

CHRISTCHURCH CITY COUNCIL

NOTES OF A JOINT SEMINAR MEETING OF THE CHRISTCHURCH CITY COUNCIL AND HAGLEY/FERRYMEAD COMMUNITY BOARD

**Held in the Council Chamber, Civic Offices
on Tuesday 1 August 2006 at 9.30am**

PRESENT: **Christchurch City Council**
Councillor David Cox (Chairperson),
Mayor Garry Moore (from 10.05am),
Councillors Helen Broughton, Sally Buck,
Graham Condon, Barry Corbett, Anna Crighton,
Pat Harrow, Bob Parker (from 10.30am),
Bob Shearing, Gail Sheriff and Norm Withers.

Hagley/Ferrymead Community Board
Bob Todd and Yani Johanson.

IN ATTENDANCE: Yvonne Palmer (Community Board).
Garth Falconer and David West (Isthmus Group).

APOLOGIES: Apologies for absence were received and accepted from
Councillor Carole Evans, Steve Collins and for lateness
from Mayor Garry Moore and Councillor Bob Parker.

1. CITY MALL REVITALISATION PROGRAMME

Jane Parfitt, General Manager City Environment, introduced the seminar referring to the scale of the project and its various components.

There followed a PowerPoint presentation given by the representatives from the Isthmus Group. They commented that the project would put a 'heart and soul' into the city, not just bricks and mortar. Their presentation covered:

- Schedule of upcoming seminars.
- Central city omnibus report – key decision items.
 - Stage II strategy
 - City Mall
 - Lichfield two way
 - Bus exchange
 - Central city south
 - Lanes plan
 - Tree planting, street improvements and parking
- Vision.
- The brief.
 - The challenge
 - An overlapping multi-disciplinary team

- Sustainable qualitative development
- Focus who to talk to
- Comprehensive analysis
- Pattern of circulation and activity
- Activity supporting the strand
- Climate amenable
- Studying benchmark
- Crime prevention through environmental design
- Standard of environment
- Sustainable opportunities
- Retail analysis.
 - World-wide retail trends
 - Christchurch retail
 - Retail = daily life
 - What encourages retail success?
 - Cities copy mall format
 - Management is the key
 - High quality design
 - Management
 - Promotion and marketing
 - Business development
 - Retail development plan
 - Council support
 - Management entity
 - Service delivery
 - Define the benefit area
- City mall design principles.
- Feedback – meetings and display.
- There is no one clear elimination.
- There is no single quick fix solution.
- The big plan.
- The roading issues.
- What we know.
- Lack of activity.
- Controlling traffic – slow road option.
- Residential development.
- The preferred option.
- What is in it for us?
- Key issues.
- The overall concept plan.

QUESTIONS AND COMMENTS

The Mayor, in opening the discussion, referred to the huge opportunity the project provided. It was a chance to engage with other sectors, today being the start of a process.

Other comments made included:

- Where did Community Boards fit in?
- What were the differences between preferred option and the other options?
- What did the feedback from the people using and shopping in the area say?
- What was planned for Hereford Street, given that it didn't seem to work that well?
- A special presentation to all Community Boards was requested.
- The Council needed to work with WINZ to change its building frontage.
- Clarification was sought on what was meant by movement corridor.
- The cost of extending the tram service was questioned and whether the tram lines should be installed irrespective.
- There was nothing to show how the buses would disappear off Colombo Street.
- There was limited space left outside the Hallensteins building for activities that currently took place there (ie where were the people going to sit?).
- What sort of numbers did the city have to attract to the area to make it work?
- Was the budget sufficient for the project?
- Which were the work priorities?
- Was the tram to be used mainly for the tourist trade, or as a shuttle?
- Should we have an eye to the future and cover the whole area?
- More colour planting was required.
- The mall area needed to be warmed up by reducing the prevailing wind etc.
- Colombo Street could not be improved until the bus situation was solved.
- While the 3D visual was excellent, to really sell the idea a model needed to be made and displayed.
- Were more grass lawns required?
- Should there be an east to west shuttle service as opposed to using trams?
- Were the young people's ideas for skate parks, basketball hoops, etc, being taken into consideration?
- A review of the signs littering the walkways etc, needed to be made.
- What will cause a buy-in from the property owners?
- Could the boy-racers in Colombo Street be controlled?
- There are eight schools, including three high schools, within the area to be taken into account.
- The area was undesirable during the winter period.
- Roof-top gardens etc where people could 'chill-out' should be provided.
- Why were more roads being considered?
- The alleyways were not safe for visitors and needed to be better lit.

OUTCOME

Jane Parfitt summarised the main points emerging as being:

1. Presentation to be made to all Community Boards.
2. The WINZ building facade needed to be discussed with the building's owner.
3. Name?
4. Attention to be paid to vistas.

5. Height of buildings allowed in the area to be examined.
6. The proposal to be put out for consultation will be based on the presentation.
7. The project will provide a heart and soul to the area.
8. Extension to the tram service will be incorporated in the project.

The Council will get to sign off on the proposal going out for consultation and a hearings panel would need to be appointed.

The seminar concluded at 12.15pm.