

# Urban Development and Regeneration Update

## Canterbury District Health Board



### Psychosocial Wellbeing

The greater Christchurch Psychosocial Committee meets two-monthly and the Governance Group meets quarterly. The Committee last met in May and will next in July. The Governance Group last met earlier in June and will next meet in September.

- The Committee was pleased to hear about the last 2018 Red Zone offers being accepted. The Committee has concerns about the wellbeing of those who did not accept the offer.
- The Earthquake Disability Leadership Group (EDLG) presented on the Group’s work and requested the Committee’s views on the need for the organisation; the Committee endorsed the ongoing work of EDLG, particularly in light of those with ongoing health and disability issues remaining a priority population, and the number of building, rebuilding, and regeneration projects still under way.
- The Committee continues to look for information on who is supporting and providing advice for potential home buyers with regards to ‘as is, where is’ property, since there is a long term risk to local housing quality if these issues are not well mapped and addressed.
- The Psychosocial Committee reviewed and amended its Terms of Reference.

## Christchurch City Council



### Christchurch District Plan

- Plan Change 1 (Woolston Risk Management Area): Hearing adjourned until October 2019, enabling possible resolution of issues.
- Slope Instability hazard overlay on the Port Hills: Next steps to be discussed with Strategic Partners.
- Programme of plan changes defined and priorities identified.
- Process improvements including toolkit with guidance and templates for Council led and private plan changes prepared, providing for efficiencies.
- Southshore and South New Brighton - Earthquake Legacy Project: Engagement with communities has occurred, with their input and further technical work to inform the identification of options and actions, which will be reported back to Council in August. An Adaptation Strategy is also at a scoping stage with initial discussions having taken place with Environment Canterbury and Ngāi Tahu.

### Urban Design & Urban Regeneration

#### Central City Action Plan (cross agency implementation):

- **Major Lighting Projects:** The Ōtautahi mural in Evolution Square has been completed ahead of being lit using projection mapping in October.



- **Coordinated Marketing and Promotion:**
  - ChristchurchNZ and Air New Zealand's five week campaign inspiring New Zealanders to visit Christchurch has launched - <https://www.youtube.com/watch?v=weQuYWzmY8Y&feature=youtu.be>.
  - ChristchurchNZ has launched their 'Baby Come Back' campaign to encourage locals back into the City Centre - <https://youtu.be/a5x9sjyiCyl>
- **Activation:** Collateral has been produced and distributed for the Winter Circus; the performance series began early June. [More details here](#)
- **Life in Christchurch Survey:** The findings from CCC's Life in Christchurch Central City survey have been released. [See the results here](#)

#### Enliven Places Programme:

- **Linwood Tiny Shops** near the intersection of Worcester and Stanmore Streets has been officially opened with a blessing ceremony. The recently completed workshop and shop space complete the tiny village. Tenants and services include a community café, cycle repair shop, community pantry, second-hand goods shop, JP, craft workshops and a women's bike workshop. [Watch the opening celebration here](#).
- **New 'active' games** have been placed in the Tūranga Library Plaza ready for the winter period and school holidays.
- **The Enliven Places Projects Fund** of \$150,000 has been fully allocated for 2018/19. The Fund has supported a wide range of projects across the city this year including:
  - **Free Theatre Mask and Puppet Workshops** - <http://www.freetheatre.org.nz/adult-workshops.html>
  - **Paint N' Pen** - series of central city and New Brighton writing workshops and street art visits, and an exhibition at Tūranga. <https://thecommutingbook.org/paint-pen/>
  - **Our Bright Town** - New Brighton mural by local artist Jeremy Sauzier.
  - **Common Ground** - South Brighton outdoor community gathering space on the corner of Bridge Street and Estuary Road. <https://www.facebook.com/southbrighton/>
  - **Cubbin** - new theatre experiences for babies and their carers. Community engagement to develop and test the new production in Waltham, New Brighton, Phillipstown and Halswell. <http://www.cubbin.co.nz/>
  - **Hāngi pits** on The Commons by Matapopore. Arts Festival and TedX, then bookable by the Community.
  - **Arts Centre Mākate** - <https://www.artscentre.org.nz/events/the-arts-centre-makete/>

## New Zealand Transport Agency



Christchurch  
Southern  
Motorway

Preparations are underway to transfer traffic on to the new Shands Road and Weedons Road bridges. When the Weedons bridge opens, it is expected to provide a significant boost in safety and convenience for road users by providing a grade separated link over Main South Road. The project remains on track to be completed next year.

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| QEII Drive (SH74)                 | New flexible road safety barriers have been installed on State Highway 74/QEII Drive between Innes Road and Burwood Road. This \$2.5 million project is part of the NZ Transport Agency's Safe Network Programme.           |
| High Occupancy Vehicle (HOV) Lane | Implementation funding for the proposed High Occupancy Vehicle lanes on the Northern Motorway has been approved. Design work is being completed and travel demand management initiatives are being developed with partners. |

## Environment Canterbury



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| Public transport             | Environment Canterbury consulted on proposed changes to the bus routes in Kaiapoi, Rangiora, Woodend and Pegasus during May. These proposed changes would improve the coverage of bus services in these towns and offer more linkages between them. 789 submissions were received and there was strong support overall (61%). There were some parts of the district where there was strong concern about the proposed changes. There will be further consultation to further explore options in these areas from 15 July 2019.  |
| Regional transport           | <p>Work programme priorities for the Canterbury Regional Transport Committee include implementing the Government Policy Statement on Land Transport, understanding the opportunity for freight mode shift, undertaking a resilience stocktake of the transport network and improving road safety outcomes.</p> <p>Consultants were engaged to carry out work on the opportunity for freight mode shift. The Canterbury Regional Transport Committee was briefed on the report on 23 May 2019. It is expected that the report will be published in June 2019.</p>  |
| Lyttelton Port Recovery Plan | <p><b>Whaka-Ora Healthy Harbour</b></p> <p>The governance group (representing the five partners: Christchurch City Council, Environment Canterbury, Lyttelton Port Company, Te Rūnanga o Ngāti Wheke, and Te Rūnanga o Ngāi Tahu) have signed a Memorandum of Understanding to work on the delivery of the Whakaraupō/Lyttelton Harbour Catchment Management Plan.</p> <p>The 2019/20 work programme is still being progressed, but funding has been approved to initiate community restoration and predator control work within the harbour. The Community Advisory Group had an initial meeting with the formal appointees. Community representatives will meet with them at their first full meeting on 9 July 2019. As the mechanism for community engagement and advice on community-led projects, they will help direct projects that aim to reduce sedimentation and erosion along with restoration activities.</p> <p>At the same time, partner projects have also started. Sewage from Governors Bay is now pumped through an undersea pipe to Lyttelton where it is discharged. By 2020, all discharges will go through the tunnel to Bromley. Other projects include cut-slope sediment erosion trial to reduce erosion and sediment from road side cuttings, which will be monitored over the next two years.</p> |

## Stormwater consents

Environment Canterbury is working with territorial authorities through a regional stormwater forum (established under the Mayoral Forum) to manage the resource consent process and establish good management practices to manage the effects of stormwater discharges from both existing and future urban areas on water quality (groundwater and surface water) and quantity (flooding and groundwater mounding).

This approach facilitates integrated management of the effects of urban development on land and water, and seeks to improve the outcomes of existing developments. By holding a consent, territorial authorities can allow new development and redevelopment within the consented area without a separate consent being obtained from Environment Canterbury (subject to the developer meeting the requirements of the territorial authority under the consent, and relevant bylaws and infrastructure standards).

Hearing commissioners granted the comprehensive stormwater consent for Christchurch City (including Banks Peninsula's settlements) with a 25 year consent duration. The appeal period closed on 26 June 2019. Consent applications are also in process for Rangiora and towns in Selwyn. Consents for other towns in Waimakariri are due to be developed later in 2019.

## Selwyn District Council



## District Plan Review

The District Plan Review (DPR) is still the main focus for the planning team and is coming along well. Overall the DPR continues to track well against both the scheduled work programme 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. Preferred Option reports still to come through to the District Plan Committee include: Natural Hazards – Flooding and Leeston Industrial.

There are also a number of post-engagement review reports to come through for a number of topics. The Project Team will be reporting back to DPC with the outcomes of any landowner, stakeholder, and public engagement to either confirm the endorsed Preferred Option or to recommend amendments to the Preferred Option prior to moving into the section 32 Evaluation and Drafting Phase.

A number of topics are now ready for the section 32 Evaluation and Plan Drafting Stage. Most of the workstreams are tracking well.

Chapter development workshops began in February and continue through to mid-June 2019. A number of chapters are in second draft phase with accompanying section 32 analysis. Each chapter will be supported by a section 32 Evaluation Report, which sets out the relevant resource management issues for the topic, including a description of how these issues have been identified, the relevant statutory and planning context, and a subsequent analysis of the options for addressing these issues in a district plan context. The expert economic assessments that are to be commissioned for specific chapters, or a combination of chapters, will provide additional evidential support for the section 32 evaluation, which considers the likely environmental, economic, social and cultural costs and benefits of the draft provisions, as well as their overall effectiveness and efficiency.

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|   | <p>The Have Your Say Selwyn engagement website is a key portal for information. 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. Further detail and accessible information on the DPR can be viewed <a href="#">here</a>.</p> <p>The Proposed Selwyn District Plan is expected to be largely completed by July 2019 with a view to notification of the Proposed Plan early 2020.</p>   |
| <p>Housing Accord / Special Housing Areas</p>                     | <p>With respect to the Geddes / Dryden Trust (now called Rolleston 72 – Acland Park) 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. A variation to the initial subdivision layout has been granted to address density and extent of reserve proposed in the original design.</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 2016 the developer is making significant progress with road and services construction already completed for the development and the majority of houses constructed or under construction.</p> <p>So far as at February 2018, over 400 building consents have been issued for new dwellings within this subdivision.</p>  |
| <p>Car parking strategy</p>                                       | <p>A need was identified for Council to develop and implement a District Wide Parking Strategy. This would assist with the strategic management of existing, and the creation of new public parking resources as well as guiding District Plan requirements regarding private parking provision.</p> <p>Public consultation on the Car Parking Strategy ran for a 4 week period with submissions closing Friday 7th December 2018.</p> <p>A LGA hearing and deliberations occurred on 1 March 2019 and a hearing report/recommendation went to Council in April 2019.</p> <p>The Selwyn District Parking Strategy 2019 was adopted at the 10 April 2019 Council meeting.</p>   |
| <p>Private Plan Change 59 – Wilfield subdivision, West Melton</p> | <p>Selwyn District Council has received a Private Plan Change request to rezone land in West Melton. The request relates to existing residential zoned land on the south side of West Melton known as ‘Wlfield’. The request seeks to rezone approximately 73.5 hectares of Living 2 and 2A zoned land to a Living WM South Zone. The attached application and ODP give a high level overview of the requested changes to the District Plan.</p> <p>The requested changes provide for:</p> <ul style="list-style-type: none"> <li>• A residential density in the Living 2 Zone that reflects the existing urban environment and;</li> <li>• A greater density of development, than that currently permitted, in the Living 2A Zone</li> </ul> <p>The request generally seeks to reflect the densities of the currently subdivided area (see Attachment 3) across the whole site. If approved it would result in the ability to provide for an additional 72 households beyond the existing zoned capacity.</p> <p>Staff reviewed the application for adequate information and it was accepted for public notification.</p> |



The full plan change application is now on Council's website and can be downloaded from <https://www.selwyn.govt.nz/property-and-building/planning/strategies-and-plans/selwyn-district-plan/plan-changes/plan-change-59,-west-melton-living-2-to-living-west-melton-south>

The Private Plan Change was notified and submissions closed at 5pm on Thursday 4 April 2019. Council received 18 submissions and 1 late submission.

The availability of the summary of the submissions received, along with a copy of the original submissions, was publically notified on 5 June 2019.



Figure 1: Aerial photograph of site (Source: Canterbury Maps)

#### Private Plan Change 60 – Kirwee

Selwyn District Council has received a Private Plan Change request to rezone land in Kirwee. The request relates to existing residential zoned land on the northern side of Kirwee, to the east of the school.

The request seeks to rezone approximately 17.9 hectares of Living 2A zoned land to Living 1. The requested change does not seek to introduce any new objectives, policies or rules into the District Plan. Rather it proposes to utilise the existing Living 1 zone rules to facilitate development of residential sections with an average minimum allotment size of 800m<sup>2</sup>. If approved it would result in the ability to provide for 164 residential allotments, which is an additional 119 lots above the 46 that already have subdivision consent.

The application and ODP give a high level overview of the requested changes to the District Plan. It is noted that a portion of the site is consented for residential use and roading and pedestrian infrastructure is currently being put in place, creating non-vehicular connections from the site to the school and centre of the township.

Staff have reviewed the application for adequate information and a request for further information was issued on 31 May 2019. Once the relevant information required is received, the request will be reported to Council with a view to have it accepted for public notification.

The full plan change application is now on Council's website and can be downloaded [here](#).



Figure 4: Plan Change site identified in blue.

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| <p>District Plan Review</p>     | <p>As in the May update progress on the District Plan review continues for chapters.</p> <p>The <b>Waimakariri Rural Residential Development Strategy</b> was adopted by council on 4 June 2019. The Council received 143 submissions on the draft document over March and April this year, and over 30 presented their views in person at the hearing held at the end of April. The recommendations outcome can be accessed <a href="#">here</a>.</p> <p><b>Natural Hazards</b> - The Council is holding a two-stage consultation to invite important feedback from the community on Natural Hazards. This will enable the most up-to-date and robust information to be made available through the District Plan Review maps and provisions. This programme of work will also help to support the protection of Waimakariri District’s environmental, physical and social interests.</p> <p>In Stage One of the consultation (28 June – 26 July), we will ask for your insight on localised Natural Hazard issues, and in Stage Two - dates to be confirmed - we will update you on what you’ve told us, any new technical information, and discuss views on risk management and mitigation. To find out more on the program <a href="http://www.waimakariri.govt.nz">www.waimakariri.govt.nz</a></p>   |
| <p>Kaiapoi Town Centre 2028</p> | <p><b>Kaiapoi River Activities (Project 7)</b></p> <ul style="list-style-type: none"> <li>• An initial background report has been completed which collates the related regulatory, ownership, servicing, and stakeholders engagement considerations from across a number of organisations.</li> <li>• The above was then used to inform the production of an Approvals and Process Guide for activities on the Kaiapoi River. This guide was approved for distribution to public and external project holders by the Kaiapoi - Tuahiwi Community Board in April this year.</li> <li>• Council staff have had a number of conversation with three external project owners about their respective projects and provided them with the above information.</li> <li>• Business and Centres staff are now working on a ‘Marine Precinct River Management Plan’ which will provide guidance on accessing and using the pontoons and precinct services, user fees and charges, asset maintenance, provide terms and conditions of use etc. It is anticipated this plan would be completed and approved by the Community Board and Council in August.</li> </ul> <p><b>Progress Development of 137 Williams Street Site (Project 3)</b></p> <ul style="list-style-type: none"> <li>• An Expression of Interest process was undertaken for the divestment of 137 Williams Street which resulted in the successful sale of this site to Ashmore Estates Ltd.</li> <li>• Consenting for a two storey commercial development this site has been achieved and construction has begun with the foundations now in place.</li> <li>• The new building is due to be open for business in February 2020, and will contain 5 small tenancies on the ground floor, and one larger professional organisation on the first floor.</li> </ul> <p><b>KTC Car Parking Improvements (Project 19)</b></p> <ul style="list-style-type: none"> <li>• Staff are currently talking with consultants about the scope of works required to provide advice to Council on appropriate improvements to the car parking supply with the Kaiapoi</li> </ul> |

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|                              | <p>Town Centre. This would include potential improvements/alterations to time restrictions, further future supply requirements, mobility parking, loading zones etc.</p> <ul style="list-style-type: none"> <li>• Similar surveys and work have been undertaken in previous years, and an updated set of information with recommendations is likely to be obtained by September for further consideration of the Kaiapoi - Tuahiwi Community Board and Council.</li> </ul>  |
| <p>District Regeneration</p> | <p>Current activities include:</p> <ul style="list-style-type: none"> <li>• The land divestment is now complete and the regeneration areas are now in Council ownership (excluding the Te Kohaka O Tuhaitara Trust land).</li> <li>• Co-governance arrangements for the Heritage and Mahinga Kai projects are being planned to be established during 2019. This will be overseen by the new Mahi Tahī committee.</li> <li>• WDC are working on the development of the monitoring framework.</li> </ul> <p>Key project activities:</p> <ul style="list-style-type: none"> <li>• The Enabling Works being carried out by Rooney Earthmoving are now scheduled to complete at the end of June.</li> <li>• Tendering is underway for the sports field changing rooms building and softball diamonds.</li> <li>• Landscape planting in the Beswick Stormwater area has been completed. The stormwater area performed well in a recent weather event preventing Kaiapoi east from flooding.</li> <li>• The Honda Forest was opened by the Mayor and Honda Managing Director. Most of the Stage 1 planting will be completed by July. Residual edging planting will be completed once paths can be constructed.</li> <li>• Jones Street and approaches earthquake repairs construction project is nearing completion.</li> <li>• The Community BMX track has been completed, it will be open for use once landscaping of the surrounds has established in September.</li> <li>• Construction of Kaiapoi East Dog Park and landscaping of the Recreation areas South of Cass Street commences late-June.</li> <li>• Design of the upgrades to the retained roads in Kaiapoi East is continuing, with construction planned to commence in September 2019.</li> <li>• Construction of the Riverview pontoon is now underway.</li> <li>• The Kaiapoi River dredging contract is in progress. The main dredging works begin 1 July 2019.</li> </ul> |



### Key projects

**Canterbury Multi Use Arena (CMUA):** Crown and Council officials continue to progress the CMUA Investment Case.

**Metro Sports Facility (MSF):** The Minister for Greater Christchurch Regeneration, together with the Minister of Finance and the Christchurch Mayor marked the start of CPB's construction works getting underway on the MSF site earlier in June. March Menard JV finished installing 7256 in-ground stone columns at the site in May. The 85,000 tonnes of stone used has increased the density of the ground, reducing the risk of liquefaction at the Metro Sports Facility. Construction of MSF is expected to be completed by the end of 2021

**Te Pae (Convention Centre):** Construction of Te Pae is now over half way complete and remains on track to host its first international conference in October 2020.

**Draft Otakaro Avon River Corridor Regeneration Plan and the Partial revocation of the Central City Recovery Plan:** The Minister is still considering these.

## Regenerate Christchurch



### Hagley Oval

The Canterbury Cricket Trust is making progress with its operational technical report, and a range of other supporting expert reports. Timetable planning indicates any public notification phase should still align with the venue hosting bid process, as per the Canterbury Cricket Trust. Once the appropriate information is received and analysed Regenerate Christchurch will initiate the s71 process within the GRC Act.

Regenerate Christchurch staff presented a brief update to the Senior Managers Group at the Greater Christchurch Partnership, as a mechanism to provide information to our key partner agencies.