

Community Forum
Private Bag 4999
Christchurch 8140

**Meeting notes for the meeting of the CERA Community Forum
Thursday 20 March 2014, 6:00pm
Canterbury Club, Cambridge Terrace**

Present:

Community Forum members:

Richard Ballantyne, Leah Carr, Ruth Jones, Faye Parfitt, John Peet, Patricia Siataga, Emma Twaddell, Brian Vieceli, John Wong, Darren Wright

Apologies

Gill Cox, Leanne Curtis, Martin Evans, Wendy Gilchrist, Maria Godinet-Watts, Deborah McCormick, Lesley Murdoch, Jocelyn Papprell, Rachel Vogan

Chair

Darren Wright

In Attendance

Hon Amy Adams, Associate Minister for Canterbury Earthquake Recovery
Benesia Smith, Deputy Chief Executive, Strategy and Governance, CERA
Don Miskell, General Manager, Christchurch Central Design and Planning, CCDU, CERA (first item only)
Ariana Smith, Deputy Chief Executive Advisor/ Development Services General Manager, CCDU, CERA (first item only)
Lizzy Pearson, Manager Planning, CCDU, CERA (first item only)
David Corlett, Senior Advisor, CCDU, CERA (first item only)
Kate McKenzie, Senior Advisor, CCDU, CERA (first item only)
Hamish Doig, Managing Director, Christchurch, Colliers International (second item only)

Withheld under
9(2)(a)

Commercial Leasing Broker, Christchurch, Colliers International
(second item only)

Advisor, Ministerial and Executive Services, CERA

Agenda

1. Proposed amendments to Christchurch Central Recovery Plan (CERA)

Don Miskell, Ariana Smith, Lizzy Pearson and David Corlett of CERA, outlined the proposed amendments to the Christchurch Central Recovery Plan. It was noted that this presentation is the views of CERA officials and had not yet been shared with the Christchurch City Council, Cabinet, or the public, and that it is shared with the Forum in confidence. The PowerPoint presentation is attached to the meeting notes as **Attachment A**.

- The three proposals that were discussed included:
 - a new residential chapter
 - amendments to noise provisions

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- amendments to south frame provisions.

Discussion

Residential Chapter

- The Forum noted its concern that reducing the urban design assessment criteria could result in unattractive buildings. CERA noted that it has absolute choice about selecting developers and aim to ensure there are high quality building outcomes.
- The Forum also voiced concern that by leaving car parking minimums to the market/developer to determine, it may have a negative impact for people with disabilities. CERA agreed that this is something that will need to be monitored and responded to.
- The reciprocal relationship between the public and private sectors was discussed, and how the public sector is investing in amenities in order to provide confidence to the private sector (residential developers). It was noted that this is a difficult balance to get right.

Noise provisions

- The Forum noted that it considers that the noise provisions have been overly prescriptive and restrictive in the past and that this is a good opportunity to work with the CCC on this issue.
- The Forum believes there needs to be clarity about where the noise will be measured from.
- The Forum also described how outdoor entertainment areas contribute to the 'magic' atmosphere in other cities, e.g. Melbourne and San Francisco, and how recent street parties in Christchurch have been successful.

General discussion

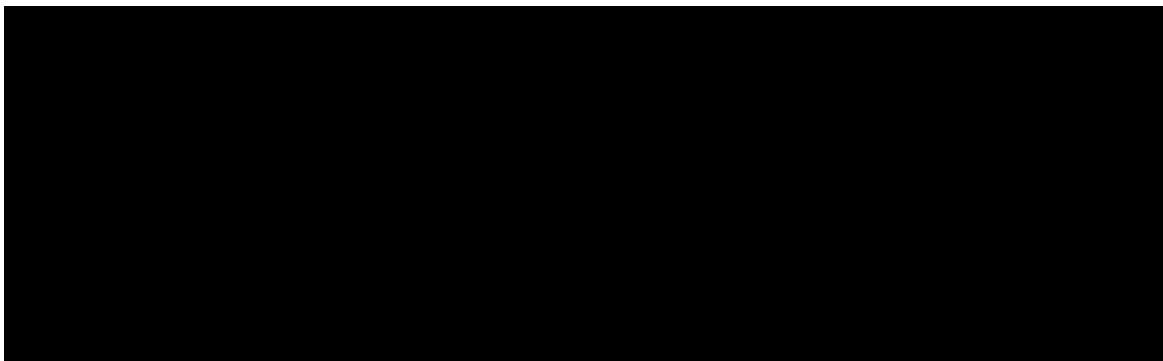
- It was noted that it took 170 years for the Christchurch CBD to develop prior to the earthquakes and that the Christchurch Central Recovery Plan's purpose is to catalyse development in a short period of time.
- The Forum queried whether any thought had been put into 'special economic zones' for developers. It was noted that this had been discussed but is not an area of focus at this time.
- The Forum stated that while it appreciated discussion about hospitality developments, it would like to see more family friendly development in the central city, as many families now like to take their children out with them in the evenings.
- CERA noted that it would like to present to the Forum about the proposed amendments to the Christchurch Central Recovery Plan again once the public consultation process has been completed.

Withheld under 9(2)(a)

2. Presentation by Colliers International (Hamish Doig and [REDACTED])

- Colliers described the current situation and the situation likely to arise over the next few years regarding commercial tenants in the Christchurch CBD.
- Some of the main issues that were discussed included:
 - That investors have had to act as developers.
 - There are an increasing numbers of tenants west of the Avon River.
 - It was noted that, when construction has finished, there are likely to be vacancies in a number of buildings.

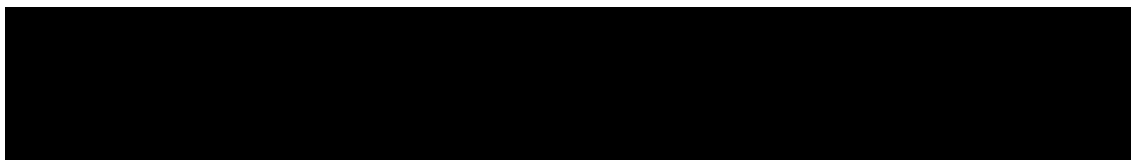
- Colliers noted that some of the tenants were making decisions to return to the Christchurch CBD based on 'social' reasons and not for financial/business reasons. **Withheld under 9(2)(f)(iv)**



- The Forum noted the importance of making public some of the positive messages the presenters highlighted about commercial tenants returning to the CBD and suggested to Colliers that it could issue a press release.

3. General Discussion

- The Chair noted that the Mayor of Christchurch has been invited to present to the Forum about her priorities for the CCC. The Mayor's staff indicated that the Mayor may have questions for the Forum too. **Withheld under 9(2)(f)(iv)**



- The Chair also noted that should future meetings not have full agendas, he may cancel the meetings with 4-5 days' notice.

4. Notes of previous meeting

Moved

That the meeting notes from the 6 March 2014 meeting be confirmed as an accurate record.

Carried

Next Meeting – 3 April 2014

Meeting closed 8:05pm

Proposed changes to the Christchurch Central Recovery Plan



New Zealand Government

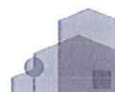


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BUILT RECOVERY

Three proposed changes to the Recovery Plan:

- Residential chapter and associated changes to District Plan Living Zones
- Review and proposed changes to noise provisions in District Plan
- New underlying District Plan zoning for South Frame



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A Liveable City – a new residential chapter for the Recovery Plan

Purpose:

To promote and better enable central city residential redevelopment



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The residential recovery challenge

BUILT RECOVERY

- Prior to the earthquake the central city population was approximately 8,500, now it is approximately 5,000.
- Central city residential recovery is needed to support a prosperous commercial and entertainment hub BUT growing the central city population quickly is unlikely to happen because...
- Central city residential development has a higher level of risk → demands higher returns → mismatch between the feasible sale price and the price that purchasers are willing to pay.
- The level of demand that developers require to offset this risk appears to exist, but given the untested nature of medium density product, potential residents want to see their potential investment prior to purchase.



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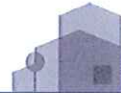
Christchurch Central Recovery Plan

BUILT RECOVERY

- The Recovery Plan currently includes a housing showcase Anchor Project and a direction for CCC to review the District Plan Living Zones.
- Following the review the Minister for Canterbury Earthquake Recovery directed CERA to develop draft residential chapter.
- The chapter is the first phase of work in addressing central city residential recovery challenges. CERA other government agencies will continue to work with the private sector to investigate what is needed to unleash the potential for residential development in the city centre.



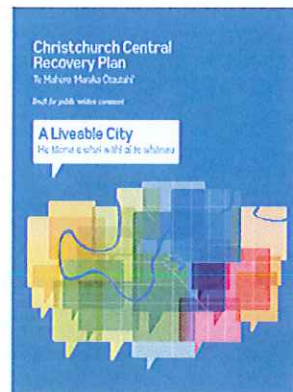
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A draft residential chapter

BUILT RECOVERY

- Draft residential chapter:
 - Central city living vision and objectives
 - District Plan streamlining and simplification
 - New East Frame neighbourhood
 - Winner of the Breath housing showcase
 - HNZCs 399 Manchester Street mixed tenure housing



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Proposed District Plan changes

BUILT RECOVERY

Standards	Proposed changes and rationale
Building height	Highly differentiated building heights have been simplified. Most of the zone now has a building height of 14m, allowing 4 storey buildings. In addition, there are specific areas with an 11m height limit consistent with existing character and community preferences.
Car parking	Car park requirements have been removed allowing the flexibility to respond to market requirements.
Urban design	Significantly clearer urban design assessment criteria have been established to increase consenting certainty by limiting the scope for interpretation. The simplified assessment criteria ensure high quality outcomes for multi-unit developments of 3 units and above.
Non-residential activities	The amended provisions further restrict non-residential activities particularly office and retail development. Small scale non-residential activity is provided for while protecting the primacy of the Central City Business and Mixed Use zones.
Special Amenity Areas	The Special Amenity Areas (often referred to as SAMs) have been removed. Areas that exhibit consistent special character have particular controls relating to heights and setbacks to maintain the distinguishing features.



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Central City Noise Provisions

Purpose:

To encourage hospitality and entertainment businesses* back into the central city and especially the Core.

*cafes, restaurants, bars and nightclubs



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Background

BUILT RECOVERY

- Since the earthquakes, many of the advantages of business locating in the central city have been temporarily removed
- Recovery Plan introduced noise provisions for central city which are more relaxed than in the suburbs
- Identifies areas where entertainment/hospitality is encouraged
- Provisions seek to support a vibrant central city

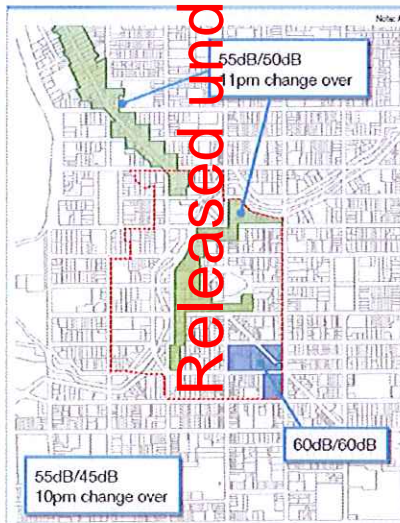


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Current Central City Noise Provisions

BUILT RECOVERY

- Category 1**
Is suited for late-night noise entertainment, and is generally not compatible with residential safety and travellers' accommodation.
- Category 2**
Allows a good mix of restaurants and bars, while still permitting residential and travellers' accommodation with reduced acoustic amenity.
- Category 3**
Is best suited to prohibit such as coffee and restaurants where off-site noise effects are considered with residential amenity.



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Need for change

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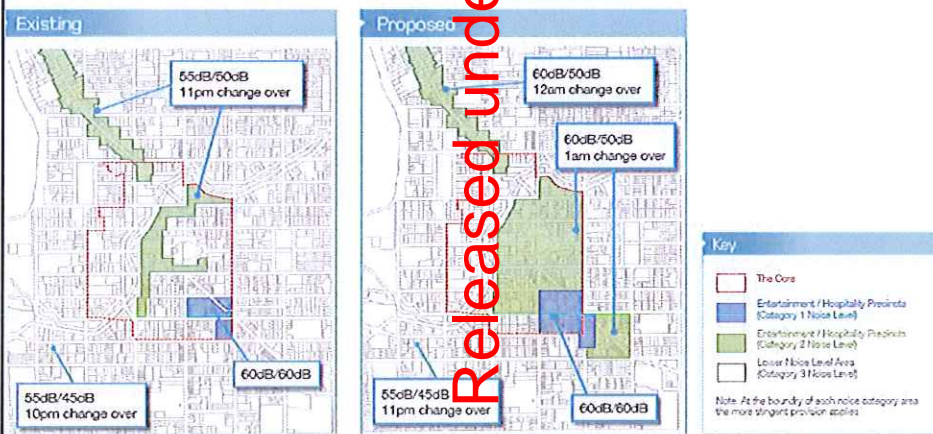
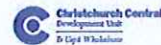
- Assessed current central city noise provisions working closely with Council officers
- Targeted stakeholder engagement was undertaken with inner-city residential groups, business groups and the New Zealand Police to get feedback on the current provisions
- Our assessment is that the noise provisions established in the Recovery Plan did not go far enough to adequately address changes to distribution and need reviewing.



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Existing and Proposed Central City Noise Provisions



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Key changes

BUILT RECOVERY

- Increase size of medium- and higher noise entertainment/hospitality precincts—see new map
- Allow businesses to be noisier for longer
- Relax requirement for businesses to control “people noise” in outdoor courtyards—unenforceable
- Fine-tune requirements for sound insulation in new dwellings—better protection for residents, lower cost to developers
- Fix some omissions, e.g. re-instate some exclusions that previously applied to the whole city but don't currently apply to the central city (operation of rescue helicopter)

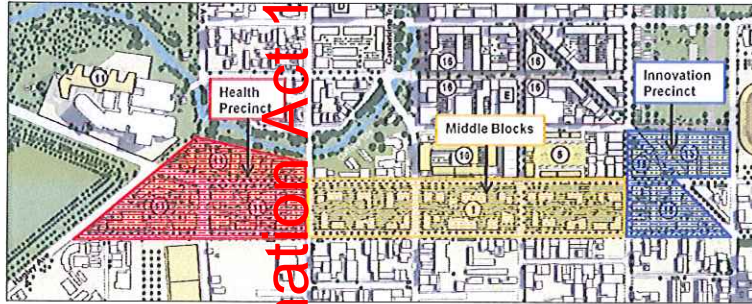
South Frame Provisions

Purpose:

To enable a compatible mix of activities which do not compromise consolidation of the Core, within an attractive open space landscape, and to provide for precincts which will accommodate innovation and health related activities.

South Frame Map

BUILT RECOVERY



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Canterbury Earthquake
Recovery Authority
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Background

BUILT RECOVERY

- The South Frame designation covers the Health and Innovation Precincts, and middle three blocks
- Since the Recovery Plan was gazetted in July 2012, the South Frame design has been further refined
- As the extent and location of public work is now known, it is proposed to lift the designation off remaining private land
- Prior to removal of the designation, the underlying zoning needs to be amended to ensure better alignment with Recovery Plan objectives and desired outcomes

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Current Planning Framework

BUILT RECOVERY

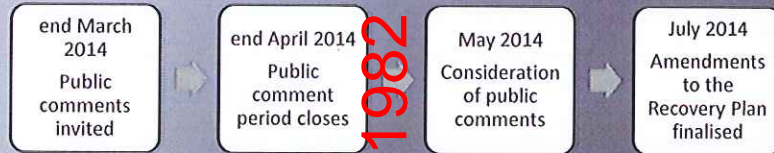
- Underlying zoning comprises: Central City Mixed Use, Central City Business and Special Purpose (Hospital)
- Limited consideration of built form → potential for low quality urban environment
- Allows industrial and motor servicing activities
- Limits office activities in the Health and Innovation Precincts
- Does not recognise east-west greenway or other proposed public realm areas

Key Changes

BUILT RECOVERY

- One zone created for privately owned land
- Urban design requirements for new and upgraded buildings
- Restricts industrial and motor servicing activities
- Facilitates offices in the Health and Innovation Precincts
- Reinforces the public realm network through inclusion of a Public Realm and Precinct diagram in the City Plan
- Generally more enabling for appropriate types of development and does not significantly reduce existing development rights

Anticipated Timeframes



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In Māori: Heiwhiriaki & Whakaiti

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