Urban Development and Regeneration Update

October 2018



Agency	Programme	Update
Regenerate Christchurch	Ōtākaro Avon River Corridor (OARC) Regeneration Plan	Under s33 of the Greater Christchurch Regeneration Act (GCR Act), Regenerate Christchurch received the views of all parties identified in s29 of the GCR Act within the 30-working day period ending 26 October 2018. Taking into account these views, the draft Regeneration Plan will be publicly notified in November. Under sections 43 and 52 of the GCR Act, the draft Outlines to partially revoke the Land Use Recovery Plan and Christchurch Central Recovery Plan were submitted to the Minister for Greater Christchurch Regeneration in early September. Subject to the Minister's decisions on the Outlines Regenerate Christchurch intends to notify the proposals for revocation at the same time as the draft OARC Regeneration Plan is notified.
	Southshore and South New Brighton	The Coastal Futures community hub in South New Brighton is open four days a week. This hub provides people with the opportunity to ask staff questions and to obtain information about the Southshore and South New Brighton Regeneration Strategy project. A detailed plan is being developed to prepare for community workshops to identify options for future planning, and how to involve the community in evaluation of the options.
	Christchurch City Council proposal for exercise of power under s71 of the GCR Act to amend Christchurch District Plan	 Christchurch City Council prepared a draft proposal for the Minister to exercise power under section 71 of the GCR Act to amend the Christchurch District Plan to provide a policy framework that supports the Residential Unit Overlay within the High Flood Hazard Management Area. On 25 October 2018, Regenerate Christchurch provided its views to the Council within the requested shortened period of 7 working days. Once the Council has finalised the proposal, it will submit the proposal to the Minister for approval, together with a concise statement recording the views of the s66 parties. The Council will also provide the finalised proposal to the Minister as soon as practicable.
	Central City Action Plan	Christchurch City Council is leading the development of a Central City Action Plan to build on Regenerate Christchurch's final advice for increasing momentum in the central city. Regenerate Christchurch staff are contributing to cross-agency discussions and the development of the Action Plan.







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	Yaldhurst Recreation and Sports Facility	Regenerate Christchurch provided its views on the proposal for the Yaldhurst Recreation and Sports Facility to Minister Mahuta under section 66(4) of the GCR Act in early September. Minister Mahuta is the decision maker for this exercise of power under section 71 of the GCR Act. On 4 October 2018 Minister Mahuta decided to proceed with the proposal, and published a notice on 6 October 2018 inviting written comment on the proposal, which closes on 5 November 2018.
Canterbury District Health Board	Psychosocial Wellbeing	 The greater Christchurch Psychosocial Committee and Governance Group meet quarterly. The Committee last met in August and will next meet in November. The Governance Group last met in September and will next meet in December. The Governance Group has escalated to DPMC 1) a request for an evaluation of the policy, budget and contract decisions made by MSD in their role leading psychosocial recovery in Canterbury (until 2015) and 2) the need for post-disaster counselling to be incorporated beyond response planning and into longer-term recovery planning, e.g., for five years with five year contacts (since the impact of secondary stressors can be delayed for years). MBIE volunteered to resume reporting to the Psychosocial Committee, which will be provide valuable line-of-sight on progress of unresolved or re-opened EQC and insurance claims. Information about the Greater Christchurch Claims Resolution Service has been shared with the Committee and Governance Group. The CDHB's planning for the November Earthquake Symposium (on behalf of the Psychosocial Governance Group) is nearly complete. This will be a valuable and engaging set of lessons about supporting people through disaster. The up-to-date Shared Programme of Action is available on the Community & Public Health website – https://www.cph.co.nz/wp-content/uploads/CIMSharedProgrammeActivityUpdateSept18.pdf The next phase in delivery of the redeveloped Canterbury Wellbeing Index is progressing on time and within budget. The Index is scheduled to be complete and online in November, with a launch event on 27-November. The 'All Right?' campaign is creating a platform to share learning with those involved in disaster recovery. A standalone website will be complete by the end of October.
Christchurch City Council	Christchurch District Plan	The Order in Council preventing changes to the District Plan remains in place, creating increasing urgency for a variety of necessary changes. Council is working with relevant parties to address time critical issues such as the expiration of sunset clauses in the District Plan that could hinder future development. Council staff are finalising an initial framework for ongoing monitoring of the District Plan, as required by s35 of the RMA. This will involve determining monitoring priorities, methods of data collection and analysis, and mechanisms for making the information available to the public. The intention is to take this framework to Council in the next couple of months for their consideration.











		CCC has noted a potential issue with the legality of a series of rules in the District Plan expressly naming parties for limited notification, which may contravene s.77(D) of the RMA. Staff are investigating the matter from a legal and planning perspective.
South I Brighto Souths Regene Plannir	on and hore eration	Council is supporting Regenerate Christchurch in the ongoing community and stakeholder engagement process. Through to October 2018 the focus in ensuring the process is understood by all parties, the information assembled to date is disseminated, and options for the future can be tabled. From October into 2019 options evaluation and strategy development will begin.
NPS-UI	DC	The consultation draft of the Future Development Strategy (FDS) was finalised and approved by the four constituent councils of the GCP, and then the GCPC, for public consultation. This process will run for 4 weeks from 2 November and will involve a series drop-in sessions and a stakeholder workshop which are currently being arranged.
Canter Sports Limited		Following Council approval, the section 71 Proposal for CSL Yaldhurst Recreation and Sports Facility was sent to Minister Nanaia Mahuta (Minister acting for the Minister for Greater Christchurch Regeneration on this matter) on 24 th August 2018. Regenerate Christchurch provided its views on the Proposal to the Minister (supporting the Proposal) and the Minister decided to proceed with the Proposal. A public notice, published in the newspapers on the 6th October, invited written submissions on the Proposal from the public. Submissions must be lodged with DPMC before 5pm on Monday, 5th November 2018. The Minister will then consider the submissions and either accept or reject the Proposal.
& Urba	Design an eration	 Central City Action Plan: Staff from CCC, ChristchurchNZ and DCL have engaged with city partners to identify a range of new, enhanced and coordinated activities. The Central City Forum Reviewed a draft Action plan in mid-October and a final version is scheduled for Council consideration in November. Council staff also briefed ECan Councillors on the Central City Action Plan and opportunities for Environment Canterbury to contribute/support. Meanwhile, short term actions are already underway, including the roll out of a new "Explore: Town" promotion campaign. Enliven Places Programme: delivery continues: Türanga library plaza: Gobo lights have been installed, incorporating fun
		and inspirational quotes.The Commons: Work on temporary landscaping has commenced and is
		 for completion mid-November. Former Westpac Lane (between Cathedral Square and Hereford Street): a temporary pedestrian pathway is being installed during October. Other installations, such as artworks, lighting and edge treatment will be delivered in November, in collaboration with property owners and artist Fayne Robinson.









		• Cathedral Square: The Pop Up Gardens design competition was launched at the beginning of October with three winning designs to be delivered in Cathedral Square for the 2018/19 summer season.
		• Urban Sheep: planning is underway to auction these for charity at the A&P show in November, with all proceeds going to the Mental Health Foundation.
		• Residential Red Zone: The installation of a portion of the former Medway Street Bridge as a commemorative structure has been completed. This project was undertaken in collaboration with the community and the Avon Otakaro Network.
		• Bishopdale revitalisation: CCC and DCL led an Inquiry by Design workshop with invited key stakeholders from the Bishopdale community in early October, with a follow-up presentation at the end of the month.
	Heritage	Public consultation is now underway through until the 12 th November on the Future of Heritage Strategy, the Council's proposed new direction and a broadened definition of heritage in the City and on Banks Peninsula.
		In October, two heritage buildings defined as 'Highly significant' in the Christchurch District Plan have been the subject of Central City Landmark Heritage Grant approvals from the Council of up to \$900,000. These are the former Chief Post Office Building in Cathedral Square and the former Sargood, Ewen & Son Building in Lichfield Street, close to the Bus Exchange. These very prominent large scale masonry buildings both require strengthening works in addition to repairs and renovations and the grants will assist with ensuring these works are undertaken as soon as practicable.
		In addition to the Landmark grants above, seven Heritage Incentive Grants were also approved by Council in October to heritage building projects ranging from a replacement roof to a dwelling to the repairs and restoration to working order of a wooden waterwheel.
		Work continues on a number of other heritage items in the city including the Town Hall, the Worcester Street Bridge, the former Public Trust Building and Risingholme Community Centre in Opawa. The historic Rose Chapel has also been completed and it has now re-opened following substantial repairs and seismic upgrade works as a result of earthquake damage. The completion of similar large scale repairs and seismic upgrade work on the Nurses Memorial Chapel will follow soon.
Waimakariri	District Plan	Projects continue evolving to various stages of the District Plan Review process.
District Council	Review	 Urban Edge are moving forward with reviewing current draft provisions and background technical reports for Natural Hazards. Dr McEwan is working through the Historic Heritage nominations with some having interesting backgrounds informing the nomination. Dr McEwan has meet with the Landmarks Group (experts in our local Historic Heritage) to discuss the nominations. We are considering the most appropriate Residential Zones for the
		• We are considering the most appropriate Residential Zones for the district, with development structure plans that will show how future subdivisions will look and the Waimakariri District.









		 Internal Groups engagement is underway looking at options for Rural Zoning and Subdivision control, to achieve better outcomes for the Rural Zone. Early Signs chapter development is underway to align with the Signage Bylaw review. A report has been received from Mahaanui Kurataiao Limited who have identified cultural landscapes to be considered in the proposed plan for Sites of Significance to Maori. Wildlands Consultants are currently assessing the significant natural areas for inclusion in the proposed District Plan. The Department of Conservation are working through their list of sites that will also be considered. Investigation methods to protect other Indigenous Biodiversity and incentivise proactive protection are been investigated. Draft Business, Utilities and Coastal chapters are currently under internal assessment before further progression.
	Kaiapoi Town Centre 2028	The Draft Kaiapoi Town Centre Plan Hearings Panel heard public submissions on the 26 th September, and then deliberated on all submissions on 2 nd October. A few minor alterations and updates to the Plan were recommended through the hearings process and are now being made to the Final Draft document. Staff will present the Final Draft of the 'Kaiapoi Town Centre Plan – 2028 and Beyond' to the Council on November 6 th for their consideration and adoption. Council Staff have begun turning their collective minds to the subsequent Implementation Plan and activation strategies and mechanisms. This work will intensify leading into the Council's Annual Plan budget considerations over the coming months.
New Zealand Transport Agency	Safe networks	NZTA is developing the Safe Networks programme: a collaborative, prioritised programme of proven safety interventions on high risk routes across New Zealand. This programme will use the safe system approach focusing on safe roads and roadsides, safe and appropriate speeds and safe level crossings. These actions will make roads more forgiving of human error, which will lower trauma rates. Speed management is an important part of the Safe Networks programme. A national speed management programme, which focuses on the highest benefit corridors as identified by the speed management maps, is currently being scoped. Three priority regions - Auckland, Waikato and Canterbury - will be supported in developing regional speed management plans which will cover both local roads and state highways. In addition, the we will continue to support Road Controlling Authorities and proactive communities to progress speed management opportunities – around the rest of New Zealand in a prioritised, collaborative, one network way. The NZTA is developing a set of standard safety treatments and a Standard Interventions Toolkit to use when developing safety programmes. The Toolkit is designed to help streamline the investment pathway and sets out a number of safety interventions that are proven Safe System countermeasures to deliver the best safety outcomes. We will be working with stakeholders and local communities to find the right solutions that will make a difference.

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Brougham Street/	NZTA is working collaboratively with its Partners to develop a Business Case (SSBC) with common investment objectives for this part of the network.
Moorhouse Avenue	The project has completed an extensive evidence gathering exercise to understand the current situation in the study area and to inform the future phases of the study.
	The project team has completed a series of engagements with key stakeholders including local Community Boards (Sydenham/Spreydon) and has agreed to provide regular updates to key stakeholders as the project progresses and reaches key milestones.
	Problems and Benefits workshops with key stakeholders (CCC, ECan, SDC, LPC etc.) were held in mid-late October to reach a consensus on the key problems and outcomes for this project.
	The Strategic Case is currently being developed and it is anticipated to be completed in January 2019.
Christchurch Southern Motorway	Construction has now been underway for two years with completion still on programme for early 2020. This date is weather dependent and assumes reasonable weather over the next two summers.
	Traffic is about to be switched to the new pavements on Main South Road to enable work to be started building over current Main South Road lanes between Robinson Rd and Rolleston. This also allows work to continue on Weedons Rd Bridge and the interchange.
	Progress has been good on the off-line section of the motorway between Robinson Rd and CSM1. Some local road bridges, Waterholes Rd and Trents Rd will be open shortly and work will commence on the last of the bridges, Robinson Rd Overpass and Springs Rd Underpass.
Christchurch Northern	The project is on schedule to open in mid 2020 - with the final asphalt being laid at the end of 2021.
Motorway	Work started on the Waimakariri Bridge in September and will be fully opening the Belfast Road Bridge in November (the first large structure completed).
	Traffic will move over to the new north side lanes on QEII Drive in early January 2019 while the new westbound lanes are built. Landscaping is already underway in some areas. The shared path will run the entire length of the project.
	Associated projects like improvements to the Main North Road bus corridor, HOV and Cranford St improvements are underway.
Waimakariri Bridge - HOV Lane and Travel	NZTA is continuing to work on the HOV Lane to test viability of an HOV lane option applied at Northern Corridor. The Business Case is nearing completion and anticipated to be completed December 2018. A series of Workshops took place involving key stakeholders (ECan, CCC, WDC, etc).
Demand Management Update	Papanui Innes Community Board, CNC Alliance, Emergency services are kept in the loop with the development of DBC through regular updates.
	The TDM work is being led by CCC with WDC (Andrew Smith from GHD as lead consultant).







blic ansport	This project integrates with the HOV work as well as walking/cycling with proposed shared path; offering a safe route across the Waimakariri River.
	The consultation period for the draft Canterbury Regional Public Transport Plan finished on 14 October. More than 700 submissions were received. Staff are now processing and analysing the submissions. Hearings will be held on 29 October, 5 November and 12 November. The final plan is scheduled for adoption by the Greater Christchurch Public Transport Joint Committee and Environment Canterbury in December. <i>Future of Public Transport in Greater Christchurch Programme Business Case</i> Work is nearing completion on this 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 year period. Some of the themes from this business case were put forward for public feedback through the Canterbury Regional Public Transport Plan consultation, including the proposed rapid transit corridors to the north and south-west of the city.
gional ansport	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. Territorial authorities are working with NZTA to consider how they may take up opportunities in the Government Policy Statement on Land Transport. Consultants have been engaged to carry out the work on freight mode shift, with the final report due by the end of the year. Initial information gathering for the resilience stocktake has now been completed, with the next step being to work with NZTA to engage with territorial authorities on the project. Road safety work is focusing on speed management. A key focus is on developing a better understanding of the issues facing the region and the case for a regional speed management plan.
egeneration ans and rategies	Environment Canterbury continues to provide planning and technical support for regeneration plans and strategies in Greater Christchurch, particularly in relation to the Ōtākaro Avon River Corridor (OARC) Regeneration Plan and the Southshore/South New Brighton Regeneration Strategy. Environment Canterbury provided views on the Draft OARC Regeneration Plan as part of the Section 33(2) process under the Greater Christchurch Regeneration Act.
rgional oproach to anaging atural azard Risk	The Canterbury Risk Reduction Working Group has held two successful meetings in the last six months, with the following milestones delivered: M1: Stocktake of roles and responsibilities M6: Assessment of LIR/LIM/PIM wording and processes across Canterbury M10: Stocktake of research
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		M17: Alternative methods of communicating and engaging New priority milestones and a review of the Terms of Reference for the Working Group are in development.
	Lyttelton Port Recovery Plan	 Whakaraupō/Lyttelton Harbour Catchment Management Plan Since the plan was published in March 2018, 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. Some priority projects from the plan have now commenced including scoping the state of the takiwā/environment report, various erosion and sediment projects, and working with schools to support initiatives that fit with the kaupapa/purpose of the plan. Lyttelton Port - Dredging consent Consents incorporating necessary changes following the appeals from Ngāi Tahu and Surfbreak were issued in May 2018. Lyttelton Port - Cruise berth 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. Currently, three consents are in process in relation to the cruise berth. Two of the consents have been limited notified to Te Rūnanga O Ngāti Wheke and Te Rūnanga o Ngai Tahu (deposition of dredged material and discharge of contaminants to Gollans Bay), with submissions for these two consents closing on 2 November. The other consent for the occupation of the coastal marine area to accommodate the larger cruise ships is still in process.
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. 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). 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. The team have developed a number of Preferred Options for various topics, as indicated in the District Plan Committee (DPC) indicative agenda items below. The following Preferred Option reports will be presented to the next DPC meeting on 21 November: District wide, Urban Growth, Versatile Soils Deferred Living Preferred Option report









In addition to these staff will also be providing the following updates at that meeting:

- Update on DPR programming (post engagement)
 - Post Engagement Reports
 - Coastal Environments
 - o Water
 - o Sites and Ares of Cultural Significance
 - o Residential density, Character and Amenity, Home Based Business
 - o Comprehensive Medium Density Development
 - o Family Flats and Alternative Housing
 - o All Business streams
 - Lighting and Glare
 - Signs
 - Hazardous substances & Contaminated Land
 - o Earthworks
 - o Community & Recreation
 - o Kainga Nohoanga Zone
 - o Airfields
 - o West Melton Airfield
 - $\circ \quad \text{Research Facilities}$
 - Scheduled Sites

Community consultation and engagement has now closed with the exception of the consultation for the Sites and Areas of Cultural Significance topic which is open until 23 October.

Online consultation went well with a high level of engagement.

- Over 4,700 District Plan Review related page visits were made by 2,925 people.
- 254 online surveys were submitted.
- 2,270 downloads were made (mostly of the summary consultation document Are we on the right track?)
- Top projects based on number of submitted online surveys and/or questions:
 - o Family flats
 - Night glow
 - o Housing development in residential zones
 - Home-based business
 - o Quarrying and rural density
- Top projects based on number of people that visited the page:
 - o Family flats
 - Sites and areas of cultural landscapes
 - Outstanding natural landscapes
 - o Intensive farming
 - o Housing development in residential zones

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.

A number of topics will soon be ready for the s32 Evaluation and Plan Drafting Stage. Drafting of the second generation Plan will occur over the next 8-9 months with the accompanying s.32 analysis. A Section 32 template has now been drafted











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		and planners are starting to develop their chapters with the aim to have the first draft complete by Christmas. Most of the workstreams are tracking well.
		To provide more detail and accessible information on the DPR, the website can be viewed at <u>https://yoursay.selwyn.govt.nz/selwyndistrictplanreview</u>
		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.
		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.
		The proposed Plan is expected to be largely completed by mid-2019 with a view to notification of the proposed Plan early 2020.
	National Policy Statement on Urban Development Capacity	SDC staff are working collaboratively with Partner staff on the settlement pattern update.
		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 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.
		The FDS will set direction and actions for growth management over the short, medium and long term.
		Short term (3 years) housing and business capacity is sufficient however it is tight for the medium term (up to 10 years) with a slight surplus based on medium-high growth rate and 20% buffer of capacity.
		The draft FDS was ratified for public consultation by Selwyn District Council at their 10 October 2018 meeting.
		At this stage the FDS is due for consultation in November for a period of 4 weeks. A LGA hearing will be held to hear submissions. Hearings, deliberations and recommendations will occur in late February/ March 2019. GCP Committee and Council will adopt final FDS in March/April 2019.
	Housing Accord / Special Housing Areas	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. A variation to the initial subdivision layout is expected in the coming weeks to address density and extent of reserve proposed in the original design.
		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.









		So far as at February 2018, over 300 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.
	Car parking strategy	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.
		The draft Car parking Strategy went to the Council meeting on 10 October 2018 and was endorsed for public consultation.
Ĩ		The Car Parking Strategy is due for consultation through November 2018 for a period of 4 weeks.
		A LGA hearing will be held to hear submissions. Hearings, deliberations and recommendations will occur in February/March 2019 (date to be confirmed) with a view to have the Car parking Strategy approved by Council in April 2019.
	National Planning standards	The (draft) National Planning Standards have been released and the team is working through them with a fine tooth comb so we can provide MfE with the "detailed, evidence based submissions'.
		The submission time is 10 weeks. A report and submission went to Council meeting 8 August 2018 and was endorsed to be submitted to MfE.
		SDC are aiming to align the Proposed District Plan with these Standards in the future.
		The proposed Selwyn District 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.







