New Brighton	Wider community engagement commenced in June, based on the engagement plan developed with the community-led 'How Team'. An expert advisory group is being established and baseline technical work being finalised.
Development Christchurch Ltd	New Brighton	<p><i>Beachside Playground:</i> At the end of the school holidays, the playground will be closed temporarily while some additional improvements are made and artworks installed. These works will include additional toys within the waka, a seesaw that enables able-bodied and disabled children to play together, play structures in the sandpit, accessible entry to the sandpit, change of barked areas to all-weather grassed areas, additional seating, shading, and windscreens, traditional carving on the nose and tale of the waka.</p> <p><i>Christchurch Hot Pools:</i> DCL has submitted consent applications for the hot pools facility. A 12 month construction period is expected after consents have been granted.</p>

	Land development	<p><i>Peterborough Quarter:</i> DCL is continuing to work with the preferred developer on a development agreement</p> <p><i>Development funding:</i> DCL is continuing to assess options for the Beresford St and Milton St sites.</p>
Greater Christchurch Group, Department of the Prime Minister and Cabinet (DMPC)	Draft Section 71 Proposal – Yaldhurst Recreation and Sports Facility	The Chief Executive of the Department of the Prime Minister and Cabinet provided his views to Christchurch City Council on the draft section 71 Proposal for the Yaldhurst Recreation and Sports Facility.
	Residential dwelling insurance settlement monitoring	<p>As of 31 March 2018, 98.6% of all first-time dwelling claims have been settled. There remain 2,316 unsettled over-cap claims, 464 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.¹ EQC reported having 2,387 open call-back claims as of 28 February 2018. Adding the 2,387 open call-back claims to the 2,316 unsettled over-cap claims translates to approximately 4,703 unsettled dwelling claims (noting the slightly different reporting periods).</p> <p>¹ 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>
	Public sector rebuild monitoring	The Public Sector Rebuild is projected to cost \$6.0bn on completion. As at 31 December 2017, 87% of projects have either been completed or are under construction. Quarterly construction expenditure on the public sector rebuild is forecast to peak in the June 2018 quarter. Major projects recently completed include the Engineering School and Rutherford Regional Science and Innovation Centre (stage 1) at the University of Canterbury, the restoration of Victoria Square, and the East Frame Rauora Park. Of the 115 schools covered by the schools rebuild programme, 22 had been fully repaired or rebuilt, this is slightly slower than planned.
Government Departments	LINZ land management	<p>As at 31 May 2018</p> <p>Flat Land Clearance:</p> <ul style="list-style-type: none"> 7,096 dwellings have been cleared by the Crown and Insurers from Crown-owned properties There is one clearance underway A further 6 properties are currently delayed and clearance cannot proceed. <p>Port Hills Land Clearance:</p> <ul style="list-style-type: none"> A total of 458 Crown owned properties in the Port Hills have been cleared There is one clearance which is currently delayed and cannot proceed. <p>Residential Red Zone Offer Process update:</p>

		<ul style="list-style-type: none"> • Of the 7,856 properties in the residential red zones (including 196 Housing NZ properties) 7,711 have now settled with the Crown • 143 did not accept and two are yet to settle due to specific individual situations. The remaining two may not settle due to legal impediments
	MoH	<p>The 10 storey, 62,000m2, \$500m Acute Service Building on the Christchurch campus currently has over 600 personnel working on it. It is due for completion early to mid-2019 with the DHB expected to occupy the facility in May and fully operational in September 2019. The works, while progressing well, continues to rely heavily on the Main Contractor employing suitable resources in a region where there is known shortages of sub trades.</p> <p>The 5 storey, 10,500m2, \$72m, Outpatients Building structure is complete with the façade almost complete. Internal fit out works are almost complete with the contractor expected to complete the building in the next two months, and fully operational in October 2018.</p> <p>A Registration of Interest was released to the market seeking suitable suppliers for new biomass boilers. The shortlist has been determined and a Request for Proposal will shortly be let.</p>
Canterbury District Health Board	Psychosocial Wellbeing	<p>The greater Christchurch Psychosocial Committee and Governance Group meet quarterly. The Committee/Governance Group last met in May/June and will next meet in August/September.</p> <ul style="list-style-type: none"> • On behalf of the Greater Christchurch Partnership, the Psychosocial Committee submitted to the Mental Health Inquiry. The Committee shared its perspective about mental wellbeing promotion in a post-disaster environment and in general. • DPMC has requested the Governance Group provide information about what is required from government to support the ongoing transition from recovery to wellbeing. The Governance Group is organising a process to provide the necessary information. • DPMC advised that in May, Cabinet agreed to establish a CE's group, chaired by DPMC and including SSC, the Treasury, MBIE, Justice and EQC, to monitor progress on greater Christchurch insurance matters, and to report to the Minister for Greater Christchurch Regeneration on any matters arising. That CE's group is supported by an interagency officials' taskforce, hosted by DPMC. The purpose of the taskforce is to lean in and catalyse the fast and fair resolution of outstanding Canterbury earthquake claims. • The Residential Advisory Service (RAS) advised the Committee of changing service needs, including wellbeing needs, and a redesign. The Committee expressed concern about the availability of 'independent' advice; the aim to provide this is positive, but may still be regarded sceptically given that protracted claims processes have deteriorated trust in the system. • The Committee gratefully received research findings from Ihi research about the sources of strength for Māori in Christchurch, the ways these sources of strength could be incorporated in to a public health understanding of Māori wellbeing, and how Māori in Christchurch

		<p>identify strengths-based qualities to understand how resilience in enabled within Māori culture.</p> <ul style="list-style-type: none"> The Committee received an update from the Inter Church Forum about the latest survey of churches in Greater Christchurch. About 35,000 people attend church on a Sunday at one of 287 churches in greater Christchurch. A positive finding is that while about 78 churches moved/merged, were lost, co-located, or moved to new facilities after the earthquakes, new facilities are covering communities and churches. Churches can be a vital source of a community's social capital.
Christchurch City Council	Christchurch District Plan	<p>Project to communicate the key changes of the District Plan Review to the public is progressing.</p> <p>The Council is awaiting a response from the Minister as to when the OIC will be revoked. The Council is internally reviewing scope, prioritisation and resourcing of potential plan changes in preparation for a revocation.</p>
	Cranford Regeneration Plan	<p>Council staff are in regular contact with the landowners and their representatives about progressing the development. There are some matters that need to be resolved concerning the provision of storm water retention areas and the through road from Grassmere St.</p>
	South New Brighton and Southshore Regeneration Planning	<p>Regenerate Christchurch and the project team updated councillors on the project, along with members of the How Team presenting the Engagement Plan for the Southshore and South New Brighton Regeneration Strategy Project. Council officers continue to provide technical support and are finalising development of technical information for the commencement of community engagement for Stage 2.</p>
	Canterbury Sports Limited	<p>On 14 May the draft GCRA Section 71 proposal and the supporting planning report were sent to the strategic partners who have been formally asked to provide their views. With the GCRA requiring responses within 6 weeks' time (i.e. by 26th June); responses have been received to date from Regenerate Christchurch, Environment Canterbury, Department of Prime Minister and Cabinet, and Selwyn District Council. The strategic partners met on 8 June to progress initial feedback into workable solutions. Focus is on providing a fair, practical and enforceable set of DP rules for the management of traffic to the site that allows the facility to fulfil its regenerative role whilst not compromising local and SH network efficiency. Depending on final feedback the finalised proposal will be put directly to Council for approval on 12 July noting that there is no Strategic Capabilities Committee meeting in July, or alternatively, following the Committee's approval on 22 August the proposal will be put to Council on 6th September. Once approved by the Council the proposal will be sent to the Minister for her decision whether to proceed with the proposal.</p>

	<p>Urban Design & Urban Regeneration</p>	<p>Barrier sites continue to see progress. Those few barrier sites which have not made progress and are occupying legal road (due to fencing, scaffolding or shipping containers) will soon be charged the relevant fee for encroaching into this space.</p> <p>ShoPOP! Winners have been determined, following the close of voting in both the student and open categories. The Hagley College Year 10 design ‘Light it up!’ along with ‘Until Works End’ (by Audrey Baldwin, Khye Hitchcock and Ater Belobeeva) and ‘The Pompons’ (by Shades Arcade) will be brought to life over the next couple of months in the window of one of the currently unused shops in the central city. This is part of the Enliven Places Programme and will provide another point of interest for visitors to our central city.</p> <p>Commercial Centre Fact Sheets for suburban commercial centres are nearing completion, with final drafts provided to community boards. These will be uploaded to the Council website in due course. Central city fact sheets are being progressed, with a recent decision to purchase more up-to-date data to inform some elements of the economic theme.</p>
	<p>Heritage</p>	<p>The programme of Future of Heritage Strategy workshops continues after the successful first event. Workshop One, ‘Tangible and Intangible Heritage’, explored the diverse range of heritage and how the community wished to see ideas about ‘heritage’ broadened. The second workshop focussed on the idea of how ‘All our stories’ connect us and weave us together. Discussions included looking at how stories and memories develop emotional attachments to place, be it urban, rural or marine. It also explored how we can capture and use stories to link communities across space and time.</p> <p>Council’s own heritage building projects as well as many supported by Council Heritage Grants, both Landmark and Incentive, featured prominently in the list of finalists at the ‘Box 112 Canterbury Heritage Awards’. The repair and seismic upgrade of the Sign of the Kiwi was ‘Highly Commended’ in the ‘Heritage Tourism’ category and the City Council Heritage Team was ‘Commended’ in the ‘Outstanding Contribution to Heritage Category’.</p> <p>Another heritage project assisted by a Council Landmark Heritage Grant has been completed at the former Community of the Sacred Name Convent at the junction of Barbadoes and St Asaph Streets. The buildings, rated as ‘Highly Significant’ in the Christchurch District Plan and as ‘Category 1’ by Heritage New Zealand Pouhere Taonga, have been repaired, upgraded and converted to provide a new base for Home & Family, a charitable organisation which focusses on caring for children, youth, adults and families facing barriers to positive outcomes in their lives.</p>
	<p>Brougham / Moorhouse Business Case</p>	<p>Joint project to develop a detailed business case for network cluster including State Highway / Moorhouse Ave and North South movements. A tender has been let for the development of the BC. Tender closes 26 June.</p>

	Cranford Street Upgrade	<p>The physical works along Cranford Street upgrade are progressing well with the in ground services relocation nearing completion and the process of modifying the intersection to cater for traffic changes are being completed in stages thus minimal traffic impacts.</p> <p>The project remains on schedule for completion late 2020.</p>
Waimakariri District Council	District Plan Review	<p>Current Activities include:</p> <ul style="list-style-type: none"> Continuing to work with specialist consultants to supply baseline information in a number of areas. This is across a number of areas, including natural hazards, rural zoning, business land, transport and utilities. Staff continue to work with Mahaanui Kurataiao Ltd on Wahi Tapu me Wahi Taonga, and Mahaanui Kurataiao Ltd continue to look at the current Plan provisions relating to MR873. The operative District Plan has been converted to Eplan and it is hoping that this will go live in July. The conversion is a 'first step' version of Eplan as the formatting of the operative plan restricts some features, and will continue to be a work in progress. <p>The District Development Strategy is in final stages. It was anticipated the release would be in late June. This has been revised and will now be released in mid/late July. Implementation planning is now being more fully considered within the context of meeting the National Policy Statement on Urban Development Capacity, any change to the Canterbury Regional Policy statement and structure planning at the local level to enable the appropriate zoning.</p> <p>For more information on the District Plan Review and District Development Strategy please see https://www.waimakariri.govt.nz/yourcouncil/council-documents/district-plan and https://www.waimakariri.govt.nz/your-council/district-development</p>
	Waimakariri Red Zone Recovery Plan	<p>Current planning activities:</p> <ul style="list-style-type: none"> The Kaiapoi Reserves Master Plan workshop was held with the Regeneration Steering Group (RSG) on 23 April. Work continues on the draft Kaiapoi Reserves Master Plan and this will be presented to the RSG's July meeting, followed by public consultation. On 17 May, Cabinet has approved the terms and conditions in the Sale and Purchase Agreements for the Crown-owned RRZ land areas to Council and the Te Kōhaka o Tūhaitara Trust. An event to signify the handover of this land was held with LINZ, the Minister GCR and the Trust on Friday 15 June. Following a number of meetings; an Archaeological Management Plan will be finalised and submitted to Heritage New Zealand later this month seeking their approval and to support the application for Authority. Work continues on the development of the Enabling Works contract package, which will commence in September / October and includes

the site clearances, roads and utility decommissioning, bulk earthworks and creation of the Beswick Stormwater Management Area.

Key project activities:

- The rebuild of Courtenay Drive and Wyber Place was completed in early May and Charters Street was finished late May – delayed due to unforeseen sewer repair work.
- Construction of the new road link in Kaiapoi East is now due to be completed by the end of July.
- The Kaiapoi-Tuahiwi Community Board have confirmed the new Kaiapoi east road link name as ‘Feldwick Drive’.
- Works on the Kaiapoi River wall strengthening commenced late April, and this work is expected to be finished early July.
- An application for resource consent for river dredging has been lodged with Environment Canterbury. A consent for interim dredging of the marina basin has been received in June.
- Construction of the Riverview Terraces and boardwalk will commence in July.
- The public consultation for the proposed rowing base at Murphy Park ran from Monday 16 April to 5pm Friday 4 May. 42 pieces of feedback were received and this was included in a report to the 11 June RSG meeting who approved the rowing base. Preliminary design will now commence.
- Kirk Street Reserve – the existing playground equipment and surface material has been removed in preparation for the lifting of the reserve status.
- Boundary fences to regeneration areas are currently being audited for existing condition in preparation of Council being the adjoining land owner.

Recent communications:

- Staff have met with a number of private property owners in May - June to discuss the ongoing provision of services, development of the regeneration areas, the effects of road closures and the ongoing relationship with Council as their soon-to-be neighbour.
- Staff presented a further update on Regeneration projects to the Te Ngāi Tūāhuriri Rūnanga and WDC bi-monthly meeting on 17 May
- The June 2018 Regeneration newsletter can be read [here](#)

Kaiapoi Town Centre 2028

The Draft Kaiapoi Town Centre Plan (v.1) and associated Draft Consultation Document (v.1) were presented to the Waimakariri Regeneration Steering Group and District Councillors on the 11th June. Council staff are now seeking feedback from these stakeholders, as well as project consultants on this first cut draft, so that final refinements can be made.

The draft documents will head to the 3rd July Council meeting with the intention of gaining the Council’s approval to undertake public consultation of

		the Draft Plan. The public consultation period is set to take place for the best part of August, with assessment of submissions, final refinements, and finalisation of the plan to follow. It is anticipated that the Council will adopt the reviewed Kaiapoi Town Centre Plan in October.
New Zealand Transport Agency	Highway network	The consistent wet weather is causing challenges on the network and our teams have been busy keeping highways open and repairing damage. We encourage everyone to drive with care and be patient with road crews managing traffic this winter.
	Christchurch motorways	<p>Some of the major structures on the Christchurch Northern Corridor are taking shape. Beams for the Belfast Road Bridge have been placed and we are expecting to open the bridge in October.</p> <p>The team working on the Christchurch Southern Motorway Stage 2 have built a temporary diversion road at Halswell Junction Road to take traffic while stage one and stage two of the Southern Motorway are tied in. Southbound traffic is already using the diversion and depending on the weather, city-bound traffic will also be directed to the diversion this month.</p>
Environment Canterbury	Lyttelton Port Recovery Plan	<p>The Whakaraupō/Lyttelton Harbour Catchment Management Plan was launched in March 2018 and is available at www.healthyharbour.org.nz</p> <p><i>Lyttelton Port - Reclamation consent</i> Consents were granted in December 2017.</p> <p><i>Lyttelton Port - Dredging consent</i> Consents incorporating necessary changes following the appeals from Ngāi Tahu and Surfbreak were issued in May 2018.</p> <p><i>Lyttelton Port - Cruise berth</i> 11 new Certificates of Compliance associated with construction of the berth have been issued. This is based on the amended design plan for the proposed development. Previously issued Certificates of Compliance are no longer valid as the proposal has changed. 3 new consents were recently lodged in relation to the berth, and deposition of dredged material and discharge of contaminants at Gollans Bay.</p> <p><i>Fourth Implementation Progress Report</i> Environment Canterbury has completed the fourth implementation progress report and reported this in summary to the Committee as part of the Urban Development and Regenerate Update for May 2018.</p>
	Regeneration plans and strategies	Environment Canterbury continues to provide planning and technical support for several regeneration plans and strategies in the Greater Christchurch area. This includes the Ōtākaro Avon River Corridor Regeneration Plan and the Southshore/South New Brighton Regeneration Strategy.

	Regional transport	<p>The review of the Regional Land Transport Plan has been completed and the Canterbury Regional Council is due to approve proposed changes to the Plan on 21 June 2018.</p> <p>Other work programme priorities for the Regional Transport Committee during the period of this Plan include understanding the opportunity for freight mode shift, undertaking a resilience stocktake of the regional transport network, and improving road safety outcomes. These projects have important implications for the future of Greater Christchurch’s transport network.</p> <p>Upcoming priorities include engaging with central government as part of work on the second stage of the Government Policy Statement on Land Transport.</p>
	Public transport	<p><i>Regional Public Transport Plan</i></p> <p>A review of the Regional Public Transport Plan is currently underway. The first draft has been collaboratively developed and comments received from elected members of Councils and the Joint PT Committee are being incorporated. Public consultation on the draft plan is scheduled in August/September 2018, with the final plan scheduled for adoption by the Greater Christchurch Public Transport Joint Committee in October 2018 and Environment Canterbury in November 2018.</p> <p><i>Future of Public Transport in Greater Christchurch Programme Business Case</i></p> <p>This programme business case seeks to identify what form of public transport network and services will most appropriately support the regeneration and growth opportunities of Greater Christchurch over the next thirty year period.</p>
	Regional Approach to Managing Natural Hazard Risk	<p>Environment Canterbury is project managing delivery of the agreed 4 priority milestones with the aim of completing them this financial year. The 4 priority milestones are:</p> <p><i>M1: Stocktake of roles and responsibilities</i></p> <p>A description/diagram explaining the roles and responsibilities of organisations involved in managing natural hazard risk, including key staff contacts.</p> <p><i>M6: Assessment of LIR/LIM/PIM wording and processes across Canterbury</i></p> <ol style="list-style-type: none"> 1. Summary of different metrics used in LIR/LIM/PIM and relevant notices. 2. Recommendation report summarising what is currently used and identify any opportunities to improve and align. <p><i>M10: Stocktake of research</i></p> <p>Searchable living electronic index of all hazards research held by councils and Civil Defence, including expert evidence and s42a reports.</p> <p><i>M17: Alternative methods of communicating and engaging</i></p> <ol style="list-style-type: none"> 1. A best practice guide for communicating natural hazard risk to the public. 2. A method for evaluating the effectiveness of communication and engagement initiatives. 3. Toolbox for staff in how they communicate with local communications.

		A meeting for staff involved in the Regional Approach will be held in July 2018.
Selwyn District Council	District Plan Review	<p>The District Plan Review is still the main focus for the planning team and is coming along well. We are nearing completion of our baseline assessments (i.e. what has happened, what are the issues) and are moving into preferred options development (i.e. what is the preferred option for dealing with an issue).</p> <p>Overall the DPR continues to track well against both the scheduled timings and also against budget. The previous month has seen work continue on a number of Preferred Options reports while baseline reports and recommendations have become available for a number of larger pieces of work such as the Residential and Business packages and a wide range of district-wide related topics. Stakeholder engagement is also underway with the Outstanding Natural Landscapes workstream.</p> <p>Key implementation progress (since last month) includes:</p> <ul style="list-style-type: none"> • Preferred Options reports completed for Relocated Buildings, Kainga Nohoanga, Geotechnical, Noise and Vibration, Earthworks and Night Glow. • Draft baseline reports for Water, Coastal Environment, Plantation Forestry and the Business package have been received. <p>These are continuing to be presented to the District Plan Committee with a view to go out for public consultation on preferred options around August 2018, post Long Term Plan adoption. This will be an important opportunity for the public to have their say on the direction the new District Plan may take.</p> <p>To provide more detail and accessible information on this the DPR website was recently launched and can be viewed at https://yoursay.selwyn.govt.nz/selwyndistrictplanreview</p> <p>This will be a significant point of contact for the public and over time will be a source of a lot of information and interaction.</p> <p>The new Plan Framework is being developed alongside the National Planning Standards which are now out for consultation. SDC is part of the pilot group with MfE staff. Drafting of the second generation Plan will occur later this year with the accompanying s.32 analysis.</p> <p><i>Note: The timeframe for notification of the new District Plan has been extended to early 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 where possible.</i></p> <p>The proposed Plan is expected to be largely completed by mid-2019 with a view to notification of the proposed Plan early 2020.</p>
	National Policy Statement on Urban	<p>SDC staff are working collaboratively with Partner staff on the settlement pattern update.</p> <p>The NPS-UDC is closely tied to the DPR as it is considering the capacity of the Greater Christchurch Area (Rolleston, Lincoln, West Melton and Prebbleton in</p>

	Development Capacity	<p>the Selwyn context) for urban growth and eventually how and where we provide for that growth. Down the line this may lead to zone changes/township expansion through the DPR process and other strategic spatial planning processes.</p> <p>The development of the draft FDS document will ramp up over the next 2 months ahead of public notification.</p> <p>The FDS scoping paper was ratified by Selwyn District Council at their 13 June 2018 meeting.</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 held last year with the new owner's agents to discuss obtaining subdivision engineering approval for the development to proceed over the next 12 months. This is advancing.</p> <p>With respect to South Farringdon, we have consented all of the SHA area for land use and subdivision. This development is progressing 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> <p>So far as at February 2018, over 220 building consents have been issued for new dwellings within this subdivision. A further update will be provided on building consents for this SHA as soon as available.</p>
Te Rūnanga o Ngāi Tahu		No further update this month.