

CHRISTCHURCH CITY COUNCIL

NOTES OF A SEMINAR MEETING OF THE COUNCIL

Held in the Council Chamber, Civic Offices
on Tuesday 15 August 2006 at 9.30am

- PRESENT:** Mayor Garry Moore (Chair),
Councillors Sally Buck, Graham Condon, Barry Corbett,
Anna Crighton, David Cox, Carole Evans, Bob Parker, Gail Sheriff,
Sue Wells and Norm Withers.
- IN ATTENDANCE:** Chair of the Hagley/Ferrymead Community Board, Mr Bob Todd, and
Messrs Derek Anderson and John Suckling.
- APOLOGY:** An apology for absence was received and accepted from
Councillor Bob Shearing.

	ACTION
<p>1. CENTRAL CITY SOUTH</p> <p>The seminar commenced with an introduction by Michael Theelen (General Manager, Strategy and Planning Group) and outlined the presentation to follow in conjunction with the tabled document “Central City South: Future Directions Charrette” (copy on file).</p> <p>The seminar was held prior to a report to the 31 August 2006 Council meeting. The seminar was advised that one key element of the Central City Revitalisation Project was the development of the area to the south of Lichfield Street. In support, a planning and design workshop was held in March 2006 which focused on re-development in the central city south area. The tabled report, produced by the consultant team, outlined their recommendations on how best to encourage revitalisation in the area. The aim of the seminar was to review these recommendations and discuss how the Council can bring about their implementation.</p> <p>A PowerPoint presentation covering the report and recommendations was presented by Maurice Roers (Senior City Planner). A “Central City South Draft Action Plan”, dated 15 August 2006 was tabled. This action plan summarised the recommendations contained in the report from the Central City South Workshop. During the presentation the following points and comments were noted:</p> <ul style="list-style-type: none">• Does potential for locating a Transport centre (corner Colombo Street/Moorhouse Avenue) warrant further investigation?	<p>Maurice Roers/ Mike Theelen</p>

	ACTION
<ul style="list-style-type: none"> ● The feasibility of providing affordable housing in the central city was questioned, particularly in relation to the cost/impact of earthquake strengthening and development contributions. It was explained it is likely the Council would be involved to some degree to bring a necessary “mix” to the central city community. This topic was flagged for future consideration. 	Maurice Roers
<ul style="list-style-type: none"> ● Tuam Street housing proposal (on top of car park)? It was explained this could be phased in over three stages once a development anchor was in place (possibly Odeon Theatre). 	
<ul style="list-style-type: none"> ● The Charrette recommendation was for the ‘Lanes’ to provide secondary pedestrian access with provision for service vehicles, recognising that some lower ground residential blocks would require car parking. 	
<ul style="list-style-type: none"> ● Current rating system/business differential: What impact on CBD if business differential left in place - could “stymy” revitalisation. May be a better option to rate as ‘residential’. The question of reviewing the whole rating system for the CBD was raised. 	Maurice Roers/ Mike Theelen
<ul style="list-style-type: none"> ● The concept of a re-development agency with statutory override was mooted. However, the Council’s ability to do this was questioned. 	Maurice Roers
<ul style="list-style-type: none"> ● Residential housing stock: The aim is for the Council to provide 2,000 units which would equal between 4,000 and 6,000 residents. 	
<ul style="list-style-type: none"> ● Ascertain growth projections? How many units do we need? 	Maurice Roers/ Mike Theelen
<ul style="list-style-type: none"> ● “Park and ride” needs consideration/incorporation. 	Maurice Roers
<ul style="list-style-type: none"> ● The Council’s proposed renewal of Barbadoes Street and Madras Street was queried, when the proposal talks about “doing away” with them. It was explained the Council has sent a signal that it wishes to look at “one-way pairs”. 	
<ul style="list-style-type: none"> ● Need to focus on and strengthen the linkage to the south east as far as Jade Stadium. The 2011 World Cup would provide a target date to work back from to resolve associated issues. 	Maurice Roers/ Mike Theelen
<ul style="list-style-type: none"> ● Potential for in-fill in Lanes adjacent to unreinforced masonry buildings: Is it possible to build in the spaces between existing buildings without being “mucked up” by earthquake strengthening requirements and will surrounding buildings need a new code? The response was ‘yes’, and it was anticipated the new buildings would cross subsidise the legislative requirements for existing buildings. 	
<ul style="list-style-type: none"> ● A consensus of support for the overall concept, and particularly the lanes, was voiced, along with the proposed establishment of a re-development agency. It was suggested the agency could involve developers/Council staff/residents groups. 	

	ACTION
<ul style="list-style-type: none"> ● Some concern was expressed about the demographics: Who is our audience? Also, noise/proximity issues will need to be considered. The next 20 years will mean New Zealand will have a preponderance of citizens 65 years and over, and this group needs to be considered, recognising that being in close proximity to boutiques, culture, low maintenance, and proximity to high level health services will appeal to many. It was proposed more work be carried out on this aspect. 	Maurice Roers
<ul style="list-style-type: none"> ● Proposed audit of existing tram lines and their condition: Could they be utilised? The seminar was advised about one quarter of the remaining tram lines are set on concrete, but the road level has been raised over the years, plus services have just “charged through” existing rail. The rail lines themselves are generally now very rusty. Considered it was really too late to consider this as an option. However, it was agreed it would be helpful to have the information available. 	Maurice Roers Dave Hinman
<ul style="list-style-type: none"> ● Consider all forms of land tenure, and attracting mixed population: Ownership may not be the best use. Need to consider offering a range of opportunities. 	
<ul style="list-style-type: none"> ● Inter-model transit centre/new bus exchange north of the Square - have these been thought through in an integrated way? One is mentioned in the proposal, the other is not. It was noted that the bus exchange topic will be brought back to the Council later in the year for further consideration. 	Maurice Roers Mike Theelen
<ul style="list-style-type: none"> ● The Council needs to “stick to its knitting”, budget the rates accordingly and allow the private sector to pick up on the rest. The High Street/Lichfield Lanes (following Ian Athfield’s concept) and Lichfield Street are good examples, and this process allows the Council to keep to its core function. 	
<ul style="list-style-type: none"> ● Special zone for brothels in south part of the city - flag for future consideration. 	Maurice Roers
<ul style="list-style-type: none"> ● The Council, CPIT and the Catholic Church have large tracts of land which will no doubt be an important part of the mix. 	
<ul style="list-style-type: none"> ● <u>Derek Anderson</u> commented a number of hidden “treasures” brought to attention through the Charrette. <ul style="list-style-type: none"> • Low cost housing in heritage buildings was not feasible. Also, the “bare land” cost could affect affordability. Low cost housing really needs to be a little “off centre”, but not high rise. • Development levy - exempt central city - may assist progress. • Cost of earthquake strengthening will be a factor in the cost of residential development. • Set some KPI’s and Council reports in association: Have the plan - make it happen. 	

	ACTION
<ul style="list-style-type: none">• Analyse the number of people who work and shop in the central city.• It was suggested the Council consider buying out the lease of the Bedford Row car park and putting into the Council's car parking system, and also working with McKenzie and Willis to address parking issues in that area. ● <u>John Suckling</u> expressed interest in the strategy and commended the presentation. He supported the market research as to whom the central city will attract. Need to look at the dynamics: A matter of choice to live in the central city - not necessary to live next to work in Christchurch given the easy access. ● <u>Paddy Beban (Catholic Cathedral Property Manager</u> thanked the Council for the presentation and including the Cathedral. Will be working with CPIT to develop the environment. ● "Mixed use" is proposed, not just residential and retail - it's also about employment, work space, retention and enhancement of the numbers working in the area. Currently, work space development is progressing faster than residential due to the earthquake strengthening requirements. Concern right now at the flight of office space to the suburbs - issue which needs to be put on the table. ● Reference was made to the need to get these strategies right. When the population moves from 8,000 to 30,000 in the central city the dynamics will change considerably. This will bring about a demand for consistency with retail which is not happening at present.	Mike Theelen

The seminar concluded at 11.40am.

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NOTES OF A SEMINAR MEETING OF THE COUNCIL

**Held in the Council Chamber, Civic Offices
on Tuesday 15 August 2006 at 1.30pm**

PRESENT: Mayor Garry Moore (Chairperson),
Councillors Helen Broughton, Sally Buck, Graham Condon,
Barry Corbett, David Cox, Anna Crighton (from 1.45pm),
Bob Parker, Gail Sheriff, Sue Wells and Norm Withers.

APOLOGIES: An apology for absence was received and accepted from
Councillor Carole Evans and for lateness from Councillor
Anna Crighton.

1. CENTRAL CITY LANES RE-DEVELOPMENT

The seminar had been preceded by a walking tour of the central city lanes area, including a briefing by Dave Henderson and Nigel Mayson at the property ventures office.

Miranda Charles provided a PowerPoint presentation covering:

- The central city opportunity.
- Planning context.
- Urban form.
- Block dimensions.
- Intimate experience.
- Melbourne.
- Lanes plan - contents.
- Scope.
- Lane locations.
- Project examples.
- Lanes plan goal.
- Lanes plan objectives
- Lanes plan principles.
- Process.
- Short-term projects.
- Medium - long term opportunities.
- Next steps:
 - Central City on the Bus report
 - Targeted consultation with effected property owners
 - Plan approval
 - Implementation
 - Wider policy review if needed

The questions and comments that followed included:

- From the view of an outsider, the assessment criteria should not be “dumbed down”, excitement needed to be kept.
- What was the work to be carried out within the budget provision of \$6m over ten years?
- The Council needed to decide what it wanted as priority works, which would be used as the Council’s design skills to make it happen.
- The policy needed to be built around the premise that community money was being put into private land development.
- The area was not the centre of the city, it is the centre of the province.
- Guidelines needed to be flexible.
- There were works such as the lighting of the bridges on the Avon River which had not been completed.
- Some of the lanes in the area still had the old kerb and channel which need to be removed prior to Christmas 2006.
- For retailers to be successful, the area needed to be promoted.
- With the different types of activity taking place, as had been the case with ‘the Strip’, there was likely to be noise control issues arising.

2. **OUTCOME**

Support for the works to proceed was intimated, as long as flexibility was retained in the assessment criteria being developed.

The seminar concluded at 2.45pm.