

# Urban Development and Regeneration Update

## Greater Christchurch Partnership



### National Policy Statement on Urban Development Capacity

The draft *Our Space 2018-2048: Greater Christchurch Settlement Pattern Update - Whakahāngai O Te Hōrapa Nohoanga* was collaboratively prepared for consultation which ran from Thursday 1 November to Friday 30 November 2018. A total of 92 submissions were received.

The hearings panel heard from submitters from 25 February - 1 March and then started their deliberations on 11 March. The hearings are currently adjourned pending consideration of a draft recommendations report.

The next steps are:

- The hearings panel will agree the Hearings Panel Recommendations Report
- The hearings panel will report its recommendations to the Greater Christchurch Committee for endorsement on 10 May 2019
- When endorsed, the Greater Christchurch Partnership Committee will recommend that Councils and Partners adopt (or where relevant endorse) *Our Space*
- We will inform submitters of the decision and any changes to be made to a final *Our Space*.

## Canterbury District Health Board



### Canterbury Psychosocial Committee

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

- In March, the Committee was briefed on the operation of the Greater Christchurch Claims Resolution Service wellbeing support and advised of some of the early trends for the service. Most of those using the service are experiencing issues around stress and wellbeing consistent with what would be expected given the duration of their claims resolution process.
- The Committee was pleased to welcome Dame Sylvia Cartwright and the Inquiry into EQC team to the March Psychosocial Committee meeting. The Committee provided some of its feedback about EQC as a secondary stressor and hopes to provide further information in May to support the inquiry.
- The Canterbury Wellbeing Index was showcased at the 2019 Waka Toa Ora - Healthy Greater Christchurch hui.
- The 'All Right?' campaign has created a platform to share learning with those involved in disaster recovery. A standalone website is now live at <https://hewakaora.nz/>.



<p>Christchurch District Plan</p>	<p>Council notified proposed Plan Change 1 (Woolston Risk Management Area) on 20 March 2019 and made an application to the Environment Court to have one of the provisions have immediate effect. Council staff have outlined approximately 25 priority plan changes to initiate in 2019.</p>
<p>Urban Design &amp; Urban Regeneration</p>	<p><b>Suburban Master Plan Delivery</b></p> <p>Main Road master plan:</p> <ul style="list-style-type: none"> <li>• Master Plan Beachville Road enhancements, and a Main Road pedestrian crossing project associated with the opening of the new Redcliffs School transport upgrades have been approved by the Council. These will now proceed to detailed design.</li> <li>• Scott Park Landscape Plan consultation has concluded and a report is being prepared to go to the community board on 06 May 2019.</li> </ul> <p>Ferry Road master plan:</p> <ul style="list-style-type: none"> <li>• A report on the proposed enhancements to Woolston Village, project WL1 was approved by the Council, and this will now proceed to detailed design.</li> <li>• The contract for FR4 Ferry Road pedestrian crossing at Te Waka Unua school has been awarded.</li> </ul> <p><b>Enliven Places Programme:</b></p> <p>Participation in Placemaking:</p> <ul style="list-style-type: none"> <li>• Request for proposals in the ‘Light up the City’ competition opened this month. Specialist lighting designers are asked to submit ideas for an interactive display. An open category is also asking for designs for surface projectors in the central city. <a href="https://ccc.govt.nz/lightupthecity/">https://ccc.govt.nz/lightupthecity/</a></li> </ul> <p>Westpac Lane:</p> <ul style="list-style-type: none"> <li>• Two lighting columns designed by artist Fayne Robinson have been installed at either end of Westpac Lane, which runs between Cathedral Square and Hereford Street. The columns are solar powered and feature Maori designs.</li> </ul> <p><b>Cross-agency Central City Action Plan:</b></p> <p>Leadership:</p> <ul style="list-style-type: none"> <li>• The Central City Steering Group is reviewing an initial draft set of Central City outcome measures.</li> </ul> <p>‘Getting it Done’:</p> <ul style="list-style-type: none"> <li>• The Christchurch Town Hall is open. This is an action in the CCAP</li> <li>• Development work has begun on the Ravenscar House Museum</li> <li>• The Guthrey Centre development has been completed</li> </ul> <p>Activation and Amenity:</p> <ul style="list-style-type: none"> <li>• Scoping work has commenced on the Vacant Site Strategy</li> </ul>

	<ul style="list-style-type: none"> <li>Wayfinding plinths in and around the Central City's commercial core have been refreshed with distinctive new red branded mapping and information</li> </ul> <p>People:</p> <ul style="list-style-type: none"> <li>Delivery of summer events programme</li> <li>Project 8011: the Council resolved in February to consider mechanisms and incentives as part of the annual plan and a report will be going to Council in coming weeks with recommendations on a range of both supply focused and demand focused initiatives*</li> </ul>
Heritage	<p>The Future of Heritage Strategy was formerly adopted by Council on 28 February. The document, produced in partnership with Ngai Tahu, will be formally launched on World Monuments Day, 18 April 2019.</p> <p>A significant Heritage Incentive Grant (HIG) was recently approved for the building at 26 Canterbury Street, Lyttelton known as Kilwinning Lodge. This was a Lodge building originally but is also known as the former home of the artist Bill Hammond. The grant was for a total of \$258,782 over two financial years. This will help to preserve, upgrade and change the use of the building which is now a prominent landmark directly adjacent to the new Albion Square and recently relocated Lyttelton Cenotaph. The new use will be as offices on the upper floors with hospitality on the ground.</p> <p>HIG funding was also approved for the building at 226 Kilmore Street which has one of the last remaining bullnose verandas in the city. Further funding was awarded to the renovation and seismic upgrade works being undertaken at the Pumphouse building at 544 Tuam Street and funding was approved to assist with the retention and refurbishment of the masonry façade at 158 High Street, formerly known as the Cotters Building. Other smaller grants were also approved for two residential buildings in Lyttelton.</p>

## Waimakariri District Council



District Plan Review	<p>Following on from the February update:</p> <p>The <b>Rural Residential Development Strategy</b> is out for public consultation. Drop In sessions are organised within the UDS area. Feedback has also been invited either online, email or hardcopy, closing the 5 April 2019. The hearing on Comments/Feedback is set down for 29 &amp; 30 April. The timeframe to have the RRDS completed is June 2019.</p> <p>The “<b>An Introduction to the Waimakariri District Plan Review</b>” is about to be launched in April. Public consultation to be held in April, along with Comments/Feedback invited. The feedback that we receive will provide valuable strategic direction for the review, and help form the new District Plan Chapters. Comments/Feedback will close on 30 April 2019.</p> <p>The <b>draft District Plan</b> Chapters have approximately 6 stages. Each stage has different processes for each topic. Various Chapters are in different stages of the program.</p> <ul style="list-style-type: none"> <li><b>Rural:</b> continues in the early drafting phase. Stakeholder engagement from our Rural community is currently being sought.</li> <li><b>Signs:</b> has progressed towards the end of the draft phase, and is heading towards testing.</li> </ul>
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- **Transport:** Stantec New Zealand have been engaged to provide professional advice on the current District Plan provisions relating to Transport.
- **Residential:** currently information gathering, with preparation towards the draft chapter progressing steadily.

Our schedule for the proposed District Plan to be notified is mid - 2020.

## District Regeneration

Current activities include:

- LINZ and WDC are continuing to work on the final elements of the land divestment transaction process.
- The Implementation Plan has now gone live on the Waimakariri District Council Regeneration website.
- Co-governance arrangements for the Heritage and Mahinga Kai projects are being planned to be established during 2019.
- WDC are working on the development of the monitoring framework.

Key project activities:

- The Enabling Works being carried out by Rooney Earthmoving is on schedule. The completion date remains the 31 May 2019. The sports field areas have been top-soiled, with sports turf establishment commencing this month.
- Geotechnical investigations and preliminary design is underway on the sports field changing rooms building.
- Landscape planting has begun in the Beswick Stormwater area, and further planting will shortly commence in the surrounding Honda Forest area, with stage 1 community planting days in May.
- Jones Street and approaches earthquake repairs construction project is now underway, and completes in June 2019.
- Roads and horizontal infrastructure decommissioning is now completed in all regeneration areas, including The Pines Beach.
- The Community BMX track construction has begun and is on schedule to be completed in April 2019.
- The tender for the construction of Kaiapoi East Dog Park and Landscaping of the Recreation areas South of Cass Street went live in March. This project includes the paths, boardwalks and other landscaping features around the BMX track and Beswick stormwater management area; and is planned to complete in June 2019.
- Design of the upgrades to the retained roads in Kaiapoi East is continuing, with construction planned to commence in September 2019.
- Procurement for the Riverview Pontoon and also the Kaiapoi River dredging contracts is continuing; with completion planned for September 2019.
- The resource consents for the cutter-suction dredging are expected to be issued from ECan in the next week.

<p>Brougham Street/ Moorhouse Avenue area</p>	<p>NZTA is working collaboratively with its partners to develop a Business Case (SSBC) with common investment objectives for this part of the network. A first round of community consultation occurred over summer to gain insight into the area. The investigative team and stakeholders have begun to develop a list of possible improvements that could be made to the area over the next 30 years.</p>
<p>Christchurch Southern Motorway</p>	<p>This project is nearly two-thirds complete. A series of staged layout changes have taken place on Main South Road (SH1), between Robinsons Road and Waterholes Road. Recently the CSM2 project opened the new Waterholes Bridge to full traffic movements at the intersection of Waterholes Road and Hamptons Road. This is the third bridge on the project to open, joining the recent openings of the Main South Road and Trents Road bridges.</p>
<p>Christchurch Northern Motorway</p>	<p>In Cranford Street, the Christchurch Northern Corridor (CNC) Alliance team is making good progress with the kerb and channel work that started earlier this year. In mid-April works will occur at night to install two pipes across the Innes Road intersection.</p>

## Environment Canterbury

<p>Public transport</p>	<p><b>Future of Public Transport in Greater Christchurch Programme Business Case</b></p> <p>The programme business case, which seeks to identify what form of public transport network and services will most appropriately support the regeneration and growth opportunities for Greater Christchurch over the next thirty years, is now complete. It has been submitted to NZTA for consideration during April/May.</p>
<p>Regional transport</p>	<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>Territorial authorities are working with NZTA to consider how they may take up opportunities in the Government Policy Statement on Land Transport.</p> <p>Consultants have been engaged to carry out work on freight mode shift, with the report to be finalised early 2019. Initial information gathering for the resilience stocktake has been completed, with the next steps being to work with NZTA to engage with territorial authorities on the project. It is anticipated that the Committee will be briefed on this work in May 2019.</p> <p>Road safety work is focusing on contributing to the development of the national road safety strategy and speed management. We have engaged a consultant to assist with identifying and addressing data and other such issues and exploring a regional speed management plan.</p>

	<p>The Committee is expected to be briefed on proposed development of a Regional Speed Management Plan in May 2019.</p>
<p>Regional Approach to Managing Natural Hazard Risk</p>	<p>The Canterbury Risk Reduction Working Group held two successful meetings in 2018, with the following milestones delivered:</p> <ul style="list-style-type: none"> <li>• M1: Stocktake of roles and responsibilities</li> <li>• M6: Assessment of LIR/LIM/PIM wording and processes across Canterbury</li> <li>• M10: Stocktake of research</li> <li>• M17: Alternative methods of communicating and engaging</li> </ul> <p>New priority milestones and a review of the Terms of Reference for the Working Group are in development.</p>
<p>Lyttelton Port Recovery Plan</p>	<p><b>Whakaraupō/Lyttelton Harbour Catchment Management Plan</b></p> <p>The Whakaraupō Governance Group has worked to establish governance and delivery mechanisms for the implementation of the plan. This includes in relation to the day-to-day leadership and mechanisms for community participation. The Whakaraupō Programme Manager began work in the new role in November 2018.</p> <p>New projects such as scoping the state of the takiwā/environment report, various erosion and sediment projects, and working with local schools to support initiatives that fit with the kaupapa/purpose of the plan have now started.</p> <p><b>Lyttelton Port - Cruise berth</b></p> <p>Eleven 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.</p> <p>The Regulation Hearing Committee made the decision on two resource consents in November 2018, and granted the deposition of dredged material and discharge of contaminants to Gollans Bay associated with the construction phase activities. A coastal permit to occupy the coastal marine area has also been granted that will authorise to accommodate the larger cruise ships.</p>
<p>Stormwater consents</p>	<p>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).</p> <p>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).</p> <p>Consent applications are currently in process for Christchurch City (including the settlements in Banks Peninsula), Rangiora and the towns in Selwyn. Consents for other towns in Waimakariri are due to be developed later in 2019.</p>

<p>District Plan Review</p>	<p>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.</p> <p>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: Electricity Corridors, Natural Hazards – Flooding, West Melton Rifle Range and Leeston Industrial.</p> <p>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 s32 Evaluation and Drafting Phase.</p> <p>A number of topics are now ready for the s.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 with accompanying s.32 analysis. Each chapter will be supported by a s32 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.</p> <p>Further detail and accessible information on the DPR can be viewed at <a href="https://yoursay.selwyn.govt.nz/selwyndistrictplanreview">https://yoursay.selwyn.govt.nz/selwyndistrictplanreview</a></p> <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.</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>
<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 lodged to address density and extent of reserve proposed in the original design. This is still being processed.</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. A further update will be provided on building consents for this SHA as soon as available.</p>
<p>Car parking strategy</p>	<p>A need has been 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 will go to Council in April 2019.</p>
<p>Private Plan Change – Wilfield</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 'Wliffeld'. 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 have reviewed the application for adequate information and it has been accepted for public notification.</p> <p>The full plan change application is now on Council's website and can be downloaded from <a href="https://www.selwyn.govt.nz/pc59">https://www.selwyn.govt.nz/pc59</a></p> <p>Submissions close at 5pm on Thursday 4 April 2019.</p>



<p>New Brighton</p>	<p><b>Christchurch Hot Pools:</b> Construction has commenced on the hot pools with the preferred contractors being Apollo Projects and Heb Construction. It is anticipated that construction will take approximately 12 months with the pools being open early 2020.</p> <p><b>Public Realm:</b> Work has progressed with the design of the Public Realm from Hawk Street to Beresford Street. The intent is to have these works occur at the same time as the hot pools construction. These improvements will include Traffic calming, landscaping, public art, new central square and improved connection between Brighton Mall and the Beach. Construction is due to start Nov 19</p> <p><b>Commercial Core:</b> DCL are working with a number of developers/investors in the amalgamation of key land holdings in the front foreshore zone of the commercial core.</p>
<p>Land development</p>	<p>DCL's leading focus for Land Development is on the Kilmore Street (Old Convention Centre) site where we are in receipt of closed tender proposals.</p>

## Regenerate Christchurch



<p>Ōtākaro Avon River Corridor</p>	<p>Regenerate Christchurch is developing independent advice to the Crown and Christchurch City Council regarding the future governance and ownership model for the Ōtākaro Avon River Corridor.</p> <p>Regenerate Christchurch continues to assess the Ōtākaro Avon River Corridor transitional use applications in collaboration with the Christchurch City Council and LINZ enabling activity in the area.</p>
<p>Unblocking hurdles to regeneration</p>	<p>Regenerate Christchurch has joined the Canterbury Cricket Trust and their advisors in unlocking Hagley Oval's potential. The Hagley Oval currently cannot host the international events that were envisioned by the Central Christchurch Recovery Plan. Regenerate Christchurch is planning to initiate a regeneration process, enabling Hagley Oval can compete for international games and contribute to the city's economy.</p> <p>Regenerate Christchurch continues to monitor Christchurch's regeneration progress and is focused on ensuring the need a dedicated focus on regeneration is acknowledged, enabled and effective in Christchurch.</p>

<p>Canterbury Earthquake (Christchurch Replacement District Plan) Order in Council 2014</p>	<p>The revocation of the Order was approved Monday 18 February and came into effect on 18 March, 2019.</p>
<p>Anchor projects</p>	<p><b>Canterbury Multi Use Arena</b></p> <p>Crown and Council are continuing to incorporate feedback received during the forums held in February with key stakeholders, including sporting organisations, businesses, events and entertainment, and key community groups, into the Investment Case before it goes to Council in May and to the Cabinet for approval following that.</p> <p><b>Metro Sports Facility</b></p> <p>Construction of the Metro Sports Facility will get underway in May with Ōtākaro Limited awarding a \$221m contract for the construction of the facility to CPB Contractors Limited. Construction is expected to be completed late in 2021.</p> <p><b>Te Pae</b></p> <p>The slab for the banquet hall – The Rivers Room – has just been poured this Month. With 1500m<sup>2</sup> of floor space it can be set up for dinner, a cocktail function, as a theatre or even a classroom.</p> <p>Te Pae is on track for its completion date in 2020 and will begin hosting events from later that year.</p>
<p>Christchurch Cathedral</p>	<p>Progress to date:</p> <ul style="list-style-type: none"> <li>• Christ Church Cathedral Reinstatement Limited (CCRL) has been established and is putting in place key resources to carry out its responsibility of reinstating the Cathedral.</li> <li>• CCRL has recently completed the early clean up works, removing some of the steel framing from the western porch area of the Cathedral and improving site security. This included using stonemasons to catalogue recovered material.</li> <li>• The cathedral building remains a dangerous and inaccessible place. Safety remains a key driver for the project.</li> </ul> <p>What's next:</p> <ul style="list-style-type: none"> <li>• CCRL is currently procuring consultants and preparing for the concept design phase of the project which will be used for cost estimation, consenting and ultimately approval to proceed.</li> <li>• A plan is being developed for additional site signage and Christchurch city story-telling.</li> <li>• A Project Execution Plan is being developed CCRL to set out amongst other things project phases, timing, key milestones, risks and management protocols.</li> </ul>

As at 26 February 2019

Flat Land Clearance:

- 7,098 dwellings have been cleared by the Crown and Insurers from Crown-owned properties
- There are 3 current clearances
- A further 6 properties are currently delayed and clearance cannot proceed.

Port Hills Land Clearance:

- A total of 461 Crown owned properties in the Port Hills have been cleared
- There are no further clearances underway.

Residential Red Zone Offer Process:

- Of the 7,856 properties in the residential red zones (including 196 Housing NZ properties) 7,724 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.

2018 Revised Offer

- Ex Gratia payments have been made to 102 former property owners with one payment still to be finalised
- Consent forms have been received from 18 current Residential Red Zone property owners and offer letters sent. 3 properties have accepted the offer with 2 having settled and the remaining property settling shortly.