

# **CHRISTCHURCH CITY COUNCIL**

## **NOTES OF A SEMINAR MEETING OF THE COUNCIL**

**Held in the Council Chamber, Civic Offices  
on Tuesday 4 April 2006 at 1.30pm**

- PRESENT:** Councillor Carole Evans (Chairperson - to 1.50pm),  
Councillor Norm Withers (Chairperson - from 1.50pm)  
Sally Buck, Barry Corbett, Anna Crighton (to 2.27pm),  
David Cox, Pat Harrow, Gail Sheriff (to 2.40pm), and  
Norm Withers.
- IN ATTENDANCE:** Glenda Burt, Ngaire Button and Yani Johanson  
(Community Board).
- APOLOGIES:** Apologies for absence were received and accepted from  
Councillors Helen Broughton, Bob Shearing and  
Sue Wells.

### **1. BUSINESS 4 ZONE - BULK AND LOCATION CONTROLS**

The session was introduced by Scott Blair, City Plan Team, who backgrounded previous meetings held on the subject, particularly that of Ferrymead.

As a result Boffa Miskell was asked to undertake a further analysis of the rules relating to the building bulk in the Business 4 Zone, specifically to consider the differences in relative pros and cons between tall, thinner buildings, compared with lower but wider buildings.

Three case study areas had been chosen, those of:

- Ferrymead - impact on estuaries and elevated views from the Port Hills.
- Hagley - impact on the Hagley Park edge.
- Papanui - impact on the living zones that have a common boundary with the zone.

Tim Church, Boffa Miskell, provided a PowerPoint presentation covering:

#### **Ferrymead Case Study**

- Option 1 - Warehouse developments
- Option 2 - Low rise office developments
- Option 3 - Mid rise office developments
- Option 4 - High rise developments
- Option 5 - Mixed activities

Questions and comments were made in respect of:

- The effect of the Commissioner's determination regarding a 7 metre building.
- Whether consideration had not only been given to different building shapes but also planting layouts and underground car parking provisions.
- The use of the area for residential use.
- Whether a traffic generation assessment had been made.
- Details of site coverage provisions.

### **Hagley Case Study**

- Option 1 - Warehouse developments
- Option 2 - Low rise office developments
- Option 3 - Mid rise office developments
- Option 4 - High rise developments
- Option 5 - Mixed activities

Questions and comments were made in respect of:

- If this was London, then other types of activities would be promoted, given the location.
- Was residential activity related to the need for a resource consent?
- In terms of a vision for the city, given the fabulous views rezoning should be considered.

### **Papanui Case Study**

- Option 1 - Warehouse developments
- Option 2 - Low rise office developments
- Option 3 - Mid rise office developments
- Option 4 - High rise developments
- Option 5 - Mixed activities

Questions and comments were made in respect of:

- The criteria that applied to any business utilising land fronting Vagues Road.
- Whether opportunities would be presented for better buffers between residences and large concrete slab warehouse-type buildings.

### **Recommendations**

Nicola Rykers, Boffa Miskell, outlined the recommendations made in the report which were to:

1. That Council commit to investigating - through an appropriate consultation programme with the wider community and Ferrymead business landowners and occupiers - the desirability of rezoning Ferrymead to a Mixed Use Zone. At the same time, introduce a new height control to the Business 4 - Development Standard of 15m and Critical Standard of 22m.

2. If the Council is not willing or able to progress the Mixed Use option then introduce a new height control - Development Standard of 11m and Critical Standard of 15m to essentially maintain a similar level of built form to that which currently exists.

Final comments made in respect of the presentation included:

- The need to look at buildings being no higher than the highest tree, provision of underground car parks, taking into account the views from the site, good access to public transport, the opportunity for a commercial/residential mix.
- Whether the elevated view issue could be mitigated by different roof lines and surfaces.
- The need to take into account the traffic generation problems.
- The length of time it would take to implement any zoning changes, given that two years has passed since initial suggestions had been made.
- The ability of community boards to feed into the process.
- The need to restrict further shopping blocks.
- Whether there could be a whiteboard session to further investigate the implementation of world best practice solutions.
- Whether staff could continue with a Section 32 analysis to keep the matter moving.

The seminar concluded at 2.50pm