

CHRISTCHURCH CITY COUNCIL
NOTES OF A SEMINAR MEETING
OF THE CHRISTCHURCH CITY COUNCIL

Held in the Council Chamber
on Tuesday 23 May 2006 at 9.30 am

PRESENT: Mayor Garry Moore, (Chair),
 Crs Helen Broughton, Sally Buck, Barry Corbett, Anna Crighton,
 Bob Parker, Gail Sheriff, Sue Wells and Norm Withers.

APOLOGIES: Apologies for absence were received and accepted from
 Crs Graham Condon, David Cox, Carole Evans, Pat Harrow,
 and Bob Shearing.

An apology for lateness was received and accepted from Cr Helen
 Broughton.

IN ATTENDANCE: Isthmus Consultants represented by Garth Falconer and David West.

	ACTION	GENERAL MANAGER RESPONSIBLE	COMPLETION DATE
1. CITY MALL REVITALISATION PROJECT			
A power point presentation was provided by Garth Falconer and David West, of Isthmus Group which recapped the progress with central city revitalisation to date, and then presented a number of proposals based on the consultation which has taken place so far.			
Parties involved with the preparation of the presentation included Warren and Mahoney, PR South, Traffic Design and Planit.			
A hard copy of the options was tabled during the presentation (copy on file).			
Comments and questions raised following the presentation included, <i>inter alia</i> :			
<ul style="list-style-type: none"> • The consultants had looked at the significance of the City Mall in conjunction with Lichfield and Hereford Streets. • The evolving situation in America, where malls are becoming defunct, was cited. • Need to focus on providing a unique experience. • Christchurch Malls are starting to encourage adjacent retail e.g. Westfield Riccarton and Brookers. • Consider renaming the Mall – Richard Ballantyne has come up with a suggestion which he will present to the LTCCP hearings. • CCC: The “preferred option” presented by the consultants was considered to be more like a “townscape” for the next 10 years, rather than just the 			

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<p>revitalisation of the City Mall. Isthmus agreed: they had taken the precinct as a basis for the project.</p> <ul style="list-style-type: none"> • Budget provision: the seminar was advised that central city transportation changes have been taken in to consideration, plus the South of Lichfield (SOL) development is a vital part of the revitalisation package. • CCC: It was suggested that a change to the City Plan may be required to effect some parts of the proposal, and this aspect needs to be kept in mind. It was clarified that the council can action streetscapes and work with developers on projects that are not necessarily in conflict the City Plan. With reference to the planned presentation to the council in August 2006, those involved with the preparation were requested to make sure the council is made aware of the way forward, and the necessary steps to be taken with regard to City Plan matters. • CCC: The view was voiced that the “slow traffic” concept would add “excitement and interest” to the mall area • CCC: There was support for including the Bridge of Remembrance as part of a “slow road”, given the success of the New Brighton project. • The breakdown of the city blocks and the involvement of affected businesses were applauded. • Change of name supported by many. Ballantynes precinct? – part of Christchurch history since 1850. • Overseas examples and studies of the effects of bringing traffic movement into malls showed positive outcomes supported by statistics, plus added vitality. • Provision for the proposed sculpture in High Street has been addressed. • CCC: There was some reservation about the proposal to bring traffic through the mall, particularly the High Street end, with the resulting loss of public space. However, the nearby retailers / businesses made it clear they would be happy with this proposal. • CCC: Had turning High Street in to a “pedestrian only” precinct been explored? Isthmus: Yes – but cited Onehunga where there had been a 20% increase in retail once the mall was removed. • Isthmus had proposed access-ways into Hereford Street, ad they see the potential for designated office clusters and residential development. • CCC: Support was expressed for making Lichfield Street two-way. • CCC: More trees shown on the proposed plan- what about those existing? Isthmus: some of the existing trees break down the visual aspects and cover significant architecture. A report is pending, which will identify those trees which are healthy enough to be relocated. Aware trees are a sensitive issue. 			

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<ul style="list-style-type: none"> • CCC: The Consultants were commended on recognising the problems for pedestrians near the Colombo Street bus stops, and the importance of obtaining the “buy-in” of the retailers (e.g. consistent opening hours), as one of the main issues. • Isthmus confirmed that slow traffic through Cashel Street was included in the preferred option and an accessway will be defined for through traffic. Their preference is for one-way traffic going west, with sections of parallel parking. • Isthmus: Several options of a tramway through the Cashel Street precinct are being explored, taking expense and other options (e.g. a soft wheeled tram) in to consideration. • Ballantynes – Philip Richards: Support for the creation of European-type city, and the redevelopment of industrial sites into residential. • Sister cities Glockenspiel? • Broader issues: bus depot location OK, but not the stops on Colombo Street. Office accommodation drift to the suburbs cause for concern – Blenheim Road and the increase in traffic cited. • Monique Fowler: How important is it to find more office space and cater for the subsequent parking issues? Also, who are you trying to attract back into the city? Identification of daytime v. night time, house-ware precinct, needs to be addressed – seen as a gap in the presentation. Isthmus: Office use seen as crucial to the mix i.e. utilise former bank buildings. The ease of access and capacity issues regarding car parking will be taken on board, recognising the need to aim for high targets. Developers are now making sure civic use facilities are included in projects as part of the mix. • CECC: Leanne – Parking – the hours of operation and days of the week need to suit customers and the city workforce and fit in with the hours of business. • Marketing and promotion for the central city: Ongoing commitment was not apparent during the presentation. CCC response: this would be a joint public/private arrangement. • Thirty-three businesses are meeting tomorrow to discuss city issues, but leadership and facilitation required. • John Suckling: commended the council on the choice of consultants. Need to focus on continuity and forward planning, and managed properly • Keep “anchors” and maybe rationalise rating to encourage. • No single solution, but heartened by direction and continuing dialogue. • WOW factor – look for unique feature for Christchurch postcards to send overseas. 			

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<ul style="list-style-type: none">• CCC: Noted that previous projects presented over the years will be broken down into coordinated projects (e.g. SOL which will provide intensive residential and lead to revitalisation in conjunction with retail etc proposals.) <p>Summary:</p> <ul style="list-style-type: none">• The Stage II revitalisation project will be brought back to a council seminar once the LTCCP process is complete.• Council budget provisions include those issues raised by the Policy and Planning team during the seminar.• The project is part of the bigger central city picture : should enable the private sector to build on this.• Congratulations were extended to the consultants, their support teams, and council staff for the coordination. <p>The seminar concluded at 11.15 am.</p>			