

DRAFT CENTRAL CITY PLAN - SUMMARY OF SUBMISSIONS RECEIVED ON VOLUMES I & II

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PURPOSE OF REPORT

1. The purpose of this report is to provide a contextual summary of the public comments received by the Council on the draft Central City Plan, Volumes I and II. Public hearings on the draft Plan will be held from 3 -12 October 2011 for submitters who wish to be heard. This report is intended as a briefing document for the Council on comments received. This report does not provide an analysis of comments rather it summarises the comments into common/key themes per chapter of the draft plan.

EXECUTIVE SUMMARY

2. The Council has received 4,707 comments on the Draft Central City Plan during the submission period (11 August to 16 September 2011). These comments often contained multiple sub comments across several aspects of the draft Plan. The comments were received from 2, 900 consultees (individuals or organisations). Of the 2,900 consultees, 427 wish to be heard during the public hearings process.
3. Submissions were received in a variety of modes, 23% were received via the Council website, 47% via email and 30% via post.
4. Both volumes of the draft Plan received a diverse range of comments; from supportive to negative and to various levels of detail and supporting documentation. Similar to Share an Idea, certain common themes emerged during the comment analysis process. These common/key themes are summarised per chapter in Sections 6 and 7 of this report. Some comments relate to topics that span several chapters. Comments on the same topic sometimes appear to differ in each chapter's review depending on the consultees perspective.

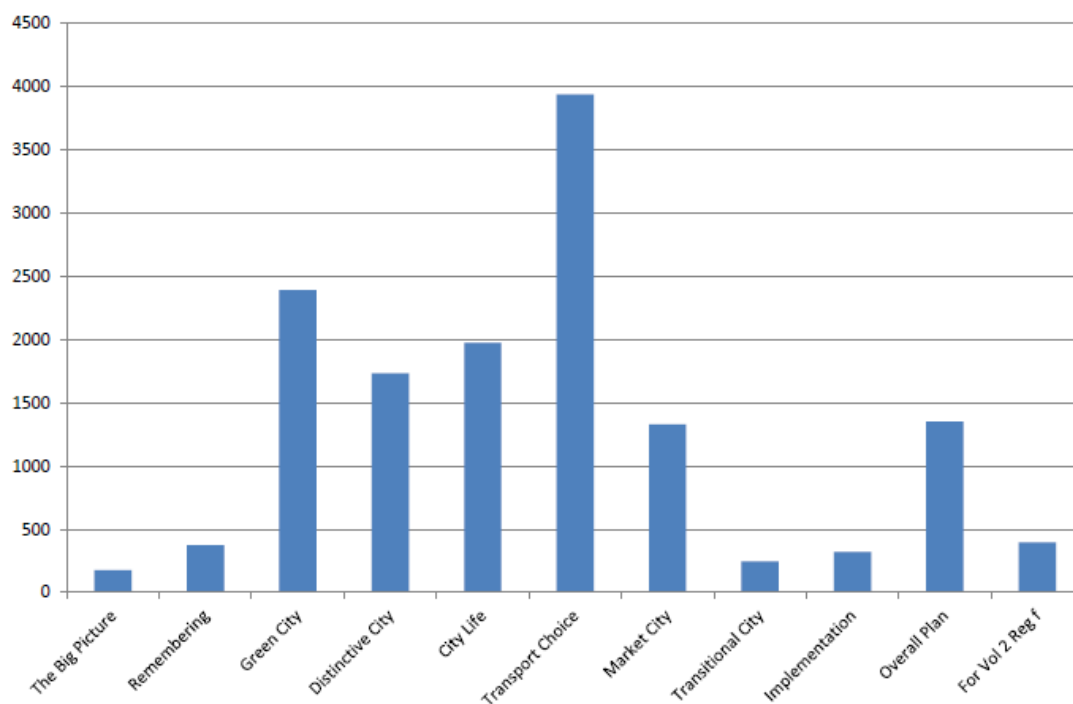


FIGURE 1: SUB-COMMENTS PER CHAPTER – AS OF 27 SEPTEMBER 2011

FINANCIAL IMPLICATIONS

5. N/A

LEGAL CONSIDERATIONS

6. N/A

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

7. See below.

Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?

8. The requirement for the plan and its genesis in the CER Act 2011 were unanticipated by the LTCCP. The direction of the plan is consistent with the Council's LTCCP and the Central City Activity Management Plan, but has been shaped by the outcome of the 2010/2011 earthquakes.

ALIGNMENT WITH STRATEGIES

9. The draft Central City Plan is consistent with a range of Councils existing strategy documents, notably the Central City Revitalisation Strategy and the Greater Christchurch Urban Development Strategy. It is also required under the CER Act 2011 to be consistent with the Greater Christchurch Recovery Strategy, to be prepared by CERA. The Strategy is currently in preparation.

Do the recommendations align with the Council's strategies?

10. see above

CONSULTATION FULFILMENT

11. Following adoption of the initial version of the draft plan there has been a month of consultation period this will be followed by hearings and deliberations. The ideas that have been contributed to the development of the Central City Plan were generated from the Share an Idea Community Expo, the Share an Idea website, public workshops, interest groups, stakeholder meetings, professional bodies and various conversations within the greater Christchurch community. The Council has clearly given consideration to the views and preferences of persons likely to be affected by, or likely to have an interest in the plan (section 78 LGA 2002).
12. Section 17(5) of the CER Act states that the process for the development of the Central City Plan must include one or more public hearings, as determined by the Council, at which members of the public may appear and be heard.
13. The formal consultation phase on the draft Central City Plan ran from 16 August to 16 September. During this period a series of eight community road shows were held throughout the city. In addition, we had a staffed display in the Events Village in North Hagley Park from 5-11 September. Approximately 6,000 members of the public attended these road shows. We also conducted an International Speakers Series 27 -30 August at the University of Canterbury.
14. Numerous meetings were also held with a wide variety of stakeholder groups through the consultation period. In most instances Council staff arranged these sessions, however in a number of instances staff attended to present various aspects of the Plan. In excess of 50 of these sessions were held or attended.

STAFF RECOMMENDATION

15. It is recommended that the Council receive this report for consideration.

BACKGROUND (THE ISSUES)

VOLUME 1 – SUMMARY OF SUBMISSIONS

Volume 1 of the draft Central City Plan details the components of the recovery plan for the Central City. Submissions have been received and allocated against the chapters of this Volume. These comprise:

- General and Big Picture
- Remembering/Maumaharatia
- Green City
- Distinctive City
- City Life
- Transport Choice
- Market City
- Transitional City
- Implementation.

The following sheets provide summaries of the submissions received against each chapter.

General and Big Picture		
Comments Received	1,350	

TOP COMMENTS OR KEY THEMES		
Item	Chapter Reference	Description of Theme
1	Overall Comments	<p>A high level of support is evident for the draft plan. Approximately 75% of the comments about the overall plan were positive, with less than 10% of negative comments about the plan. The balance were comments about other issues such as process and implementation.</p> <p>Some of the comments indicated that they supported the draft plan except for specific issues. The comments on specific issues have been included in the summary in the relevant chapters.</p>
2	Speed of Implementation	A number of mixed comments were related to the speed of implementation. Some expressed a desire to see the plan implemented faster.
3	Cost of Implementation	Some comments were concerned about the cost of implementing the plan and whether the city could afford it.
4	Discouraging Investment	A number of comments suggested that the draft plan does not support the necessary reinvestment needed to rebuild the central city. Of particular concern to many of these commentators were the regulatory changes contained in Volume 2. A general theme was to reduce the amount of regulation in order to encourage reinvestment.
5	Developer Pressure	Some comments were concerned that business stakeholders would pressure the Council to make changes to the draft plan which were contrary to public aspirations.
6	Greater Christchurch	<p>A number of the comments pointed out that the Central City could not be considered in isolation from the rest of the city and that any planning exercise needed to take account of what was happening in greater Christchurch.</p> <p>There were also some comments suggesting that they would like to see the principles and initiatives in the draft plan extended to include all of Christchurch.</p>
7	Ngai Tahu values	<p>There was strong support for a number of comments supporting and commending the inclusion and recognition of Ngai Tahu values in the draft plan.</p> <p>There were also a few comments opposing the inclusion of Ngai Tahu values.</p>
8	Alternative CBD locations	There were a few submissions suggesting that the Central City should be moved to another location (e.g. Riccarton or Hornby).
9	Share an Idea advocacy	There were a number of comments congratulating the Council on both Share-an-Idea and the draft Central City Plan.
10	Lack of consultation	There were a few comments suggesting that the Council was not really prepared to listen and would do what it wanted to whatever people said.

REMEMBERING		
Comments Received	373	

TOP COMMENTS OR KEY THEMES		
Item	Chapter Reference	Description of Theme
1	Overall comments	<p>General support of the need to remember, with a wide range of opinions about how this should be done.</p> <p>Overall a key theme was cost, particularly from those who suggested there are other priorities for the city.</p>
2	Earthquake Memorial	<p>Strong support for an earthquake memorial within the Central City. Where concerns were noted two key themes were concern over cost, and the actual form and location of a memorial.</p> <p>Some suggested the memorial should take on a functional role, for example being combined with EPI-centre, a museum, or other public facility.</p> <p>Possible locations included CTV and PGC, as well as Cathedral Square and Our City. The ruins, or the rebuilding, of key sites were also suggested as possible memorials.</p> <p>There was widespread support for a living memorial, i.e. one that is a 'natural' site rather than a built memorial.</p> <p>The need to recognise the diversity of victims was voiced, including a range of ethnicities. Consultation with family members and the community was seen as important.</p>
3	EPI Centre (Earthquake Preparedness and Information Centre)	<p>Support for EPI-Centre was expressed, especially in its role supporting the city's history moving forward. Concern over the cost of the building was for some seen as being excessive when it could be done more cheaply in terms of the other interpretation options (or that the money would be better spent on the rest of the city).</p>
4	Ruins and Fragments	<p>General support with an emphasis on reusing materials, restoration and rebuilding in a range of ways, including polarised positions on whether or not key buildings should be rebuilt or kept as ruins. Caution was voiced over the need to ensure the preservation of ruins as a last choice and that the priority should be repairing or restoring. Comments also mentioned that items they might wish to retain should be selected now to avoid losing these.</p>
5	Remembrance Anniversaries	<p>Strong support for recognising the 22 February anniversary in some way although other dates were seen as being too variable in terms of how they affected people and of less importance). There were suggestions for free concerts, a public holiday, and rituals such as a human chain along the river. The need to include all faiths in an anniversary event was noted and to be respectful of victims' families.</p>
6	Interpretation	<p>Strong support for a range of possible ways of interpreting the city, including plaques, historic photographs and guided walks. There was a divided response in terms of the money being better spent elsewhere, as opposed those supporting interpretation and recognising its role in the city's recovery.</p>

GREEN CITY		
Comments Received	2,391	

TOP COMMENTS OR KEY THEMES		
Item	Chapter Reference	Description of Theme
1	Overall Comments	<p>The overall comments offer strong support for the Green City chapter projects.</p> <p>Common themes include the desire to uphold the Garden City image through enhancement of existing public spaces, the support for the creation of new parks enabling increased opportunities for activities and recreation, and there was a positive response towards green technologies to promote resilience.</p> <p>Numerous comments offered constructive feedback relative to implementation of individual projects, such as the use of native vs. non native plantings. There was support for the build green tool in principle however, the business community voiced reservation about the complexity and cost, and has requested more detailed information on the tool.</p>
2	Avon River Park	Strong support for the Avon River Park project. Positive themes include: improvements to water quality, the cycle route on both sides of river, the increase in activities, building interface with river and activating ground floor with cafes, shops and restaurants. Some of the comments offered constructive feedback such as continuing the Avon River to the Sea, day lighting adjacent streams, native planting in the riparian zones and exotic planting to provide canopy and shade along the corridor.
3	Greening of Cathedral Square	Strong support for the Greening of Cathedral Square. Positive themes include: colour added, activating the edges and increase in community activities. Some of the comments offered constructive feedback, such as finding an appropriate balance between greening and maintaining a civic functionality of the space, ensuring good lighting, and criticism about the market stalls that occupied the Square.
4	Cranmer & Latimer	Strong support for Cranmer and Latimer Square. Some of the positive themes include, these upgrades are timely and necessary, the Squares need activation and it would be nice to see a range of activities for everyone. Some of the comments noted their opposition towards hard surfaces and built structures, concern about cafes (mess, litter, etc) and the desire to keep the Squares simple and maintain the heritage character.
5	Central City Greenway	Strong support for the Greenway project. Positive themes include: support for an interconnected park system, increase in cycling and recreational opportunities, and a great place for biodiversity and community gardens. Some of the comments noted greater clarity was required to understand how land acquisition would take place (concern over compulsory purchase) and a concern that greenway funding would take away from street enhancement projects.
6	Community Gardens	Strong support for the community gardens project. Positive themes include: it offers food resilience, a benefit for people to reside within the Central City, social and health benefits. Some comments raised the idea of allotments. This seems to be based both on the idea of the European style of community gardens and also people using the Allotment instead of or with community garden.
7	Pocket Parks	Strong support for the development of pocket parks. Positive themes include: will assist in providing a vibrant and green city, helps with the garden in a city concept, and offers a range of activities in the public realm.

8	Family Friendly Parks	Strong support for family friendly parks. Positive themes include: some comments offered constructive feedback, such as ensuring that there is significant use in these parks and that they are designed for a diversity of users. Some comments were raised relative to dogs and establishing an appropriate location for dog parks.
9	Eco Streets	Strong support for the Eco Streets project. Positive themes include: improvement in stormwater quality, aesthetics, and use of innovative green technologies. Some comments offered constructive feedback which includes: native planting should be used, and considerations should be made for mobility impaired individuals when choosing materials.
10	Greening the Roof	Strong support for the Greening the Roof project. Positive themes include: it will enhance the Garden City image, will improve the aesthetics and will have environmental benefits. Some of the comments voiced concerns over how it would affect the structural soundness of buildings, increase in water use and maintenance concerns.
11	District Heating	Strong support for the District Heating project. Positive themes include: use of renewable energy, global leadership and innovation. Some of the comments offered constructive feedback, such as sequencing to align with rebuild of roads and buildings. Concerns were raised about the high cost to Council and questioned the quake resilience of the infrastructure.
12	Build it back Green	Strong support from the community for this but mixed support from business community.. Positive themes include: logical and exciting that all new buildings are green given the sustainable trend in the global development market, will make Christchurch's rebuild distinctive. Some business and land owners and developers supported the concept, but at least half do not support the added complexity and expense of this. Some query the use of an external organisation (New Zealand Green Building Council). The majority of mixed support comments sought additional information about its application.

DISTINCTIVE CITY		
Comments Received	1,733	

TOP COMMENTS OR KEY THEMES		
Item	Chapter Reference	Description of Theme
1	Overall comments	Overall comments on the Distinctive City Chapter include the articulation of a clearer identity, including cultural identity, and support for controls over building appearance. Incentives for those that achieve good quality is also noted. There is support for an approach that identifies the safety of buildings and a standardised safety rating system. Also comments relating to geotechnical information and safety of rebuilding.
2	Height and Human Scale	<p>Whether there should be a height limit is the main division among the comments. What the height limit should be or what and who should determine the building heights create further divisions.</p> <p>Majority of the comments support having height limits although some think they should be lower or higher. Those who reject any height limits suggest it should be determined by developers, engineers, architects or panels of authority on a case-by-case basis.</p> <p>Some comments support more liberal administration of the height limit to allow some buildings to be taller and/or some small defined areas in the core to have taller buildings as well as having more concession for architectural merit.</p> <p>There are a number of commentators who believe the low-rise city concept is a reaction to perceived safety and object to this.</p> <p>1. GENERALLY SUPPORTING HEIGHT LIMITS Majority of the comments support having height limits. These are divided into sub groups which suggest height limit should be: 1.1 Higher (between 10 and 15 floors) Common reasons given: profitability and a desire for a city image with taller buildings. 1.2 Lower (between 4 to 5 floors) Common reasons given: anxiety to occupy higher buildings and low rise perception being no more than 5 levels. 1.3 Strictly enforced at proposed seven levels. Common reasons given: pleasant city environment for pedestrians with less shading, making the most of the Port Hills and the Southern Alps, long-term vision overriding short-term commercial motives and comparison to the desirability of 5 to 7 level cities, like Paris.</p> <p>2. GENERALLY AGAINST HAVING ANY HEIGHT LIMITS These are divided into two main groups which suggest building heights should be determined by: 2.1 Developers, owners, architects engineers – the market Common reasons given: avoiding capital flight, associating being a city with having high rises, discarding non-scientific fears from height, showcasing engineering innovation. 2.2 Urban Design Panel evaluation on a case-by-case basis Reasons given: post-earthquake context of CBD not yet being apparent and buildings on the south side of streets not affecting sun light on streets or public spaces.</p>

3	Recognition of Character	Almost all comments are around retention of heritage and character suggesting at least some areas and buildings to be retained/conserved. Majority of the comments favoured as much retention as possible with some suggesting there should be more new character than old.
4	Familiar Landmarks	<p>Support for the retention of landmark buildings comes through strongly – buildings repeatedly mentioned include Arts Centre, Provincial Council Buildings, both Cathedrals and the Town Hall.</p> <p>Many comments support heritage retention – acknowledging need to prioritise retention in relation to cost. Retention of a few key buildings advocated as cost of comprehensive retention seen by many as too high.</p> <p>Issue of safety also addressed by some submitters – concern around safety of heritage buildings.</p>
5	Façade retention	Most comments support façade retention, although many add the proviso that it needs to be safe and economically viable, as well as appropriately done in relation to the form of the heritage building. Less comments against façade retention, those against mainly due to concerns for safety.
6	Good Urban Design	<p>There is wide support for good urban design in the city.</p> <p>Comments are generally concerned about the quality of the rebuild and how this can be achieved with general belief that Council should be more active in achieving good architecture. Some comments are concerned about buildings looking too similar and some are concerned about buildings looking too different from each other. A number of comments support style guidelines or imposition on a street or a precinct basis.</p> <p>In controlling quality, suggestions range from a panel of architects or the Council planners with power to approve building design to style guidelines and highlighted good examples to encourage developers and designers.</p> <p>Specific features that most would like controlled are colours and materials. There is a general association of tilt slab with low quality and a general preference for timber and stone.</p> <p>Some comments would like to see less straight lines and more curves and gothic revival features in designs.</p>
7	Strengthening the Grid	Majority of the comments are in favour of keeping the historic grid for heritage or easy access reasons. Some comments suggest the grid was soulless and boring but the lanes and courtyards will help mitigate this. There are a number of comments which suggest breaking up the grid pattern by day lighting historic waterways. There is suggestion of closing off east-west streets to mitigate easterly.
8	City Blocks, Lanes and Courtyards	There is almost unanimous support for encouragement of lanes and courtyards. Comments praise the approach especially based on successful lane developments, with caution suggested around lighting and safety.
9	Precincts and Neighbourhoods	There is almost unanimous support for precincts and neighbourhood approach from those who have commented on the subject. Comments question and seek caution around making rigid boundaries or being too prescriptive, generally supporting overlaps and some mixing of the precincts. There is suggestion that art should be included in all precincts. Some comments are interested in the detail of how and by who these precincts will be determined and enforced or encouraged. Inclusion of residents when defining qualities and boundaries of neighbourhoods is suggested.

CITY LIFE		
Comments Received	1,976	

TOP COMMENTS OR KEY THEMES		
Item	Chapter Reference	Description of Theme
1	Overall Comments	<p>Strong support for the package of projects in the City Life chapter.</p> <p>A common desire for facilities and activities for young people to enjoy, for the role of churches to be noted in the Plan as the Central City focal points/centres of activity, for the provision of early childhood centres and for a barrier-free city in respect of the Central City's infrastructure.</p> <p>There was particular support for the provision of facilities, spaces and activities for artists, an increased residential population in the Central City, affordable housing, social housing, visitor accommodation and easy accessibility for residents to local amenities/shops.</p> <p>There was a mixed opinion about the night time economy (i.e. the Central City after 10pm) but a common desire for a safe and vibrant city, 24/7.</p> <p>Comments also wanted art sector representation on the proposed Arts Leadership Forum and commitment to Maori arts, the Cultural Precinct and a recognition of the 'river of arts' concept.</p>
2	Metro Sports Facility	<p>Strong support for project in principle. Main issues/themes noted:</p> <ol style="list-style-type: none"> 1. Location in respect to land stability and availability. 2. Location in respect to transport issues and its fit with other facilities and activities. 3. Desire for urgent rebuild of smaller Centennial Pool-style facility in the Central City.
3	Community Performance Facility	<p>Strong support for the project, however, a clear indication that the proposed all-in-one facility would not adequately serve all the groups listed in the Plan. As part of this project and budget it is suggested that there should be one facility for movement (dance, gymnastics, circo-arts, physical theatre and professional athletes) and another to cater for community music and performance.</p> <p>Need to ensure the facility is affordable for community groups and to also incorporate recording studios and outdoor performance space.</p> <p>The build date of 2015 does not address the urgent/immediate need in the community.</p>
4	Arts & Crafts Studio Assistance	<p>Support for the project and widespread recognition from comments that the creative sector is a significant driver in the regeneration of urban areas and attracter of private investment.</p> <p>Suggested the Plan provides for an artists' quarter/precinct that integrates affordable city living and working spaces for artists and their families to revitalise Central City spaces.</p>
5	Professional Theatre	<p>Comments not sure whether this project is specifically for the Court Theatre or for other professional companies as well. Comments support a theatre that would be accessible for a wide range of independent theatre companies.</p> <p>Support for the Court Theatre returning to the Cultural Precinct.</p>

6	Public Art Network	<p>Strong support for this project with requests for greater Maori, Pacific and other ethnicities to be represented in public art. Also more collaboration with art students and community arts.</p> <p>Strong support for the Public Art Adviser role but also suggested a project manager to work with the Public Art Advisory Group as well as identifying lead artists to work on significant capital projects.</p> <p>Strong support for Council to investigate a percent for art scheme across its own rebuild capital works projects as well as incentives for the private and commercial sector to do the same.</p>
7	Central playground	<p>Strong support for central playground and the network of smaller play spaces.</p> <p>Comments supported the playground as a way to bring families into the Central City but want play spaces to cater for all ages and recommend water play could be used to do that.</p>
8	School Choice	<p>Mixed support for the project. Comments suggest Council acknowledge and facilitate the return of the Central City schools that existed before the quake, such as Discovery 1 and Unlimited Paenga Tawhiti.</p>
9	New Central Library	<p>Strong support for either a rebuilt Central Library or a new building in a more prominent location.</p> <p>There are many comments relating to the implementation phase with views on the types of services, collections and activities that a new Library could house, such as a café and enlarged children's services.</p>
10	Tertiary Education	<p>Support support for the intent of this programme and enthusiasm for greater collaboration between providers to relocate some major tertiary education providers' faculties or schools in the Central City.</p> <p>There is less support, and some opposition, to encouraging students to live in the Central City which is in part linked to the light rail project.</p>
11	Lighting	<p>Strong support for the project and its ability to make the Central City safer.</p> <p>Request for larger budget to be allocated to the project to improve lighting outside the area shown in the Plan and also to have more event and artistic lighting.</p> <p>There are some requests around implementation (particularly limiting light pollution, directing light downwards instead of up to the night sky and ensuring energy efficiency).</p>
12	Safety through Design	<p>Strong support for the project. There is a desire for more resources to be allocated to undertake Crime Prevention through Environmental Design (CPTED) assessments on all public and private developments.</p> <p>Supportr+ for staff to investigate potential of making CPTED audits mandatory for private developments under the Regulatory Framework and to incorporate other elements such as fire prevention, civil defence, disaster preparedness and building safety.</p>
13	Christchurch Community House	<p>Strong support for Community House rebuild, including integration with other social services.</p>
14	Residential incentives	<p>Support for the facilitation of Central City living and the Council using incentives to do so. Support for incentives to be linked to certain criteria to ensure good outcomes.</p>

15	Social Housing	<p>Strong support for project. However, a desire for the Council to provide more social housing beyond rebuilding what was lost in the Central City.</p> <p>Comments have suggested a broader scope to look at a range of different tenants and forms of housing, such as emergency housing.</p>
16	Affordable Housing	<p>Strong support for project. Focus on quality design, neighbourhood linkages and catering for different demographic groups.</p>
17	Neighbourhood Initiatives	<p>Support for the project and the importance and benefits of building a sense of neighbourhood in existing and new communities.</p> <p>Desire for the Council to build upon what is already in the community.</p>
18	Housing showcase	<p>Support for the Council and partners leading by example and developing the housing showcase.</p>

TRANSPORT CHOICE		
Comments Received	3,939	

TOP COMMENTS OR KEY THEMES		
Item	Chapter Reference	Description of Theme
1	Overall Comment	<p>Generally strong support for direction that the Transport Choice Chapter sets out for the City. There is strong support for some of the projects including the Streets for Cycling, the Slow Core, Main Streets, Wayfinding and the package of works for the Avenues. There are more polarised views on the other projects proposed, with conflicting comments between the business / property sector to those of the general community relating to the proposed changes in the regulatory framework for Parking, more mix views on the proposals for Bus routes and Street Stations and the proposed conversion of all the one way streets to two way. The proposed introduction of Light Rail has received the largest single feedback, many supporting the principles but raised concerns at the affordability and whether the stage 1 route proposed was the most appropriate.</p>
2	Light Rail	<p>Mixed Support on light rail, with some supporting the proposal and others against it. Cost and the size of the city's population were the main concerns expressed by those against light rail.</p> <p>Many comments suggested alternative routes for light rail, in particular use of the existing rail lines was suggested as a cheaper and more logical alternative to the university route. Others suggested rail straight to the Airport would provided better benefits.</p> <p>Of those that did not support light rail, many suggested that the bus system should be significantly improved instead, by providing more electric buses and more dedicated bus priority measures.</p>
3	Streets for Cycling	<p>Strong support for the cycling proposals in the plan, especially separated cycle lanes.</p> <p>Strong support for even more cycle facilities to be provided across the Central City and city-wide.</p>
4	Buses and Street Stations	<p>Mixed support on Buses and Street Stations</p> <p>Many people provided their own suggestions for a public transport network. These included alternative stop locations and designs, use of alternative vehicles and systems.</p> <p>Stronger support for a single bus interchange than a multiple exchange solution.</p> <p>A number of comments requested the retention and/or extension of free electric shuttle.</p> <p>Several comments requested that smaller buses be used.</p>
5	Slow Core	<p>There was strong support for the introduction of a slow core . Concern was raised about the safety of elderly or mobility impaired in shared spaces. There were comments made that cars be prohibited within the core (Compact CBD) altogether and/or that the core be extended.</p>
6	One-way to two-way	<p>Low support for the change from one-way to two-way streets congestion and ease of travel was cited as concerns with the proposal. Some suggested compromises such as slowing the one-way streets and retaining some of them.</p>

7	Parking	<p>Mixed support for the parking proposals.</p> <p>Many respondents requested that more and cheaper parking is needed to support the recovery of the Central City, particularly to support the initial recovery. However there were also many comments suggesting that parking be discouraged in the central core by providing less parking or raising charges, in order to reduce volumes and car use. Some of these were supportive of a Park 'n' Ride concept.</p> <p>A number comments also requested that Council provide a timetable of when and where public parking buildings would be built.</p> <p>Many people suggested ways to improve the appearance and usability of parking buildings.</p>
8	Main Streets	<p>Strong support for Main Streets, particularly the separated cycle lanes, with a few suggestions to include other streets (such as extending a route through Victoria Square) or widen the corridors.</p>
9	Enhancing the Avenues	<p>Mixed support for the proposals for the Avenues. Segregated cycle lanes and more trees were seen as positives, while those against cited congestion as a negative.</p>
10	Wayfinding	<p>Strong support for the proposals for wayfinding. There were suggestions to use smart technology and multi-lingual signs, as well as options for the deaf or blind.</p>
11	Tram	<p>There was mixed support for keeping the Tram, with cost and the danger that tracks pose to cyclists cited as negatives</p>

MARKET CITY		
Comments Received	1,331	written submissions

TOP COMMENTS OR KEY THEMES		
Item	Chapter Reference	Description of Theme
1	Overall Comments	Generally strong support for the projects and initiatives proposed in Market City. There is strong concern from the business and property sectors around aspects of the proposed regulatory framework that are restrictive and not enabling. Changes to parking provisions are not supported. With additional proposed consent hurdles (Urban Design and Build Green) concerns have been expressed as to Council's ability to efficiently manage the consenting process.
2	Compact CBD	The concept of a compact CBD is strongly supported, although there is some debate about the specific boundaries.
3	Retail strategy	Generally supportive of the concept of a retail precinct, but with mixed support of specific regulations / initiatives. There is low support for regulating retail floorplates because of the concern that this could restrict the ability of the market to attract large anchor retail tenants which would be a catalyst for retail development in surrounding areas. There is also concern that the higher cost of retail space will make it more difficult for some boutique shops to return to the Central City (e.g. pre-earthquake High Street retailers).
4	Convention centre	Generally strong support for rebuild of the convention centre maintaining the integration with the Town Hall. Support for a flexible multi use facility, and a larger facility. Mixed views on the location with support for the current location or locations closer to the centre of the city (with a small number supporting suburban locations)
5	EPIC	Very strong support for this project
6	Covered market	Very strong support for the covered market concept in the central city
7	Visitor centre	Small number of comments, but supportive of finding a permanent visitor centre in the central city / the square
8	International quarter	Generally strongly supported
9	Smart city (free WiFi)	Strong support for free Wi-Fi and fast broadband, although there are a large number of commentators that would be happy with free wi-fi 'hotspots' in specific locations rather than a broad roll out throughout the entire 4-avenues
10	Hospital redevelopment	Generally positive supportive feedback but some concerns raised about ensuring adequate and appropriate car parking is available for staff and patients
11	Incentives	There is general support for the concept of incentives, however, there is mixed commentary regarding the specific spatial application of those incentives as well as a lack of clarity around the nature of the incentive application (e.g. who is eligible, conditions, etc.) There is also strong public support for additional incentives for green building, but mixed support from property developers.
12	Maximum height – core	Mixed views. Community feedback supports low rise, property advocacy groups and property owners do not support any height regulations. Concern regarding the ability of CERA to extinguish existing use rights.

13	Minimum height - fringe	A minimum height in the fringe area is not supported because the tenant demand is not projected to exist in the fringe to create demand for even low rise multiple level building density – i.e. real concern that market demand will simply not be evident to support a minimum fringe height.
14	Ground Floor height minimum – 4.5m	Considered additional cost for no benefit. Rationale behind height of ground floor to be made clearer in the plan.
15	Build to street – fringe	Concerns that takes the built form too far. Comments view an 80% build to street as potentially restrictive in the fringe. Traditional showroom model with car parks out front no longer complies with requirements stipulated in the draft plan.
16	Motor vehicle dealerships	Comments received that the Plan appears to restrict/discourage, even quality dealership models.
17	Retail floor area maximum 450 m2 - core	Comments received that the maximum 450m2 core eliminates key larger anchor tenants, which are required to anchor retail development. Issue is really about urban design and street frontage not floor plate size.
18	Retail floor area minimum 450 m2 - fringe	Comments received noting that the 450m2 minimum in the fringe is potentially too restrictive. Regulation was proposed to prevent comparison retailing in the fringe impacting the Core retail precinct. Discussions with key retailer stakeholders suggest this risk is not shared by retailer.
19	Parking maximums – core and fringe	Strong concern from the property advocacy and property owner / developer sectors – the view is generally that the restrictions could provide a significant barrier to being able to provide tenants with their desired car parking requirements.
20	CCC public parking buildings	Proposed CCC parking buildings do not include delivery timeframe to provide the market with certainty. Concern that Council is seeking to control the supply of parking by not allowing private car parking buildings to be built.
21	Lack of public parking buildings in core	Some concern that there should be significant car park building development within the core, as the fringe locations in the draft plan are seen as too far from retail quarter and the core office locations.
22	Car parks to be 10m from street	Comments received regarding the application of this regulation would create issues for smaller sites. Comments noted that wcreening requirements for car / parking would suffice.
23	CCC process capability	Concerns that existing CCC process will struggle with additional process burden of urban design and build green requirements
24	Public amenities	Strong signals that commitments to deliver on key public amenity assets will be critical to drive private sector confidence (tenants and developer capital)
25	Hotel industry	Support for a specific height exemption to allow height to exceed the proposed 6 levels. Rationale to enable hotels to deliver room capacity of 200 plus, which is a requirement to attract the large international brands, and it is a requirement to provide hotel capacity for conventions.
26	Build Green	Concern that this is a new mandatory requirement with tool detail developed after submissions closed. Concerns that all this does is add to an already difficult consenting process for what is perceived little/no benefit.

TRANSITIONAL CITY		
Comments Received	245	

TOP COMMENTS OR KEY THEMES		
Item	Chapter Reference	Description of Theme
1	Overall Comments	A key concern raised is the absence of any certainty around timing of the practical elements of a recovery. Various business and cultural groups are looking for certainty to plan and reposition their businesses. Business tenants are indicating a desire to return to the central city and discussions with commercial real estate agencies (and some key tenants) confirm that certainty around timing and visualisation of product will be critical to driving tenant commitments.
2	Transitional Transport Choice	Support for transitional transport provisions but multiple comments seeking clarity/certainty in terms of transitional access, parking (car and cycle) and cycle access routes
3	Transitional City Life	Strong support for ensuring the various Arts groups are able to get back into operation quickly. Support for temporary performing arts/theatre/events venues within close proximity to the retail precinct. Little support for a cardboard cathedral (although not clear if submitters are aware this project is not CCC funded).
4	Transitional Market City	General support for the need to have a transitional focus on re-establishing market/business activity within the CBD, but very broad ranging feedback on the specifics, ranging from: <ul style="list-style-type: none"> - Support for temporary restrictions on non residential suburban development - Concerns that some temporary activity could become permanent - Support for government/private sector partnerships to be a catalyst for the transition - Generally supportive comments for creating temporary clusters (for example hospitality activities to fill the gap left by the strip and SOL square etc being out of action) - Implementing the Covered Market as a catalyst for significant transitional retail activities - Support for temporary uses of vacant sites, although some concern about having too many vacant sites used as temporary car parks
5	Transitional Green City	Strong support for greening the rubble and activating vacant sites (e.g. Gap Filler). Careful selection of temporary activity locations to ensure these strategically fit for the 3-5 year timeline likely pending permanent rebuilding
6	Transitional Distinctive City	Support for the use of banners and hoardings. Canterbury Museum and YHA likely to be able to assist with development of transitional parts of cultural precinct.

IMPLEMENTATION		
Comments Received	318	

TOP COMMENTS OR KEY THEMES		
Item	Chapter Reference	Description of Theme
1	Overall Chapter Comments	<p>A common theme is that the Plan needs to enable relationships with the wider community and businesses and continued involvement to meet the needs of the these groups as the Plan develops.</p> <p>The setting of priorities and what share of the pie goes to which is important and that management is adaptive.</p> <p>Partnerships with the public and private sector will need to work and is there clear enough leadership.</p>
2	Funding Pages 120 to 123	<p>A high number of comments were concerned with the proposed large capital programme of projects not being affordable and there needing to be caution about incurring more debt for the city.</p> <p>Less comments were that Council needed to be bold and that the costs are spread over a longer time period rather than one generation paying.</p> <p>Attracting business back to the central city due to the uncertainty of the market was an ongoing theme.</p>
3	Funding Pages 120 to 123	<p>The majority of comments are concerned about the possibility that rates will increase as a result of additional borrowing to support the large capital programme.</p> <p>Opposition to rates increases is uniform throughout the comments and on the basis that it may force people and businesses to leave Christchurch.</p>
4	Incentives Pages 130 to 132	<p>There were many comments that the incentives programme may not be broad enough or attractive enough to build confidence in the market for businesses and residential sustainable development to return to the Central City.</p> <p>One theme was that many of the business and commercial incentives were targeted towards the compact CBD and needed to be broader for the whole Central City.</p> <p>The other theme was that the incentives focussed on attracting business that relocate from Canterbury and internationally to the compact CBD. The comments were what about help for existing businesses. This applied to both working capital loan underwriting and per-employee grants.</p> <p>The other key theme from the comments were providing sufficient incentives for the facilitation of affordable, well designed and energy efficient residential housing.</p>
5	Staging Pages	<p>More detail on the priorities and the costs and the number of proposals may be too high.</p> <p>Priority needs have been expressed where some projects should occur in what order preferences are but no clear pattern.</p> <p>There needs to be clear milestones when the work will be achieved and the infrastructure will be working. Timelines are critical to inform the business community.</p>
6	Monitoring Pages	<p>Less submissions on monitoring and mainly around ensuring that the monitoring covers all groups in the Central City and are diverse in measures.</p>

VOLUME 2 – REGULATORY FRAMEWORK

7. Volume 2 of the Draft Central City Plan details the regulatory components that need to be altered from the existing regulatory requirements of the Operative City Plan to support the recovery plan for the Central City. Submissions have been received for this volume of the Central City Plan and the following sheet provides summaries of these submissions:

REGULATORY FRAMEWORK (VOLUME 2)		
Comments Received	395	
TOP COMMENTS OR KEY THEMES		
Item	Chapter Reference	Description of Theme
1	Core and Fringe Zone provisions	<p>Polarised views on the proposed commercial height limits, with some (usually the wider community) seeking retention and others (usually the owners or businesses) seeking higher or no maximums.</p> <p>Polarised views on the proposed discretionary urban design consent. General comments support need for better designed buildings but other specific comments (e.g. land and business owners in the area) challenge the proposed discretion and need for provisions.</p> <p>Low support for a number of the proposed urban design standards (e.g. the 4.5m floor-to-floor minimum, and entrance requirements), some support for others (e.g. active frontages).</p> <p>Low support for the approach of specifying a maximum and minimum floor area and the specific 450m² figure</p>
2	Living Zones	<p>Low support from Central City residents and associations over the consequences of the proposed merging of the current L4 A, B and C zones – see it as a loss of individuality.</p> <p>Low support over perceived loss of protection against non-residential activities in parts of the Living Zone (previously zoned L4C).</p> <p>Low support over the proposed increases in maximum building heights across the majority of the Living-zoned land.</p> <p>Mixed support in response to proposed zone changes (to Living Zone) of non-residential brownfield sites (e.g. the demolished former Girls High School site, Wards Brewery and Holiday Inn.</p>
3	Mixed-Use Zones	<p>Mixed support for the proposed restrictions on industrial activities and exclusion of car yards.</p> <p>Mixed support for allowing residential development. Some concern over anticipated reverse sensitivity issues for existing businesses (e.g. from new residential moving in).</p>
4	General comment	Low support for the increased level of regulation and prescription in the draft, leading to increased costs, delays and uncertainty.
5	Maps	Some requests to extend mixed-use zone to additional CC Living areas.
6	Entertainment	<p>Strong support for the concept of precincts, but different views on the extent of the day time and night time areas, and different views on the level of noise to provide for in the Oxford Terrace area.</p> <p>Some submitters have sought that the CCP cover hours of operation, as well to help manage the behaviour of drunks.</p>

7	Heritage	<p>Regarding the proposed rule for new development on sites adjacent to heritage items, the majority of comments recognise the need for good design on these sites. There are a range of views (from support to opposition) on whether or not this should be regulated. A large number of the comments on this rule seek more certainty on what the Council will consider for consent applications or in the alternative that the rule be deleted.</p> <p>Strong support for the draft heritage policies but some seek amendments to specific policies.</p> <p>A number of comments have also been received relating to the costs of retaining and upgrading heritage buildings, and in order to support retention and ongoing use of these buildings suggest there needs to be greater assistance in the form of a wider range of, and additional quantum of incentives.</p>
8	Avon River	Strong support for this.
9	Green Build	<p>Strong support from the community for this. Mixed support from business and landowners: some business and land owners and developers support the concept, but at least half do not support the added complexity and expense of this. Some query the use of an external organisation (Green Building Council). Many seek additional information about its application.</p>
10	Transport and Parking	<p>Strong support for the removal of minimum parking standards. However mixed response to the proposed maximum parking standards. Businesses, land owners and developers generally do not support the maximum parking standards, however there is strong support from the community for this.</p> <p>Strong support from the community for more stringent cycle parking requirements. However Businesses, land owners and developers generally do not support the cycle parking requirements, preferring to leave it to the market to decide whether cycle parking is provided.</p> <p>Many businesses, land owners and developers, especially those with properties near the Avon River have expressed concern about the changes to the road hierarchy to make Oxford, Cambridge and Park Terraces into slower and more pedestrian friendly streets. Concern has been expressed that this change will reduce vehicle accessibility to these properties near the river and the ability for emergency services to respond quickly to incidents, especially as the Central Police Station is located on Cambridge Terrace.</p>
11	B1s	Mixed support comments around location of a new supermarket and a desire for additional neighbourhood centres (B1s) in the Living Zones.