

6. GENERAL CITY DEVELOPMENT, PLANNING AND ENVIRONMENTAL ISSUES

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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) VACANT RESIDENTIAL LAND

Currently there are 1495 hectares of vacant residential land available in the City. Of this the greatest amount of vacant land is in undeveloped sites. Table 1 shows the breakdown of vacant residential land for the City. The greatest proportion of vacant residential land is in the north east and west of the City (Figure 1). The Port Hills still has a considerable amount of vacant residential land, however lower densities and other building constraints mean fewer houses can be built on the hills than a comparable area of land on the flat.

In May 1999, the City Plan decisions rezoned an additional 1,130 hectares of non-urban land to residential use. However, 465 hectares of this is currently either under appeal or has had the council decision deferred. As a result of this rezoning, much of the rural land between the City and the outlying suburbs of Halswell and Belfast has been zoned for residential development. This will eventually result in continuous residential development between the City and these suburbs.

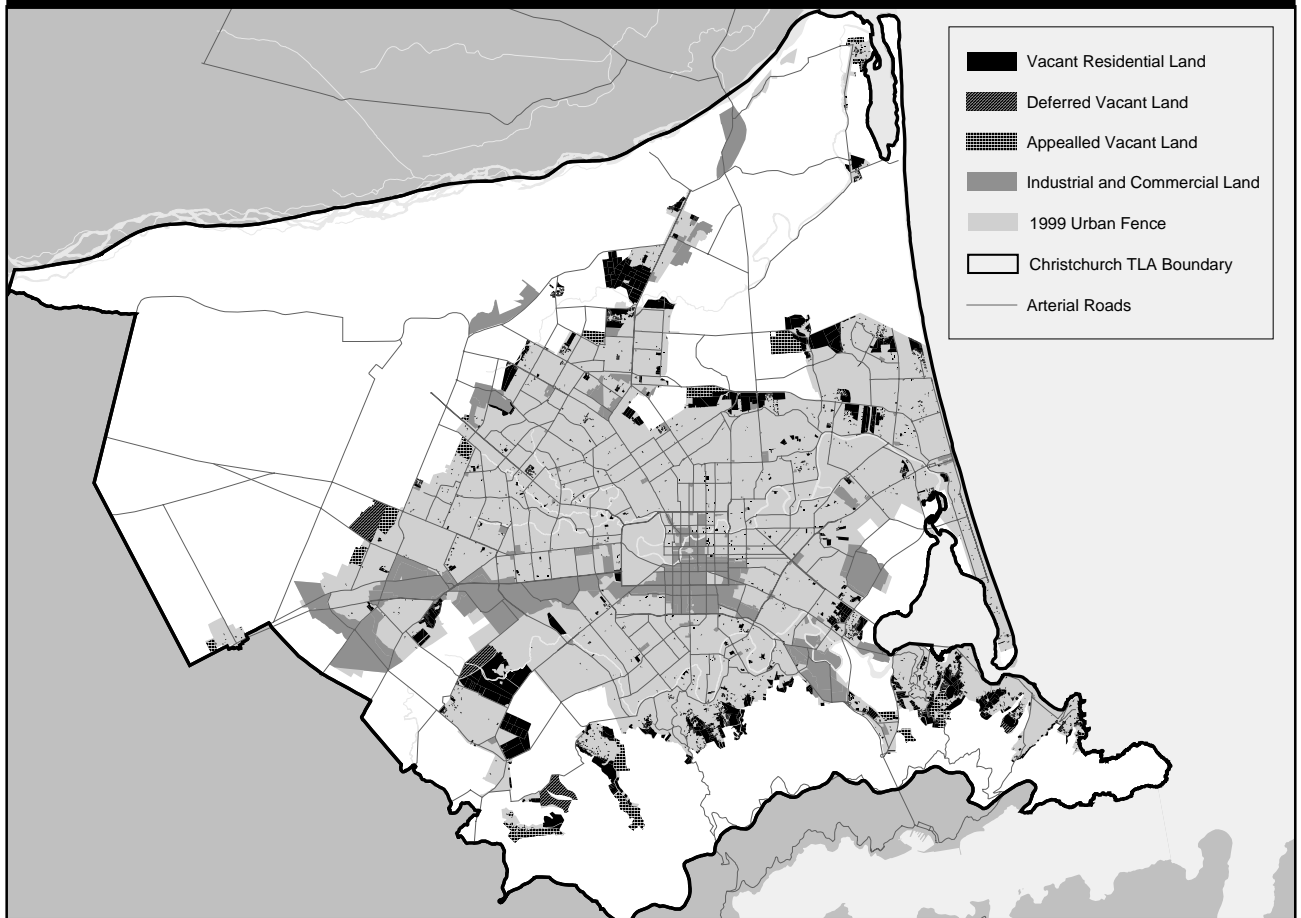
The rate at which vacant residential land has been used this decade averages 85 hectares per year. Assuming current rates of uptake of vacant residential land there should be enough land available for approximately 20 years of future residential development.

Table 1. Vacant Residential Land at June 1999

	Vacant Lots		Potential for Development	Undeveloped Land	Total	Under Appeal and deferred
	Number	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)
North East	773	63.8	13.3	334.38	411.5	81.2
South East	346	26.6	8.4	66.51	101.5	0.0
Hills	757	83.3	38.8	316.67	438.7	194.1
South West	202	14.6	5.9	285.53	306.0	91.0
North West	433	38.2	12.4	168.58	219.2	98.5
Inner City	173	11.2	0.0	6.45	17.7	0.3
Total	2,684	237.7	78.8	1178.13	1,494.7	465.1

Source: Christchurch City Council

Fig 1. Vacant Residential Land at June 1999



Source: Christchurch City Council

(b) UPDATE ON HERITAGE BUILDINGS

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

The final decision by the Environment Court, with respect to the case held in August 1998 appealing the Council's decision for the application to demolish the above buildings, was released on 22 February 2000. The decision allows for the demolition of Warner's Hotel and the Lyttelton Times building while the façade of the Star building Gloucester Street is to be retained. The Court has outlined specific conditions including:

- all resource and building consents required for a new building development must be obtained before demolition can proceed. The erection of the new building must follow immediately
- restoration and conservation of the Star façade must be completed within six months of a new building being erected behind the façade.
- Council Resolution of 16 December 1999 re future of Warners Hotel/Savoy Site.

It was moved by Councillor Manning by way of amendment:

- “1. That the Council indicate its serious desire to preserve the Warners building.*
- 2. That a joint meeting of the Environment and Projects and Property Committees be held to consider the financial implications of this for both parties involved, and report back to the February Council meeting.*
- 3. That the Council resolve that the cost of preservation be met from the Council’s budgeted heritage funds.”*

The amendment was seconded by Councillor Close and when put to the meeting was declared **carried** as the substantive motion.

(Note: Councillors Baker, Booth and Corbett recorded their votes against the foregoing resolution).

Report adopted as amended.

Former Wesley Lodge, 138 - 148 Park Terrace, Group 3

The hearing for the redevelopment of the above site, which included the retention of the heritage buildings within the development, has now been postponed and the application re-notified.

A separate application for the demolition of these building has also been received by Council and notified.

Sydenham Rugby Football Club/Former Sydenham Borough Council Chambers Building, 303 Colombo Street, Group 4

An application for the demolition of this building has been received by Council.

The Sydenham Borough was gazetted in September 1877 and was one of the largest boroughs in New Zealand prior to amalgamation with the Christchurch City Council in 1903. The building of the Borough Chambers was proposed in 1901 and constructed in 1902 to a design by architect William Wilson. The building was then used by the City Council until being sold to the Sydenham Football Club which itself has existed as a sporting body in the area since 1882.

“Not Just Bears”, Former Dwelling, 137 Victoria Street, Group 4

An application for the demolition or removal of this building has been received by Council. This turn of the century English domestic revival style dwelling is one the last domestic buildings remaining on this stretch of Victoria Street.

Former Chief Post Office, 15 Cathedral Square, Group 1

Staff have been working with the applicant and the New Zealand Historic Places Trust on the resource consent application for the relocation of the Visitor Information Centre in to the North West wing of the former chief Post Office.

Discussions have also been held with respect to a proposal for the use of the north west wing. The proposal involves the lowering and removal of three windows on the north façade to be replaced by French doors. Council heritage staff are in discussion with the applicant and New Zealand Historic Places Trust with respect to the detrimental effect such an alteration would have on the architectural aesthetic of this façade. It must be noted that this building is of National heritage significance. It is listed as a group one heritage item in the City Plan and is registered as a Category one Historic Place under section 23 of the Historic Places Act.

Character Areas

The Heritage and Urban Design Section staff have been working on developing resource material relating to design and development issues within an inner city character precinct as outlined in the City Plan. Consultation with the groups who would use this resource is being undertaken

Chalice Hearing

The hearing with respect to the application for the Chalice sculpture by Neil Dawson was held on 2 February before a Commissioner. The Commissioner's report has now been received and the consent for the erection of this work granted.

Heritage Retention Incentive Grants

Considerable pressure has been placed on this year's grants funding and the 1999/2000 applications for the grants monies has now been allocated. As outlined in the Council's heritage policy (8.-8.2), an annual allocation of money is set aside to assist owners of listed heritage items. The grants assist to recognise the additional costs that owners of heritage building can face and are for the conservation and restoration of private and publicly owned or administered properties. Grants are assessed on receipt of an application for financial assistance.

(c) TE RUNANGA O NGAI TAHU FRESHWATER POLICY

This document has been prepared by Ngai Tahu and states that it is considered to have the status of an iwi management plan. Section 74 (2) (b) of the Resource Management Act requires that, when preparing or changing a district plan, the Council shall have regard to relevant planning documents recognised by an iwi authority.

The document outlines in general terms:

- Ngai Tahu's association with freshwater resources;
- the ways in which Ngai Tahu want to participate in freshwater management; and
- the environmental outcomes they seek.

The main principles which Ngai Tahu believe should govern water policies and plans include the unique role which water plays in their traditional economy and culture. The document recognises water as a taonga and states that the complexity and interdependency of the hydrological system should be considered when developing policy and managing the resource. It also recognises water is a commodity which is subject to competition and states that changes are necessary in the management of the resource to provide for cultural and ecological values as priorities. The need to pass on healthy water to future generations is reinforced and it is stated that “Water should be managed at the local level because most threats to waterbodies are local.” The delegation of management to organisations with a personal stake in the overall health and condition of the resources is supported.

Integrated management and co-ordination of all resource management agencies and the use of catchment management planning are also strongly supported. The document goes into some depth to explain the values Ngai Tahu associate with freshwater and the mauri of waterways.

Four objectives are set, with supporting policies, and these are supported with proposed performance indicators as a means of monitoring the implementation of the Policy Statement. The four objectives are:

- To afford total protection to waters that are of particular spiritual significance to Ngai Tahu;
- Restore, maintain and protect the mauri of freshwater resources;
- To maintain vital, healthy mahinga kai populations and habitats capable of sustaining harvesting activity; and
- To promote collaborative management initiatives that enable the active participation of Ngai Tahu in freshwater management.

Chairman’s

Recommendation: That the information be received.