

Urban Development and Regeneration Update

July 2017

| Agency | Programme | Update |
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| Regenerate Christchurch | Central City | <p>Engagement with property and business owners to inform and shape the draft concept for the Cathedral Square and Surrounds area has continued, with the majority of one-on-one meetings completed.</p> <p>Wider public engagement on the draft concept is due to commence at the end of July, which will guide the Regeneration Strategy.</p> <p>The Regeneration Strategy continues to progress and will be informed by the feasibility and economic assessment work currently underway.</p> |
| | Ōtākaro Avon River Corridor Regeneration Area | <p>The confirmed vision and objectives for the Ōtākaro Avon River Corridor Regeneration Area were published on our website on 23 June. We also published draft Integrated Assessment Criteria for public feedback by 14 July.</p> <p>The first two events in the Speaker Series took place on 22 and 29 June. Both events were well-attended. The next event is on 20 July. The speaker is Kristina Hill, Associate Professor of Landscape Architecture, Environmental Planning and Urban Design, Berkeley. She will discuss resilience and the changing global environment.</p> <p>The 48 hour Design Jam ran from 30 June through to 2 July and the public are invited to view the designs at the Ministry of Awesome, 192 St Asaph St, from 6 July through to 31 July. A video of the designs will be developed and published in late July.</p> <p>The shortlist of options for the Ōtākaro Avon River Corridor Regeneration Area are being developed and will be exhibited for public feedback on 31 August for 3 weeks.</p> |
| | Other areas | <p>Developing a pipeline of Regeneration opportunities (Including areas for possible development of Regeneration Plans)</p> <p>Cranford – Preparing to receive the Draft Regeneration Plan and providing advice to the Board and the Minister in accordance to our Statutory function.</p> |
| Development Christchurch Ltd | New Brighton | <p>Beachside Playground – Concept designs were released and an engagement process is underway to gather community feedback on the designs, with a final date of 23 July. Four afterhours drop-in sessions at the Hub on Carnaby Lane were held, and DCL attended three Saturday markets with its own stall to discuss the playground and the regeneration of New Brighton. First works on site begin early August. DCL are working towards opening the playground in summer this year.</p> <p>Hot Pools - Funding has been approved for the additional \$11.2m for the Hot Pools under Council’s Annual Plan 2017-2018. Engagement on the pools is starting 25th July with a stakeholder design workshop.</p> <p>Commercial core - DCL continues to facilitate the revitalisation of the commercial core with current new businesses, landlords, tenants, New Brighton Business and Landowners Association, and the community.</p> |

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| | | <p>Creating Momentum Regeneration Fund – DCL has funded a variety of projects and initiatives under this fund, including Imagination Station, a Carnaby Lane revitalisation project, The Good Shop, the Rockabilly Show & Shine event, and entrepreneurial scholarships to ARGO Co-working space.</p> |
| | Land development | <p>Peterborough Quarter – DCL is continuing to work with the preferred developer on a development agreement.</p> <p>Development funding – DCL is assessing options for the three parcels of land transferred to DCL from Council (Peterborough Quarter, Millton St, and Beresford St).</p> |
| Department of the Prime Minister and Cabinet (DMPC) | Greater Christchurch Group | No further updates from last month. |
| Government departments | MBIE residential rebuild and insurance | <p>Monitoring:</p> <p>As of 31 March 2017 98.0% of all first-time dwelling claims have been settled. There remain 3,318 unsettled over-cap claims, 814 of which are currently in construction. EQC reports that it has completed its claim settlement procedure for all first-time under-cap claims and that all outstanding dwelling claims are call-back claims.[1] EQC reported having 6,578 open call-back claims as of 31 March 2017. Adding the 6,578 open call-back claims to the 3,318 unsettled over-cap claims translates to a total of 9,896 unsettled dwelling claims.</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 Housing NZ completing its new house build and repair programme.</p> <p>¹ Under-cap call-back claims include remediation of first-time repairs; work identified through the CEDAR subfloor review programme; and claims where customers are still in dispute with EQC following initial settlement.</p> |
| | LINZ land management | <p>As at 30 June 2017</p> <p>Flat Land Clearance:</p> <ul style="list-style-type: none"> • 7,093 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 454 Crown owned properties in the Port Hills have been cleared • A further 5 properties are currently underway <p>Residential Red Zone Offer Process update:</p> |


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| | | <ul style="list-style-type: none"> • Of the 7,871 properties in the residential red zones (including 196 Housing NZ properties) 7,723 have now settled with the Crown • 146 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 | No further update since last report. |

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| Canterbury District Health Board | Psychosocial Wellbeing | <p>The greater Christchurch Psychosocial Committee and Governance Group meet two-monthly and last met in June.</p> <ul style="list-style-type: none"> • The Committee and Governance Group recognise that accessibility is a significant psychosocial issue and determinant of wellbeing. Therefore, the Committee and Governance Group will, individually and collectively, champion the aims and objectives of the Canterbury Accessibility Charter. The Governance Group strongly recommends that the GCP champion the Charter. • CDHB contracted 'All Right?' to do research around workplace wellbeing. Focus groups with eight government agencies revealed that workplace wellbeing is not seen as a core activity by most agencies. Committed leadership is essential for success. • Information about NGO over-demand was received. The Governance Group appreciated the 'ecosystem' framing of service provision and demand and believes the GCP may find this model useful. <div data-bbox="582 1099 1465 1624" data-label="Diagram"> </div> <p>Key findings from the paper are:</p> <ul style="list-style-type: none"> ○ Some wait-lists are increasing and it is becoming an issue for some services. ○ There is a bottleneck at the intervention stage. This is mainly due to wrap-around service initiatives (increasing assessment) and increased awareness of some services. ○ Earthquake impacts are entrenched in the greater Christchurch narrative and embedded in the usual way of working. Earthquake impacts continue to shape the narrative. ○ Over-demand experienced in greater Christchurch is consistent with other experiences nationally. |
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| | | <ul style="list-style-type: none"> • MBIE provided its quarterly update. Key points: <ul style="list-style-type: none"> ○ Residential Advisory Service has been extended to end of 2017. Part of this support is for settlement of multi units, in particular cross-leases where arbitration is needed between owners. These issues are likely to occur in other recovery circumstances; Law Commission recommended doing away with cross-leases. ○ Rents are decreasing steadily but availability of lower income rentals is still an issue. ○ Insurance, rebuild, repair – 3,318 over-cap still unsettled; 6,578 open callback claims. Concern for households that have cash settled but done nothing to the property. ○ 68% of rebuild completed, mainly residential. At peak for commercial construction. • Earlier in 2017, the Psychosocial Governance Group approved the CDHB’s request to review the Index instead of producing a 2017 index document. The Group receive an update on this process and is satisfied with the review outline. |
| Environment Canterbury | Lyttelton Port Recovery Plan | <p>Whakaraupō/Lyttelton Harbour Catchment Management Plan</p> <p>Catchment Management Plan still due to be completed by December 2017.</p> <p><u>Consents</u></p> <p>The consent applications for the Reclamation were publicly notified in May with the submission period closing in June. Seven parties submitted on the applications, one in opposition and the rest neutral or in support. The hearing is planned for late September.</p> <p>The consent hearing for the Channel Deepening Project was held in May 2017. The decision was released on 13 July 2017, and the four consents have now been granted (with conditions).</p> |
| | Regeneration | Environment Canterbury’s contribution to draft Ōtākaro Avon River Corridor Regeneration Plan is continuing along with Southshore/South New Brighton regeneration planning. |
| Christchurch City Council | Replacement District Plan | The Replacement District Plan all but operative, with the only remaining matter being an applications for leave to appeal to the Court of Appeal which affects one site in Addington. Hearing likely to be around September. |
| | Cranford Regeneration Plan | The Plan is being reported to the 27 July Council meeting with an officers’ recommendation that it be submitted to Regenerate Christchurch for review.. The previous understanding that Ngai Tahu had informally withdrawn their opposition to the Plan has not been confirmed in correspondence from Ngai Tahu. The formal position is that they are still opposed to the Plan on the basis that the stormwater from the development will discharge, via the Cranford Basin and Dudley Creek Diversion, into Horseshoe Lake. |
| | Regeneration | In addition to the ongoing projects described in previous updates: |

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| | | <p>The transitional projects led by Council are being rebranded as the Enliven Places Programme, with a new public participation process in preparation for rollout in July.</p> <p>Sites and buildings that are barriers to regeneration in the central city have been identified and will be addressed via a three-phased approach (moving from dialogue and incentives to a more strict enforcement effort).</p> |
| | Heritage | <p>Grant funded work is now underway on the repair and seismic upgrade of the former Midland Club on Oxford Terrace with a completion date estimated at the end of 2017. Grant funded work is now nearing completion on the former Harbour Board Building in Lyttelton.</p> <p>Stakeholder Workshops and public engagement 'Drop in' sessions are under way on the Future of Heritage project.</p> <p>Work has now reached the half way mark on the repair and upgrade of the Christchurch Town Hall and is progressing well. The most recent completed item is the installation of a replacement copper tray and/or membrane roof.</p> |
| | Urban Design | <p>The first successful application under the new Enliven Places Project Fund (previously the Transitional City Programme) has been received, which will activate three suburban areas and the central city.</p> <p>The first uptake and installation of the pre designed creative hoarding is complete, located on the corner of Salisbury and Victoria Street. Word on the street is that it looks amazing. Custom hoarding designs are also still being received and installed.</p> <p>The Build Back Smarter (www.buildbacksmarter.co.nz) service that provides healthy home advice to owners continues for 2017/18 (through CCC funding) after MBIE withdrew its funding of the service. To date the service has helped over 3,500 Canterbury homes and achieved customer satisfaction levels of 87%. Without further funding the service will cease June 2018 despite an estimated 30,000 homes still needing insulation.</p> <p>CCC, EECA, CDHB have approached ECAN about establishing a regional voluntary targeted rate to help improve home heating and insulation. Services elsewhere are cost-neutral (full cost recovery) and are highly effective at improving health outcomes. Establishing a voluntary targeted rate is a key action contained within the Greater Christchurch Resilience Plan and could be considered as part of ECAN's long-term plan.</p> <p>East Frame – East Frame consent applications for Superlots 7 and 11 have been lodged with the Council.</p> |
| Selwyn District Council | District Plan Review | <p>The DPR team 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. The first wave of the procurement process is complete with 26 Scopes of Work successfully executed, evaluated and Suppliers offered agreements. The second wave of procurement developed with a further 16 Scopes of Work due for release during June and July. The Residential package of work has recently been released which is a significant piece of work. Further District Wide Scopes will also be included in this wave of work. A tentative schedule of Scopes of Work for wave 3 and wave 4 are still in development or in final stages of review. Council is also engaging the services of Mahaanui Kurataio for work on, and including, Cultural Sites and Papakaianga, as well as the Scope for Mahaanui Governance, Administration and Support. Much of the</p> |

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| | | <p>work to be returned to Council will occur over the next 3-4 months. The new Plan Framework has been developed and drafting of the second generation Plan will occur shortly.</p> <p>Work is also underway on a Community and Stakeholder Engagement plan and Council has recently employed a new Communications Advisor with significant focus on the District Plan Review. The DPR team are currently developing a Strategic Communications and Engagement Strategy and Phase 2 Communications Planning in conjunction with GHD NZ Ltd and the SDC Communications Teams. The DPR team are working to develop an approach and strategy to mana whenua communications and engagement including Mahaanui Kurataio, Runanga and Iwi relationships. A document management system specific to the District Plan Review has been developed and is now fully operational with an external portal site complete with Suppliers undergoing training in its use. Council's District Plan Review website will be launched shortly in line with the Communication Strategy.</p> <p>We are also working towards finalising the budget for the DPR and an overall timeframe which will be discussed with Councillors at the upcoming LTP workshops and DPC committee meeting.</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>The next immediate step in response to the NPS timeframes is analysis of Market indicators. This work has been completed for the June quarterly report and has been taken through the Greater Christchurch Partnership Committee for its endorsement and will be reported back to Council at the next available meeting. 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>SDC is currently working with market Economics to develop a new growth model and to provide input into the housing and business land capacity analysis for Selwyn District. This growth management work is a critical issue for the district and will inform the work being undertaken in the District Plan Review.</p> |
| | <p>Selwyn District Housing Accord</p> | <p>With respect to the Geddes / Dryden Trust block this is consented for both land use and subdivision so it is now with the developer to bring it to market. We are yet to see anything further on this from them. The original developers involved in this development have gone into liquidation so the development was placed on the market. SDC are yet to receive an update from the owners and how, or if, this will progress.</p> <p>With respect to South Farringdon, we have consented 2 out of 3 applications for land use and subdivision. The final application for stages 5-7 is currently on hold at the applicants request to work through conditions. The first two applications – stages 1A, 1B and 2; and stages 3 & 4 are granted.</p> <p>This development is progressing quite rapidly and given they were only largely consented late last year the developer is making significant progress with road and services construction already well underway.</p> |

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| <p>Waimakariri District Council</p> | <p>Waimakariri Red Zone Recovery Plan</p> | <p>Land Information New Zealand have released the Waimakariri Residential Red Zone Recovery Plan: Implementation Framework. This framework is intended to guide the key organisations (the Council, Land information New Zealand and the Te Kōhaka o Tūhaitara Trust) through the implementation of the Recovery Plan. The framework outlines the roles and responsibilities for each party, guiding principles and next steps.</p> <p>Council is currently consulting on the Kaiapoi East reserves roading access options. Staff are working on the design for the new sport and recreation reserve in Kaiapoi East and are seeking community feedback on two options for accessing the reserve. The consultation period extends from 5 July to 2 August. Once feedback is received the Regeneration Steering Group will consider the two options and recommend their preferred option.</p> <p>Staff are looking at the future status of roads in the regeneration areas. Some roads may be decommissioned (i.e. physically removed but with the underlying road corridor retained), and others may be legally stopped. The road status will form part of the Horizontal Infrastructure Strategy.</p> <p>Work is underway on the new water trunk main along the northern edge of the Kaiapoi East regeneration area from Williams Street to Beach Road, with a side branch in Sewell Street. This water main will replace abandoned mains and provide a more reliable and resilient water supply. These works are due to be completed in September 2017.</p> |
| | <p>District Development Strategy</p> | <p>The Council’s draft Our District, Our Future – Waimakariri 2048, District Development Strategy formal consultation period for the public and stakeholders closed on 14 July 2017.</p> <p>This is a high-level, long-ranging strategic document that provides a spatial framework to guide growth in the Waimakariri District over the next 30 years. It looks at housing requirements to accommodate population change over the next 30 years, together with business, infrastructure and public facility requirements. The draft Strategy sets out broad directions for growth and development, acting as a platform to inform decision-making. It is underpinned by environmental and cultural constraints and opportunities, initial expert advice and what our community has told us in the months leading up to now about what they value about the Waimakariri District and what they wish to see changed.</p> <p>The draft Strategy specifically acknowledges and takes into account the UDS, acts as a means for Council to contribute to the settlement pattern review and specifically takes into National Policy Statement (NPS) on Urban Development Capacity. Final decision-making on the Strategy is pencilled in for later in the year, once the synergies with the DDS and the NPS housing and business development capacity assessment are further explored.</p> <p>More information can be found at: www.waimakariri.govt.nz/district-development.</p> |
| | <p>District Plan Review</p> | <p>The basic approach to the review process is as follows, with completion of a draft by the end of 2019:</p>  <pre> graph LR S1[Stage One: Scoping and District Plan Effectiveness Review] --> S2[Stage Two: Consultation on Issues and Options] S2 --> S3[Stage Three: Drafting, release of Draft District Plan for Consultation, and review of comments received] S3 --> S4[Stage Four: Notify District Plan Decisions] </pre> |

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| | | <p>For more details have a look at: http://www.waimakariri.govt.nz/building-services/planning-implementation-unit/district-plan/district-plan-review</p> <p>Issues and options papers for public and stakeholder feedback are being prepared. These will follow nearer the completion of the DDS, to be informed by the DDS, and are planned for public and stakeholder comment in September. Consideration is turning to the requirements of individual chapters of the plan review, taking into account the earlier plan effectiveness outcomes and internal and external resource requirements. The 'strategic directions' chapter is first to be prepared.</p> <p>Also, staff have begun work with Isovist Ltd to develop the framework for the new plan. The first phase is to convert the exiting plan into the new e-plan format.</p> |
| | Kaiapoi Town Centre 2028 | <p>Work on the Kaiapoi Town Centre Plan Review continues with Project Control Group (PCG) having now met and reviewed number of project briefs aimed at obtaining external technical advice on key aspects of the three Mixed Use Business areas adjacent to the Town Centre.</p> <p>The formation of a key stakeholder reference group is now also underway.</p> <p>The review progress is in its early stages and current timeframes propose finalisation and implementation of this plan in June 2018.</p> |
| Te Rūnanga o Ngāi Tahu | | No further updates from last month. |
| New Zealand Transport Agency | Christchurch Motorways – Roads of National Significance | No further updates from last month. |
| Other Agencies | | |