

7. GENERAL CITY DEVELOPMENT, PLANNING AND ENVIRONMENTAL ISSUES

RR 10354

Officer responsible Environmental Policy and Planning Manager	Author John Dryden Environmental Policy and Planning Manager
Corporate Plan Output: Various	

The purpose of this report is to update Committee members on current environmental, and city planning and development issues affecting the City.

(a) RETAILING PATTERNS IN THE CITY

This report updates Committee members about current retailing patterns in the central city and selected suburban centres (the ten largest based on floorspace area).

In 1998, the number of retail shops in the central city and in the ten main suburban centres was very similar, with 576 shops in the central city and 599 in the suburbs. Of all the main suburban centres, Riccarton had the greatest number of retail shops (118), followed by Papanui/Northlands with 103. (*Table 1.1*).

The central city had nearly three times as many restaurants, cafes and bars (183) as the top ten suburban centres combined (68). However, this category excluded takeaway food shops such as McDonalds or KFC, which comprise a high proportion of food shops in the suburbs. (*Table 1.1*)

The central city had a far greater number of shops offering personal services (215) than the suburbs (122). This category includes hairdressers, photographic film processors and shops hiring out household appliances. (*Table 1.1*)

There were over 200 shops that dealt in wholesale trading in the central city in 1998. Wholesale trading was less common in the suburban centres, with 72 shops in total in the ten main centres. This category covers a wide range of products, from building supplies to motor vehicles and computers. (*Table 1.1*)

Table 1.1 Number of Shops, Restaurants and Wholesalers				
In the Central City and Suburban Centres, 1998				
	Retail Trade	Restaurants, Cafes and Bars	Personal Services	Wholesale Trade
Central City	576	183	215	201
Ten Largest Suburban Centres	599	68	122	72
Total	1175	251	337	273
Ten Largest Suburban Centres in Floorspace Area				
(listed in alphabetical order)				
Bishopdale	20	1	7	1
Church Corner	47	7	13	0
Hornby	41	6	9	2
Linwood	43	3	11	2
Merivale	54	10	13	5
New Brighton	68	9	12	1
Papanui/Northlands	103	12	17	11
Riccarton	118	11	22	19
Shirley	45	3	5	1
Sydenham	60	6	13	30
Total	599	68	122	72

(Source: SNZ 1998 Business Directory)

In 1966, there was a total of 904,183 square metres of commercial floorspace in the central city. In 1998, 32 years later, floorspace in the central city was 1,633,661. (A zone change in 1995 accounted for 150,000 sqm of this increase).

When floorspace was measured in the suburban shopping centres in 1995, Papanui/Northlands and Riccarton were the largest centres with 72,825 sqm and 71,670 sqm respectively. (Table 1.2)

Table 1.2 Total Commercial Floorspace

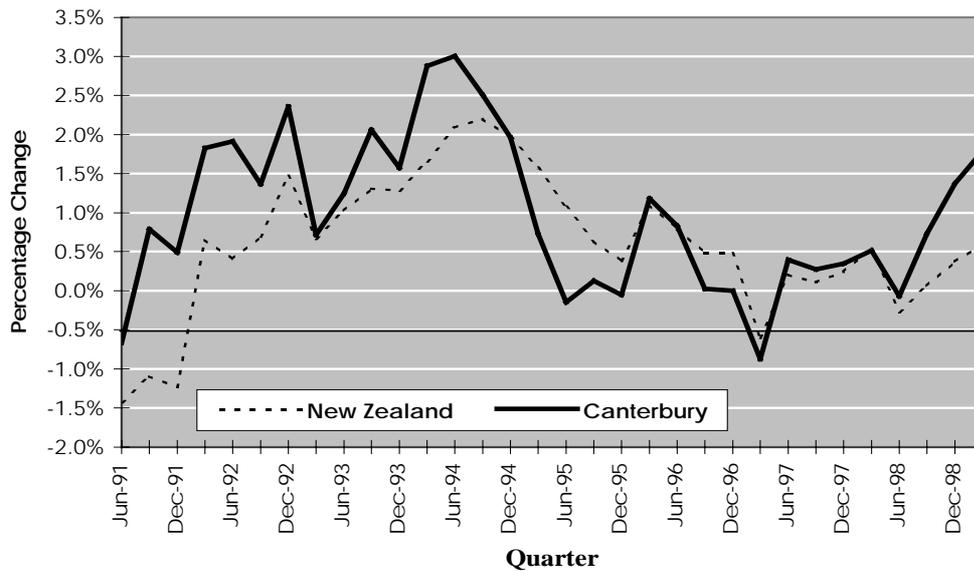
In the 10 Largest Suburban Shopping Centres, 1995

Suburban Shopping Centre	Total Floorspace 1995	Comments
Papanui/Northlands	72,825	
Riccarton	71,670	Includes Mall Redevelopment
Sydenham	40,810	Includes Mall Redevelopment
New Brighton	36,830	
Hornby	30,030	Includes Earlier Redevelopments, but not the latest
Church Corner	25,273	Mall Redevelopment Completed
Linwood	22,780	Prior to Mall Redevelopment
Merivale	20,920	Prior to Village Gate Redevelopment
Shirley	14,440	Prior to Palms Development
Bishopdale	12,980	

In real terms, total retail sales in Canterbury have grown 36% from 1991 (\$3,799.36 million) to 1999 (\$5,157.88 million). Growth in retail sales in the Canterbury region exceeded New Zealand as a whole in each quarter during the year to March 1999. (Figure 1.3)

Figure 1.3 Retail Sales*

For Canterbury and New Zealand, 1991-1999



*Seasonally adjusted, constant price - 4 quarter moving average

(b) SEPARATE FOOD MINISTRY

The Government has agreed in principle to establish a single, separate Ministry to handle all food regulatory/administration issues, from 1 July 2000, subject to further establishment work being carried out.

The Committee will recall that the original plan was for the transfer of the food functions of the Ministry of Health to the Ministry of Agriculture and Forestry from 1 July 1999. This will not now take place and it is expected that all current regulatory responsibilities and functions will continue as normal.

The Ministry of Health, Ministry of Agriculture and Forestry, Treasury and State Services Commission will be investigating the implications of establishing either a 'Ministry of Food' or a 'Ministry of Food and Biosecurity' and will report back to Government by early 2000. A final decision is expected to be made by the Government by March 2000.

(c) REVIEW OF SPECIAL AMENITY AREAS (SAMS)

A review of special amenity areas (SAMs) is being undertaken to assess the effectiveness of the existing SAM provisions within the City Plan in achieving their intended purpose.

Each Special Amenity Area has now been assessed by the Urban Design Team and rated according to the fulfillment of the criteria upon which each SAM was based. Five groupings have been identified. They are:

- Conservation Areas - the potential of the SAM as a Conservation Area. This rating acknowledges the intactness and significance of a particular subdivision layout, housing style, social history or the like, of the area. Stronger control mechanisms may be needed. These areas are now being investigated in more depth by the Heritage Team.
- Higher Order SAMs - in which the character of the area has not been compromised by new development and remains intact. Higher Order SAMs do not have the historical significance to qualify as Conservation Areas.
- Lower Order SAMs - in which the character of the area has been compromised by new development but still retains enough of the original character to make it distinctive from the surrounding neighbourhood.
- Community Based Management Plans – the SAMs in which the community, with the assistance of Council, develop non-statutory measures such as a concept plan, to guide new development in the area. Methods of implementation will need further investigation.
- Relationship to Significant Open Space - the final rating reflects the need to address the relationship of building developments to significant open space, such as Hagley Park or The Esplanade. These areas are on par with Higher Order SAMs in terms of similar controls and are given priority because of their vulnerability to change and importance to the City.

The next stage in the SAM review process is to draft an analysis and explanation of the character of the Higher Order and Significant Open Space SAMs. The analysis will be used to formulate design guidelines that will be contained in a document which explains the purpose and means of retaining character. The guidelines will be available to the public and designers to assist them in their design decisions relating to SAMs. The first of these documents are due to be completed by the end of the year. This work will help to assess any changes needed to the rules in the City Plan.

Chairman's

Recommendation: That the above information be received.