

9. GENERAL ENVIRONMENTAL, PLANNING AND DEVELOPMENT ISSUES

RR 10056

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Corporate Plan Output: Various	

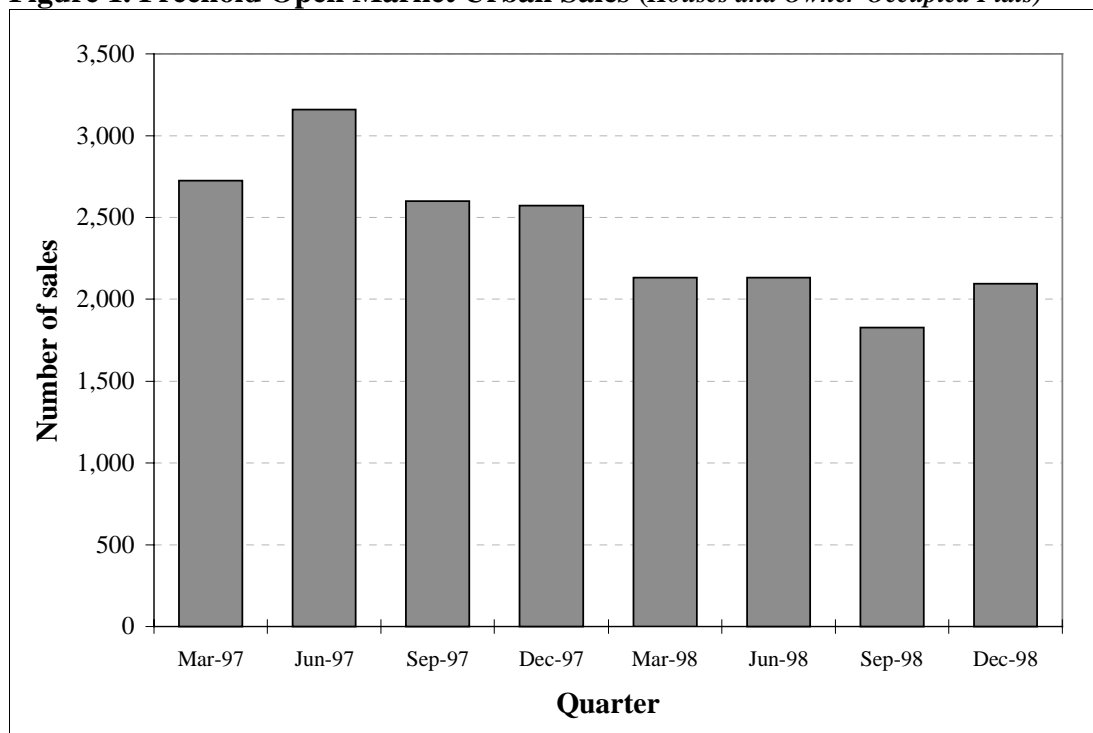
The purpose of this report is to keep members of the Committee informed on general environmental, planning and development issues of the City.

(a) HOUSE SALES IN CHRISTCHURCH

In the December 1998 quarter there were 2,097 house and owner-occupied flat sales in Christchurch City (Figure 1). Although sales increased by 15 percent during the December 1998 quarter, overall there was nearly 19 percent fewer than at the same time in 1997.

The average sale price at December 1998 for houses in the City was \$176,800 compared to the national average of \$188,200. The average sale price for owner-occupied flats was \$141,900 compared to \$177,000 nationally (Table 1).

Figure 1. Freehold Open Market Urban Sales (Houses and Owner-Occupied Flats)



Source: Quotable Value New Zealand

Table 1. House and Owner-Occupied Flat Sales (December 1998 Quarter)

Selected Territorial Authority	Number of Sales	Average Sale Price (\$)	
		Houses	Flats
Christchurch City	2,097	176,800	141,900
Auckland City	2,454	322,700	236,700
North Shore City	1,068	307,700	258,300
Waitakere City	1,057	204,600	188,700
Manukau City	1,508	235,800	205,900
Wellington City	771	244,900	195,300
Lower Hutt City	569	169,300	116,400
Porirua City	243	168,200	136,100
Waimakariri District	172	147,200	122,400
Banks Peninsula District	42	188,200	255,000
Selwyn District	62	140,200	107,500
Dunedin City	628	115,800	100,700
New Zealand	19,912	188,200	177,000

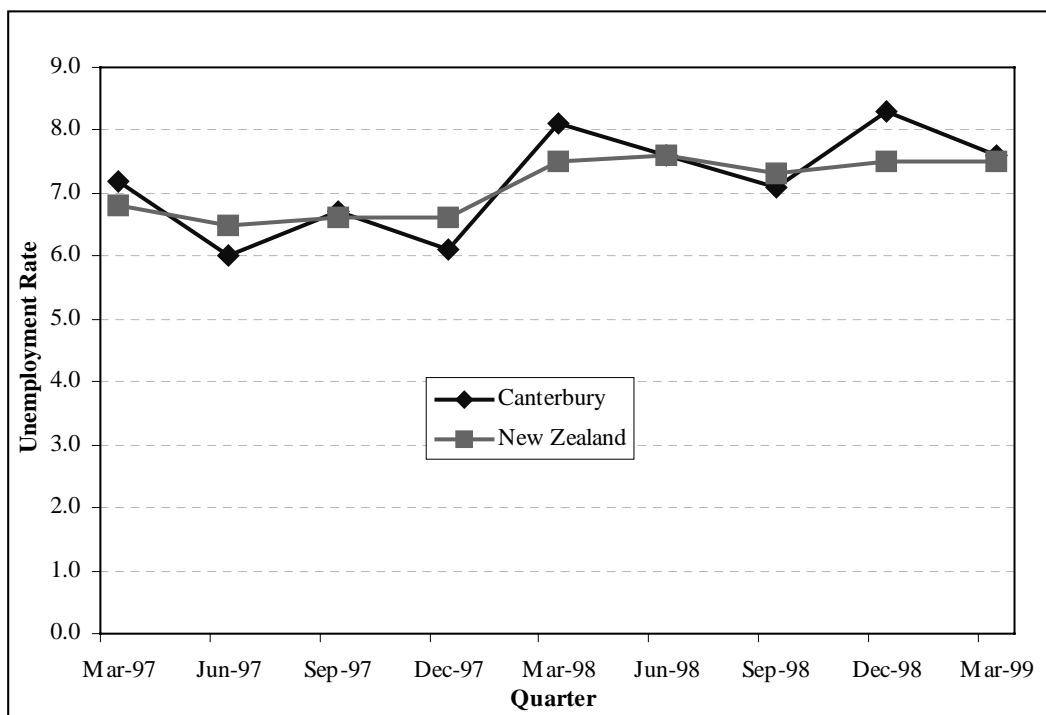
Source: *Quotable Value New Zealand*. Note: Average sale prices have been rounded to the nearest hundred dollars

(b) EMPLOYMENT AND UNEMPLOYMENT IN CANTERBURY

Canterbury's labour force totalled 268,000 people at March 1999. Of this figure, 247,900 were employed while 20,400 were unemployed.

The unemployment rate for the Canterbury region was 7.6 percent at March 1999 compared to 8.1 percent 12 months earlier (Figure 2). The New Zealand unemployment rate for the same quarter was 7.5 percent (Table 2) (these figures have not been seasonally adjusted).

Figure 2: Unemployment Rate in Canterbury and New Zealand



Source: Statistics New Zealand, Household Labour Force Survey

Table 2: Unemployment Rate by Region

Region	Unemployment Rate	
	March Quarter 1998	March Quarter 1999
Northland	11.9	11.7
Auckland	7.6	6.9
Waikato	7.8	9.6
Bay of Plenty	9.5	11.3
Gisborne/Hawke's Bay	8.9	6.6
Taranaki	6.3	6.7
Manawatu-Wanganui	7.6	7.1
Wellington	5.7	6.5
Tasman/Nelson/Marlborough/West Coast	5.5	6.1
Canterbury	8.1	7.6
Otago	6.9	7.5
New Zealand	7.5	7.5

Source: Statistics New Zealand, Household Labour Force Survey

(c) HERITAGE UPDATE REPORT

The purpose of this report is to provide a monthly update on issues relating to heritage. Where applicable, information from previous reports is repeated in italics.

Pyne Gould Guinness Store, 166 Moorhouse Avenue, Group 4

An application (three months notice in writing to the Council) for the demolition of this building was received by the Council on 6 April 1999. A professional photographic record of the building has been made.

**The Former Horse Auction Warehouse,
39 Bedford Row/141 Lichfield Street, Group 4**

Notification (three months notice in writing to the Council), of the intention to demolish this building was received by the Council on 30 April 1999. A professional photographic record of the building has been arranged.

**Star/Lyttelton Times Buildings, Cathedral Square/Gloucester Street,
Group 1, Group 2; Warners Hotel, Cathedral Square, Group 2**

The Council has received several proposals from the owner regarding the retention of some of these heritage buildings. One of these proposals has been considered by the Council. Staff have also had discussions with the owner's architect with respect to a design for a new building on the Warners and Savoy sites.

20 Jacksons Road, Group 4

The Council has received notification of the intended removal of this dwelling from its site. This has been publicly notified and submissions will be received by the Council until 10 May 1999.

No submissions were received with respect to this application and the owner is proceeding with preparations for the removal of this dwelling from its site. A photographic record of the dwelling has been made.

Christ Church Cathedral, Group One

The first stages of the seismic strengthening of the Christ Church Cathedral are now well underway. Staff are involved in monthly site meetings with the Engineers, Cathedral Chapter, Architect, Contractors and New Zealand Historic Places Trust to monitor the progress of the work.

Heritage Week

Preparations for Heritage Week 1999 are under way. The theme is "Cultural Landscapes: The Evolution of a City". The Week will be held 16-22 October 1999.

Environmental Awards

In September 1996, the Council approved an annual Environmental Award to be established, to be known as the City of Christchurch Environmental Awards.

The Awards were divided into two categories, that of built and natural, with the first recipients of two awards being chosen by an Environmental Awards panel, as established by the Environment Committee, September 1998.

The panel has recently met and considered the criteria to be followed for the 1999 awards. It appears that a further category of services to the environment would be appropriate, in view of the wide range of activities that would fit within the scope of this.

Additionally, through the changes which have taken place to Council Committee membership following the 1998 local government elections, the appointment of a replacement Environment Committee member is seen as desirable. The current membership is Councillor Anna Crighton (Chairman), Councillors Carole Evans and Pat Harrow, Sir Miles Warren, Dr Brian Molloy and John Dryden.

Chairman's

- Recommendation:**
1. That the Environmental Awards criteria be amended by the inclusion of a further category of award, services to the environment.
 2. That a further member of the Environment Committee be appointed to the Awards panel.

Urban 21 – Global Conference on Urban Future

Last month members were advised of details of the world conference on model cities, held in Singapore in April 1999. This conference was one of the four regional conferences which will lead up to a world conference in Berlin in July 2000, on practical practices for cities of the future.

Details of this conference, to be held from 4 to 6 July 2000 in Berlin, have now been received.

A growing world population, economic development and social change have turned the world into an urban world. In the age of globalization, ever more and ever bigger urban agglomerations are spreading throughout the world. Towns and cities are the focus of today's social and ecological problems. These problems include inadequate provision of drinking water and sewage disposal as well as a lack of educational facilities and medical services. Air pollution, the poor quality of drinking water, and noise damage health. However, towns and cities are also associated with opportunities for politicians and experts to solve these problems by combining action at global and local levels. Cities are the essential engines of economic development, enabling a growing number of people to live in a relatively small area with economic and ecological efficiency, in conditions which are compatible with cultural self-expression and human dignity. Towns and cities are places of culture and innovation, of community and tolerance. The city is our common future.

The sustainable development of towns and cities also helps to protect nature and secure peace on our planet. To achieve this, nations and cities must co-operate throughout the world.

- Recommendation:** That the Chairman and Deputy Chairman be authorised to attend the Urban 21 global conference on the urban future in Berlin, 4-6 July 2000.

Chairman's

- Recommendation:** That the officer's recommendation be approved.