

4. **GENERAL CITY DEVELOPMENT, PLANNING AND ENVIRONMENTAL ISSUES**

RR 11159

<b>Officer responsible</b> Environmental Policy and Planning Manager	<b>Author</b> 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) POPULATION GROWTH**

The rate of population growth in Christchurch has slowed in recent years after a period of relatively strong growth during the first part of this decade. According to Statistics New Zealand, Christchurch had an estimated population of 324,300 at June 1999. During the last year the City's population increased by 1,700 compared to 2,100 in 1998 and 3,800 in 1997 (Table 1).

In contrast to current growth rates, the City grew by around 20,000 people or 6.9% between 1991 and 1996. During this period, annual increases peaked at 6,100 while over the five year period growth averaged 1.3 percent or about 4,000 people per year (Table 1 and 2).

**Table 1. Christchurch City Estimated Usually Resident Population**

	1991 Census Count	1992* Estimate	1993* Estimate	1994* Estimate	1995* Estimate	1996 Census Count	1996** Estimate	1997** Estimate	1998** Estimate	1999** Estimate
Resident Population	289,077	291,200	294,700	299,900	306,000	309,030	316,700	320,500	322,600	324,300
Numeric Change over 1 year		2,309	3,500	5,200	6,100	3,030	-	3,800	2,100	1,700
% Annual Change		0.8	1.2	1.8	2.0	1.0	-	1.2	0.7	0.5

\*Year to March. \*\*Year to June. Note June estimates have been adjusted for the 1996 Census under count.

Source: Statistics New Zealand, Census of Population and Dwellings and Sub-national Population. Estimates.

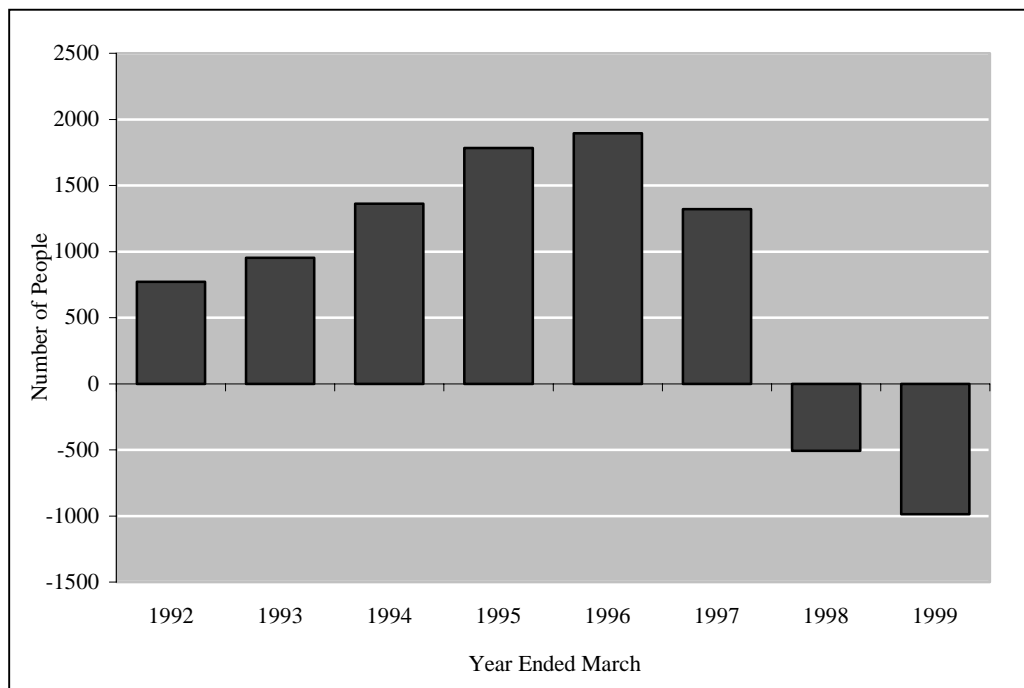
**Table 2. Christchurch City Usually Resident Population**

	1981-1986	1986-1991	1991-1996
Usually Resident Population	282,216	289,077	309,030
Numeric Change Over 5 Years	6243	6861	19,953
% Change over 5 Years	2.3	2.4	6.9
% Annual Average Change	0.4	0.5	1.3

Source: Statistics New Zealand, Census of Population and Dwellings

Slower population growth in Christchurch over the last few years is largely a result of a substantial reduction in net migration from overseas. During the year to March 1999, the City had a net loss of 987 people through migration. Recent losses contrast the comparatively large annual net migration gains achieved during the middle of this decade. (Figure 1).

**Figure 1. Christchurch City Net Permanent and Long Term Migration**



Source: Statistics New Zealand, External Migration Data.

The pattern of population growth in Christchurch during the 1990s reflects national trends. New Zealand's population grew by 7.2 percent or an average of 1.4 percent annually in the five years to 1996. But the rate of annual growth has now declined to 0.5 percent (1998-1999). Similarly population growth rates in many cities throughout New Zealand has also decreased

**(b) RESIDENTIAL BUILDING DEVELOPMENT**

Since the year to June 1991, there have been 18,229 new dwellings and units built in Christchurch City. Units or apartments accounted for almost 70 percent of new residential development during this period (Table 3).

During the early 1990's the most common style of new development was the 'added unit' (building a unit or units where there is an existing house on the site). However, after reaching a peak of over 900 added units in 1995, this style of development decreased falling to only 343 in 1999 (Table 3 and Figure 2).

Units on redeveloped sites refer to two or more units being built on a site where the original house has been demolished or removed. In 1991, there were around 200 units built on redeveloped sites, this increased to over 700 units in 1998 but declined in 1999.

**Table 3. Nature of Residential Building Development, 1991 - 1999**

Year to June	Houses			Units/Apartments				Grand Total
	New Sites	Redevelopment	Sub Total	New Site	Added Unit	Redevelopment	Sub Total	
1991	562	16	578	407	497	212	1,116	1,694
1992	530	29	559	356	705	208	1,269	1,828
1993	583	31	614	327	688	246	1,261	1,875
1994	720	29	749	298	763	421	1,482	2,231
1995	676	25	701	392	925	503	1,820	2,521
1996	528	41	569	296	660	564	1,520	2,089
1997	570	48	618	256	540	582	1,378	1,996
1998	615	50	665	332	430	721	1,483	2,148
1999	766	36	802	294	343	408	1,045	1,847
<b>Total</b>	<b>5,550</b>	<b>305</b>	<b>5,855</b>	<b>2,958</b>	<b>5,551</b>	<b>3,865</b>	<b>12,374</b>	<b>18,229</b>

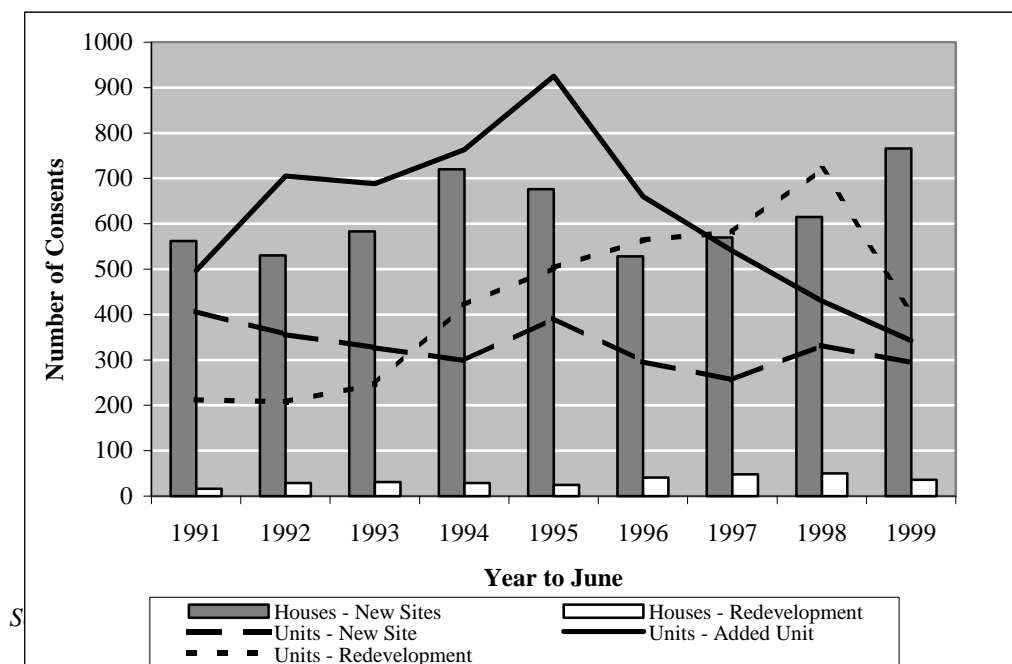
Source: Christchurch City Council, Building Consent Data.

The number of dwellings built on new sites has fluctuated during the last 9 years but has stayed between 500-800 per year (Table 3 and Figure 2).

Development patterns within Christchurch since 1995 are influenced by a number of factors including the new City Plan, which was notified in June 1995. The Plan introduced new rules regarding site size. These rules vary in relation to different zones and have affected the number and type of units which can be built on a site. These rules may have contributed to the overall decrease in added units.

The City Plan also encourages units on redeveloped sites, particularly close to the Central City. This is likely to have contributed to the general increase in this type of development between 1995 and 1998. However, market factors such as the availability of building sites and changes in development costs may have resulted in the reduced number of units on redeveloped sites in 1999.

**Figure 2. Residential Building Consents by Type of Site, 1991-1999**



**(C) KEY ENVIRONMENTAL TRENDS - SUMMARY SHEET**

Attached is a summary sheet that provides trend information for some of the key environmental issues relating to Christchurch City. For each indicator the desired direction of a trend is identified with an arrow. This can be compared with the current trend. All the indicators either show a trend that is consistent with desired outcomes or no discernible trend.

This sheet is designed to compliment the biannual state of the environment report Christchurch City Update, which should be available at the end of March 2000. The Christchurch City Update will provide more detailed information and discussion on the environmental issues affecting the City

**(d) STAGE 5 OF THE CATHEDRAL SQUARE REDEVELOPMENT**

With the bus interchange due to be operational next year, the bus stops in the northwest quadrant of Cathedral Square will no longer be necessary. That area was originally defined as Stage 5 in the Cathedral Square concept plan, which was adopted by Council in August 1997.

The concept adopted for the northwest quadrant was to remove the roadway, pedestrian pave the whole area and plant additional trees. Since that time, there have been requests to review the Stage 5 concept, particularly in terms of vehicle access and parking. In July 1999, the Council resolved that a report on the matter be brought to the Environment Committee. At this stage, no funding is allocated to the project, and it is likely that any option, other than the status quo, would require a resource consent.

A staff team has been working on the project, and will be consulting with stakeholders before the end of the year. It is proposed to hold a joint seminar of the City Services and Environment Committees early next year to discuss the matter, followed by approximately three months of more extensive public consultation before formal reporting back to the Committees.

**Chairman's**

**Recommendation:** That the information be received.