

Urban Development and Regeneration Update

February 2017

Agency	Programme	Update
Regenerate Christchurch	Central City	The Council has agreed to work with Regenerate Christchurch to develop a regeneration strategy for the Cathedral Square and surrounding area, and has nominated three councillors to be members of the Reference Group that is being established. The Regeneration Strategy will establish a vision for the area, identification of the actions required to achieve the vision, and identification and implementation of initiatives to begin activating the area as quickly as possible through events and activities that bring people into the area.
	Residential Red Zone	The Draft Outline for the Ōtākaro/Avon River Corridor Regeneration Plan was submitted to partners and also made available to the wider public on 16 December 2016 for comment within 30 working days up to 21 February 2017. To date we have received 40 comments from a range of people and groups. Regenerate Christchurch will consider feedback from partners and the public before making any changes to the draft Outline and submitting it to Ōtākaro Limited for consent, ahead of providing it to the Minister supporting Greater Christchurch Regeneration for approval.
	Cranford Regeneration Plan	Regenerate Christchurch received the Draft Cranford Regeneration Plan from the Council on 2 February 2017. We are currently considering the Plan and will provide a response to Council by 17 March 2017.
Ōtākaro Ltd		No update this month.
Development Christchurch Ltd		No update this month, Development Christchurch Limited will be providing updates from next month.
Department of the Prime Minister and Cabinet (DMPC)	Greater Christchurch Group	<p><u>Waimakariri Residential Red Zone Recovery Plan</u> We are supporting LINZ and Waimakariri District Council, as the lead implementing parties, in developing a structured approach and shared understanding to putting the land uses in the Recovery Plan into action. This includes developing a high level implementation framework which sets out the roles and next steps. An early priority will be divesting the 991 Crown-owned RRZ properties, a process which LINZ will lead with our support.</p> <p><u>Outline for Cranford Regeneration Plan</u> DPMC (along with other statutory parties) received the Christchurch City Council's draft Regeneration Plan, which details future urban residential development at Cranford Basin, for comment on 2 February 2017. DPMC is currently in the process of reviewing the draft Regeneration Plan. In accordance with the requirements of the Greater Christchurch Regeneration</p>

		Act 2016, all statutory parties have 30 working days to provide comments to the Council.
Government departments	MBIE residential rebuild and insurance	<p><u>Monitoring</u></p> <p>As of 31 December 2016 97.5% of all first time dwelling claims have been settled. EQC have 405 unsettled under-cap claims, this number does not include re-opened claims, which are understood to be the current main focus of EQC's efforts. There remain 3,790 unsettled over-cap claims. Over one quarter of these unsettled claims relate to multi-unit buildings, positively the settlement rate of these claims has improved markedly over the past year.</p> <p>The Public Sector Rebuild is projected to cost \$6.4bn on completion. As at 30 September 2016 72% of projects by value have either been completed or are in progress. Peak expenditure is expected to occur in 2017. Recent achievements include construction starting on the Central Library and the Christchurch Hospital Outpatients buildings.</p>
	LINZ land management	<p>As at 1 February 2017</p> <p><u>Flat Land Clearance</u></p> <ul style="list-style-type: none"> • 7,091 dwellings have been cleared by the Crown and Insurers from Crown-owned properties • A further 6 properties are currently delayed and clearance cannot proceed. <p><u>Port Hills Land Clearance</u></p> <ul style="list-style-type: none"> • A total of 366 Crown owned properties in the Port Hills have been cleared • A further 39 properties are currently underway <p><u>Residential Red Zone Offer Process update</u></p> <ul style="list-style-type: none"> • Of the 7,871 properties in the residential red zones (including 196 Housing NZ properties) 7,720 have now settled with the Crown • 148 did not accept and 3 are yet to settle due to specific individual situations. There is one remaining Rapaki property which is not due to settle until April 2017. The remaining two may not settle due to legal impediments.
	MoH	No further update since last report.
Canterbury District Health Board	Psychosocial Wellbeing	No further update since last report.
Environment Canterbury	Lyttelton Port Recovery Plan	Whakaraupō / Lyttelton Harbour Catchment Management Plan: The Science Advisory Group (SAG) and the Partners Working Group (PWG) have held field trips and workshops to share knowledge on the key issues and drivers of decline in the health of the harbour. The SAG is drafting an issues and options paper to inform the development of the action plan, and guide the development of monitoring indicators.

		<p>Drafting of the final Catchment Management Plan has begun with guidance from Te Rūnunga o Ngāi Tahu and Te Hapū o Ngāti Wheke.</p> <p>Dampier Bay Access: Staff from Environment Canterbury, LPC and CCC have been working to reach agreement on the access agreement. A revised draft agreement has been prepared, but outstanding issues remain. Work is continuing to reach agreement between the parties.</p>
	Regeneration Plans	<p>Environment Canterbury has provided their views to Regenerate Christchurch on the Draft Outline for the Ōtākaro/Avon River Corridor Regeneration Plan.</p> <p>Environment Canterbury will provide their views to Christchurch City Council on the on the Draft Cranford Regeneration Plan by 17 March 2017.</p>
Christchurch City Council	Replacement District Plan	<p>An appeal was lodged on 7 November 2016 in relation to Decision 45 (9.3 Historic Heritage), namely the parts of the decision that relate to Objective 9.3.2.1 (a) (C) and the introductory wording to Policy 9.3.2.9.</p> <p>An appeal was lodged on 28 November 2016 by Ngai Tahu in relation to an earthworks exemption for Sites of Ngai Tahu Cultural Significance.</p> <p>An appeal was lodged on 25 November 2016 by Forest and Bird Society with respect to Chapter 9.1 Indigenous Biodiversity and Ecosystems.</p> <p>An appeal by Christchurch International Airport was lodged on 19 December 2016 in relation to providing for activities in the Special Purpose Tertiary Education Zone as an exception from the Strategic Objective 3.3.12 – Infrastructure.</p>
	Regeneration	<p>Work continues to progress on the following:</p> <ul style="list-style-type: none"> • Preparation of Place-based Planning Framework and web-based Toolkit, to support community-led planning and place-making • Shirley master planning with Housing New Zealand • Community-led planning for Diamond Harbour and Little River (with the completion of ‘Little River Big Ideas’ document) • Central city and Suburban centre transitional projects (including: contestable fund for community initiatives; incentives; and funding for Greening the Rubble, Gapfiller and Life in Vacant Spaces) • Suburban centre master plan streetscape projects • Investigations into infrastructure scenarios in the Avon River corridor residential red zone (RRZ) • Cranford Regeneration Plan • Council’s Response to the Draft Outline for the Ōtākaro/Avon River Corridor Regeneration Plan.
	Policy and Strategy	<p>The development of a heritage strategy is underway for Christchurch City including Banks Peninsula.</p>
	Heritage	<p>A Heritage Incentive Grant was recently approved for a significant landmark heritage building, the former flour mill and grain store collectively known as Woods Mill, Addington. The grant will assist with the retention and seismic</p>

		<p>upgrade of these two substantial industrial buildings and help in bringing them back into commercial use as offices and entertainment venues. This is the latest attempt to save these magnificent brick, stone and timber buildings which are some of the few remaining examples of large scale industrial buildings in Canterbury.</p>
<p>Selwyn District Council</p>	<p>District Plan Review</p>	<p>Stage One of this review is complete. Stage One included four main tasks:</p> <ul style="list-style-type: none"> • Establishing the governance structure and project team • A comprehensive Strengths, Weaknesses, Opportunities and Threats (SWOT) assessment on the existing district plan; • Development of the plan structure for the 2nd Generation Selwyn District Plan; and • Development of a s32 template which will be used by the Project Team at the same time of drafting the 2nd Generation Plan. <p>Stage Two of the review commenced in July 2016. This stage includes issues and options, community consultation and the development of the 2nd Generation District Plan.</p> <p>The team has just completed the tender evaluation process to establish a Panel of Suppliers for the District Plan. This Panel will include planners, urban designers, transport engineers, infrastructure engineers, experts in air discharges, noise, hazard identification and mapping, GIS, heritage, ecology, and economic modelling and assessment.</p> <p>The team has largely completed the first draft of project plans and is looking forward to working with Mahaanui Kurataiao to develop integrated work plans on topic areas where there is a high level of Mahaanui input required. The team have commenced writing up scopes of work for internal and external work packages with the procurement of expert services anticipated to commence in February. This will be an on-going process of procurement and contract management as the work programme evolves.</p> <p>The Council are currently assessing the work required over the next two years to fulfil the obligations outlined in the National Policy Statement on Urban Development Capacity and how this links with the District Plan Review and any collaborative delivery arrangements.</p>
	<p>Selwyn District Housing Accord</p>	<p>The Selwyn Housing Accord between the Selwyn District Council and the Government is intended to increased land and housing supply in the Selwyn District during the period in which the Housing Accords and Special Housing Areas Act applies.</p> <p>Two areas in Rolleston have been identified to achieve this target and more information on the location of these areas can be found on the Selwyn District Council website. http://www.selwyn.govt.nz/services/planning/special-housing-areas</p> <p>Council and landowners are currently working through the development of resource consents to give effect to the Housing Accord Special Housing Areas.</p>

The Housing Accord land aims to deliver around 1377 lots to the market of which 10% (around 137 lots) will be at an affordable price point of \$416K.

South Farringdon Special Housing Area

- As at December 2016 the South Farringdon Special Housing Area has now been consented for a total of 243 new sections with a total potential yield of 292 new dwellings. The first development stages are under construction.
 - The first development stages 1A, 1B and 2 will deliver 132 residential sections of which 7 are comprehensive sections for future medium density development, with a total yield of 166 new dwellings.
 - The second development stages 3 and 4 will deliver 111 residential sections of which 4 are comprehensive sections for future medium density development, with a total yield of 126 new dwellings.
- The resource consents for the final development stages 5 to 7 are currently being considered by Council and are anticipated to deliver 162 residential sections of which 6 are comprehensive sections for future medium density development, with a total yield of 197 new dwellings.
- This equates to a total anticipated yield of 402 new sections within the South Farringdon SHA and a total anticipated yield of 489 new dwellings.
- To date, 22 new dwelling building consents have been approved within the South Farringdon SHA and a further 3 are being processed.

Geddes / Dryden Trust Special Housing Area

- As at December 2016 the Geddes / Dryden Trust Special Housing Area has now been consented (under one application) for a total of 743 residential sections of which 57 are comprehensive sections that will be further developed to provide 201 houses on separate sections; and one commercial section. There will be a total yield of 888 new dwellings.
- Construction is yet to start on this development.
- No building consent for new dwellings have been approved to date within the Geddes / Dryden Trust SHA.

<p>Waimakariri District Council</p>	<p>District Development Strategy (DDS)</p>	<p>Further public and stakeholder engagement is proposed for the period through to late March to help inform development of the DDS. Community Board hosted workshops with key local opinion leaders have been scheduled and focus group discussion meetings with key stakeholders based on the 7 themes set out in the discussion document 'Our District, Our Future Waimakariri 2048' are being prepared.</p> <p>Background technical work continues to progress, including a population model based on Statistics New Zealand medium projections. The model preparation has looked at development capacity within the identified growth areas taking into account constraints and opportunities. This will also assist with interpreting the recently announced National Policy Statement on Urban Development Capacity. This model will assist Council and the UDS partnership to meet relevant priority actions set out in the Greater Christchurch UDS Update</p>
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		<p>document. For more information see: http://www.waimakariri.govt.nz/your-council/district-development.</p> <p>DDS development is expected to be complete by October to help inform LTP and Infrastructure Strategy preparation.</p>								
	Waimakariri Residential Red Zone Recovery Plan	<p>The Minister supporting Greater Christchurch Regeneration Gerry Brownlee approved the Waimakariri Residential Red Zone Recovery Plan on 13 December 2016. This approval provides certainty to move forward with implementation of the Plan. These will involve:</p> <ul style="list-style-type: none"> • Working with the Crown on a Land Divestment Plan • Preparing a timeline/schedule for regeneration area projects • Preparing a Participation Strategy which will outline how the community can be involved in the regeneration areas. <p>Focus is currently on the development of an implementation framework and establishing key partnerships.</p>								
	District Plan Review	<p>Key progress steps on the District Plan review are as follows:</p> <ul style="list-style-type: none"> • District Plan effectiveness reviews looking at how well the Plan has been working are complete. • An analysis of the relationship between the Regional Policy Statement and the District Plan is complete. • Maahanui Kurataiao Ltd are currently working through a report to identify, assess and set out findings relevant to the iwi authority. • Work is also continuing on the potential structure for the Plan review, following on from an earlier resolution of Council to prepare a more activities focussed second generation Plan for the District. <p>Communication and engagement processes are also being developed and with new staff employed by Council in this area, the District Plan review will be made much more public in 2017.</p> <p>Thinking is also turning to the development of issues and options papers for public and stakeholder feedback. Progress is being made towards an improved on-line (e-plan) version of the operative District Plan to be followed by the second generation Plan.</p>								
Te Rūnanga o Ngāi Tahu		It is expected that the new Ngāi Tahu UDSIC members' appointments will be finalised in April 2017.								
New Zealand Transport Agency	State Highway Programme Business Cases	<p>No change since last update – previous material reproduced.</p> <table border="1"> <thead> <tr> <th>SH Programme Business Case</th> <th>Status to January 2017</th> <th>Expected completion</th> <th>Key stakeholders</th> </tr> </thead> <tbody> <tr> <td>SH1-71 Picton to Christchurch – Split in two sections: SH1 Picton to Ashley River</td> <td>Project on hold due to Kaikoura Earthquake. Proposed engagement and workshops have not been held.</td> <td>July 2017, Delayed due to Kaikoura Earthquake</td> <td>MDC, KDC, HDC, WDC, Kiwirail, User Groups, Police, Emergency Services</td> </tr> </tbody> </table>	SH Programme Business Case	Status to January 2017	Expected completion	Key stakeholders	SH1-71 Picton to Christchurch – Split in two sections: SH1 Picton to Ashley River	Project on hold due to Kaikoura Earthquake. Proposed engagement and workshops have not been held.	July 2017, Delayed due to Kaikoura Earthquake	MDC, KDC, HDC, WDC, Kiwirail, User Groups, Police, Emergency Services
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	Strategic Case has been used to frame up re-instatement work discussions. Next step: Develop revised project plan.		
SH1-71 Picton to Christchurch – Split in two sections: SH1 Ashley River to Belfast	Alternatives and options workshop held November 2016. Next step: Programme development workshop, Jan 2017	Apr 2017	Waimakariri DC, HDC, CCC, ECan, Kiwirail, User groups, Police, Emergency Services
SH73/76 West Melton – Tunnel and SH1 south and western corridor Split into two sections: <ul style="list-style-type: none"> • SH73 Darfield to Christchurch Southern Motorway, plus SH1 Western and Southern corridor, Belfast to Selwyn River • SH76, including Brougham Street 	Programme Development workshop held Next steps: Assessment of programme, preparing Programme Business Case and summary documentation. Working with CCC to align PBC's, may delay the final delivery.	March 2017, Likely to be delayed to April 2017	CCC, ECan, SDC, Kiwirail, User Groups, Police, Emergency Services
SH1 Christchurch to Dunedin (Selwyn River to Pine Hill, Dunedin)	Assessed programmes and draft Programme Business Case report. Dragons Den review held. Next step: Finalising PBC and decision making paper.	Dec 2016 Received draft PBC. Approval expected April 2017	SDC, ADC, TDC, Waimate DC, Waitaki DC, DCC, ECan, Otago RC, User Groups, Police, Emergency Services
SH75 Halswell Road Corridor	No progress on Point of Entry.	Nov 2017	CCC, SDC, ECan, User Groups