NZIA CANTERBURY BRANCH SUBMISSION TO DRAFT CENTRAL CITY PLAN

CENTRAL CITY LIVNG ZONE

A. STATED AIM

Draft Central City Plan - Volume 1
City Life - Living in the city

For the Central City's recovery to be successful it requires a significant residential population to support business growth and development, and create a high level of activity and vibrancy. (pg. 80)

The Branch supports this policy objective

B. METHOD OF ACHIEVING STATED AIM

Draft Central City Plan - Volume 2
Regulatory Framework – Central City Living Zone

1	New single zone	Central City Living
2	Changes to Zone Boundaries	7 additional residential zones and 2 residential zones removed
3	Street scene	2m
4	Outdoor living space	20m2
5	Residential site density	no limit
6	Building height	8m, 14m and 18m

C. OUTCOME OF PROPOSED METHOD

1. New single zone

L4A (Central City – Diverse) Zone, L4B (Central City – High Rise) Zone and L4C (Central City – Character) Zone combined in a new single Central City Living Zone.

Positive outcomes

i) Single zone makes a simpler planning document.

Negative outcomes

i) Removes identification of historical pattern of residential development.

Recommendation

i) Retain existing zoning until such time as a more detailed study of the central city living areas is carried out.

ii) The study must include the SAMs which may be significantly altered following demolitions of earthquake damaged dwelling.

2. Changes to Zone Boundaries

Seven changes of non-residential zones to Central City Living Zone.

2.1 Cultural 1 zone - Cramner Centre site (former Christchurch Girls High School) now demolished.

Positive outcome

i) Consistent residential zoning framing Cramner Square.
ii) Significant piece of land available for development due to demolition of buildings.

Negative Outcome

i) Site owned by Christ College who may not have been consulted about zone change.

Recommendation

i) The Branch supports this zoning change.
ii) Our support is conditional on consultation with the property owner.

2.2 Cultural 1 – Peterborough Apartments (former Normal School) earthquake damaged.

Positive outcome

i) Recognises existing residential use.

Recommendation

i) The Branch supports this zoning change.

2.3 Living 5 Avon – Holiday Inn

Positive outcome

i) Additional residential zone.
ii) Significant piece of land which may be available depending on land zoning.

Negative outcome

i) Removes a hotel from the eastern Central City Residential.
ii) It is not known if the current owners have been consulted or what their plans for the hotel are following earthquake damage.

Recommendation

i) The Branch supports this zoning change.
ii) Our support is conditional on consultation with the property owner.

2.4 Business 3B -Kilmore Street, Fitzgerald Ave and Chester Street East, Pomeroys and Crichton Cobbers complex.

Positive outcome

i) Additional residential zone.
ii) Significant piece of land.

Negative outcome

i) Removes a potential neighbourhood centre which could service Central City Living zones and adjacent living zones in Avonside.

Recommendation

i) The Branch does not support this zone change.
ii) The new Mixed Use Zone or Business 1 Zone may be a more appropriate zoning to create a neighbourhood centre.

2.5 Business 3B – corner Peterborough and Madras Street

Positive outcome

i) Additional residential zone.
ii) Significant piece of land.

Negative outcome

i) Removes a potential neighbourhood centre.

Recommendation

i) The Branch does not support this zone change.
ii) The new Mixed Use Zone or Business 1 Zone may be a more appropriate zoning to create a neighbourhood centre.

2.6 Business 3b – Amuri Park

Positive outcome

i) Additional residential zone.
ii) Removes a business zone which is surrounded by residential and is in part already zoned residential.
iii) The business park is not a compatible use within a residential zone due to increased traffic movements and contributes nothing in terms of amenity to neighbouring residential areas.

Recommendation

i) The Branch supports this zoning change.

2.7 Business 1 – corner Armagh and Barbadoes Streets

Positive outcome

i) Small piece of additional residential zone.

Negative outcome

i) Removes a potential neighbourhood centre.
ii) Proposed neighbourhood centres to north (Kilmore and Barbadoes corner) and south (Cashel and Barbadoes corner) are too far apart.

Recommendation

i) The Branch does not support this zone change.
ii) The new Mixed Use Zone or Business 1 Zone may be a more appropriate zoning to create a neighbourhood centre.

Two living zone are to change to other zones.

2.8 20 and 22 Melrose Street changes to Open Space 1

Positive outcome

i) Reflects current use of former residential zoning as part of Moa Park.

Recommendation

i) The Branch supports this zoning change.

2.9 Two parcels of land on the southern corners of Kilmore and Barbadoes Streets (Piko corner).

Positive outcome

i) Reflects current use of corner sites for business and allows re-establishment of a neighbourhood centre.

Recommendation

i) The Branch supports this zoning change.

3. <u>Street Scene</u>

Minimum building setback from road boundaries shall be 2m except in SAMs.

<u>Positive outcome</u>

i) Allows better use of sites for example more outdoor living space especially for properties on the northern side of east west orientated streets.
ii) Allows higher density.

<u>Negative outcome</u>

i) Reduced setback may not be used to create additional outdoor living space.
ii) Reduced setback may not be well landscaped.
iii) May result in new development not fitting with character of existing street scene.

<u>Recommendation</u>

i) The Branch supports this rule change.
ii) Street Scene setback to the SAMs needs to be reviewed following demolition of earthquake damaged dwellings.

4. <u>Outdoor living space</u>

Minimum outdoor living court of 30m2 in L4C and 20m2 in L4A and L4B changed to 20m2 in Central City Living Zone.

<u>Positive outcome</u>

i) Allows higher residential density.

<u>Negative outcome</u>

i) Reduced outdoor living space to mitigate higher building density.
ii) Less secure play area for children will discourage families living in Central City.
iii) Less space for washing lines, vegetable garden both of which have environmental and sustainable benefits.

<u>Recommendation</u>

i) The Branch does not support this rule change.
ii) Retain current outdoor living court rules.
Different housing models can allow for larger outdoor living spaces (see Former Christchurch Women's Hospital Site Case Study within NZIA Canterbury Branch Recommendations for a Design Led Reconstruction of the Christchurch City Centre.

5. Residential Site Density

L4A, L4B, L4C site density was 0.8 and SAM 24, 25, 26 and 27 site density was 0.5 these are now changed to no limit on site density.

Positive outcome

i) Simpler planning.
ii) Allows higher residential density.

Negative outcome

i) May change character of SAM areas.

Recommendation

i) The Branch generally supports this rule change.
ii) However, the Branch does not support this rule change in SAM zones – keep site density in SAMs as is, Volume 2 states that rule changes need to be reviewed in relation to SAMs, therefore at this stage we do not support the change in SAMs.
iii) Removal of this rule will allow more creative design and development of sites.

6. Building Height

Existing building heights included 8m, 11m, 14m, 20m and 30m the proposed heights are 8m, 14 and 18m.

Positive outcome

i) Allows higher density.
ii) Simpler planning rules.

Negative outcome

i) Changes character of existing residential development.
ii) Zones with greater height limits adjacent to zones with lower height limits.
iii) Reduced privacy with overlooking.
iv) Reduced sunlight.
v) Reduced visual amenity (outlook onto taller buildings).
vi) Will encourage amalgamation of suites for comprehensive development which will change existing residential character.

Recommendation

i) The Branch does not support this rule change.
ii) Retain existing heights until such time as a more detailed study of the central city living areas is carried out.
iii) The study must include the SAMs which may be significantly altered following demolitions of earthquake damaged dwelling.

NZIA SUBMISSION ENDORSEMENT

The Branch has consulted with a number of residents groups in regards to the contents of this submission. The Branch has received endorsement from the following residents associations.

CSERA	Chester Street East Residents Association
VNA	Victoria Neighbourhood Association