

**MINUTES OF A MEETING OF THE CHRISTCHURCH CITY COUNCIL – CENTRAL CITY DRAFT
PLAN
HELD ON THE FOLLOWING DATES:**

3 OCTOBER 2011 – 9.30AM – BALMERINO ROOM, RICCARTON PARK
4 – 7 OCTOBER 2011 – 9.00AM – BALMERINO ROOM – RICCARTON PARK
8 AND 10 OCTOBER 2011 – 9.30AM – BOARDROOM, BECKENHAM SERVICE CENTRE
12 OCTOBER 2011 – 1.00PM – BOARDROOM, BECKENHAM SERVICE CENTRE
17 – 21 OCTOBER 2011 – 9.00AM – BOARDROOM, BECKENHAM SERVICE CENTRE
26, 28 OCTOBER – 9.00AM – BOARDROOM, BECKENHAM SERVICE
7 – 8 NOVEMBER 2011 – 9.00AM – BOARDROOM, BECKENHAM SERVICE CENTRE
9 NOVEMBER 2011 – 3.00 PM – BOARDROOM, BECKENHAM SERVICE CENTRE

PRESENT: The Mayor, (Chairperson).
Councillors Helen Broughton, Sally Buck, Ngaire Button, Tim Carter, Jimmy Chen,
Barry Corbett, Jamie Gough, Aaron Keown, Glenn Livingstone, Yani Johanson,
Claudia Reid and Sue Wells.

**1. DRAFT CENTRAL CITY PLAN – SUMMARY OF SUBMISSIONS RECEIVED ON VOLUMES I
AND II**

It was **resolved** that the Council:

- (1) Receive the Draft Central City Plan – Summary of Submissions Received on Volumes I and II.
- (2) Hear all submitters who wish to be heard at the hearing.

2. DELIBERATIONS

It was **resolved** that the Council:

- (1) Receive the Draft Central City Plan Deliberations Report.
- (2) Amend the staff recommendations as outlined below as the basis for amending Volumes I and II of the draft Central City Plan.

3. CHANGES TO THE DRAFT CENTRAL CITY PLAN

REMEMBERING/MAUMAHARATIA CHAPTER

Remembering Overall Chapter

- (1) Amend the text to include reference to engagement with Te Ngai Tuahuriri Runanga and Ngai Tahu as the Remembering projects are developed.
- (2) No changes recommended to project costs within the Remembering chapter. Costs are approximate and will be further refined as part of project implementation. The projects outlined align with Transitional City and make a significant contribution to the city's future including collective memory and identity and healing, as well as supporting tourism and economic development.

Earthquake Memorial Project

- (1) Amend the text to clarify that suitable sites for a memorial will be considered by the Steering Group once that is established, along with the range of suggestions that have been made for the form of memorial and also the potential co-location with the Earthquake Preparedness and Information Centre project. Comments received on the Draft Central City Plan and through Share an Idea can be provided to the Steering Group.
- (2) Amend the text to clarify that a design competition will be considered by the Steering Group once that is established, recognising the role competitions play in generating innovative and distinctive design responses.
- (3) An addition to the text to clearly state that it will be important to consult with the families of those that lost their lives on 22 February 2011 and the wider community.
- (4) Retain cost estimate of \$8 million and clarify text in the fact box to note “Approximately \$8 million estimated cost for site development and possible land acquisition”. The estimated budget allows for a Steering Group to be set up and undertake consultation with stakeholders, consider appropriate central city sites, develop a design procurement process and deliver an innovative, contemporary memorial that is a proud legacy for the city.

EPI-Centre Project (Earthquake Preparedness and Information Centre)

- (1) Amendment to the text to clarify that the EPI Centre is a longer term, permanent addition to the city that will become a significant visitor attraction. Other interpretation projects provide the temporary and short to medium term responses for orientation and understanding.
- (2) Amend the summary text box to clarify that implementation will require a partnership between a number of key stakeholders and a Steering Group will be established with the appropriate representation. Amend the summary text box to clarify that the first phase of the project will include establishment of a steering group to scope the project and develop partnerships in 2013.
- (3) Amend the text to clarify that the concept is intended to complement the archival work currently underway by a number of local and national agencies.
- (4) Amend the text to clarify that suitable central city sites for the EPI Centre will be considered as part of the project implementation, in partnership with other agencies. Co-location with the earthquake memorial site will be considered.
- (5) Consider an addition to Transitional City to align the EPI Centre concept in the short term with a temporary visitor information centre.
- (6) The Council will give consideration to co-locating with Civil Defence functions.
- (7) Include the word “science” in the text.

(Note: Councillor Broughton asked that her vote against the resolution (6) be recoded.)

Remembering Anniversaries

- (1) No changes recommended.

Note: That the project does not have any funding aligned. Funding for events and activity related to anniversary dates was considered by the Council when developing the draft plan. It was decided these costs would be covered by budgets elsewhere in the organisation.

Interpretation: Multimedia and Self Directed

- (1) Amend the text to note that interpretation will also be important as part of the Transitional City, particularly as the city embarks on restart projects and opening up of areas of the red zone.

Note: That implementation plans for the projects will explore the range of media available for interpretation and also how these projects align with Transitional City and CERA restart projects.

Interpretation: Ruins and Fragments

- (1) Amend text to clarify that all possible efforts need to be made to repair, restore, strengthen and reuse buildings and structures prior to considering retention of ruins as an option.
- (2) Recommend consideration of revised project name, "Ruins and Reminders of the Past", or similar. This would help with the perception that interpretation is at the expense of heritage retention and that fragments will be all that remains.

GREEN CITY CHAPTER

Avon River Park

- (1) The 2007 Avon River/Otakaro (Central City) Masterplan provides a good base but will need to be revised to embrace key ideas identified through the submission process and provide more detail to inform implementation.
- (2) To work in partnership with Ngai Tahu Property to further enhance and maintain the section of riverbank in their ownership.
- (3) Victoria Square to become more prominent and integrated in Avon River Park project.
- (4) The 30 metre setback is retained in the plan but may be amended based on geotechnical advice and that the plan note that any land identified to augment the Avon River Park is purchased on a 'willing seller-willing buyer' basis.
- (5) Oxford and Cambridge Terrace will be maintained as legal road, with local and emergency access provided.

Note: That the name of the park is Papawai Otakaro/Avon River Park.

Cathedral Square

- (1) An interim phase is added to the Transitional City Chapter for the Greening Cathedral Square project to be initiated in 2012. The project would be delivered in partnership with adjacent property owners to introduce some of the elements requested as part of the transitional city initiatives. This could include events and interactive elements, to attract people back into the Square, to gauge community use and demand.
- (2) Capital funding is brought forward to allow redevelopment of Cathedral Square to align with private redevelopment around it, and the Council should continue ongoing dialogue with building owners around Cathedral Square.

Green City - Cranmer Square and Latimer Square

- (1) Cranmer Square's current function to be retained with a higher level of amenity.
- (2) Latimer Square will be developed as a more active park addressing the elements contained in the draft Central City Plan.

Green City – Greenway

- (1) Replace the plaza identified in the Greenway project with a neighbourhood park in the south-east corner of the Central City to better address the green space deficiency in this area and offer amenity to multiple users of this area.
- (2) Add text indicating that a park typology guide has been produced to suggest appropriate size, use and landscape treatment for various pocket parks; this guide includes Crime Prevention Through Environmental Design (CPTED) standards, night time use and design suggestions.
- (3) Funding is brought forward for early land purchase to provide for the greenway.

Community Gardens

- (1) No changes required.

Pocket Parks

- (1) Add text indicating that a park typology guide has been produced to suggest appropriate size, use and landscape treatment for various pocket parks; this guide includes CPTED standards, night time use and design suggestions.
- (2) Design themes reflecting Te Rununga culture and heritage will be considered as part of implementation (and would go through a consultation process to ensure appropriate design).
- (3) Funding is brought forward for early land purchase to provide for pocket parks and alternative methods to acquire the land is investigated i.e. philanthropic gifting of parks to the city.

Family Friendly Parks

- (1) Text is added indicating that a park typology guide will be developed to suggest appropriate size, use and landscape treatment for family friendly parks; this guide will include CPTED standards, night time use and design suggestions
- (2) The dog control bylaws are reviewed to ensure the effective management of dogs within the central city parks network.

Eco-Streets

- (1) Revise the draft streetscape plan to incorporate green infrastructure details (i.e. materials, storm water treatment, plantings) in accordance with road hierarchies in the Transportation Chapter.
- (2) Amend the Infrastructure Design Standard as necessary to reflect the standards which are set out in the Central City Plan.

Green Roofs

- (1) That staff check that resource and building consent processes will consider structural engineering requirements.

District Heating

- (1) Add text to consider cooling options in the feasibility study.
- (2) Add text to clarify that the current Council allocation to this project of \$40 million is for the first phase of the underground pipe network to ensure that this development can commence early in the infrastructure repair process. It is highly possible that Council investment in this project could be achieved through private investment. This investment opportunity will be confirmed through a commercial feasibility study that will be reported back to the Council early 2012.

Build Green

- (1) Leave as proposed in the draft Central City Plan but offer variations for smaller buildings *For buildings less than 300 square metres, only the required credits would be necessary to achieve a PASS rating.*

Pros	Cons
900 + green buildings/future proofed (cumulative environmental gains)	Perception of too much prescription in plan
Improved tenant demand/higher rate of return	Limited time to become familiar with tool
Distinctive City – green image	Swift upskilling required

- (2) That when the District Heating Scheme is a commercial reality that the number of points allocated to it gets reviewed.

Councillors Carter, Gough and Keown asked for their vote against resolution (2) be recorded.

- (3) To be consistent with the National Policy Statement on Renewable Energy Generation the City Council must facilitate the uptake of renewable energy solutions, including small scale on-site options. Revise the definition of height in Volume 3 of the District Plan to exclude small scale energy production and living roof exceptions to the height allowance.
- (4) Clarify in the text that buildings must comply with either a Greenstar BASE Tool rating system.
- (5) Delete reference to traveller’s accommodation, as hotels and motels are exempt from the tool.

Green Technologies/Greenstar/Homestar

- (1) Greenstar incentives should not be limited to the compact core. All incentives should be expanded to the fringe and the mixed use zones.
- (2) Use Homestar ratings on the Housing Showcase and Affordable Housing projects contained within the “Living in the City” section of the City Plan.
- (3) That the Council works in collaboration with CAFE and EECA to provide some grant funding to support the following recommendation:

Incentives for apartments and residences to improve energy efficiencies and sustainability.
- (4) Ensure that Homestar certified buildings are eligible for the incentives listed in the Greenstar incentive section.
- (5) That staff be instructed to make the minor text, notation and image changes to the Green City chapter of the Central City Plan.

DISTINCTIVE CITY

Overall Chapter

- (1) No changes are recommended to the plan to prescribe a style for new buildings.

As noted in the Good Urban Design section of the draft plan, the Council will consider the development of design principles to support implementation of the plan.

Further consideration, and time, would be needed to consider the options for how design could be guided to strengthen the city's cultural identity and develop a distinctive character.

- (2) Amend the text to state that as a matter of priority the Council will re-evaluate the extent of the central city's heritage to be protected (including cultural and natural heritage, and built heritage) having regard to the economic viability, social and cultural impact of heritage protection, and update the City Plan accordingly, (e.g. updated listings of buildings and places, Maori heritage).

The Council will need to work with, and seek support from, interested parties in undertaking such work, including Te Runanga o Ngai Tahu and NZHPT.

- (3) Amend text and maps to more accurately show the natural waterways that were present prior to colonisation.
- (4) Addition of macrons on some Maori words and some suggested corrections to text as proposed by Ngai Tahu and MKT, this is a change that applies across the plan.
- (5) That Ngai Tahu heritage sites within the central city area be included on a Recognition of Character Map and the list of character streets or places.
- (6) Amend the plan to note that in order to facilitate the regeneration of the High Street area the Council will work with CERA to acknowledge High Street as a Restart Project. A point of contact within the Council will be assigned to advance this project.

High Street is identified as a key area within several projects in the plan (See Precincts and Neighbourhoods, Recognition of Character and Appendix H Character Descriptions of Areas).

Height and Human Scale

- (1) Recommended that Volume I and II are amended to reflect a revised approach to building heights which:
 - (a) Introduces revised height provisions for the Core, Fringe and Mixed Use.
 - (b) Clarifies that the retention of existing use rights in relation to height will be supported.
 - (c) Clearly explains the operative City Plan provisions relating to height.
 - (d) Explains the implications of plot ratio removal.
 - (e) States balance of certainty and flexibility (for developers and for their neighbours) in the reasons for height restrictions.

Includes:

- (a) A maximum height restriction in metres only, not the number of floors.
- (b) Reduces the minimum ground floor height to four metres (changed from 4.5 metres, see rationale in Height Appendix.)

CORE

- (a) Reduces minimum number of floors to two (changed from three) and retains operative façade height requirements in District Plan.
- (b) Permitted height 25 metres retained (seven commercial floors achievable.)
- (c) Height maximum of 31 metres as bonus - non notified Restricted Discretionary activity (changed from 29 metres, nine commercial floors achievable.)

- (d) Exemptions for the hospital development:
 - (ii) That no change be made to the proposed draft Central City Plan height restrictions.
 - (ii) Note that the Council will continue discussions with the hospital through a possible joint committee to consider a comprehensive redevelopment of the hospital and its surrounding area.

FRINGE

- (a) Removes minimum number of floors (changed from two.)
- (b) Permitted height 17 metres retained (four generous or five commercial floors achievable.)
- (c) Height maximum of 21 metres as non-notified Restricted Discretionary Activity (Six commercial floors achievable.)

ADDITIONAL HEIGHT, ABOVE THE PERMITTED MAXIMUM, POSSIBLE FOR:

- (a) Design excellence, as recommended by Urban Design Panel,
- (b) And one of the following (threshold/criteria to be developed) within the Central City:
 - (i) Green Star
 - (ii) Heritage retention
 - (iii) Land contribution to public art
 - (iv) Residential floors.
- (c) If the additional height has no adverse sunlight, wind and privacy effects on public areas.
- (d) That the Green rating forms part of the Urban Design Panel Terms of Reference.

Recognition of Character

- (1) An amendment to link this project more clearly with Good Urban Design.
- (2) That the Council more clearly signals its intention to develop user oriented design guides to support the rebuild in the central city.
- (3) Amend or add to text and graphics to clarify the relationship between character areas (in “respect for the past”), sensitive edges (in “recognition of character”) and precincts and neighbourhoods, and their relationship with the regulatory framework.

Familiar Landmarks

- (1) That funding for heritage incentives be brought forward to increase amount available in first years of implementation when this funding may secure the retention of key buildings.
- (2) Amend the text to reference incentives for heritage building owners, including grant funding and heritage advice.
- (3) That the waiver of fees for resource consents and building consents is investigated as an incentive, acknowledging that building consents may now be the more costly area.
- (4) Amendment to the text to signal that the Council will not only continue to take responsibility for its heritage assets, but that it will lead by example through its ownership of significant heritage buildings.

- (5) Amend the text to note that the Council's heritage work programme will continue across the city, which includes updates to listings where buildings are demolished, and consideration of new listings through a future plan change or plan changes.
- (6) Amend the text to include reference to the ICOMOS charter. Note that this is already referred to in the current City Plan.
- (7) Amend the text to include reference to the CERA Recovery Strategy and the development of a Heritage Recovery Plan.

Adaptive Reuse and Strengthening

- (1) That the waiver of fees for resource consents and building consents for listed heritage buildings is included as an incentive, acknowledging that building consents may now be the more costly area due to the changes in resource consent requirements (Volume II) and the Building Act changes.

Retention and reuse of Materials

- (1) No changes to the plan recommended. The majority of comments are in support and the current wording of the plan notes that the Council will develop guidance to support this.
- (2) Amend text to incorporate the mention of the value of heritage materials and that the Council will continue to work with CERA and building owners to ensure the retention of these materials.

Façade Retention

- (1) No changes to the plan recommended. Building code standards will need to be met. Volume II Regulatory Framework provides the direction for appropriate façade retention.

Good Urban Design

- (1) Amend text to clarify the Council's approach to urban design which includes provision of urban design advice by staff and through the Urban Design Panel. Also amend the text to clarify the current composition of the Urban Design Panel and reference the Urban Design Protocol. Text should also clarify the approach taken for the draft Central City Plan to balance certainty and quality control.

Note: That the approach for the Central City Plan has been to retain rules to control bulk and location (e.g. set back, height) and develop assessment matters to guide good design (e.g. façades, glazing, landscaping). Changes proposed to the draft Central City Plan include shifting some rules to assessment matters, increasing the weight given to the Urban Design Panel recommendations and including the measures in the previous rule as a guide.

- (2) That the Council more clearly signals its intention to develop customer oriented design guides to support the rebuild in the central city as a non-regulatory tool. This would provide an opportunity to engage the community and professional designers.
- (3) That the Council makes a clear statement in the Good Urban Design section regarding its own commitment to championing design, as a signatory to the Urban Design Protocol, through delivery of Council led projects and initiatives. This should also be reflected in the Implementation section and where Council led projects appear in the plan.
- (4) That as an incentive the Council continues to provide urban design advice and assessment free of charge for a period of five years to support the recovery, including advice by staff and the Urban Design Panel.
- (5) That the Council affirms its commitment to a quality urban design outcome for the city ensuring that the Council puts in place the resource and process to ensure that quality design is at the forefront of the Council's infrastructure, facilities, streetscape and land development.

Strengthening the Grid

- (1) Amend the text to note that opportunities for revealing and referencing historic waterways will be considered as more detailed plans and designs are developed.
- (2) Clarify text to make the link between “strengthening the grid” and “city blocks lanes and courtyards” projects.

City Blocks, Lanes and Courtyards

- (1) Amend the text to emphasise that safety will be a key consideration and CPTED (Crime Prevention Through Environmental Design) will be included as an urban design assessment matter in Volume II.
- (2) Amend text to provide a link to City Life projects, Lighting in the City and Safety through Design.

Precincts and Neighbourhoods

- (1) That the Council clearly signals an intention to develop customer oriented design guides to support the rebuild in the central city. This would provide an opportunity to engage the community and professional designers.
- (2) Amendment to the text to provide link to City Life chapter regarding arts opportunities and neighbourhood initiatives. Stronger links are needed in the plan.
- (3) Amendment/addition to text so that all neighbourhood initiatives and projects are summarised in one location (to be located under “City Life” or under “Distinctive City”). This will give the Central City residents a clearer picture of the proposed projects and initiatives.
- (4) Amend or add to text and graphics to clarify the relationship between character areas (in “respect for the past”), sensitive edges (in “recognition of character”) and precincts and neighbourhoods, and their relationship with the regulatory framework.
- (5) No further amendments to Precincts and Neighbourhoods section of the plan recommended for the following key reasons:
 - (a) Diagrams shown on pages 63 and 64 clearly show the various precincts and neighbourhoods overlapping.
 - (b) Further description of the precincts will be provided as an appendix for the final plan.
 - (c) Precincts will be developed in conjunction with existing stakeholders, including local residents and land owners.
 - (d) It is intended that the Council will assist in development through targeting of capital investment and consider development of high level design guidance for areas.
 - (e) The plan only relates to the central city and the ‘urban village’ idea would require consideration of matters beyond the central city area.
- (6) Amend the map and text to recognise existing resident groups and record our acknowledgement of the role they will play in the neighbourhood precincts.
- (7) Further work will be developed throughout 2012 to comprehensively review the living zone provisions in the Central City Plan area taking into account new legislative requirements around urban density in the Central City Plan area.

CITY LIFE CHAPTER

Metro Sports Facility

- (1) Continue with project. Continue with business case addressing transport issues, land stability, the core activities of the facility and the ability for it to be future proofed.
- (2) Ensure the project is linked to and informs aquatic and sports facilities planning in the greater Christchurch area.
- (3) Investigate transitional and temporary options for pools and fitness facilities for community use including 'Pools in Schools' in the central city as part of Transitional City projects.
- (4) Work with stakeholders to investigate swim education options in the central city.
- (5) Further discussion will be had to determine the final site within the central city.

Community Performance and Rehearsal Facility

- (1) Alter the project to reflect need for one movement facility, a small community music and performance facility and a rebuilt or redeveloped Town Hall.
 - (a) Amend the project description to reflect the Council-led development of a purpose built movement facility (approximate cost \$15 million) to accommodate for example; gymnastics, circo arts, dance, physical theatre and professional athletes. Investigate the best operating structure of the facility.
 - (b) Amend the project description to reflect the Council working with Central Government and the Isaac Theatre Royal to deliver a community music and performance facility as part of their rebuild. Work would include a funding partnership to fast track the re-opening of the Isaac Theatre Royal by October 2012 which would provide for community music and performance needs at affordable hire rates. Approximate cost \$3 to 5 million.

That Council funding is contingent on a suitable management arrangement being agreed upon with the Isaac Theatre Royal to ensure appropriate community music and performance access at affordable rates.
 - (c) Amend the project description to reflect a Council commitment to rebuilding or developing of a Town Hall once the future of the existing Town Hall is determined.
- (2) Work with the Christchurch Music Centre to secure a site for their rebuild in the central city.
- (3) Investigate the provision of amphitheatres and sound shells as part of the development of public spaces in the central city.
- (4) Work with community performance, music and cultural groups to address the needs for affordable facilities in the short-medium term.

Arts and Crafts Studio

- (1) Amend the project to reflect that the Council will work with partners to facilitate the creative sector using vacant central city properties until they become commercially viable or are redeveloped. As part of this work investigate the Renew Newcastle model.
- (2) Engage with the creative sector to understand their needs for the medium and long term in the central city.
- (3) Work with the arts and crafts community to help meet their needs for studio and workshop space.

Professional Theatre

- (1) Amend the project description to identify that the professional theatre is specifically the Court Theatre.
- (2) Undertake a needs analysis of other independent theatre groups in the city and whether the gifting to the City of the temporary Court Theatre in Addington will address these needs.
- (3) Amend text to include the possibility of working with other funding partners to bring forward the build date on the Court Theatre as a key project to drive regeneration of the Cultural Precinct.

Public Art Network

- (1) Revise budget to ensure that capital money detailed in the Plan is able to be used for Transitional City public art projects and that it is used to represent the cultural and social diversity of the city.
- (2) Work with artists to find sites in the central city where they can produce works with recycled demolition material.
- (3) In addition to the Council's commitment to review the Arts Policy, also review the Public Art Strategy and Policy including the prioritisation of sites for short and long-term works.
- (4) As part of the investigation of funding options for arts programmes the Council should lead by example and investigate adopting a policy whereby for example a percentage of budget for every new public facility within the city is set aside for commissioning and installation of public art.
- (5) The Council change the regulatory framework to develop a streamlined process for installing public art in public places. (Link to Regulatory Framework)

Central City Playground

- (1) Continue with the project as per the Plan.
- (2) Note that further investigations will be carried out to determine the best location for the main playground and other play features in the network.

School Choice

- (1) Continue with project as per Plan.
- (2) Amend text to acknowledge the schools that exist, or did exist, in the central city and the Council's support for them re-establishing or continuing operation.
- (3) Extend project description to include Council facilitation for early childhood education in central city. Work with the Ministry of Education and private providers to determine future needs for early childhood education as part of the central city recovery.

New Central Library

- (1) Continue with project as in the Plan and continue with site investigation options.
- (2) Amend the text in the Plan to note that the capital budget commitment does not include land purchase costs.

Tertiary Education

- (1) Continue with project as per the Plan.

Lighting

- (1) Continue with the Lighting Project but increase the budget to a total of \$19.5 million. This includes improved lighting around the Avon River as a priority and Latimer Square and the Entertainment precincts.

Safety through Design

- (1) Continue with the project as per the Plan.

This is seen as an immediate priority and added funding will be needed to deliver good community outcome.
- (2) Include Crime Prevention through Environmental Design (CPTED) as an urban design assessment matter in Volume II and reflect this in the project in Volume I of the Plan.
- (3) Council lead by example and carry out CPTED audits for all relevant projects in the Plan.
- (4) Amend the fact box description to reflect that the project will include all public spaces and key private developments, throughout the central city as well as the key night time entertainment areas.

Christchurch Community House

- (1) Continue with the project as per the Plan.
- (2) Investigate options for further social service integration in the central city.
- (3) Work with partners to investigate options for supporting the temporary relocating of community organisations in the short term.

Residential Incentives

- (1) Continue with the project as per the Plan.

Social Housing

- (1) Continue with project through which the Council rebuilds its previous level of central city social housing in appropriate locations.
- (2) The Council updates its needs analysis of social housing demand.
- (3) The Council commits to continue working with other stakeholders to increase options for social housing.

Affordable Housing

- (1) Continue with the project as per the Plan.
- (2) Amend the text to include that eligibility and resale criteria will be determined via the Housing Agency as the project is implemented.

Neighbourhood Initiatives

- (1) Continue with the project as per the Plan.
- (2) Amend the text to include that the Council will work with key stakeholders, such as residents' associations, churches, schools and community-based groups, to further assess local needs, equity issues and opportunities and priorities for delivery of this project.

Housing Showcase

- (1) Continue with project as per the Plan.
- (2) Amend the text to clarify that cost is \$200,000 per year for three years. Cost is to service an interest only loan for a site of approximately 2,000 to 3,000 metres squared in the mixed use area of the central city. After three years the units are on-sold on a commercial basis.

Maori and Pacific Peoples Values and Culture

- (1) Maori, Pacific and other ethnic Peoples Values and Culture.
- (2) Amend chapter projects to ensure a greater recognition of the cultural values and contribution of Maori in the recovery of the City.
- (3) Amend the text within A Place for Everyone to recognise the contribution Pacific and other ethnic communities in the city.

River of Arts

- (1) Amend the *Art in the City* introduction to state Council support for the River of Arts concept and also continue to work with partners to understand how it could be applied in the central city.

Arts Circus

- (1) Work with partners on the feasibility of the Arts Circus and to determine what the Council's role will be in its establishment.

Young People

- (1) Amend text in *A Place for Everyone* to note that public buildings, open spaces, activities and services, funding and capacity-building will reflect the needs of young people and build on their ability to contribute to the Central City recovery.
- (2) Amend text in *A Place for Everyone* to note existing Council support and funding for activities and programmes for young people.

Churches

- (1) Amend text in *A Place for Everyone* to acknowledge the significant contribution that Central City churches and faith communities make to enrich and support Central City life, through their places of worship, and community and outreach programmes.

Social Behaviour

- (1) Amend text in *A Place for Everyone* to note Council's ongoing commitment to a safe and healthy city.

Barrier-free Access and Inclusiveness

- (1) Amend text in *A Place for Everyone* to commit to working with the disability sector in the design of public buildings, spaces and services to incorporate universal design as a demonstration of the Council's leadership in this area.
- (2) Amend text in *A Place for Everyone* to note the importance of providing safe and accessible public toilets, changing rooms and public seating.
- (3) Amend text in *A Place for Everyone* to note the Council's commitment to enabling inclusive and equitable opportunities for participation in Central City life by all ages, abilities, ethnic, cultural and social backgrounds.

- (4) That Barrier Free Access and Inclusiveness be given increased prominence in the document with its own page and our goal is to exceed design access standards – to become a leading accessible city.

TRANSPORT CHOICE CHAPTER

People on Public Transport – Light Rail

- (1) That the proposal in the draft plan to undertake comprehensive investigations and to develop a business case for Light Rail funding remain. That the proposal to deliver a Stage One route from the university to central city be amended to indicate, instead, that identification of an appropriate Stage One section of the network be informed by the outcome of the proposed greater Christchurch light rail study. This should identify those section(s) of a network best able to support economic and business recovery, as well as provide a viable and cost effective transportation solution to growing public transport patronage into the Central City.

Options available could include:

- Funding for investigations and indicative funding for Stage 1 (on route yet to be finalised and further discussions with central government).
- (2) Add the following to the funding page: Any projects for which funding quantum mentioned in Volume One it should not be assumed that the Council will be the sole funder and that any share of funding that falls to the Council will be decided upon as part of an Annual Plan/Long Term Plan process.
 - (3) Add a note about corridor protection for future use.

Clause (1) declared **carried** on division No 1 by 6 votes to 4, the voting being as follows:

For (6)

The Mayor, Councillors Broughton, Button, Corbett, Gough and Reid.

Against (4)

Councillors Buck, Chen, Livingstone and Johanson.

People on Public Transport – Buses and Street Stations

- (1) That the proposals for the bus routes and bus streets remain as described in the draft plan. Expand on working with Environment Canterbury to develop the proposals for potential replacement of the single temporary bus interchange (between Lichfield and Tuam Streets) with a network of street stations, this work to also take account of the outcomes of the proposed study of a greater Christchurch light rail network development and its potential routes in the southern central city.
- (2) That the Plan text be amended to indicate further consideration be undertaken into opportunities for retention of an eco-friendly fuel bus service potentially of varying sized vehicles linking the proposed network and possibly achieving access through the slow core of central city streets.
- (3) Investigate with Environment Canterbury the extension of additional free bus services into key areas of the central city.
- (4) The city is committed to being a world leader in the provision of comfortable and accessible bus transport in terms of vehicles and infrastructure.

Streets for People – Slow Core

- (1) No Change.

Main Streets

- (1) No text changes proposed to Main Streets section.

Enhancing the Avenues

- (1) Plan text to be amended to make clearer further work is needed to define the Avenues project and particularly to identify impacts on the wider strategic road and public transport networks. Also include in the text that efficiency improvements are likely to require some traffic turns to be prohibited at some intersections, along with a desire to remove some sets of traffic signals as a consequence or provide grade separation at key locations.

One Way to Two Way Streets

- (1) Within three months staff will return to the Council with the outcome based sequencing and timing – demonstrating how it can be delivered quickly with any early opportunities for changes to be trialed included – note this should include methods to demonstrate the new system to the community.

Parking and Servicing

- (1) That the Plan should articulate more clearly that the provision of public car parks will be timed and located to support the development of the city and support retail initiatives.
- (2) That the location of the existing carparking be shown on the map.

Wayfinding

- (1) That a small change to Plan text be made to indicate appropriate applications of smart technologies will be explored for Way-finding, including their application for multi-lingual applications and for people with visual and hearing impairments.

Note: This includes Transitional City.

Streets for Cycling

- (1) That the following changes be made to the Plan text under Streets for Cycling:

A proposal be added to the Plan indicating the intention to deliver a University to Central City Cycle Route in the first three years of Plan implementation - and which will entail upgrading of street routes within the central city, across Hagley Park, an improved crossing of Deans Avenue and enhancements to infrastructure westwards to the University campus (i.e. beyond the Central City Plan boundary).

- (2) That further investigations be undertaken into city bike hire/bike share schemes with reference to comparable international best practice examples – and linked to key central city facilities and key routes to and from the central city, including college campuses and potential private/public partnership schemes.

Note: An outline cost figure will need to be determined for the Plan over the coming weeks.

Overall Comment

- (1) That all recommendations in the Transport Choice Chapter will be subject to more detailed traffic and network modelling. The outputs of this modelling will form the basis for each project going forward and will be part of future Council decision making on these projects.

MARKET CITY CHAPTER

Compact CBD

- (1) Maintain the boundaries of the Compact Central Business District (CBD).
- (2) Emphasise that the Compact CBD will be delivered through incentives, improvements, and a more permissive zoning regime – not primarily through zoning.
- (3) Signal a partnership with CERA to prioritise reopening the core with 'make safe' routes to redeveloping/ redeveloped areas.

Restricting Suburban Development

- (1) Maintain the plan as written.

Note: Central government feedback suggests that it will not be adopted.

Incentives

- (1) It is recommended that the 'on budget' amount of money dedicated toward incentives remain the same, except for some funding that will be reallocated from 'off budget' contingent liability (working capital loan) to 'on budget' grants programmes.
- (2) Specifically, it is recommended that the Working Capital Grants be cancelled and \$1 million of the 'off budget' contingent liability be moved to a fund which, at the Council's sole discretion, and upon application, can be used to attract boutique and/or anchor retail to the compact core.
- (3) Development Finance Loans removed, but signal in the plan that the situation will be reviewed and a facility will be put in place should the on-the-ground situation change.
- (4) The incentives are intended to serve two purposes: to attract business to the CBD and to concentrate commercial and retail activity into Core. It is therefore recommended that the key incentives (other than Development Contributions) be directed only toward the core, and that a detailed planning map showing the areas of applications of these incentives in the plan.
 - (a) It is recommended that the compact core incentives also apply to both sides of Manchester Street and Lichfield Street adjacent to the compact core.
- (5) Development Contribution rebates should be addressed more prominently in the document.
- (6) That Development Contributions be removed from the Central City within the four Avenues for a period of five years.
- (7) That the per employee incentive be delivered in such a way as to achieve the result of bringing 20,000 (Full Time Equivalent's) FTE's back to central city and staff to report back on the proposed options.

Land Consolidation

- (1) That the principle of Land Consolidation referred to in the draft plan be supported by appropriate mechanisms and incentives to support cohesive property developments.

EPIC

- (1) Retain the EPIC concept as specified in the draft plan.

Retail Strategy

- (1) Retain the concept of a Retail Core as described in the plan.
- (2) Partner with CERA to prioritise demolitions and reopening of the core to ensure re-establishment of a vibrant retail heart.
- (3) Prioritise streetscape/amenity improvements that enable the compact retail core.
- (4) That the black box text reflects the 'Where' as: The retail quarter will focus around the retail priority area as shown on the map.

Visitor Information Centre

- (1) Retain Visitor Information Centre concept as per draft Plan.
- (2) Strengthens link with EPI-Centre.

International Quarter

- (1) Retain international quarter concept.
- (2) Signal in the plan that it should be complementary to the Covered Market,

Covered Market

- (1) Retain the covered market project as per the draft Central City Plan.

Free Parking

- (1) Retain the free-carparking offering as reflected in the draft Central City Plan.
- (2) Amend that text to reflect the Council's investigation to free public transport into the central city.

Convention Centre

- (1) Now that the status of the existing convention centre is known, recommend that the plan signal an exercise be undertaken to select the rebuild location.
- (2) Synergies may exist with a rebuild of the town hall should it need to be rebuilt on a different site.
- (3) Emphasise economic benefits: conventions bring business and visitors – need to start now as Conventions have long lead times (two to four years).
- (4) Convention Centre is going to be seen as a real driver for a tourism and hospitality precinct.
- (5) That the Council has a preference for this to be located within or adjacent to the Core.
- (6) Convention Centre as envisioned by the plan will also contain a hotel opportunity for PPP development.

Smart City

- (1) Retain the WiFi and Broadband component of Smart City as in the Central City Plan.
- (2) Recommend that the Smart City component of the plan clarify the linkages between the broadband roll-out and establishing a high tech sector and enabling central city education.
- (3) That the Smart City Chapter be widened to encourage the innovative use of technology to create a smarter more interactive central city.
- (4) Amend the Black Box text regarding cost.

Hospital Redevelopment

- (1) Retain hospital redevelopment project as per Central City Plan.
- (2) Add new section titled Health Precinct that adjacent to the Christchurch District Health Board development acknowledges both the growth intentions of Otago University Medical School and other Health Research providers to begin a cluster within this area.

TRANSITIONAL CITY CHAPTER

Overall Comments

- (1) Renaming of Transitional City Chapter to “Recovery” and elevating placement of Recovery Chapter to front of Draft Central City Plan.

Note: This will clearly signal the priority afforded to Recovery of the Central City.

The scope and content of this Recovery Chapter (previously Transitional City) will be expanded under the following key criteria areas; Understanding of Recovery, Transitional City, Organisational Model, Link with Wider Recovery Strategy, Culture of Delivery Organisation, Monitoring of Plan Progress, Infrastructure Recovery.

Understanding of Recovery

- (1) Plan to include additional commentary to outline a strong understanding of how recovery works and how the Plan embraces the learnings from key disaster recovery trends globally.

List of Catalyst Projects

- (1) Plan to clearly signal prioritisation of these key priority projects and likely timeline for implementation.
- (2) Delivery entity/structure to ensure catalyst priority projects can be delivered as planned.

Timeline for Project Implementation

- (1) Plan to include clarity and timeline certainty (visual image) for implementation and delivery of key projects.

Process Map for Key Validation Steps

- (1) Plan to include visual details of key steps for validation criteria.

Regulatory Impact/Benefit

- (1) Plan to include process for assessing regulatory framework changes from a risk/benefit perspective to ensure decisions are aligned to enabling recovery.

List of Alternative Procurement Models/Delivery Mechanisms

- (1) Plan to highlight that alternative funding and delivery mechanisms will be investigated for appropriate use (e.g. public private partnerships etc).

Link between Obstacles and Incentives in Plan

- (1) Plan to include commentary on assessed strengths and weaknesses and demonstrate alignment of incentives to the Plan.

Organisations Model

- (1) Plan to emphasise need for cohesive leadership team to lead the immediate (and beyond) recovery and provide clarity on roles of Christchurch City Council and CERA, alignment of recovery objectives (governance and implementation) and integration of key stakeholder group

Link with Wider Recovery Strategy

- (1) Plan to include visual images showing alignment with CERA Recovery Strategy, UDS etc.
- (2) Plan to highlight wider economic benefits (and risks) Central City Recovery has for Christchurch, Canterbury, South Island and Nationally.

Culture of Delivery Organisation

- (1) Recommend full review of Council processes (principally resource and building consenting) that impact directly speed of recovery with a view to a more customer centric model. Delivery culture to be focused on being an enabler of recovery to include graphical imagery on process map and narrative to support credibility of process.

Monitoring of Plan Progress

- (1) Recommend Plan include monitoring framework (who/how/frequency etc).

Infrastructure Recovery

- (1) Recommend formation of a cross sector steering group to co-ordinate the future requirements of infrastructure rebuild are aligned with future investment decision making.
 - (a) *A larger group with a cross spectrum of organisations/groups which include Councillor representation with an independent Chair that would make recommendations on issues given to them by the Council.*
 - (b) *A smaller group of businesses/land/owners/developers/investor groups which would include councillor representation with an independent chair.*

Note: *The above proposed resolution was not decided upon and it was held that this does not need to form part of the Central City Plan.*

Transitional Transport Choice

- (1) Plan to include more detailed comment on transitional transport mechanisms (i.e. what, where and when delivered).
- (2) As part of the changing traffic conditions, the Council will use new technologies to inform people on a real time basis.

Transitional City Life

- (1) Plan to include more specific focus on the importance of the creative community and the need for urgent transitional arrangements to bring this segment of the cultural fabric of Christchurch back to visible life.
- (2) That Transitional City Life ensures as much as possible that inner city residents are treated in an informed and respected manner and create opportunities for them.

Transitional Market City

- (1) Plan to include stronger more detailed focus on the various transitional projects necessary to bring some urgent market business activity back to the Central City. Some of this will clearly be temporary and, while concerns exist around quality of temporary offering, creating immediate business activity needs to be a high priority.

Transitional Green City

- (1) No change to Plan proposed.

Transitional Distinctive City

- (1) Plan to clearly link Transitional City with the Remembering and Distinctive city projects that will be commenced in the short term.

General Comment

- (1) Amend the text of Transitional Introduction – an acknowledgement of the need for ongoing engagement with residents groups.

IMPLEMENTATION CHAPTER

Project Expenditure

- (1) Recommend no change.

Note: Decisions on the implementation of the Central City Plan projects will be considered in the context of the existing Annual Plan and future projects will be prioritised in the next Long-Term Plan. Council will need to reprioritise the capital works programme, looking at projects across the city and including Central City Plan projects. There will be the need to borrow to fund the Central City Plan projects, and repay the borrowings through rates. The 2011/12 Annual Plan currently has 5.34 percent rates with a further 1.76 percent special Earthquake rates charge to fund the next three years' operating deficits. The impact of future rate levels will need to be managed within the next Long Term Plan. The detailed integrated programme for all projects and the phasing with other associated projects to ensure alignment will require more detailed economic impact work and multi-criteria analysis which is currently under action.

- (2) An addition to text to show that – if additional funding was provided by Central Government or other groups (e.g. philanthropic or benefactor donations) fund prioritisation of some projects might be possible with no impact on ratepayers.

Funding and Bonds Issue

- (1) Recommend no change.

Note: The issue of Bonds is an expensive exercise and there is also the cost of administration, therefore the Council would not want to proceed in this area as funds can be secured at a lower cost from the investment and banking market.

Private/Public Partnerships and Joint Ventures

- (1) Recommend no change.
- (2) Amend text to reflect on page 120 that the Council are open to partnerships with the Private Sector and/or Central Government.

Note: It is recognised that the success of redeveloping the Central City relies heavily on private sector investment and the replacement of a large proportion of the buildings. The Insurance industry is a key partner in this process. Many of the projects in the Central City Plan are public investment for infrastructure and facilities that will be partly funded through insurance. Redeveloping the Central City may also require private and public partnerships or joint involvement of the Council and Government agencies. Funding for the Central City Plan will be staged over twenty years and projects prioritised. The comments made are correct that the Plan relies on business being able to obtain reinsurance for new or redeveloped property. The Government is also a key partner and aware of this situation.

Economic Assessment, Priorities and Staging

- (1) Add text to include: The Council is and will continue to provide economic analysis to underpin the fundamentals of the plan.
- (2) Add to the Staging Overview page – recognising there are a number of variables affecting the implementation chapter, e.g. capacity and availability of funding.
- (3) Amend Financials to clarify who is responsible for funding of projects (where possible).

Note: The detailed integrated staging programme for all projects and the phasing with other associated projects to ensure alignment and economic benefits is under preparation. This will include economic multi-criteria analysis. The phasing of individual projects and their links with other associated projects will be aligned through the next Council Long Term Plan (LTP) for 2013. Some projects already have funding through the current LTCCP, and others may have to be prioritised as a higher priority over existing projects in the current capital programme. Informing the community and businesses of the timing will be a very important aspect of the staging programme.

Attract Business and Commercial Development

- (1) Recommend minor change. Incentives will be delivered to commercial real estate developers and business tenants to stimulate business activity and commercial development in the Central City/CBD. These will be Low-interest working capital underwrite, Bank loan underwriting, Per-employee grant, Development Contributions Rebate/Grant (Commercial), Priority consenting. With the per-employee grant this is aimed at repatriating businesses to Christchurch and attracting international tenants is key to Christchurch's recovery. This will apply to retail, hospitality and office-based businesses. A compact business core will provide for better economic growth in the long term and greater certainty for property owners. Central business districts are important for delivering an economically and socially vibrant city. For commercial development the development contributions rebates are tied to a Green Star compliant building.
- (2) It is recommended that Low-interest working capital underwrite, Bank loan underwriting, be removed as not required now that the banking sector has freed up lending requirements in this area. However, it is proposed that the Council continually review bank's lending criteria on an ongoing basis and stand ready to provide a lending facility should it become necessary.
- (3) Note reference to visitor accommodation.

Attract Housing Development

- (1) Recommend changes are considered.

Note: Attracting property owners into the central city is a very important especially those that have received payouts. The Government is focussing on Greenfield developments meeting some of this gap. However for housing and residential development to be encouraged in the central city the cost of land is an issue and normally leads to multi-unit development. The residential incentives in the Plan for development contributions rebate and home buyers assistance may not be sufficient to off-set the high land values reflected in residential building costs.

The central city housing market is a difficult one and depends on location with most of the dwellings under three stories.

- (2) Move table 8 on page 131 so it is not attached to Residential.
- (3) Amend text to reflect: Incentives for development rather than developers in the Central City on page 131.
- (4) Reflect the Council's continuous commitment to developing amenities and subsequent development patterns that will emerge.

Incentives for whole Central City not just CBD

- (1) Recommend keeping the focus on the compact CBD with the incentives programme to focus redevelopment on the core to ensure a vibrant central heart.
- (2) Recommend that the per employee grant be considered for existing businesses in the compact CBD possibly for a shorter period.
- (3) Recommend that a tiered approach for incentives also be considered for the key fringe blocks that Manchester Street, Lichfield Street and extending down Colombo Street to St. Asaph Street. Commercial Development Contribution rebates will be supported for the entire CBD fringe area.

Monitoring and Engagement

- (1) Recommend no major change to the suite of monitoring outcomes on pages 127 to 128 which will require more detailed work to focus some of the outcomes on existing information for measurable targets and some suggestions considered to be added to the programme. It will be important to align with and compliment the existing Community Outcomes Monitoring Programme and the Big Cities Quality of Life Report.

Land Reports and Infrastructure Rebuild

- (1) Recommend no major change.
- (2) Include text to reflect that all building projects must comply with (e.g. full geotechnical investigation).
- (3) Develop some appropriate social measures in the plan.

Note: A full geotechnical investigation of the CBD is being undertaken and once these reports are available a further review of project site suitability will be undertaken. Before many of the new projects can be undertaken a programme to reconstruct and repair damaged infrastructure and re-establishment of key services must be completed. New technology and materials will be introduced to make the infrastructure more resilient. The costs associated with infrastructure repair and reconstruction is estimated at \$358 million with much of the infrastructure still to have a detailed assessment undertaken.

LIVING ZONES

Living Zone Heights

- (1) Retain Living A4 zone height limits as status quo under the Operative District Plan.

Councillor Broughton moved:

“2. Retain Living 4C zone height limits as status quo under the Operative District Plan with the exception of the two blocks south of the Arts Centre bounded by Rolleston Ave, Hereford street, Montreal Street and Cambridge Terrace. This specific area, which includes SAM 31, has had a 20 metre Critical Standard height limit under the Operative Plan and it is recommended to lower this to 14 metre Development Standard and 16 metre Critical Standard”.

The motion was seconded by Councillor Johanson and on being put to the meeting was **lost**.

- (2) Retain Living 4C zone height limits as status quo under the Operative District Plan with the exception of the two blocks south of the Arts Centre bounded by Rolleston Ave, Hereford street, Montreal Street and Cambridge Terrace. This specific area, which includes SAM 31, has had a 20 metre Critical Standard height limit under the Operative Plan and it is recommended to lower this to 16 metre Development Standard and 18 metre Critical Standard.
- (3) In the three Living 4B zones (fronting Hagley Avenue, east of Cranmer Square, and east of Latimer Square) the Draft Plan proposed decreases in height, and these were supported in submissions. It is recommended that these height limits be further reduced to have a consistent Development Standard of 16 metres and Critical Standard of 18 metres.
- (4) Given the diverse character of the 140 hectares of living zones in the Central City, and the lack of information on the extent of building demolitions and any areas of land to be abandoned or remediated, it is recommended that further fine-grained analysis of appropriate height limits for the Living Zone be undertaken as information becomes clearer, particularly in those areas that are waiting on the CERA land report to determine their fate. This would be done in conjunction with the review of density as already decided in Council deliberations.

Use of Living 4 exception in the operative plan definition of “height”

- (1) That exception will be retained if it is decided to retain the Living 4A, 4B and 4C zones.

Outdoor Living Space requirements in the Central City Living Zone

- (1) Retain the L4A, 4B and 4C zones with their specific Outdoor Living Space standards.

Car parking requirements for Residential Activities

- (1) As it is recommended to retain L4 zones as the status quo, the car parking requirements (as amended by PC53 in June 2011) remain the same. These require one off-street parking space per residential unit, plus visitor car parking once more than 10 units are proposed on site.
- (2) Adopt staff recommendations noting that these issues will be further reviewed as part of a separate review of the living zones.

Control of residential density through Residential Floor Area Ratio

- (1) Reinstate the site density limits (Residential Floor Area Ratio) throughout the Living 4 zones, including the special limits for some SAMs, as per the Operative District Plan. Retaining the site coverage standard for the Living 4C (Avon Loop) zone will control bulk of buildings in that zone as per the status quo.

Control of non-residential activities in the Living Zones

- (1) Make changes to the five Community Standards that cover the Living 4A, 4B and 4C zones. The results of the recommended amendments are:
 - (a) Some specified road frontages (small parts of Montreal and Durham plus Bealey east and west ends) lose their exemptions to five Community Standards.
 - (b) Bealey Avenue frontage (south side) only gains exceptions for the central strip between Durham Street North and Madras Street and ONLY for Travellers Accommodation (in terms of the scale of activity floorspace rule). These Travellers Accommodation activities are restricted to only 1 x non-resident FTE also.

Note: Travellers Accommodation at the eastern and western ends of Bealey Avenue will require RC. This is tougher than existing status quo.

 - (c) Some activities can gain exemptions from specified road frontages but only for site sizes up to 800 metres squared (unless home occupations up to 40 metres squared on larger sites). This is tougher than existing.
 - (d) Hours of Operation are restricted to 50 hours per week and between 7am to 11pm (Monday-Friday)/8am to 11pm (weekends and public holidays) except for Travellers Accommodation on specified road frontages. Apartments in any building over three storeys shall not be open to visitors/couriers at all.
 - (e) Traffic generation limited to 100 per day for some other activities on specified road frontages, reduced from 200 per day.
 - (f) It will still be permitted to have several employees in some other activities on the specified roads but note that Bealey Avenue frontage does not gain the allowance for more than one non-resident FTE staff member.
 - (g) The residential coherence rule requires an employee to reside on site unless one of the certain other activities listed and on the specified roads. Bealey Avenue central strip only really suitable for Travellers Accommodation, and in most cases these have an on-site live-in manager or staff member.
- (2) Adopt staff recommendations noting that these issues will be further reviewed as part of a separate review of the living zones.

Community Standards 4.3.1 Scale of Activity – Other Activities

- (1) Amend Community Standard 4.3.1(a)(iii) and (c) to delete Bealey Avenue, Montreal Street and Durham Street North.
- (2) Amend 4.3.1(c) to delete Bealey Avenue, Montreal Street and Durham Street North. This amendment also ensures consistency with the change to 4.3.1(a) above.
- (3) With regard to numbers of non-resident FTE's for other activities on Bealey Avenue, Travellers Accommodation is the only option under 4.3.1(a).

Community Standards 4.3.2 Site Size – Other Activities

- (1) Amend Community Standard 4.3.2 to delete 4.3.2(b)(ii) to avoid large sites being used for non-residential activities of any kind, unless only a small-scale home occupation on a large residential site as provided for in 4.3.2(b)(i).

Community Standard 4.3.3 Hours of Operation – Other Activities

- (1) Amend 4.3.3(b) so that Travellers Accommodation still gains the exception to the hours of operation rule when on Bealey Avenue (between Durham Street North and Madras Street). Montreal Street and Durham Street North are to be deleted to ensure consistency between this rule and the other restrictions on travellers accommodation on these particular roads.

Community Standard 4.3.4 Traffic Generation – Other Activities

- (1) Amend (a)(ii) to say "...frontage to roads classified as a Local road, Way, or Typical Street, ..." to include reference to the new classifications of roads under the Draft Central City Plan. The limits for 'other sites' in (a)(iii) will then apply to roads classed as a distributor (e.g. Manchester Street) or Avenue (e.g. Bealey Avenue).
- (2) Amend the fourth bullet point under the exceptions to make consistent with other Community Standards above, i.e. delete Montreal Street and Durham Street North and confine Bealey Avenue to only the central section as discussed above. Furthermore limit the maximum number of vehicle trips per day under this exception to 100 rather than the existing limit of 200. This is more consistent with the other restrictions in the Community Standards controlling scale of activity and site size outlined above.

Community Standard 4.3.6 Residential Coherence – Other Activities

- (1) Amend (b) to refer to Central City Living zones but expand the exception from apartment blocks over three storeys to include all sites in Special Amenity Areas 22 to 27, 30 and 31. It allows, in combination with the scale of activity standard, an external (non-resident) FTE in some previous L4C zones outside of the SAMs.
- (2) Amend (c) to cover all units in apartment buildings over three storeys and all sites within the SAMs 22 to 27, 30 and 31 to be consistent with the changes to (b) above for the Central City Living zone.

New assessment matters

- (1) Develop new Assessment Matters to refer to sites that have been rezoned to Living Zone from previous Central City, Business 3B, or Cultural 1 Zone and may wish to develop part or all of the site with non-residential activities.

CONSERVATION 5 ZONE

Naming Conventions in the District Plan

- (1) Political decision on the use of Te Reo throughout the Central City Plan.

Environmental Results Anticipated

- (1) Review the overall list of ERA's to ensure adequate coverage of MKT and Ecan concerns.

Road classifications

- (1) Formed legal roads are to still provide access function – this could be reinforced in the zone description in light of submitters concerns. Otherwise no change.

Promotion of specific activities in the C5 zone

- (1) No Change.

Retention of existing 30metre setback from the banks of the river

- (1) No Change.

SITE OR AREA REZONING

Block bounded by Durham/St Asaph/Montreal and Tuam Streets

- (1) It is recommended that the zoning remain as proposed in the draft plan to ensure that a viable area of Mixed Use land remain in the south west of the City to cater for a diverse and compatible mix of land use on the edge of the Central City.

Former St Andrews Church site

- (1) The proposed zoning enables the establishment of commercial, medical and educational activities. As the site in question is not owned by the submitter it is recommended that the zoning remain Central City Fringe and the submission be rejected, unless the owner of land had no objection to change.

Christ's College 'RGA site' – 11 lots which front Gloucester-Armagh-Rolleston

- (1) Leave as Living zone, as it has been L4C zone historically with high level of protection against non-residential education activities.

Strategy Site

- (1) That the zoning remain Central City Living.

Corner of Montreal Street and Bealey Avenue

Councillor Carter moved:

"That this land be rezoned as Central City Fringe Zone."

The motion was seconded by Councillor Keown and on being put to the meeting was **lost**.

- (1) As the existing activities appear to be lawfully established by existing use rights or resource consent or are permitted by Designation, it is recommended that the zoning remain Central City Living.

Academy and Alpine View Corp Ltd

- (1) At this stage recommend do not rezone to MUZ.

198-202 Bealey Avenue

- (1) That the zoning remain Central City Living.

Darnley Flats site 118 Salisbury Street, approximately 4,000 square metres

- (1) Leave as CCL zone. This is a rezoning request on the south side of Salisbury Street that has residential zoning along its whole length except at the intersections with Colombo and Victoria Streets due to these being historical retail strips.

Peterborough Street between Colombo and Manchester Street

- (1) To ensure the retention of suitable areas of residential land in close proximity to the Central City and prevent the further spread of commercial activity beyond the Core and Fringe, it is recommended that the land remain zoned Central City Living.

Baptist Church and Fire Service sites along Oxford Terrace

- (1) The merit in this request is the proximity of these large landholdings to the river. Not accepted. The submitter does not own any of the subject sites and I note that the sites have a capital value of several million dollars which would be wiped out if rezoned. There has also been no consultation with the landowner regarding any rezoning.

City Foresight and Scenic Circle/Hagaman submissions

Councillor Corbett moved:

“That this area be changed to L5 zone (Travellers Accommodation)”.

The motion was seconded by Councillor Keown and on being put to the meeting was **lost**.

- (1) Leave as Living zone as this was status quo except for three scheduled activities of Stonehurst, Charlie B's, and Armagh Street Auto. With regard to height, this is discussed under Living Zone heights in a separate table.

Latimer Hotel

Councillor Corbett moved:

“(1) That this site be changed to L5 Zone (Travellers Accommodation)”.

The motion was seconded by Councillor Keown and on being put to the meeting was **carried**.

- (2) That the height restrictions for this area be aligned with the surrounding Living zones of 16 metres development standard and 18 metres critical standard, to also include an external appearance design control section 5.2.8.

St John the Baptist Church

- (1) Leave as Living Zone.

Block bounded by Madras/Armagh/Cashel Streets and Fitzgerald Avenue

- (1) That the Central City Living Zone remain in place and that the request be rejected.

Proposed BRP zone (instead of Fringe and Mixed use zones) adjacent to Moorhouse Avenue

- (1) To be discussed at a later date.

Hagley Avenue – Moorhouse Avenue Corner

- (1) To ensure that the final package of rules and assessment matters is appropriate for this corner site and allows a commercial development of similar scale to that provided for in the operative plan. In the event that the mixed use zone is not considered appropriate, then it should remain living zone but with the exceptions that were provided for through the operative District Plan framework for the site.

Crammer Centre – 32 Armagh Street area – 5,620 square metres

- (1) Rezone the Cranmer Centre site to Cultural 3 zone and create a set of suitable bulk and location rules and 'design and appearance' assessment matters in consultation with the submitter/landowner to consider the visual and wider amenity effects of new buildings proposed.

Courts Land owned by TRONT now included in C5 zone in Central City Plan

- (1) The land that has been rezoned to C5 is landscaped riverside grass and mature trees, mostly within 30 metres of the riverbank and is laid out as being 'public open space' and looks and feels as part of Victoria Square. It is recommended that C5 zone stay as in the Draft plan.
- (2) Note that this is only a change from existing C3 land to C5 providing owners agreement.

Corner of Peterborough and Madras Streets

Councillor Gough moved:

- (1) *That the status quo remains and be reviewed in conjunction with the Central City Living zoning.*

The motion was seconded by Councillor Keown and on being put to the meeting was **carried**.

Amuri Park, off Barbadoes Street

- (1) For the area covered by Units 7, 8 and 9, it is recommended to be zoned Central City Mixed Use Zone to allow an appropriate planning framework over the area where the office buildings are being replaced. The mixed use zone allows residential activities and is a better rule package for this type of site than the former B3B zone, which suits light industry.
- (2) Unit 6 covers a small area of land and is to be demolished, hence it is recommended that this area be zoned in the mixed use zone.
- (3) The eastern end where there are units 1 to 5, two of which are already in L4 zone, should be all Living zone.

Living G Avon Holiday Inn site

- (1) If the Council wishes, then the Living 5 zone can be reinstated. With regard to height, the operative plan allows 12 metres for the hotel site plus a 3.5 metre bonus above that as per the definition of height for the Living 5 (Avon) zone. That is a 15.5 metres high Hotel building as permitted. This also requires a decision as to whether it is still an appropriate height for the area.

(Note: Councillor Carter took no part in this item.)

Former Star and Garter Tavern site

- (1) The Council has three main options: zone part or all of the site B1, retain a living zone with certain exceptions for retail activities, or remove the exceptions and retain its living zone.

Councillor Carter took no part in this item.

Fitzgerald/Kilmore/Chester Street East site

Councillor Gough moved:

"That the status quo remains and be reviewed in conjunction with the Central City Living zoning."

The motion was seconded by Councillor Carter and on being put to the meeting was **lost**.

Councillor Buck moved:

“That the whole site be rezoned CCB1 zone.”

The motion was seconded by Councillor Johanson and on being put to the meeting was **carried**.

Replaced and extended B1 zone on corner of Armagh and Barbadoes Streets

- (1) Reinstate the B1 zone on the two sites on the western side of Barbadoes Street, and extend the B1 zone across to include the small Café site on the opposite side of the road. Armagh Street Automotive is located on the southwest corner and enjoys scheduled activity status – it is not proposed to include that site in the B1 zone.

Request for a new Central City Cultural Zone

- (1) As a wide range of cultural activities are permitted in the Central City Core and Fringe Zones, there is no clear need for a Cultural Zone along the length of this street. It is recommended that this request be rejected.

Request that the entire Central City area be rezoned to residential

- (1) The Central City contains a number of different zones each reflecting the different environmental outcomes sought by the Council. Residential activities are largely permitted in almost every Central City zone. It is recommended that this submission be rejected.

Request that the Christchurch Hospital be prevented from encroaching closer to the Avon River or into Hagley Park.

- (1) The draft Central City Plan has amended the zone boundary between Hagley Park and the Christchurch Hospital recognising the recent land swap agreed between the Council and the Canterbury District Health Board. The planned hospital redevelopment will occur on land zoned Special Purpose (Hospital) Zone. It is recommended that these submissions be rejected.

Request for a new tertiary education precinct south of Christchurch Hospital

- (1) That the request be rejected.

CENTRAL CITY MIXED USE ZONE

Protection of existing industrial activities and reverse sensitivity issues

- (1) It is recommended that the proposed provisions be retained and industrial activities continue to rely on existing use rights.

Provisions relating to open air vehicle sales yards

- (1) It is recommended that provisions be included in Volume II ensuring that a high standard of visual amenity is achieved on new sites used for vehicle sales and car parking and that open air vehicle sales be removed from the list of non-complying activities.

Building Height

- (1) It is recommended that the rule be amended to align with the height maps.
- (2) Further urban design advice required on the floor to floor heights.

Retail Activities

- (1) It is recommended that the rule be amended to allow small scale general convenience stores in the zone.

Building Setbacks

- (1) It is recommended that this rule be deleted in the Mixed Use Zone and that building setbacks be added as an assessment matter to the Design and Appearance rule.

Location of on-site car parking

- (1) It is recommended that this rule be deleted in the Mixed Use Zone and that location of on-site car parking be added as an assessment matter to the Design and Appearance rule.

Building Sustainability

- (1) It is recommended that this rule be kept providing build green is adopted.

Offices

- (1) Staff to return on the issue.

Commercial car parking

- (1) Staff to return on the issue.

Noise attenuation

- (1) Plan proposes noise mitigation for new residential units. It is recommended that this rule remain.

Design and Appearance

- (1) Assessment matters adequately cover building form, appearance, site context and layout. No change recommended.

Zone description

- (1) Recommended that this change occur.

Outdoor living space

- (1) It is recommended that this rule remain.

CENTRAL CITY TEMPORARY BUILDINGS AND ACTIVITIES

Duration of permitted activities

- (1) It is recommended that to be consistent with the Canterbury Earthquake Recovery Act 2011 that the period for permitted temporary activities and buildings be extended to 18 April 2016.
- (2) Conditional that within 12 months prior to the end date the applicant must demonstrate to the Council that they have either undertaken a planning or building consent or undertaking to vacate the site entirely.

Scope of activities and buildings permitted

- (1) It is recommended that the provisions be broadened to include public art and recreation facilities as permitted temporary activities. Temporary advertising would also be permitted subject to size limitations as per the City Plan.

Sites where temporary buildings permitted

- (1) It is recommended that temporary buildings be allowed on any vacant central city site.

NOISE AND ENTERTAINMENT

Behaviour of Intoxicated People in and around Bars and Nightclubs

- (1) Implementation:
Lighting in the City Project, and Safety Through Design Project need to look carefully at areas where there are clusters of bars/nightclubs to ensure adequate space on footpaths, safe pedestrian links away from arterial roads, and good levels of lighting especially in “crime corridors” and locations near clubs and bars without direct surveillance.
- (2) Additional public toilet provision in the Central City should be specifically dealt with in the Central City Plan, e.g. possible locations in association with bus street stations and Super Stops or near entertainment areas.

Include Licensing Hours in the Central City Plan

- (1) No change.

Oxford Terrace Entertainment

- (1) Modify noise provisions for all categories including Category 2 to specifically provide for measurement points across roads and the Avon River.

Oxford Terrace (including Square) Entertainment Precinct - Extent

- (1) No change.

Victoria Street Entertainment Precinct – Extent and Noise Levels (temporary)

- (1) No change.

Late Night Entertainment Precincts – Extent

- (1) Delete the eastern portion of the block between Hereford and Cashel Streets, ie. From Woolsack Lane eastwards to Madras Street, from the Late Night Entertainment Precinct.
- (2) Clarify no intention to seek extinguishment of existing use rights at this stage.
- (3) No other changes.

Arts Centre as an Entertainment Precinct

- (1) No change at this stage. Consider entertainment and noise provisions further in future in association with rezoning request for special Cultural 1 zone (eg through District Plan review).
- (2) No change at this stage. Existing resource consent(s).

Other examples

- (1) Outdoor music concerts in business areas – no change.
- (2) Construction noise standards for arts centre – no change.
- (3) Acoustic insulation in whole central city – no change.
- (4) Miscellaneous – no change.
- (5) Shift all noise rules e.g. those in Living Zones and CC Mixed Use Zone into Part 11.
- (6) Clarify rules as required.

Safer Christchurch Team

- (1) Recommendations elsewhere regarding urban design. Consideration of these issues in future changes to Christchurch City Council's Alcohol Policy.
- (2) Clarify in the Plan.

Team Leader Comments and Corrections (Regulatory Team)

- (1) Amend as listed for example, Table 2 changes and corrections and errors.

REGULATORY FRAMEWORK – HERITAGE

Proposed resource consent requirement for new buildings on sites adjoining sites containing heritage items and resource consent requirement for new buildings on sites containing heritage items.

Councillor Broughton moved:

"Different rules be provided for Group 1 and 2 Heritage buildings."

On being put to the meeting, the resolution was **lost**.

- (1) It is recommended that the proposed rule is deleted.

In making this recommendation it is noted that new buildings in much of the Central City will be subject to an urban design assessment, that this assessment can also appropriately consider the wider site context, including whether there are any heritage buildings in close proximity.

- (2) It is, therefore, recommended that the assessment matters for the urban design rules be reviewed and amended to ensure that they incorporate sufficient detail to enable a considered evaluation of the relationship of new development to nearby protected heritage items.
- (3) It is also recommended that the current rule relating to additional buildings on site's that contain heritage items is retained.
- (4) In relation to the comment from Christchurch Polytechnic Institute of Technology (CPIT) regarding Appendix 2a, it is recommended to make consequential amendments to rule numbering in that Appendix (a minor consequential change only).

Alterations necessary to implement seismic, fire or access building code upgrades

Councillor Broughton moved:

"Different rules be provided for Group 1 and 2 Heritage buildings."

On being put to the meeting, the resolution was **lost**.

- (1) It is recommended that alterations (other than work carried out as repairs and reconstruction) necessary to implement seismic, fire or access Building Code upgrades be a Controlled Activity (non-notified) for Group 1 and 2 items rather than restricted discretionary as proposed.
- (2) For Group 3 and 4 items such works to be a permitted activity (as proposed in the draft Plan).
- (3) The Council update guidance to assist heritage owners in considering appropriate options for earthquake strengthening works. Best practice and the checklist referred to by NZHPT could help inform existing guidance notes. This guidance sits outside of the City Plan.

- (4) The Council undertake to monitor code upgrade works, particularly for earthquake strengthening.

Definitions

- (1) It is recommended that the 'reconstruction' definition be amended so that the reconstruction does not have to be to an identical footprint but it should still be of a similar form and scale.
- (2) The proposed definition for reconstruction refers to partial reconstruction only. It is recommended that this component of the definition is retained. Complete rebuilding of a wholly demolished heritage building will be assessed against the same rule package as any other new building in the same zone.
- (3) It is recommended that the proposed definition of 'repair' be amended to include 'maintenance' as the two terms are often used interchangeably.
- (4) Therefore, maintenance is recommended to be a permitted activity, along with repair.
- (5) The incorporation of maintenance should ensure that it can be applied to the full range of protected heritage items in the Central City, including grounds maintenance for open space listed items such as for Cranmer and Latimer Squares.
- (6) It is recommended that the proposed definition of 'repair' be broadened to make it clear that new materials may be used where they provide better building performance and where heritage values will not be significantly affected.

An alternative would be to insert a full new definition for maintenance into the Plan with an associated rule providing for it as a permitted activity.

- (7) It is recommended to retain the amendments to the definition of demolition as proposed in the draft Plan.

Policies and rules

- (1) It is recommended that the policies are retained with some minor amendments made to give effect to relief sought, particularly where it improves the function of the policy package and does not alter the intent of the policies. These include for example: minor amendments to policy 4.3.2 to improve the wording (intent of the policy remains unchanged); and policy 4.3.5(e) so that it includes consideration of the affects of additions to buildings near heritage items.
- (2) The change proposed to the Environmental Results anticipated section is still required as the outcome of good design near to heritage buildings remains a goal through the separate urban design provisions.
- (3) Some amendments should be considered in respect of minor changes to rule wording and associated provisions (such as reasons for rules and assessment matters) to ensure they strongly align with the policy framework.
- (4) It is further recommended that in the 'Guide to the Rules' section the references to the rules applicable to the different heritage groups are shown in a table format (as opposed to via bullet points as proposed).
- (5) It is recommended that the rule relating to cash contributions be deleted as proposed. However, the request sought to put a time limitation upon this exemption is not recommended to be accepted.
- (6) It is recommended that Clause 1.2.7 is amended for reasons of clarity. The reference to buildings outside of the Central City is still required.

(**Note:** Councillors Broughton, Johanson and Livingstone wished to record their vote against the resolution.)

Assessment Matters

- (1) To assist in increased alignment between the new and revised policies and rules (particularly in relation to Building Code upgrades and enabling ongoing an adaptive use of heritage buildings) it is recommended that the assessment matters are amended as suggested or in revised form that reflects the intent whilst not conflicting with other current assessment matters.
- (2) Given the above recommendations that the rule controlling new buildings on sites adjacent to sites containing heritage buildings be deleted, associated amendments to the assessment matters in the heritage section of the Plan are not necessary.

Existing, amended and new listings

- (1) It is recommended that the planning maps and appendices are updated to reflect the full removal of heritage items which has taken place. In terms of timing, this is recommended to occur when, or close to when the draft Central City plan is finalised, and thereafter on a regular basis as further demolitions occur.
- (2) It is recommended that the relevant deletion of items clause should be amended so that it includes reference to both fully demolished and fully deconstructed.

(**Note:** Councillor Broughton wishes to record her vote against clause 2.)

- (3) With regard to the point raised by the Anglican Diocese of Christchurch it is noted that the Operative City Plan currently provides for the removal of a listing when a building is demolished. Consideration will be given under that process to the extent to which the listing is retained, especially where the listing includes the 'setting' and whether that setting has heritage significance in its own right. It is recognised that that there may be other sites in the Central City where the listing needs to be reviewed due to removal or destruction in part of a heritage feature(s) on that site and the item no longer retains sufficient value to justify listing. Any amendments to listings would be captured under a separate process.

(No change recommended.)

In respect of non-built values the Four Avenues is identified as of archaeological interest, with an associated note attached to LIMs in the Central City. When redevelopment of a site is proposed the applicant will be referred to consult with New Zealand Historic Places Trust regarding archaeological requirements. The Historic Places Act makes it unlawful for anyone to damage an archaeological site without prior authority from the New Zealand Historic Places Trust. The Historic Places Act also contains provisions relating to the accidental discovery of archaeological remains.

- (4) With regard to consideration of new heritage listings and the specific rule/policy point please refer to Distinctive City Overall Chapter recommendations.
- (5) With respect to the notable tree matter it is noted that there are existing provisions in the City Plan relevant to removal of protected and notable trees from associated heritage lists.

(No change recommended.)

Increased incentives and financial assistance and exemptions from zone standards

- (1) In terms of financial assistance it is recommended that the allocation of the proposed heritage funding in the Central City Plan is continued, although it is reviewed to ensure it adequately meets more immediate to short term demands
- (2) It is also recommended that Council waives building consent and resource consent fees for heritage applications (with the exception of demolition applications). This should include free pre-application advice.

(For 1. and 2. refer Distinctive City recommendations.)

- (3) Non-compliance with building code standards is not supported and indeed may be beyond the legal scope for the recovery plan as it is a matter covered under the Building Act rather than the Local Government Act or Resource Management Act.
- (4) With regard to exemptions it is proposed to retain those proposed in the draft Plan and to clarify that where heritage buildings are retained these be exempt (including where this involves retention of facades).

Although the build green provision may apply to new buildings on a site containing a heritage building, it is recommended that it be made clear that the build green provisions should not apply to works directly to heritage buildings.

Further parking and traffic rules could also be considered for exemption, although this may need to be carefully considered if it were apply to façade retention given the potential scale of new building and traffic generation. However such a review is largely dependent on whether the proposed shift to maximum provision of car parking is retained (as this provides a generally less onerous parking requirement in terms of number of spaces required). Subject to the response to these points this recommendation would need to be reconsidered and should be monitored accordingly.

Councillor Carter moved:

“That listed heritage buildings should not have to comply with parking, setbacks, continuity of and frontages.”

The motion was seconded by Councillor Broughton and on being put to the meeting, the resolution was **carried**.

Arts Centre specific changes

It is noted that some of the changes sought by the Arts Centre are on topics similar to those raised by other submitters, for example development on sites adjoining heritage items, and the activity status of Building Code upgrades. These are discussed elsewhere.

- (1) In terms of other changes sought it is recommended that such changes are likely to be of high public interest and would be better placed as part of a separate review process, for example through the upcoming District Plan review or a plan change. In making this recommendation it is also noted that feedback from the Arts Centre is that the Centre will not be open to the public for a number of years, and therefore, consideration of these matters, whilst important, is not so urgent to justify a hurried response through the recovery plan rather than a more considered response through a normal plan change process or through the District Plan review.
- (2) It is recommended that the Council consider relaxing the rules around outdoor advertising for heritage sites to enable provision of temporary signage that is for the purposes of providing information about recovery progress work being undertaken at the site. Restrictions could be written around this to ensure that signage not directly related to this purposes would be exempt from these exceptions. The Council may wish to periodically review such a relaxation to ensure any such temporary outdoor signage is being erected consistent with this approach.
- (3) Further consideration may also wish to be given to extending such a relaxation in outdoor advertising so that it could apply to the display of temporary artwork on temporary fencing located around the perimeter of sites. Provisions would also need to be drafted around site specific/localational restriction.

EXISTING USE RIGHTS

Existing Use Rights

Councillor Carter moved:

“Provide policies and rules in the Central City Plan to define, clarify and extend for five years Existing Use Rights – type protection in the Core and Fringe from the date the Central City Plan is adopted by Central Government for:

- (a) building height/floorspace; and*
- (b) for transferring development potential within comprehensive developments.”*

The motion was seconded by Councillor Corbett and on being put to the meeting, the resolution was **lost**.

The Mayor moved:

“(1) Provide policies and rules in the Central City Plan to define, clarify and extend for four years Existing Use Rights - type protection in the Core and Fringe from the date the Central City Plan is adopted by Central Government for:

- (a) building height/floorspace; and*
- (b) for transferring development potential within comprehensive developments.”*

The motion was seconded by Councillor Keown and on being put to the meeting, the resolution was **carried**.

- (2) Monitor applications for Certificates of Compliance, Existing Use Rights Certificates and Resource Consents for the purpose of determining if these are undermining the implementation of the Central City Plan. (If they are, the Council can request the Minister to cancel or extinguish these.)

CENTRAL CITY BUSINESS 1 ZONE AND SUPERMARKET PROVISIONS

Rule 6.2.12

- (1) Clarify in the rule – ‘blank’ means no articulation, glazing, doors vertical or horizontal divisions. It does not include art work which would be assessed on a case by case basis for its contribution to mitigation of the effects of the ‘blank’ surface.

Rule 6.2.12 – Compulsory Rules on Glazing

- (1) That the matter be added to the urban design assessment matters – the percentages should be added to the assessment matters as a ‘general rule of thumb’ to guide designers and decision makers.

Rule 6.2.12 – Architectural Elements Every Six Metres

- (1) They are better located in the urban design assessment matters. The general six metre measurement should be included in the assessment matters as a ‘general rule of thumb’ to guide designers and decision makers.

Rule 6.2.13 – Nine Metre Rule

- (1) It is better located in the urban design assessment matters. The general nine metre measurement should be included in the assessment matters as a ‘general rule of thumb’ to guide designers and decision makers.

Rule 6.3.2 – Minimum Height

- (1) Clarify the minimum heights give the corner sites these CCB1 areas are located on definition and consistency with the surrounding residential areas. The minimum heights also enable and provide for a mix of uses above the ground floor thus adding to, vibrancy, efficiency and safety.

Rule 6.3.3 – Ground Floor Minimum Height

- (1) Clarify for the same reasons as that set out for similar comments on the corresponding rules in the Core and Fringe zones. Clarify that it is floor to floor and not floor to ceiling. Ceiling can be set at the height requirements of the tenant or occupier.

Councillor Carter moved:

“Ground floor minimum height is to be three metres”.

The motion was seconded by Councillor Keown and on being put to the meeting, the resolution was **carried**.

Rule Policy 2.8.15 and B1 Zone Description

- (1) Business 1 zones are generally local convenience retail and service areas to serve the day to day needs of local residents. They are not intended to be enabling of hotels and other forms of tourist accommodation. Within the four avenues tourist accommodation activities are best located in the Core, Fringe and Residential 5 zones.

Rule 6.2.3 – Visual Transparency

- (1) The 50 percent visual transparency above the threshold height for fencing is standard practice in the City Plan and consistent with the rules in the surrounding Central City living zones.

Support for Supermarket

- (1) Accept subject to the changes recommended in this section.

Opposition for supermarket in the old Women’s Hospital Zone

- (1) Clarify: The old Women’s Hospital is Special Purpose Hospital Zone and not enabling of supermarkets.

Rule 6.2.14 – Enabling of supermarkets

Councillor Gough moved:

“That the supermarket area be increased to 4,000 square metres of gross leasable floor area.”

The motion was seconded by Councillor Chen and on being put to the meeting, the resolution was **carried**.

- (1) The Council’s consultant retail distribution planner has identified that the central city living zone area within the four avenues can sustain one supermarket up to 4,000 square metres of gross leasable floor area. Rules should ensure that this level of activity is not exceeded. It is also noted that supermarkets will be able to establish in the Core and Fringe zones (within the parameters of respective zone rules). The projected supermarket retail needs are adequately provided for to a level which will not have significant adverse retail distributional effects on other supermarket areas.

- (2) It is acknowledged that the 'Piko' CCB1 cannot contain a supermarket. In order to provide some flexibility in the location of the supermarket it is recommended that the 'one supermarket rule' be extended to include the mixed use zone adjoining the CCB1 at the corner of Salisbury Street and Manchester Street. The ability to establish a supermarket in the 'Piko' CCB1 should be removed from the rule.

The Mayor and Councillors Reid, Button and Broughton wished to record their vote against the amendment.

Rules 6.2.15/6.4.1 – Max Gross Floor Area for supermarket

- (1) The Council's consultant retail distribution planner has identified that the Central City living zone area within the four avenues can sustain one supermarket up to 4,000 square metres of gross leasable floor area. Rules should ensure that this level of activity is not exceeded. It is also noted that supermarkets will be able to establish in the Core and Fringe zones (within the parameters of respective zone rules). The projected supermarket retail needs are adequately provided for to a level which will not have significant adverse retail distributional effects on other supermarket areas.
- (2) However rules requiring staging of the floor area of up to 2,000 square metres gross leasable floor area and then 2,700 square metres of gross leasable floor area are considered not to be necessary and can be removed.

Rule 6.2.14 – Max Gross Floor Area for retail

- (1) Unlike the max gross leasable floor area restrictions in the Core and Fringe (for which it is recommended that they be removed) the maximum 250 square metres gross leasable floor area requirement is considered necessary to ensure that a range of tenancies are established. This will enable, but not guarantee, establishment of a range of local convenience retail and service activities – the underlying reason for the CCB1 zone.

CENTRAL CITY BUSINESS RETAIL PARK ZONE

Business Retail Park

- (1) Retain status quo as per planning Map 1.

METRO SPORTS FACILITY ZONING

Metro Sports Facility Zoning

Councillor Carter moved:

"That the proposed special purpose Metropolitan Sports Facility zone indicated in the Central City Plan be removed from the map returning the site to Mixed Use zone."

The motion was seconded by Councillor Keown and on being put to the meeting, the resolution was **carried**.

CENTRAL CITY CORE AND FRINGE ZONE OBJECTIVE, POLICY AND RULES

Veranda Controls

- (1) No change.
- (2) Urban design and amenity controls will avoid adverse visual effects of verandas.
- (3) The veranda controls will apply to new buildings only.
- (4) The rule is an important driver of the compact core.

Active Frontages

- (1) That the area the rule apply to be extended to both sides of Manchester Street and Lichfield streets – where one side of the street is in the CC Core zone.
- (2) Educational activities at the ground floor will not have the same interaction between in building activity and street activity.
- (3) Retail is not the only activity required in the active frontages.
- (4) The rule applies to the important retail streets in the Core. It is an important driver of the compact core.

It is noted that this is an existing rule in the City Plan. Extent of the rule has been expanded.

Continuity of Frontage

- (1) That it be extended to both sides of Manchester Street.
- (2) Amending the assessment matters to clarify that exemptions for public/private open space at the front of buildings will be considered on a case by case basis.
- (3) It is only the frontage that needs to be built wall to wall.

Set back

- (1) Add an assessment matter to clarify that for car dealerships in the fringe well designed outdoor display parking is acceptable, where the outdoor display area is matched by an equal area of display showrooms.
- (2) The 30 metre setback from the Avon rule is an existing rule in the City Plan.
- (3) In the limited circumstances where a conflict with the Avon setback occurs it would need to be dealt with on a site by site basis by way of the restricted discretion. Where sites in the core and fringe are separated by legal road the discretion is on flood management issues only.
- (4) No change regarding the conflict with urban design requirements – none could be identified.

Primary Entrance – One Entrance Every 10 Metres

- (1) That the rule be deleted and the one entrance per 10 metres of frontage be included in the general urban design assessment matters as rule of thumb to guide designers and decision makers.

Location of Car Parks – 10 Metres

- (1) Resolved that the rule in table 2.2.1/3 be amended to clarify that it should only apply to ground floors on buildings.

The visual effect of un-sleeved parking at the ground floor is significant.

Glazing to Solid

- (1) Concerns about the degree of prescription are valid.

Amend the general urban design assessment matters to address the effects. Include the percentages shown in the rule as a 'rule of thumb' to guide decision makers and designers.

- (2) Create a specific assessment matter to accommodate Automatic Teller Machines.

Outdoor Storage

- (1) Access for waste and recycling services be added to assessment matters on general urban design.

Ground Floor to Floor Height

- (1) Resolved that in rule table 2.3/1 the requirement be reduced to 4 metres and where the measurement is from floor to ceiling elsewhere it should be changed to 'from floor to floor'.
- (2) The floor to floor measurement requirement safeguards flexibility for future uses and allows the ceiling to be set at a height that suits the current use.
- (3) Four metres is generally accepted as good urban design practice and is evident in a number of local government urban design guidance and regulatory documents.

Lanes

- (1) No change to Rule 2.2.6 requiring the first 10 metres of site from road boundary to be in one of the listed activities.
- (2) Resolved that the requirement of the first five metres of site from a lane boundary be removed.

The concerns are valid and the rule should be removed. The general urban design assessment matters will ensure that the amenity of lanes is maintained.

Recession planes on Lanes

- (1) No change should be made.

The recession planes will help to avoid or remedy any perceived adverse effects of safety (from feeling enclosed). The recession planes will allow adequate levels of light to enter the lanes and maintain amenity.

Living Zone Interface

- (1) No change should be made all roads are Special Purpose Road Zone and therefore the three metre setback does not apply at the road boundary. This is consistent with interpretation of similar rules across the wider City Plan.

Plot Ratios

- (1) No change should be made.

Notes:

- (a) In the central CBD, before the earthquakes the whole of the site was built over in the majority of sites – the removal of the plot ratio will make little change in this regard.
- (b) In the fringe the removal of the plot ratio allows for significantly increase floor space development opportunity – this will allow flexibility in building design that will allow sufficient light and outlook without compromising feasibility.
- (c) Little change to the area of façade allowing opportunity for façade articulation and architectural features.

Recession Planes on Street Wall Heights

- (1) Changes be made in accordance with the general height rules for the reasons associated with those rules.

Plaza Exemption

- (1) That the exemption be deleted from the rule and added to the general assessment matters for urban design. A minimum dimension be maintained in the assessment matter as a general rule of thumb.
- (2) The benefit accruing from any public/private open space should be considered as part of the General urban design assessment matters.

Comments from the Police

- (1) That no exemptions be made for police buildings. As the police note they are a requiring authority and lodge notices of requirement or outline plans. The standards will set a bench mark by which the Council can make recommendations.

Comments from the New Zealand Institute of Architects

- (1) That changes be made as recommended elsewhere. In short the NZIA approach places faith in the design community to produce good outcomes, but leaves little to nothing in the way of certainty to developers, neighbours and the community.

Retail Floor Area Restrictions – Maxima and Minima

- (1) Resolved that the maximum and minimum gross leaseable floor area rules 2.2.5 be removed from the Central City Core and Central City Fringe zones.
- (2) That gross leaseable floor area rules that apply to the Core and Fringe be removed (assuming that other compact core related rules such as active frontages, building to street and restricted discretion urban design remain in the plan to deliver the compact core);

Note: Should the gross leaseable floor area rules be removed it is important to maintain the active frontage, setback, urban design, continuity of frontage rules to support the creation of a consolidated retail core.

Out of Central Business District Objective and Policy Changes

- (1) That the subsequent clarifying statements recommended below be added to Objective 12.1 and subordinate policy, (see 4 below) and that these be amended and added to explanation and reasons, with amendments, for Objective 12.1 and its subordinate policy.

Specifically:

Accept in part (a) because the Council will be monitoring aspects of the recovery of the CBD and assessments under the policy should be set in accordance with the monitoring programme.

Amend (b) Remove references to 'high probability', 'high potential impact', and 'demonstrated effects on the CBD'.

The Council does not know exactly what the effects on the CBD of out of CBD development will be – the Council is taking a precautionary approach.

With the words "high probability" etc – it will be difficult to assess cumulative effects on the CBD (if there has to be a *high probability of actual* effects). The Council is looking to *minimise* (not just *avoid* 'high') impacts on the CBD.

No change in regard to (c) The proposed has merit but is unworkable because of time frames, and the Council should rely on its monitoring programme.

Note: Two of the commenters that request this are Environment Court appellants on the Council's decision on Plan Change 22 Styx Centre. The Council is advised to hear directly from Council officers and Legal Counsel involved in the Environment Court appeal –at the time of deliberation.

Amendment to policy to clarify businesses that are anticipated in the CBD and discouraged in the short term

- (1) That a change to this effect be included in Policy 12.1.6.

Free market approach to the CBD

- (1) There is a very high risk that the free market will have significant adverse effects on the recovery of the CBD That the changes recommended in this section should be made.

Clarification on the definition of “Commercial Centres”

- (1) That these clarifying changes are necessary and that changes to this effect are made.

Impact of CERA legislation

- (1) That this be acknowledged but that the Council is discussing the issue with appropriate central government agencies.

Change 1 to the Regional Policy Statement

- (1) No change – The Council's legal counsel on Change 1 to the RPS has provided an opinion that the commenter's allegations are unfounded.

Sunset time on the Objective and Policy changes

- (1) That a 'sunset' time be added to the objective and policy changes.

Conflict with Reader's Notes

- (1) Acknowledge that the reader's note is not entirely accurate and that the policy changes would affect all out of the CBD commercial expansion that is not a permitted, controlled, restricted discretionary activity (where effects on the CBD recovery are not part of the restricted discretion).

Reference to District Centres

- (1) This be accepted and that the references to District Centres (shown deleted in the Central City Plan as notified) be retained. The changes could lead to significant adverse effects on the existing suburban centres.

Outdoor Space and Parking for Residential in Core and Fringe

- (1) Change the outdoor living space requirements to 10 square metres with a minimum dimension of 1.5 metres. Half of the total of 10 square metre per unit can be provided as communal space with a minimum dimension of four metres and a contain a circle of eight metre diameter. However where a unit is provided with its own individual outdoor space it shall have a minimum area of 10 square metres with an minimum dimension of 1.5 metres. For example:
 - (a) 10 units need a combined total of 100 square metres of outdoor space;

- (b) Half (i.e. 50 square metres) may be provided in a communal space containing a circle of eight metres diameter with a minimum dimension of four metres;
- (c) Remaining half (i.e. 50 square metres) must be spread across five units each with a minimum area of 100 square metres and a minimum dimension of 1.5 metres.

Five units would not have their own individual space but would have access to the 50 square metres of communal space.

- (2) Staff to re-word the provision and include balcony areas.

Parking rates

- (1) The parking rates should be measured at a rate of maximum one per studio apartment and one bedroom unit, and maximum two per two bedroom or greater unit.
- (2) The parking maximum of one per 75 square metres (or one per 50 square metres if it is located in the Christchurch City Fringe zone) will not enable an acceptable level of parking for each residential unit.
- (3) In the Core, have no controls and have a minimum instead of a maximum on the fringe.

Urban Design Requirements and Processes

- (1) That a new consenting process is created as recommended in the consenting process table.
- (2) That the extent of the Urban Design Assessment be reviewed and focussed on the Core, and properties facing the Core or the Avon River Corridor, and areas of existing restricted discretion in the operative City Plan that sit outside the Central City Core.
- (3) That changes be made to recognise repairs and maintenance but not shop frontage upgrades – it is unclear what an 'upgrade' would extend to.
- (4) Some changes are recommended to the height rules that will act as incentives for good urban design.
- (5) No change other than that recommended here. Poor urban design outcomes will be a disincentive to development. Poor quality outcomes are a risk to recovery. The inclusion of 'enhancement' in the CERA 2011 is noted.
- (6) Report that options are being developed and will be reported on in relation to developing non-regulatory guidelines and an urban design support process for developers.
- (7) No change. Heritage expertise is already on the urban design panel.
- (8) That these changes be added to the new consenting process set out in Appendix X.
- (9) That assessment matters be reviewed for clarity.
- (10) Include CPTED in urban design assessments is good urban design practice and in accordance with the urban design protocol of which the Christchurch City Council is a signatory.

The Police have particular expertise in this area and their advice should be received and reviewed.

- (11) No changes in relation to non notification. The Council's current practice with urban design assessments is non notification to expedite consenting processes and because the Council and urban design panel accept the role of arbiter and adviser of good urban design on behalf of the general public.

Non notification will aid in consenting for the during the recovery process.

Zone Boundary Change

- (1) See the recommendation for the Central City Living Zones.

Discretionary activity for comprehensive design

- (1) Add rule allowing for comprehensive developments of more than 12,000 square metres (half a block) to be exempted from the specific standards in the plan and considered on a fully discretionary.

REGULATORY STORMWATER

Regulatory Stormwater – ADNZ Global Stormwater Disposal

- (1) Recommend no change.

Note: The proposed discharge consent as approved under Environment Canterbury NRRP changes to the stormwater consent for the central city is to require treatment of runoff from any size car parking and driveway areas.

Regulatory Stormwater – new buildings

- (1) Recommend no change.

Note: The response supports the Plan and stormwater requirements. It is proposed that any buildings that are required to be demolished and reconstructed sites within the Central City meet the stormwater mitigation requirements.

Regulatory Stormwater – Volume 2 – Global Stormwater Consent

- (1) Recommend no change.

Roads and carparks are the main source of water quality contaminants in the central city.

MISCELLANEOUS ADDITIONAL RESOLUTIONS

Hotel Heights

- (1) Add to the Central City Plan :

“The Council shall determine the site for a future Convention Centre.

Once confirmed the Council will amend its City Plan to provide for the Convention Centre.

That in conjunction with the Convention Centre site the City Plan will be amended to include a Hotel Precinct Overlay, which encompasses an area of 200 metres (or thereabouts) radius from the Convention Centre site.

That the Urban Design Assessment criteria for any application for a Hotel in the Hotel Precinct Overlay be amended to provide flexibility for height, to recognise the specific needs of the hotel industry.

That the Urban Design Assessment criteria for any application for a hotel in the Hotel Precinct Overlay be required to have specific regard to the buildings overall design statement acknowledging the potential visual significance of such buildings.”

Five Guiding Principles

- (1) Go back to the original five guiding principles as set out in the Draft Central City Plan, with the addition of:

“Restoring business confidence and certainty.”

CHANGES TO REGULATORY FRAMEWORK - TRANSPORT

Car Parking

- (1) Extend the previously resolved Core and Fringe Zone parking standards (no maximum parking standards but parking can be no greater than 50 percent of the floor area) to the remainder of zones in the Central City (except residential activities in the Living Zones).

Car Parking

- (1) Remove the following: That the requirement that parking spaces over 1/75 square metres have a standard commercial floor to floor height and are flat applies only to the Core Zone.

Car Parking

- (1) The minimum residential parking standards in the Fringe Zone are removed.

Car Parking

- (1) The rule in the Mixed Use Zone requiring non-complying activity consent to be made discretionary. Staff to treat this as a land use activity and check for no further inconsistencies as a result of this.

The meetings concluded at 5pm on 9 November 2011.

CONFIRMED THIS 15TH DAY OF DECEMBER 2011

MAYOR