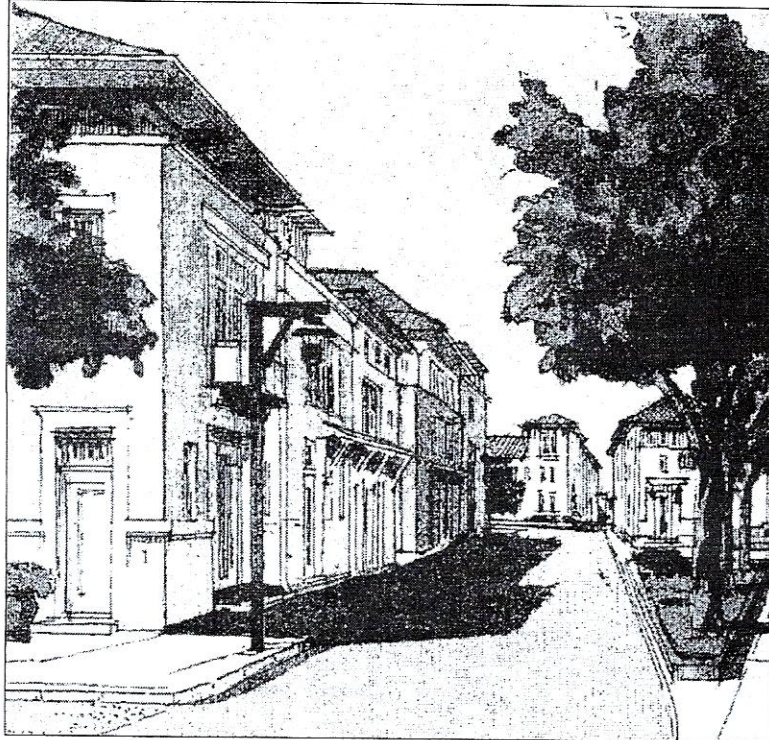


Civic Trust News



Drawing of proposed Sydenham Project

All members and friends of the Christchurch Civic Trust are cordially invited to attend our

ANNUAL GENERAL MEETING

Thursday 29 July 2004

To be held in the Elizabeth Kelly Room

Christchurch Arts Centre, corner of Hereford Street and Rolleston Ave.

Light refreshments will commence
At 5.30pm for 6.00pm meeting

and will be followed by an address by
Mr Bruce Albiston (Chief Executive Officer of NZHPT) Southern Region

“HERITAGE: USE IT OR LOSE IT”

Bring a friend

CHAIRPERSON'S MESSAGE

We extend a cordial welcome to you all to attend this year's Annual General Meeting. Your interest and support are key encouragements to the Board's activities on your behalf. We didn't plan it that way, but this year has been focussed on heritage issues - even more than usual - as a result of:

- A favourable law change to the Resource Management Act.
- Applications for removal or demolition of –
 - a. Flowers House,
 - b. Cashel Chambers, (previously Farmers Building in Cashel Street)
 - c. Leinster House (an iconic building in Merivale).

As well as being updated, at the AGM, about our efforts for the above buildings, you will hear about our future planning on heritage and other issues. A major one of these is the Trust's response to proposed revamping of the Canterbury Museum.

Indicative of increased liaison between the Trust and the New Zealand Historic Places Trust, Mr Bruce Albiston (Chief Executive Officer of NZHPT) is this year's invited speaker at the AGM, on the theme of, "HERITAGE: USE IT OR LOSE IT".

The Board of the Civic Trust looks forward to seeing you at what promises, as always, to be a most engaging evening.

Peter Dyhrberg.

40th Anniversary Publication

The Board has decided to publish a small book in 2005 to mark the first 40 years of The Christchurch Civic Trust.

Funding has been secured from The Canterbury Foundation. The Board is looking for any archival material held by members, personal anecdotes, potential writers or offers of help.

*Please contact Board member
coordinating the project -*

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FUNDING FOR CIVIC TRUST PROJECTS

Issues that are of concern to the Christchurch Civic Trust are of wide scope. The extent to which the Trust is involved depends both on the voluntary efforts of members and the availability of funding to cover associated costs. Over the past four months, considerable endeavours have been made to solicit additional funding from a number of sources in both Christchurch and wider afield in New Zealand. The results, so far, have been as follows:

The Community Trust

The Community Trust has made a generous donation of \$1500 to help meet costs involved for the Annual Awards 2004, to be held on 12 October 2004 at O Tautahi - Our City Centre. This will go a long way to cover the hire of the

venue and equipment, the provision of refreshments, the printing and framing of certificates and various incidentals.

The Canterbury Foundation Ltd

It is the intention of the Civic Trust to produce a 40th Anniversary booklet for publication by 25 May 2005. The estimated cost of \$13150 has been fully met by a welcome donation by the Canterbury Foundation Ltd, covering \$3600 for research and analysis; \$3000 for writing and proof reading; \$1000 for the acquisition and preparation of illustrative materials; and \$5550 for the printing of 500 booklets. A working group has been set up to co-ordinate the tasks involved.

THE NEW ZEALAND URBAN DESIGN PROTOCOL

What is the proposed New Zealand Urban Design Protocol?

The New Zealand Urban Design Protocol is a Government programme launched by the Ministry for the Environment to address how good urban design can contribute to the development of NZ towns and cities. It will outline practical steps that can be taken to design a better future for New Zealand's urban environments. The Protocol will be a national cross-sector commitment to achieving good urban design in New Zealand towns and cities.

Where does it come from?

The need for a Protocol has been identified through the Sustainable Development Programme of Action and Urban Affairs Work programme. The Programme of Action recognises that there is widespread concern about the quality of the built environment in New Zealand and seeks to achieve the following outcomes:

- cities as centres of innovation and economic growth
- liveable cities that support social wellbeing, quality of life and cultural identities.

The Protocol also builds on the urban design guidance outlined in "People, Places, Spaces - a design guide for urban New Zealand" (2002).

What will it contain? The Protocol will:

- outline a vision for successful towns and cities in NZ through high quality urban design
- identify high quality urban design principles
- contain a toolkit with case studies demonstrating the principles of high quality urban design, and design capability and process guidance
- include action templates to guide the actions of groups who will sign up to the protocol including: central government, local government, developers/investors, and professional bodies.

How is the Protocol being developed?

Development of the Urban Design Protocol is being led by the Government in partnership with the key stakeholders who contribute to good urban design across New Zealand, and who can add value to the objectives of the Sustainable Cities and Urban Affairs work.

Urban Design Forums/Workshops were organised in November/ December 2003 to get wider input and engagement from those with an influence on urban design. A number of key issues were identified by participants at the forums. Once the draft protocol is complete, additional forums will be held to get feedback and comment from a wider range of groups with interests and stakes in the built environment.

An Advisory Group has been set up to oversee the development of the Protocol by providing expertise and input into the content, direction and priorities. The members of the advisory group are experts in urban design and representatives from a range of key stakeholders.

The first meeting of the Advisory Group was on 18 February 2004. Throughout March and April the Advisory Group met to develop a draft Urban Design Protocol. A formal consultation process will be initiated following approval of the draft Protocol by Cabinet.

Who will be consulted about the Draft NZ Urban Design Protocol?

Government is keen to work closely with the main agencies that influence the design of the urban environment, including:

- local government - including mayors, chief executives and local government officials
- professional agencies with an interest and expertise in urban design
- the construction and property development, and investment sectors
- the wider community.

Timeline for the Urban Design Protocol

Discussion with sector, workshops/ forums	November/December 2003
Formation of Advisory Group	January 2004
Complete first draft of Protocol	June 2004
Consultation - forums on the Draft Protocol	July/August 2004
Finalise Protocol	September 2004
Communications and launch	October 2004

REDEVELOPMENT OF FORMER SYDENHAM PRIMARY SCHOOL SITE

For many years, the Sydenham primary school served a thriving local community. With the passage of time, the school enrolments fell to a point when it was decided by the Government in 1998 to decommission the school. The 0.9 ha site is zoned as Cultural 3 with "underlying" B3 zoning.

In 2001, the site was offered to and taken up by Ngai Tahu, which sold it to a group of businessmen for the purpose of setting up an English language training institution. That venture failed and the site was purchased by Wallace Development Co. Ltd (WDC), which made application for resource consent for the development of new "large format" retail facilities. The WDC proposals were opposed by the Trust, substantively on the grounds that:

- the establishment of a large mall-type shopping centre offering a range of retail activities would be well beyond the scope permitted by the proposed City Plan ;
- the scale and range of such activities would prejudice the initiatives of the City Council to revitalise Central Christchurch within the four avenues; and
- the scheme proposals would, inter alia, be contrary to and inconsistent with the objectives, policies and rules of the proposed City Plan - especially those provisions relating to the planning *and development of suburban district centres*.

At the hearing, the Civic Trust made the point that under prevailing market conditions, the proposals could well be a risky venture, having regard to the very large amount of existing and committed new retail activities in the city. As an alternative, the Trust proposed that the site would be better redeveloped for a medium-density housing scheme, together with associated retail, community, recreational and parking facilities. The outcome of the hearing, however,

was that the application was approved on the basis that the development shall proceed in accordance with the information submitted and plan lodged.

However, shortly after the delivery of the Commissioner's decision, WDC on sold the site to a Christchurch-based property developer - Dave Henderson of RFD Investments Ltd. The current state of play is that a new resource consent application by that company is now being considered by the Christchurch city Council for a mixed-use, medium-density scheme for up to 60 residential units arranged around a central open space containing four mature trees. The scheme will also incorporate retail units along Colombo Street and other small-scale business units. About 50% of the site will be used for open spaces, including provision for parking bays.

Conceptually, it is perceived that this adventuresome scheme, now known as "Sydenham Square," presents a unique opportunity for setting a precedent for the creation of a new vibrant form of urban living. Looking ahead to future possibilities - such as the redevelopment of the Women's Hospital site in Colombo Street - there needs to be a more flexible approach to the way in which new, large-scale schemes are planned, designed and developed as innovative "Comprehensive Development Areas" or "CDAs," for which city rules should be used as initial guidelines rather than as "tablets of stone." To that end, there needs to be a collaborative approach where ideas from the developer and a dedicated City Council project team are progressively developed to achieve a desirable outcome, from which agreed design parameters are finally derived.

More information will be released when the scheme has reached an agreed status.

Ted Pryor

THE CHRISTCHURCH CIVIC TRUST INC.
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The views expressed in this publication are not necessarily those of the Christchurch Civic Trust Inc.