

Long Term Christchurch Community Plan
Christchurch City Council
Civic Offices
PO Box 237
Christchurch

6 May 2004

Central City Mayoral Forum
c/- Dale Wreford, Secretary
Christchurch City Council
Civic Offices
PO Box 237
Christchurch

Tel. 941-8941
Email: Dale.Wreford@ccc.govt.nz

Dear Sir/Madam

SUBMISSION BY THE CENTRAL CITY MAYORAL FORUM - LTCCP

Please find enclosed the submissions of Central City Mayoral Forum on the LTCCP for your consideration.

The Central City Mayoral Forum wish to make a personal submission at the hearing.

Yours faithfully,

Dale Wreford
Forum Secretary, Central City Mayoral Forum

for
Craig Boyce
Deputy Chair, Central City Mayoral Forum

LTCCP Submission by the Central City Mayoral Forum

Greening of Central City Streets

The Mayoral Forum supports the implementation of a planting strategy in the central city. Council has indicated its commitment to “*Implement a planting strategy to maintain both the garden city image and our natural biodiversity heritage*” in Volume II on page 6. The Forum considers that street greening is important for enhancing central city amenity values and in turn supporting the central city. This is recognised in the Central City Strategy Stage I (adopted by the Council in 2001) and the Central City Green Streets Strategy (currently in draft format). Moreover, the need to support the central city is recognised in Volume II of the LTCCP on pages 39-40, as well as the importance of ‘Landscaping the Transport Network’ (Vol. II, page 82).

The Forum considers that certain areas of the city and the central city specifically are neglected in respect of street greening. It notes the financials outlined on page 33 of Volume I in respect of the MCTS for \$100,000 operating 2004/05 and 2005/06, and the financials in Appendix F of the MCTS for ‘Central City Amenity’ (page 27), but is unclear exactly what portion of those funds might be spent on central city street landscape plantings and maintenance. It therefore requests the Council allocate \$100,000 per annum for the next 6 years specifically to undertake landscape planting and maintenance in the central city, as identified in the Central City Green Street Strategy.

Revitalisation of Central City Service Lane Walkways and the Lichfield Lanes Revitalisation Project

The Mayoral Forum supports the development and revitalisation of central city service lane walkways, particularly the Lichfield Lanes revitalisation project. The Council has outlined its commitment to central city street life, regeneration, and accessibility in Volume II on pages 14 & 19:

- *Expand community revitalisation initiatives to stimulate increased private sector investment in urban regeneration, façade and streetscape;*
- *Improve the accessibility of the City’s special natural and built places for the enjoyment of citizens; and*
- *Encouraging active and creative street life.*

Service lane walkways make a positive contribution to the distinctive character of central city street areas and provide important pedestrian and amenity linkages, which in turn support the central city. This is recognised in the Central City Strategy Stage I (adopted by the Council in 2001) and in the Proposed City Plan (Policies 12.2.4 and 12.3.3 respectively). The need to support the central city is recognised in Volume II of the LTCCP on pages 39-40. Here, Poplar and Ash Streets (Lichfield Lanes) are specifically mentioned as an Economic Performance Measure for this objective.

On the basis of the above, the Forum supports the forecasted funding indicated for Service Lane Walkways in Volume I (page 80) for \$72,000 for the 2005/06 and 2006/07 financial years, and projected funding of \$70,000 for the 2007/08 and 2008/09 financial years. The Forum also requests targeted funding of \$70,000 for the Lichfield Lanes Project for the 2004/05 financial year.

Affordable Housing

The Mayoral Forum supports the Council's continued involvement in social housing in the city as detailed in Volume I page 66 and the emphasis placed on the central city (Vol. II page 21). The Forum is aware that there is significant demand for central city social housing. In order to further central city social housing the Mayoral Forum recommends that the social housing fund allocated in Volume I (page 66) for 2004/05 to 2008/09 be split and categorised to create a 'central city' fund to ensure sufficient central city projects are undertaken.

Central City Safety

The Mayoral Forum supports the Council's commitment to a safe city as a community outcome (Vol. I page 27) and the methods to achieve safety (Vol. II page 17). However, the Mayoral Forum would like to see more emphasis and programs tailored towards safety in the central city specifically. To this end the Forum seeks the creation of a safety strategy and \$200,000 per annum for additional security patrols within the central city. The Forum also seeks the creation of and resourcing for a central city lighting strategy. To this end the Forum seeks \$50,000 in the next financial year followed by \$200,000 pa for the next three years.

Central City Marketing / Promotion

The Mayoral Forum supports the allocation of \$850,000 for Central City Marketing / Promotion as outlined on page 7 of Volume III, which is generated from the proposed Changes to Fees and Charges: 'City Transport-Parking', as outlined in Volume III (pages 129-131). Central City Marketing / Promotion is necessary to raise the profile of central city retailers and the services they offer, as well as to promote the function and image of central city in general. This is recognised in the Central City Strategy Stage I (adopted by the Council in 2001). Moreover, the need to support the central city is recognised in Volume II of the LTCCP on pages 39-40, while the need to promote "*cooperation within and between sectors*" and to "*Work with the business community to ensure privately owned infrastructure is operated effectively*" is referred to in Volume II (pages 9-10).

New Civic Offices

The Mayoral Forum supports the need for a new Civic Offices and therefore supports the budgeting of \$53 million in Volume I page 29 of the LTCCP for this. The Forum considers that a quality civic building will add significantly to the central city.

Supporting the City Centre

The Mayoral Forum supports the LTCCP's focus on the supporting the 'City Centre' (Vol. II page 39) and the proposed funding of \$593,000 (during 2004/05), \$600,000 (during 2005/06) and 604,000 (2006/07) for supporting the city centre as indicated in the LTCCP on page 41 of Volume II. The Forum considers that a healthy central city is vital for a healthy Christchurch.

Development Contributions Policy

The Mayoral Forum supports the provision of a development contributions remission for central city housing undertaken as part of or in conjunction with business development in the Central City Zone (Vol. III page 85). The Forum considers that this remission will help encourage mixed-use developments in accordance with the desired outcomes expressed in the Central City Strategy Stage I. It will also give the central city a comparative incentive over residential development elsewhere in the city. The Forum also supports the provision of a development contributions remission for housing in the central city Living Zones which can be applied as required depending on the housing market.

The Mayoral Forum is however concerned that the method for calculating the reserves contribution (Vol. III page 72) will stifle residential development in the central city generally. Specifically, the cash equivalent of the value of 20m² of land for each additional residential unit created could be a significant sum given the high cost of land in the central city. Because of this, the Forum recommends that the Council investigate alternative calculation methods such as a 'weighted' land value as applied by the Auckland City Council to even out the development contributions payable across the city.

Central City Major Project

The Mayoral Forum supports the proposed forecasted and projected funding of \$1,000,000 during 2006/07 and 2007/08 for a Central City Major Project, as indicated in the LTCCP on page 66 of Volume I.

The Central City Mayoral Forum wishes to be heard in support of this submission.



Craig Boyce
Deputy Chair
Central City Mayoral Forum

Address for Service:

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c/- Dale Wreford, Secretary
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City Mall Upgrade

The Mayoral Forum City Mall Subcommittee supports the proposal to upgrade City Mall (outlined in Vol I, page 80 as a Streets & Transport 'Major Amenity Improvement')

The City Mall is our City's premier shopping street. However, at present it is in a very sorry state. The present design was decided some 25 years ago and since this time various council unit and utility companies have added furniture, power boxes, bike stands, signs, etcetera in a very ad hoc manner. The standard of maintenance and repairs is also questionable.

The City Mall is vital to the survival of Central City retail, tourism, entertainment, business and living. It is home to most of the key retailers one would expect to find in any mall, as well as treasures like Ballantynes, Arthur Barnett and some wonderful one off boutiques. If the City Mall is going to continue to attract and keep customers and the best tenants, the council needs to treat the City Mall like the star that it is, City Mall needs to be regarded in a similar way to Cathedral Square, Victoria Square and the Art Centre precinct.

In the last two to three years the four major suburban malls in Christchurch have spent over \$250 million on upgrading and expanding, and their investment is paying off. At present rentals in major suburban malls in Christchurch are higher than those in the City Mall. In other words there is a higher demand for suburban mall locations than premier Central City locations. We are the only main centre in New Zealand where this is the case. (If Mark and Spencers came to Christchurch they would go to a mall).

The Council has the power turn the City Mall into a well designed, managed and maintained focus for retail in the Central City and to do it as well as the best examples worldwide. As we have seen in High St and other areas, if the council does its part the local land owners gain the confidence to bring their buildings up to at least the same standard.

Over the last year the council's STU Committee have asked staff to increase the scope of the proposed City Mall improvements from a project that covered some very necessary maintenance to a well over due tidy-up of the entire area. The proposed funding for this project is \$504,000 in the 2004/05 financial year and this is only sufficient to upgrade the lighting and some of the planters. The extended plan overhauls all the planter, seating and other street furniture in the City Mall and includes both Cashel and High Street out to Manchester Street. This is estimated to cost \$1.9 million. The Mayoral Forum supports these improvements to the plan, however, they believe that the Council should broaden its scope still further. The City Mall needs imagination and thought. It is an area that could be as good as anywhere in the world. Before the Council decides to do just what is necessary they should consider what is **possible**.

This is much more than just a request for more funding - it is a request for a step change in the way the Council views the City Mall.

This project needs to have a:

- Long term vision and management
- Master Plan
- Design and Documentation
- Works Schedule

- Annual, 5 year, 10 year upgrading schedule
- Maintenance and cleaning schedules – hourly, daily, weekly, monthly, quarterly
- A staff team set up to consider all issues involved in design, management and maintenance including events, safety, retailing, traffic, enforcement, etcetera.
- Input from user and tenants of the City Mall

To follow are some suggestions and ideas to fire up your imaginations and even fund the improvements:

- The City Mall has room for two to three purpose built café/activity areas that could be leased out. These would not only create focus and interest on the street they would create revenue that would more than cover their costs. This revenue could be used to further improve the City Mall. Their design could easily include public toilet and baby changing facilities which are much needed in the City Mall.
- The two air-bridges over High Street and Cashel Street are dated and rarely used. These structures could be modernised and extended to allow seating and retail activity below. Seating would also be possible in the walkway areas above if they were enlarged as in the bridge over Colombo Street. These areas would also generate revenue.
- The number of people (especially young people) is likely to increase significantly in the next while with Unlimited, David Henderson's new student accommodation and a possible new hotel somewhere in the area. This needs to be considered.
- The Shades has been struggling for a number of years. Council Staff could get the owners together and facilitate a good outcome similar to the work done between Ballantynes and Nam Yee.
- A review of council bylaws covering signboards, delivery times, signage and display of building numbers is needed and enforcement needs real Council commitment
- Maintenance in general needs to be looked at. The tiles may well have 10 years of life left in them but they look dirty and drab. The cleaning contractors have a machine that steam cleans the tiles - it needs to be used much more often.
- A roof over part of the mall and a windbreak would make the City Mall more appealing in inclement weather.
- If we are going to extend the tram down part or all of the City Mall now is the time to consider it.
- Fix up Stewart Fountain.
- Staff have done a great job with the mandate they have been given - give them more scope and/or contract one of the experienced companies who specialise in central city pedestrian areas - lets get them in to give us some ideas/vision.

Bridge of Remembrance Upgrade

The Mayoral Forum agree that it is high time the Bridge of Remembrance was upgraded and encourage the council to proceed with this project as soon as possible.

The forum believe that the removal of the wall at the Durham Street end is vital to the integrity of the bridge and will enhance the vista from City Mall to Hagley Park in the distance.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read 'Stephen Collins', written in a cursive style.

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Stephen Collins
Central City Mayoral Forum City Mall Subcommittee.