

**SUBMISSION ON THE CHRISTCHURCH
LONG-TERM COUNCIL COMMUNITY PLAN (LTCCP)**

SUBMISSION JOINTLY MADE BY:

Professor Christopher C. Kissling
Environment, Society & Design Division,
P.O. Box 84,
Lincoln University
E-mail : kisslinc@lincoln.ac.nz

Dr. Jean-Paul Thull,
Environment, Society & Design Division,
P.O. Box 84,
Lincoln University
E-mail : thulljp@lincoln.ac.nz

Mr. Rex Verity,
Director,
Sustainable Cities,
P. O Box. 4490,
Christchurch
E-mail : rex@suscities.org.nz

Dr. Ted Pryor MBE,
Strategic Planner,
3 Wiltshire Mews,
Avonhead,
Christchurch
E-mail : pryorchch@xtra.co.nz

PREAMBLE

1. In making this submission on the LTCCP, we recognize and applaud the considerable efforts made by the Christchurch City Council in responding to the requirement under the Local Government Act 2002 (LGA) to prepare a LTCCP to formulate desired community outcomes for the City in respect of the future social, economic, environmental or cultural wellbeing of the community. It is noted that (a) the LTCCP is required by the LGA to cover a period of not less than 10 consecutive financial years; (b) not less than every 6 years community outcomes for the medium and long-term future must be identified: and (c) not less than once every 3 years a report must be produced on the progress made for achieving the stated outcomes.
2. The LTCCP comprises the following documents:
 - Volume 1 – providing a **summary** of the Council's **intentions**;
 - Volume 2 – providing **detailed information** on the **Council's plans**;
 - Volume 3 – containing **detailed accounting information** and copies of the Council's **significant financial policies**; and
 - Two supplementary documents comprising the **Metropolitan Christchurch Transport Statement** and the **Solid and Hazardous Waste Management Plan**.
3. The very short time allowed for the submission of comments has made it difficult to fully absorb the considerable amount of information in the three volumes and associated two supplementary reports. Accordingly, the comments we offer focus on key matters covering outcomes and processes that relate to the revitalisation of the Central City and associated wider strategic planning and development initiatives. It should also be noted that each of the submitters of this statement may have other points relating to their respective spheres of interest and expertise about which they may wish to make their own responses to the draft LTCCP. At least two members of

this submission group (Kissling and Thull) are of the opinion that the existing rail network needs to be used better for passenger commuting and for this to happen, the rail service needs to be linked better to the central city area.

THE BROAD STRUCTURE AND INTENTIONS OF THE LTCCP

4. The LTCCP is founded on a process that aims, first, at identifying in broad terms lists of “OUTCOMES” that :

- *describe the kind of society, community, environment and economy that the people of Christchurch want to live in. They are things which the community thinks are important for its well-being.*

5. Such outcomes have been classified in general terms as follows:

Sustainable Christchurch

- a city with a sustainable environment;
- a learning city;
- a prosperous city;
- a well governed city;

and a City

- with inclusive and diverse communities, that have a strong sense of place and identity;
- with healthy and active people;
- which is safe;
- with is cultural and fund; and'
- which is liveable.

NEED TO TAKE ACCOUNT OF OTHER KEY STRATEGIC PLANNING DOCUMENTS OR PROCESSES

6. In pursuit of defining outcomes for the LTCCP, it is a requirement under Clause 1(d) Schedule 10 of the LGA 2002 that a long-term community plan must – to the extent determined appropriate by the local authority – ***describe how the community outcomes relate to other key strategic planning documents or processes.*** On that account, initiatives have recently been taken by the CCC to formulate, in association with other territorial authorities, a long term **Urban Development Strategy (UDS)** for metropolitan Christchurch comprising commuter areas within and adjoining the City . The broad purpose of the UDS is:

to ensure an excellent quality of life in metropolitan Christchurch through an integrated and collaborative planning approach for future metropolitan urban development.

7. A key aim of the UDS is to produce a “proactive” strategy that will provide direction and integration for existing and proposed urban development, including assessments of social, environmental and economic impacts. It is the intention that implementation of an agreed strategy will be achieved through regulatory and non-regulatory methods, including providing a basis for funding requests and relevant significant activities for the 2006/07 LTCCP.
8. The UDS assumes a planning horizon of 20 – 30 years, over which time the population of the study area could have grown from about 390,000 to about 500,000 people. A high proportion of that growth is expected to occur in the Selwyn and

Waimakariri districts. Accordingly, such growth will place pressures on the Central City and other parts of Christchurch, many functions of which serve a wide regional hinterland. It is thus considered essential that, for the purposes of the LTCCP, the key results of the UDS are taken into account in the planning of land uses and infrastructure for the Central Area of Christchurch and also for the planning and implementation of city-wide key infrastructure and major economic facilities – such as the port and airport.

9. However, the draft LTCCP – covering a period of only 10 years - omits to make any substantive reference to the need for the timely completion an UDS and its great significance for rationalizing planning at a district level. Accordingly, we **recommend** that:

*complementary to the **Metropolitan Christchurch Transport Statement**, the LTCCP should be expanded to incorporate a substantive statement and other consequential amendments in Volumes 1,2 and 3 relating to the general scope, purpose, process and timing of the work required for the earliest possible completion of the **Urban Development Strategy**.*

CURRENT OBJECTIVES FOR CENTRAL CITY REVITALISATION

10. Whilst we remain concerned about the points made in paragraphs 6 - 9 above, we generally support the proposed LTCCP outcomes, taking account of the following key points made in the web site for the City Council's **Central City Revitalisation Project (CCRP)**, namely:

- **A strong heart is at the centre of our lives**

The heart of Christchurch - the area within the four avenues (Bealey, Rolleston, Moorhouse and Fitzgerald) - is the business, cultural, retail and entertainment centre of our city.

- **The vision**

As adopted by the Council and the Central City Forum is:

A vibrant, exciting, safe and sustainable Central City heart; a heart with a strong and healthy economy, environment, culture and society

- **Why we need to do this**

Over 30,000 people work and more than 7,000 people live in the Central City.

It is home to a number of public facilities, attractions and services including the city's art gallery, museum, central library, botanic gardens, town hall, arts centre, live theatre, casino, churches and over 50% of our heritage buildings.

The Central City is vital to Christchurch tourism, with the majority of tourists visiting and staying in the Central City and recent research identified shopping as being their largest expenditure item.

Despite all these positive signs, the threat of an unhealthy Central City is very real. Rapid growth in the suburbs has drained some of the life out of our heart. Many overseas cities, which have let their inner city districts become run-down, have paid a high price with empty buildings, falling property values and escalating crime.

The Central City is important to all of Christchurch and that's why revitalisation has become a top priority.

Key areas for revitalization

The Central City Revitalisation Strategy lays down some key areas for improving our Central City including:

- Reversing the business and residential drift from the Central City to the suburbs;
- Marketing and providing incentives for the Central City as a destination for new business and residential developments ;
- Streamlining approvals and consents for business and residential developments; and
- Making the Central City a more attractive place to live, shop, socialize and conduct business .

Core Principles for Future Projects

The Strategy set criteria for assessing potential projects which the Forum and Council is likely to encourage or support.

- **East Side Focus**
To generally focus projects to the east of Colombo street within the Central City area.
- **Residential and Business Development**
To increase the residential population and business/commercial activity.
- **Improve Public Spaces**
To enhance the Central city with more open green space, tree planting and public art.
- **Integrated Development**
To pursue public-private partnerships to provide integrated and complementary developments.
- **Sustainability**
All projects (public and private) should meet social, environmental and economic sustainability criteria.

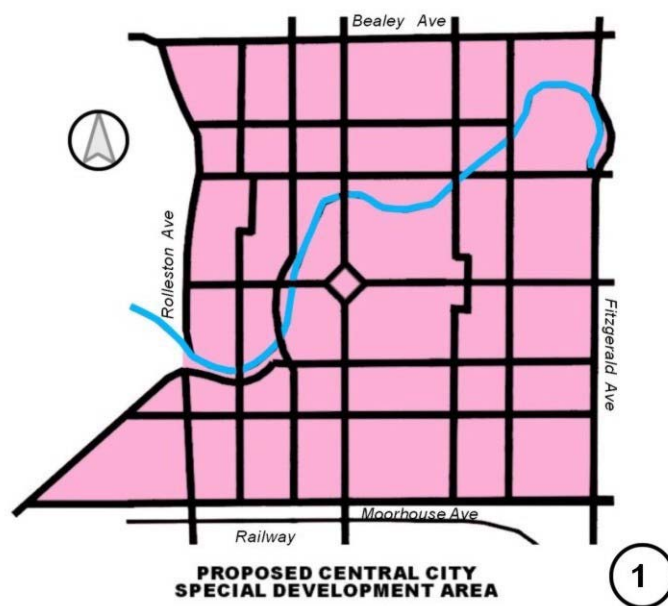
SOME NEW THOUGHTS ON THE CENTRAL CITY REVITALISATION PROJECT

11. We recognize that credit is due to the City Council and allied bodies for their past initiatives to revitalize the Central City, the above stated objectives for which generally accord with the declared outcomes under the draft LTCCP. However, we are of the view that – no doubt due to constraints over resource availability and a desire to achieve essential short-term results - outcomes so far appear to have been somewhat sporadic, lacking integrated direction and short of achievement in balancing desirable social, economic and environmental outcomes. Accordingly, we consider that – **complementary to the UDS and the remit of Clause 1(d) in**

Schedule 10 of the LGA 2002 - a well thought out long-term vision is also required for the Central City. To that end it is recommended that :

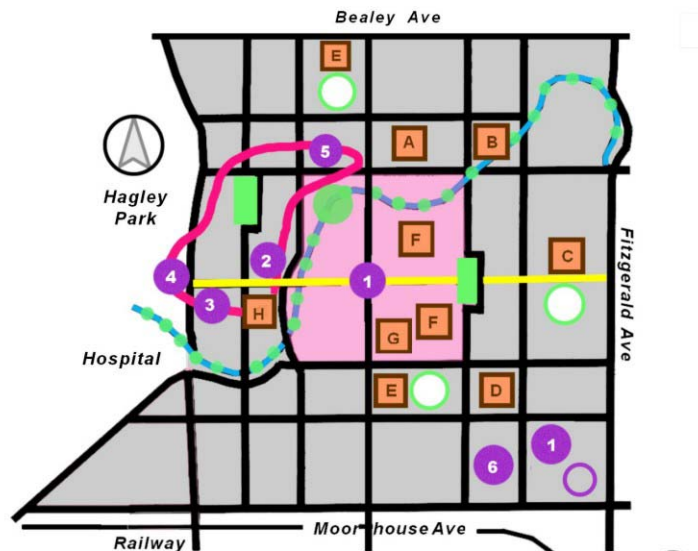
- the Central City should be defined as a **Special Development Area** (see **Figure 1**), in respect of which the City Council should commit itself to the formulation and application of policies, plans, programmes and streamlined decision-making processes that would facilitate and provide incentives for the achievement of desired outcomes through joint efforts between key public and private stakeholders, having regard to resource availability. In that context, measures are needed to facilitate both site amalgamation to encourage well-designed, comprehensive redevelopment for obsolete areas including provision for cycling and walking, on the one hand, and selective but coherently designed heritage conservation, on the other;
 - as a foundation for such intents, a commitment should be made to the timely preparation on a non-statutory basis (as also for the UDS) of a comprehensive **development strategy** for the Central City (**CCDS**) covering a period of **20 – 30 years**, one key element for which should be an integrated land use – infrastructure plan that would need to be kept under periodic review to take account of changing trends and circumstances. **Figures 2 and 3** provide **conceptual** illustrations;
 - a further element of the CCDS should, in due course, be the preparation for incorporation in the **LTCCP** of a 10 years programme for the integrated implementation of prioritized target projects and associated services , having regard to resource availability and other relevant constraints and opportunities. **Figure 4** provides a **conceptual** illustration; and
 - to bring such intentions to fruition would require an adequately resourced, **multi-disciplinary team** under the direction of an well qualified and experienced Director, reporting to a high-level steering group comprising representatives of the City Council and other key stakeholders in the community.
12. As a forerunner to such commitments, it is recommended that a review to be made as a matter of priority of the ideas at paragraph 11 above with a view to the inclusion in the current LTCCP of a **statement of intent** outlining a more systematic way forward for carrying forward the future revitalization of the Central Area.

6 May 2004



The vision adopted by the City Council and the Central City Forum is a vibrant, exciting, safe and sustainable city heart - a heart with a strong and healthy economy, environment, culture and society.

Achievement of that vision requires a well conceived strategy, effective policy incentives and co-ordinated action programmes.



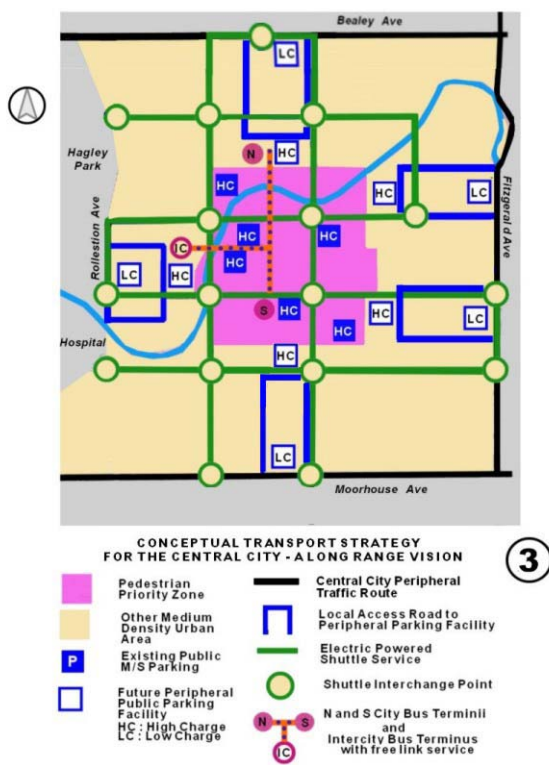
CONCEPTUAL LAND USE STRATEGY FOR THE CENTRAL CITY - A LONG-RANGE VISION

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- | | |
|---|---|
| Medium - High Density Urban Land Uses | New Student Halls and Associated Facilities |
| Pedestrian Oriented Business - Commercial Activity Core | Medium - High Density - Mixed Use Development Nodes |
| Existing Major Public Open Spaces | A: N Bus Exchange with Housing |
| New Neighbourhood Open Space/Recreational Facilities | B: New CCC Housing Scheme |
| River Park | C: Hostel Accommodation for Singletons/Handicapped |
| Boulevard with Adjoining Amenities | D: T & G Site Redevelopment Scheme - Housing, Open Space and CCC facilities |
| Existing Major Community Node | E: Joint CCC - Private Sector Inner City Housing Project |
| 1: Cathedral 2: Art Gallery | F: Comprehensive Heritage Precinct Conservation Project |
| 3: Arts Centre 4: Country Museum | G: S Bus Exchange with parking above |
| 5: Town Hall - Convention Cntr | H: Inter-City Bus Terminus with High Density Business - Commercial - Community Uses |
| 6: Polytechnic | Cultural Precinct |

NOTE : Locations of all symbols are indicative only

Plan : E.G. Pryor



NOTE : Locations of all symbols and route alignments are indicative only
Plan : E.G. Pryor



NOTE : EACH COUNCIL COMMUNITY PLAN COVERS A PERIOD OF 10 YEARS WITH PROGRESS REVIEWED AT INTERVALS OF NOT LESS THAN THREE YEARS

Locations of all symbols and route alignments are indicative only

Plan : E.G. Pryor