

# 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 January and will next meet in March. The Governance Group last met in December and will next meet in March.

- In March, the Committee will have its first meeting as the Wellbeing Advisory Panel for the Greater Christchurch Claims Resolution Service. The Committee will meet with the lead for wellbeing to begin assessing any issues and potential needs in developing support for those whose claims remain unresolved.
- The Committee is preparing for its collective engagement with the Inquiry into EQC; the Governance Group is preparing for individual organisations' engagement, where applicable.
- The Committee has completed its annual evaluation and is reviewing its Terms of Reference for 2019.
- The 'All Right?' campaign is creating a platform to share learning with those involved in disaster recovery. A standalone website has an extended delivery date and will be live shortly.

## Christchurch City Council



### Christchurch District Plan

The Government has announced that the Order in Council preventing changes to the District Plan will be revoked on 18 March 2019.

Council has recently commenced pre-notification consultation on proposed Plan Change 1, a modification to the protective overlays around two bulk fuel terminals at Woolston. The intention is to notify PC1 as soon as practicable after the revocation of the OIC. Public consultation on the draft plan change has taken place during February 2019.

Council staff have outlined approximately 25 priority plan changes to Council for their consideration and comment, with the intention being to progress these changes as soon as practicable after the revocation of the OIC.

### NPS-UDC

CCC is preparing evidence to support its submission and has subsequently had a limited role in the development of the officer's report; however notes that significant work and progress has been made through the work of the report's authors. CCC staff will support the hearings process as required.



<p>Canterbury Sports Limited</p>	<p>The s71 proposal was approved by Minister Mahuta on 19 December, and gazetted. Necessary text and map changes have been made to the Christchurch District Plan. The Gazette Notice can be viewed at: <a href="https://gazette.govt.nz/notice/id/2018-go6445">https://gazette.govt.nz/notice/id/2018-go6445</a></p>
<p>Urban Design &amp; Urban Regeneration</p>	<p>Central city action plan:</p> <ul style="list-style-type: none"> <li>• A Central City Activator commenced work on 4 February, in a short term capacity to end June 2019.</li> <li>• Four barrier sites were removed from the barrier sites list.</li> <li>• A ‘best for city’, cross agency decision making framework was approved by the City Executives.</li> </ul> <p>Suburban initiatives:</p> <ul style="list-style-type: none"> <li>• Sumner Village master plan: Two community drop-in sessions were held in mid-February ahead of works starting on the streetscape enhancement project through the commercial centre.</li> <li>• Main Road master plan: consultation has commenced on a draft landscape plan for Scott Park in Ferrymead, to make the space more user-friendly.</li> </ul> <p>Enliven Places Programme:</p> <ul style="list-style-type: none"> <li>• The third and final Pop-up Garden has been installed in Cathedral Square: Stained Glass Garden designed by Tamsin Harrington.</li> <li>• A mural by local artist Brandon Warrell has been completed in Westpac Lane (temporary laneway to the south-east of Cathedral Square). The colourful mural features local landmarks such as New Regent Street, the Christchurch Tram and the Chalice sculpture.</li> <li>• Several giant games, along with tables and chairs, have been added to Tūranga Plaza for visitors to enjoy.</li> <li>• A short video has been released to promote the Enliven Places Projects Fund and celebrate a few of the community led projects funded to date. <a href="https://www.facebook.com/ChristchurchCityCouncil/videos/315660082488089/">https://www.facebook.com/ChristchurchCityCouncil/videos/315660082488089/</a></li> </ul> <p>Urban Design and City Planning staff are assisting the CCC/NZTA business case for Brougham Street/Moorhouse Avenue to develop an integrated approach to transport and land use.</p>
<p>Heritage</p>	<p>In December 2018, the Hearings Panel for the Council’s new Heritage Strategy completed its work and a formal report is being presented to Council in late February 2019 summarising the public submissions and how they have been incorporated into the strategy document where appropriate. It is hoped that the document, produced in partnership with Ngai Tahu, will be formally adopted by both parties prior to World Monuments Day on the 18<sup>th</sup> April 2019.</p> <p>The Council’s Central City Landmark Heritage Grant funded work on the repair, refurbishment and seismic upgrade of McLean’s Mansion has now fully begun on the site. The works have so far enabled the recovery of many original building features submerged in the rubble of collapsed chimneys. These will be carefully catalogued and stored for later installation back into the strengthened and repaired structure. The building has been more comprehensively secured and made weathertight and the remaining structure investigated and recorded to allow planning for the seismic upgrade to continue.</p>

<p>District Plan Review</p>	<p>Work progresses towards the preparation of the Waimakariri District Plan. Staff have taken on board comments from the District Development Strategy (DDS), early Issues and Options papers, along with specialist consultant inputs. A full year of briefings with the Council’s Planning Committee has occurred. Work is underway with draft provisions.</p> <ul style="list-style-type: none"> <li>• <b>Earthworks:</b> drafting is underway with stakeholder consultation continuing.</li> <li>• <b>Hazardous Substances and Contaminated Sites:</b> first stage drafting has commenced with team reviewing.</li> <li>• <b>Open Space zone, Sport and Active Recreation zone, Natural Open Space zone:</b> chapter reviews are commencing.</li> <li>• <b>Historic Heritage &amp; Protected Trees:</b> drafting continues with information been sourced by Heritage Consultancy Services.</li> <li>• <b>Natural Hazards:</b> the overall programme is under review.</li> <li>• Our work schedule has the following Chapters listed for first draft internal process mid / late March:             <ul style="list-style-type: none"> <li>▪ Strategic Directions</li> <li>▪ Ecosystems and indigenous biodiversity</li> <li>▪ Subdivision</li> <li>▪ Rural zones</li> <li>▪ Hospital zone.</li> </ul> </li> </ul> <p>Further stakeholder and partner engagement is planned for April, along with district wide engagement to test early thinking. Prior to this, a revised Rural Residential Development Strategy (RRDS) will be consulted on.</p>
<p>Kaiapoi Town Centre 2028</p>	<p>The ‘Kaiapoi Town Centre Plan – 2028 and Beyond’ was adopted by Council at the beginning of November (2018) after a good period of public consultation and a submissions process. The following link will take you to the final version of the Plan.  <a href="https://www.waimakariri.govt.nz/_data/assets/pdf_file/0029/59375/Kaiapoi-Town-Centre-Plan-2028-and-Beyond.pdf">https://www.waimakariri.govt.nz/_data/assets/pdf_file/0029/59375/Kaiapoi-Town-Centre-Plan-2028-and-Beyond.pdf</a></p> <p>Work on a number of key projects in the Town Centre has continued. One highlight is the River View development that includes a Boutique Brewery and five retail tenancies on the North East corner of the Williams Street Bridge. In conjunction with this development, Council is building terraces along the river bank in front of the Brewery, and pontoons which will allow boats to berth on the river in this location will be complete by the middle of this year as well.</p> <p>The vacant site on the North West corner of the Williams Street Bridge has recently been sold to a local developer following a tender process. The developer has plans for a two storey retail and office building on this site, which will provide another quality building overlooking the river in the Centre of Kaiapoi. We understand that this development will get underway over the next month or so.</p> <p>Council has received a number of ‘expressions of interest’ for various development proposals for the South and East Mixed Use Business Regeneration areas. We are currently registering these and in discussions with a number of the associated parties.</p> <p>The New Zealand Motor Caravan Association who expressed interest in developing a park for their members through both the Waimakariri Residential Red Zone Recover Plan, and Kaiapoi Town</p>

	<p>Centre Plan Review are still keen to move forward with discussions for a location in the East Mixed Use Business Area. The Association has around 85,000 members nationally.</p> <p>Council is continuing to work with key partner organisations such as Environment Canterbury and Land Information New Zealand (LINZ) on how to progress a number of projects within the Kaiapoi Town Centre Plan. Council staff have also started investigation and planning work on a number of the 26 projects listed in the Kaiapoi Town Centre Plan, and are working with key stakeholder on this.</p>
<p>District Regeneration</p>	<p>Current activities include:</p> <ul style="list-style-type: none"> <li>• LINZ are continuing to work on the final elements of the land divestment transaction process.</li> <li>• The draft Implementation Plan was adopted by the Council at its meeting on 4 December 2018, as per the recommendation from the Regeneration Steering Group. The draft Implementation Plan and its supporting documents have been sent to our strategic partners for comment, before the document will be made publicly available on the Waimakariri District Council Regeneration website.</li> <li>• Co-governance arrangements for the Heritage and Mahinga Kai projects are being planned to commence during 2019.</li> </ul> <p>Key project activities:</p> <ul style="list-style-type: none"> <li>• The Enabling Works being carried out by Rooney Earthmoving is on schedule. The completion date remains the 31 May 2019.</li> <li>• There continues to be progress with the Kaiapoi East Retained Roads upgrades, and construction is due to commence in September 2019.</li> <li>• Staff are working on procurement documentation for the sports changing rooms building, and the design-and-construct contract for the artificial softball diamonds and fencing.</li> <li>• Concept designs have been received for the sports and recreation area carpark which are currently being reviewed.</li> <li>• The Community BMX track concept design has been approved. The BMX track construction is due to commence in March 2019.</li> <li>• The Kaiapoi East Dog Park is underway with construction due to commence in April and completion due by June 2019.</li> <li>• The Kaiapoi Marine Precinct Boat-ramp has been installed and is available to be used by the Coastguard and the general public.</li> <li>• The Kaiapoi Riverview Terraces and Boardwalk was officially opened to the public on Sunday 17 February 2019 in conjunction with the Kaiapoi River Carnival.</li> <li>• Request for Tender documents have been sent out for the Kaiapoi Marine Precinct Marina Basin Dredging and also for the Kaiapoi Marine Precinct Floating Pontoon. The plan is to have the dredging and pontoon constructed and installed by August 2019.</li> </ul>

<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. This is being followed by a further stakeholder workshop (late February) to discuss/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. In February and March, a series of staged layout changes will take place on Main South Road (SH1), between Robinsons Road and Waterholes Road.</p> <ul style="list-style-type: none"> <li>• Construction of the Robinsons Road overpass will commence.</li> <li>• Curraghs Road will be closed at Main South Road with detours in place via local roads.</li> <li>• Robinsons Road will become 'left in/left out' to and from Main South Road during the overpass construction.</li> <li>• Main South Road traffic will be diverted over the new Main South Road bridge.</li> </ul>
<p>Christchurch Northern Motorway</p>	<p><b>Waimakariri Bridge:</b> Towards the end of February, the first of the new Waimakariri Bridge beams will be lifted into place. A contraflow traffic set-up will be in place. To see how this will operate, please visit the project website: <a href="https://www.nzta.govt.nz/projects/christchurch-motorways/christchurch-northern-corridor/videos/">https://www.nzta.govt.nz/projects/christchurch-motorways/christchurch-northern-corridor/videos/</a></p> <p><b>Grimseys/QEII intersection:</b> Subject to favourable weather, the Grimseys/QEII intersection will reopen on Sunday 10 March. A new layout will be in place (left in and out only).</p>

<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 at its April Board Meeting.</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.</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>Regional Approach to Managing Natural Hazard Risk</p>	<p>The Canterbury Risk Reduction Working Group has held two successful meetings in the last six months, 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 on the 29 November, 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 also has been granted which will authorise to accommodate the larger cruise ships.</p> <p><b>Lyttelton Port - Dredging consent</b></p> <p>Consents incorporating necessary changes following the appeals from Ngāi Tahu and Surfbreak were issued in May 2018.</p> <p><b>Fifth Implementation Progress Report</b></p> <p>Environment Canterbury have completed the six-monthly progress report for the implementation of the Lyttelton Port Recovery Plan as required under Section 6 of the Plan. Summary of the progress report was included in the Urban Development and Regeneration Update for November 2018.</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>We are nearing completion of our baseline assessments (i.e. what has happened, what are the issues) and are moving into preferred options development (i.e. what is the preferred option for dealing with an issue).</p> <p>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.</p> <p>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. Drafting of the second generation Plan will occur over the next 6 months with the accompanying s.32 analysis. A Section 32 template has now been drafted and planners are starting to develop their chapters. Most of the workstreams are tracking well. Chapter development workshops have been scheduled for next 6 months beginning in February with two workshops per month until the end of May 2019.</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>National Policy Statement on Urban Development Capacity</p>	<p>SDC staff are working collaboratively with Partner staff on the settlement pattern update.</p> <p>The NPS-UDC is closely tied to the DPR as it is considering the capacity of the Greater Christchurch Area (Rolleston, Lincoln, West Melton and Prebbleton in 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.</p> <p>The draft Our Space 2018-2048 4 week public consultation period finished on Friday 30<sup>th</sup> November 2018. A LGA hearing will be held to hear submissions. Hearings, deliberations and recommendations will occur in late February/ March 2019.</p> <p>SDC staff have provided input to the Officers Report ahead of the hearings.</p>

<p>Housing Accord / Special Housing Areas</p>	<p>With respect to the Geddes / Dryden Trust (now called Rolleston 72) block this is consented for both land use and subdivision so it is now with the developer to bring it to market. A meeting was held last year with the new owner's agents to discuss obtaining subdivision engineering approval for the development to proceed over the next 12 months. This is advancing. A variation to the initial subdivision layout has been lodged 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. 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 7<sup>th</sup> December 2018.</p> <p>A LGA hearing, deliberations and recommendations will occur 1 March 2019 with a view to have the Car parking Strategy approved by Council in April 2019.</p>

## Development Christchurch



<p>New Brighton</p>	<p><b>Hot Pools:</b> DCL has a preferred contractor is in the process of appointing a Main Contractor who will commence works as soon as Building Consent is obtained. A site blessing ceremony and sod turning event took place on the 11<sup>th</sup> of February ahead of the site works commencing.</p> <p><b>Public Realm:</b> DCL is working with Christchurch City Council to develop a solution that will enhance the foreshore and improve connections to the commercial areas. The intent is to have these works complete to compliment the opening of the Christchurch Hot Pools.</p> <p><b>Commercial Core:</b> DCL continues to work with the land and business owners and potential investors in New Brighton. Although the nature of the work is confidential, positive progress is being made.</p>
<p>Land development</p>	<p>DCL's leading focus for Land Development is on the 95 Kilmore Street (Old Convention Centre) site where we are progressing a development solution that is best for city and will support Christchurch City Council's central city housing strategy. DCL has completed a market sounding for the development and is moving into the procurement process for a development partner.</p>



Regeneration, Development and Investment initiatives

Working with the Christchurch City Council and local Community Boards DCL is helping drive a local-led regeneration initiative to be created in Bishopdale Village.  
Similar initiatives are also being progressed, sensitively, in other parts of the city.

## Regenerate Christchurch



Regenerate Christchurch

Regenerate Christchurch has sought consent from Ōtākaro Limited to submit the Ōtākaro Avon River Corridor Regeneration Plan to Minister for Greater Christchurch Regeneration for final approval.  
The forward scope of work for Regenerate Christchurch was agreed by it's Board on 18 February 2018 and is ready to discuss with shareholders. The scope of work is based on Regenerate Christchurch's view of what is currently required for regeneration, and what Regenerate Christchurch's contribution should be. Regenerate Christchurch continues to progress an organisational change process to deliver against its statutory functions and the proposed scope of works.

## Department of the Prime Minister and Cabinet



DPMC residential dwelling insurance settlement monitoring

As of 31 December 2018 EQC had 2,277 claims *excluding* SRES MOU claims and Litigation.  
Less than 1% of open claims are undergoing substantive repairs, 12% of the claims are undergoing remedial repairs and the remaining 88% are remedial claims being managed through the settlements process.  
Of all the claims currently with EQC, there are 403 unsettled over-cap claims, 112 of these are SRES MOU Overcap claims. Another 36 of the 403 unsettled over-cap claims are currently under repair.

Christ Church Cathedral Joint Venture Agreement

On 28 November Christchurch Cathedral Reinstatement Limited (CCRL) and Church property Trustees (CPT) formally agreed the terms and conditions for CCRL's occupancy of the Cathedral site. This was done through a License to Occupy agreement.  
Project Director Keith Paterson was appointed by CCRL and started work with the project in mid-November.  
Two cranes were installed on site prior to Xmas and works are now underway to remove the steel framing from the front of the Cathedral as part of site preparation work. The work will improve access to the front of the Cathedral, make it safer and will help the Christ Church Cathedral Reinstatement project team to better assess the area. Work also includes removal of loose roofing slates that may present a fall hazard. This work is due to be completed in early February.

	<p>Work at the eastern end of the site, installing concrete barriers as part of a review of site safety and security, was carried out and completed in December 2018.</p>
<p>Canterbury Earthquake (Christchurch Replacement District Plan) Order 2014</p>	<p>The revocation of the Order was approved on Monday 18 February and comes into force on Monday 18 March 2019.</p>
<p>Anchor projects</p>	<p><b>Canterbury Multi Use Arena</b></p> <p>Representatives of sporting organisations, business, events and entertainment and key community groups have been involved throughout the process and were invited to attend forums last week to get their input on the initial scope of ideas for the Canterbury Multi Use Arena. Two 1.5 hour forums across two days were held with around 20 people attending on the first day and 31 on the second.</p> <p>International experts in designing arena and stadia, architectural firm Populous, are working with the Christchurch City Council Project Team who are putting together the investment case with the support of the Crown.</p> <p>Pre-feasibility and early work, including feedback from stakeholders and the community, helped define a scope for the investment case so that more robust costings could be prepared. That scope was for a covered stadium, with capacity for 25,000 seats plus 5,000 temporary seats (35,000 for concerts), with connections to the surrounding area.</p> <p>The Investment Case is working within a budget of \$473 million to build a covered arena. The forums sought feedback on concept ideas around:</p> <ul style="list-style-type: none"> <li>• The Arena’s orientation and shape.</li> <li>• How we balance the various needs and interests, such as noise spill.</li> <li>• How we ensure the Arena connects well with the surrounding area.</li> <li>• How we best incorporate sustainability and innovation into its design.</li> </ul> <p>The forums have been a valuable exercise in understanding what’s important to those user-groups and whether there’s anything else we should be thinking about.</p> <p>Those attending the forums supported building a multi-use arena and the overall goal of having a facility that’s best for Christchurch and the wider region. Many had a number of questions and ideas on how we might achieve that.</p> <p>These conversations have been really important to be able to problem solve and plan ahead for future issues now before we get to the design phase.</p> <p><b>Te Pae</b></p> <p>Ōtākaro Limited has appointed AEG Ogden, a leading venue management company in the Asia Pacific region, as the operator for Te Pae Christchurch.</p> <p>With a network of venues across the Asia Pacific region, including the International Convention Centre Sydney, AEG Ogden has significant experience in delivering world-class events that have people wanting to come back for more.</p>

Te Pae will begin hosting events from late 2020.

Te Pae will have capacity to host up to 2,000 delegates for a variety of national and international events. It will feature purpose-built facilities including a 1,400-seat auditorium, 3,600 square metres of exhibition space and 24 meeting rooms set on the banks of the Avon River.

CPB is over a quarter of the way through construction. Work on the steel framework is nearing completion and the installation of the façade is underway, giving people a greater appreciation of the scale of New Zealand's second largest conference and exhibition facility.

### **Metro Sports Facility**

Ōtākaro are aiming to award the main works contract by the end of March with the expectation work will begin once the contractor has set up on site.

In the meantime March Menard JV is still working on the stone column installation. A fourth 80-tonne crane has been working on the site since December and the stone column work remains on track to be completed in May.