

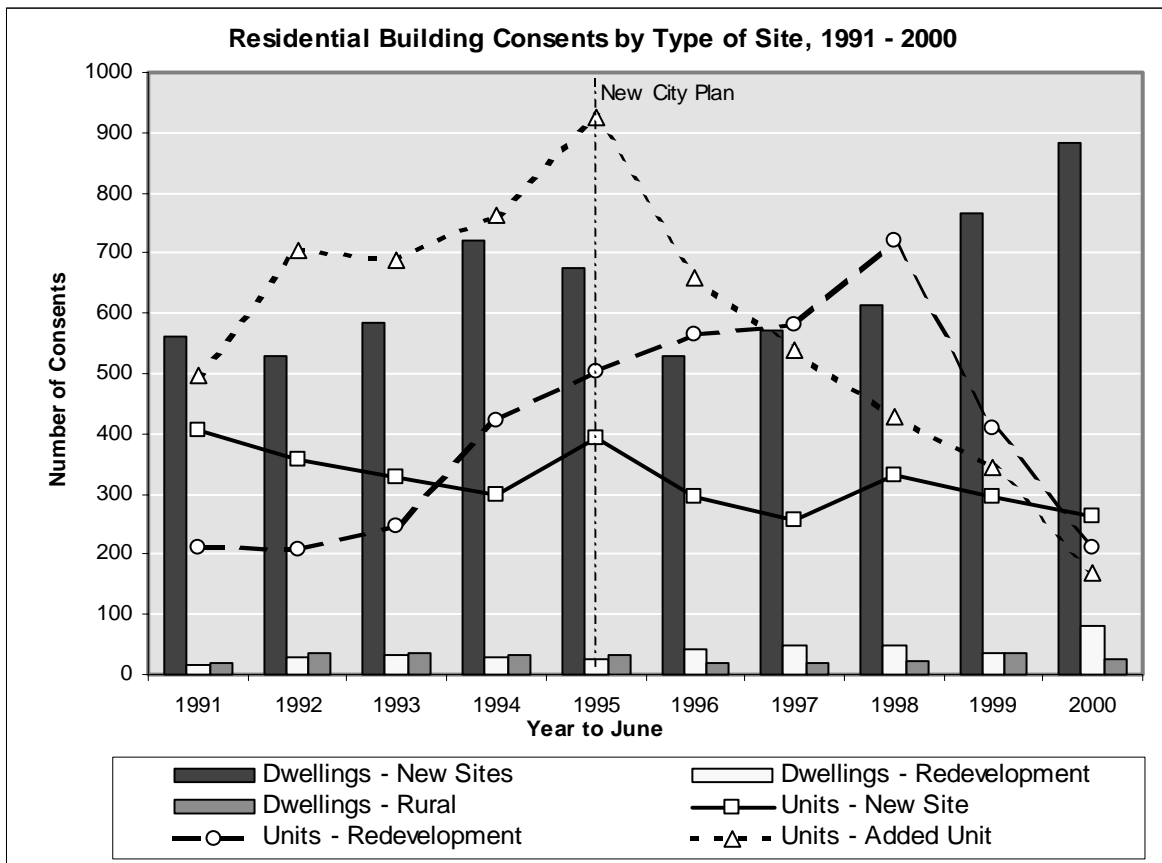
9. GENERAL CITY DEVELOPMENT, PLANNING AND ENVIRONMENTAL ISSUES

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Corporate Plan Output: Various	

RESIDENTIAL BUILDING DEVELOPMENT IN CHRISTCHURCH

The purpose of this report is to provide Committee Members with information relating to residential building development trends over the past decade.

From July 1990 to June 2000 there were just over 20,000 consents issued for new dwellings and apartment units in Christchurch City. Overall, numbers per year increased from just over 1,700 in 1991 to more than 2,500 in 1995 before declining to 1,633 in the 1999-2000 year. Throughout this period, units accounted for 65 percent of new residential development.



Source: Christchurch City Council, Building Consent Data.

Throughout the decade, dwelling consents have remained relatively steady, with peaks in 1994 and 2000. Consents issued for added units, or 'infill' (the building of a unit or units on a site with an existing house), climbed to a peak in 1995 and have declined drastically since. Consents for units on redeveloped sites (where two or more units are built on a site upon which the original house has been demolished or removed, typically within L3 and L4 zones) increased steadily until 1998 and have fallen since then. Consents for units on new sites remained relatively static throughout the decade, as did rural dwelling consents, and dwellings on redeveloped sites increased slowly throughout the decade.

The nature of unit development has changed during the last decade. In the early 1990's added units or 'infill' was the most common form of unit development. Since 1995 (and changes to the City Plan) this form of development has declined whereas consents for units on redeveloped sites increased throughout the decade to peak in 1998. Since 1997 there have been more consents issued for units on redeveloped sites than for added units. In the last two years the decreasing number of both added units and units on redeveloped sites has accounted for most of the reduction in total building consents issued.

Building consents issued for dwellings in Rural zones ranged between 18 and 37 each year (approximately 3 % of all houses or 1 % of all developments) throughout the decade, with no trend apparent. This is a similar level to that of redevelopments for dwellings (where an existing house has been removed or demolished and replaced by a new dwelling (rather than multiple units)).

The increase in dwellings and decrease in unit development has partially been influenced by recent changes to the City Plan, which included the rezoning of large areas of rural land to residential and the increased minimum site sizes in suburban residential areas. Other influences include changes in demographic and lifestyle trends. The recent reduction in the total number of consents can be attributed to a slowing of population growth as well as the downturn in the economy.

Table 1. Nature of Residential Building Development, 1991 – 2000

Dwellings					Units				Grand Total
Year to June	New Site	Redevelop-ment	Rural	Sub Total	New Site	Added Unit	Redevelop-ment	Sub Total	
1991	562	16	20	598	407	497	212	1,116	1,714
1992	530	29	36	595	356	705	208	1,269	1,864
1993	583	31	37	651	327	688	246	1,261	1,912
1994	720	29	31	780	298	763	421	1,482	2,262
1995	676	25	31	732	392	925	503	1,820	2,552
1996	528	41	21	590	296	660	564	1,520	2,110
1997	570	48	18	636	256	540	582	1,378	2,014
1998	615	50	22	687	332	430	721	1,483	2,170
1999	766	36	35	837	294	343	408	1,045	1,882
2000	882	81	27	990	263	170	210	643	1,633
Total	6,432	386	278	7,096	3,221	5,721	4,075	13,017	20,113

Source: Christchurch City Council, Building Consent Data.

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 324,900 at June 2000. During the last year the City's population increased by 600 compared to 1,700 in 1999 and 2,100 in 1998 (Table 1).

Table 1. Christchurch City Estimated Usually Resident Population

	1996 Estimate	1997 Estimate	1998 Estimate	1999 Estimate	2000 Estimate
Resident Population	316,700	320,500	322,600	324,300	324,900
Numeric Change over 1 year	—	3,800	2,100	1,700	600
% Annual Change	—	1.2	0.7	0.5	0.2

*Year to June. Note estimates since 1996 have been adjusted for the 1996 Census undercount.

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

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 in 1995 while over the five year period growth averaged 1.3 percent or about 4,000 people per year (Table 2).

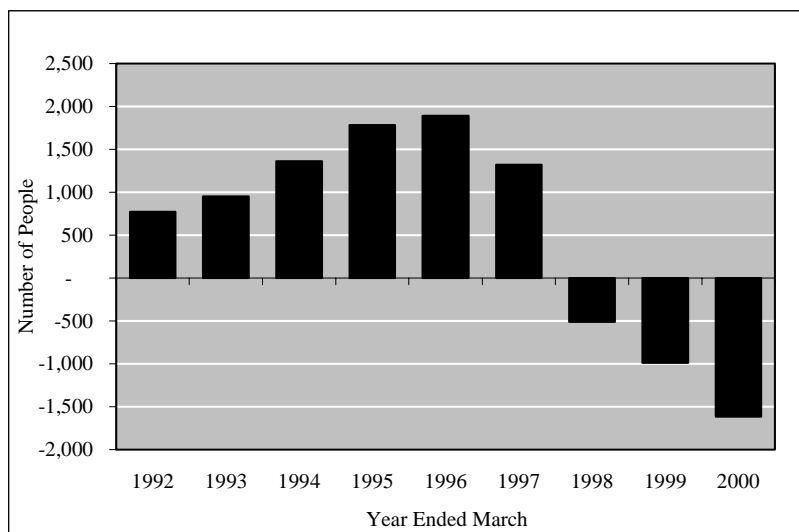
Table 2. Christchurch City Usually Resident Population

	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 numbers of migrants from overseas. During the year to March 2000, the City had a net loss of 1,615 people through migration. Recent losses contrast the comparatively large net migration gains achieved during the middle of this decade. (Figure 1). However, the City continues to have modest population growth due to natural increase (more births than deaths) and internal migration.

Figure 1. Christchurch City Net Permanent and Long Term Migration from Overseas



HERITAGE UPDATE

The purpose of this report is to provide a monthly update on issues relating to heritage.

17 Beveridge Street, Workers Cottage, Group Four

An application for the demolition of this cottage has been received by Council. It has now been publicly notified and the hearing is set down for late February.

Sydenham 'Mainstreet'

Staff are working with building owners and the business community to initiate a mainstreet programme in the Sydenham business and retail area on Colombo Street between Moorhouse Avenue and Brougham Street. This area contains a number of listed heritage buildings.

Warner's Hotel, Cathedral Square, Group 2

Staff are continuing to liaise with the owners of Warners Hotel with respect to the conservation and restoration of the building. The owners are proposing to fast track the restoration for completion within a twelve month period.

The Horse Bazaar, 46 Bedford Row, Group Four

A resource consent for the structural strengthening of the building has been approved and quotations sought for the work which is proposed to start in the near future. The conservation covenant has been completed and the first draft of the conservation plan written and distributed to the owner, New Zealand Historic Places Trust/Pouhere Taonga and Council heritage staff for comment.

Samoan Congregational Church, Colombo Street, Cnr Brougham, Group 2

Following closure of the Church in the mid 1990s, an application to demolish the building was made in November 1997 which received 86 submissions in opposition, including one with a public petition with 712 signatures. The application did not proceed to a hearing as a result of the public outcry and the church was subsequently sold to the current owner in September 1999.

A second application to demolish the Church was received on 30 November 2000. The decision to publicly notify the application was made in December 2000 and the owner informed of this decision, however Council are waiting to hear back formally from the owner.

The applicant purchased the property in September 1999 and has made efforts to liaise with the CCC, NZHPT and local branch of the NZIA. Much of the discussion had been centred on the potential reuse of the building rather than the upkeep and conservation of the physical fabric of the building.

The Council has funded a structural report for an apartment proposal developed by members of the Canterbury Branch New Zealand Institute of Architects for the applicant. The proposal was to insert 5 apartments divided by structural shear walls and new floor diaphragms inside the church structure. The cost of this strengthening work, which essentially became the structure for 5 new apartments, was \$350,000. The Council was able to offer \$50,000 from its Heritage Retention Incentive Grants towards this project. A subsequent offer of \$75,000 over two years was made. The applicant has decided not to proceed with this proposal.

The applicant has received resource consent for the construction of 4 'start-up' business/apartment buildings to the west of the church. These required consent partly because they were on the site of a protected building. Consent was granted.

While other uses have surfaced, including a potential purchaser, the costs involved in the viable retention of the building have been seen as an impediment resulting in the decision to make an application for demolition.

Council staff have liaised with the Spreydon/Heathcote Community Board and are meeting with the Hagley/Ferrymead Board in whose Ward it stands. There has been considerable community interest from residents and business people in the area as to the future of the church.

The former Samoan Congregational Church was constructed in 1877/78 as the Wesleyan Methodist Church for the Sydenham community. It is listed in both the City Plan and Transitional District Scheme. It is registered by the New Zealand Historic Places Trust/Pouhere Taonga as a Category II Historic Place.

The need for a permanent home for the growing Sydenham congregation led to the construction of the stone church on the corner of Colombo and Brougham Streets in 1877-78. The building was designed by Crouch and Wilson, architects from Melbourne, who had earlier designed the Durham Street Methodist Church. Local architect TS Lambert was appointed the 'superintending architect' and due to budgetary constraints was forced to change some of the original design. Two large vestries with organ chamber and spire above were left out of the building contract which explains the unfinished plastered west wall with protruding keystones.

The plan of the Colombo Street church follows the Methodist 'preaching hall' theme. The façade is described as Early English Gothic with simple strong geometric forms, lancet windows.

Lambert, who supervised the project, was a leading local architect. He designed the United Service Hotel, Cathedral Square, now demolished and, of his few surviving works, Highlight House on the corner of Manchester and Cashel Streets, is the best known.

Following the construction of the building the influence of the Methodist Church on the community grew. An early Minister, Rev.L.M.Isitt (1888-91), attracted young people into church activities by establishing tennis and cricket clubs and building a gymnasium at the rear of the church. He is well known for his advocacy of prohibition. Through him and his church, Sydenham became one of the centres in the long fight for prohibition. Other prominent figures associated with the building were lay preachers, Walter Bascand, (a founder of an early prominent printing firm) and Rupert Pearce, (manager of Aulsebrooks).

The church has strong local landmark significance and relates to the development of early Sydenham which, in its founding days, was considered the model Borough. It stands at what was once the heart of Sydenham opposite the former Sydenham Post Office now forming a visual gateway at the Southern entrance of the commercial area of Sydenham. (It is interesting that in designing the Sydenham PO, the Public Works Department departed from the standard timber or brick suburban post office, and faced the Sydenham building in stone to ensure it complemented the church opposite.)

The church building also relates to Sydenham Park, formerly the A and P showgrounds, and the King Edward drinking fountain on the park corner. The area flanking Colombo Street and Sydenham Park was once the cultural and administrative heart of Sydenham. The former Sydenham Borough Council Buildings and Fire Station, both now demolished, were the last reminder of this group of buildings to the south of Brougham Street; the degree of loss increases the importance of the Church building.

Over time the size of the congregation dwindled, reflecting the changing residential patterns in Sydenham. The Methodist Church closed its doors in 1971 and the property was leased to the Seventh Day Adventist Church. It was subsequently sold to the Samoan Congregational Church who used it for their church until the mid-1990s.

Recommendation: That the information be received.

**Chairman's
Recommendation:** For discussion.