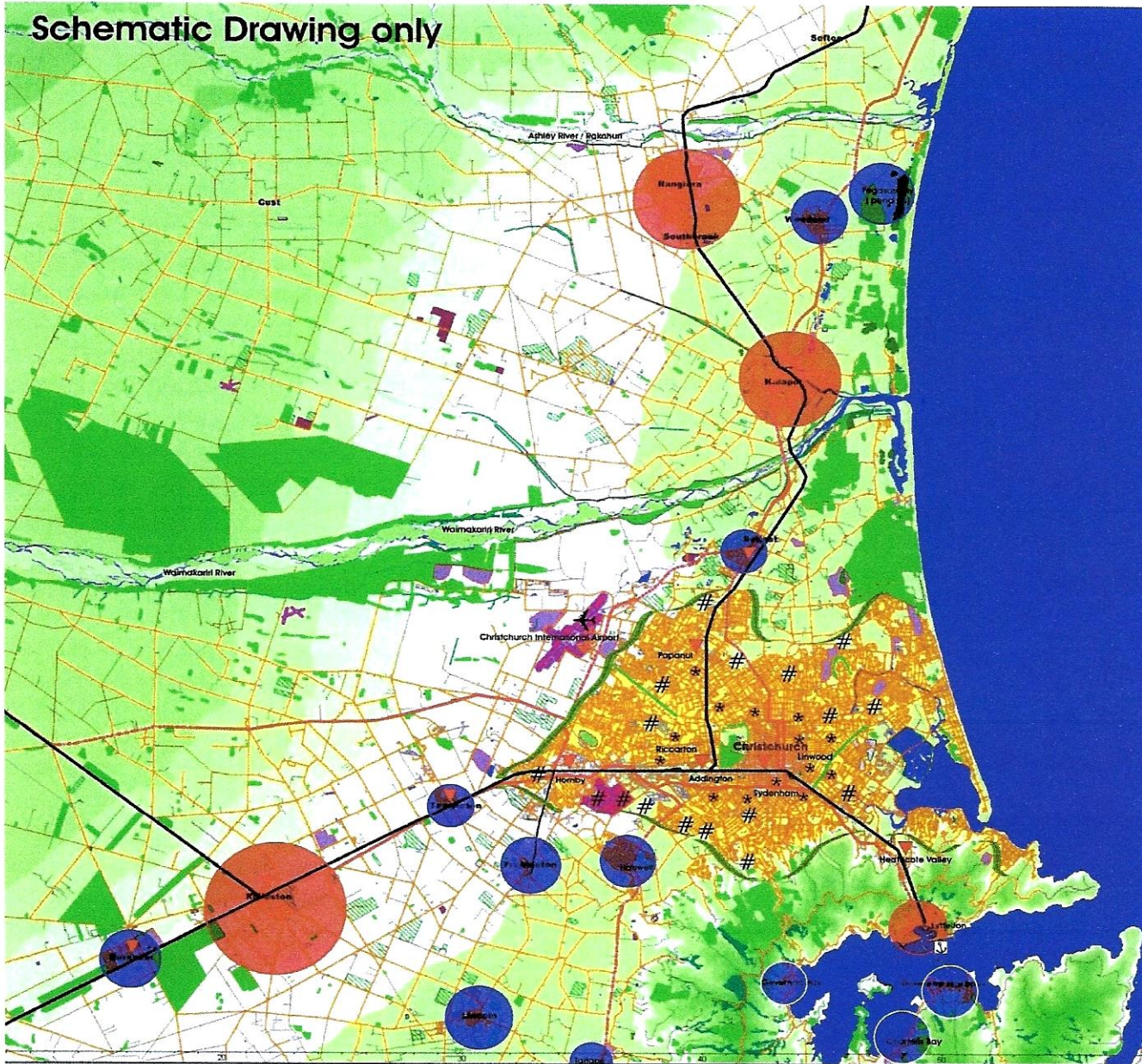


Civic Trust News

Schematic Drawing only



Legend:

- # Existing urban areas
increased residential density
- # Potential City infill subdivision
- Spatially defined urban growth limit
- Towns expanded
with redefined centre and defining peripheral boundaries
- Villages consolidation only
with redefined centre and defining peripheral boundaries
- ▲ Station on existing rail system
- ⚓ Port
- ✈ Airport

Population increase 120,000 (100,000+ on existing rail system)

City	Town	Village	New Village
* Christchurch inner 20,000 outer 10,000	* Rangiora 10,000 * Waikaki 5,000 * Rolleston 40,000 * Lyttelton 1,500	* Burnham 1,500 * Templeton * Halswell * Takapu * Diamond Harbour * Governors Bay * Charles Bay * Bellair * Woodend * Prebbleton * Lincoln	* Pegasus 5,000

N. Z. Urban Design Protocol

This protocol has been prepared by the Ministry for the Environment. Local signatories include the Christchurch City Council, Environment Canterbury, and the Christchurch Civic Trust. Its vision:

“Making New Zealand towns and cities more successful through quality urban design”.

The Civic Trust's role will be to promote this quality of urban design, initiate such projects, and to see that the city develops within the guidelines of this protocol. The prime mission of this document is seen as a significant step up in the quality of urban design throughout New Zealand. The Trust will establish a small team to undertake this work.

David Thornley

The Saga of Leinster House

When it became obvious that the owners of the house wished to demolish or remove it from the site, attempts were made to persuade the Council to place a heritage covenant on it. This would have meant that a trust to be formed would have been able to purchase the house at valuation and not at an inflated price set by the developers. Such a move would have allowed funds to be raised and eventually the house to become a community facility -- sadly lacking in Merivale. It would have been financially viable as at least two tenants on the ground floor wished to stay on leaving all upstairs for community purposes.

However the grand scheme was torpedoed on the casting vote of the Mayor Garry Moore. The scheme proposed by the Merivale Precinct Society would eventually have cost the Council very little if any money and was worth thorough investigation by the Council.

Subsequent to this the matter went before a town planning commissioner on behalf of the Council and the application to remove off site or demolish was rejected. The applicant then appealed to the Environment Court where the matter now sits.

Towards the end of the hearing the judge invited the parties to go into mediation and two sessions were held. We await the outcome with great interest and are saddened that the life of this great Group 4 house hangs in the balance.

Ian Clark

Christchurch as a World Heritage Site

The Civic Trust has responded to an invitation from the Department of Conservation to nominate areas for World Heritage status. New Zealand became a signatory, in 1984, to the World Heritage Convention which had been adopted by UNESCO in 1972. To date New Zealand has four sites which all fall into the category of natural heritage.

Dr Ted Pryor took the initiative to propose an area of central Christchurch as a candidate in the category of cultural heritage which deals with the built environment. The area includes a good portion of the CBD, the Cultural Precinct and Hagley Park. The submission was made in March and the Trust has been seeking further input from major stakeholders in the area nominated.

The Christchurch nomination joins the Oamaru CBD and Port, the Napier Art Deco Historic Precinct and the Waitangi Treaty Grounds Historical Precinct nominated by DOC. The Department is expecting to have a final list early in 2006 for submission to the World Heritage Committee.

History of the Civic Trust

Dr John Wilson is currently completing the final draft of this publication which will mark the 40 year history of the Civic Trust. A number of members have provided information to John following the invitation in the Civic Trust News last July. The illustrated history is written around eleven thematic chapters and is expected to be completed for a launch during Heritage Week in October.

Civic Trust Awards

The Awards will be announced at an evening function at Our City on Tuesday October 4. The jury will be meeting in the next few weeks to consider the list of projects put forward by members. If there are any projects that you may have been wanting to nominate you can still contact the Convenor, Timothy Hogan on 379 9525

Heritage listings in the City Plan

The City Council is asking for public nominations of heritage buildings, places and objects not already listed in the City Plan. Submissions close on July 29 and may be made using the online form at www.ccc.govt/Christchurch/Heritage/News/ or ringing Amanda Ross (Council Assistant Heritage Planner) on 941 6388.

Board Members 2004 - 2005

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Bruce Alexander
Norman Barrett
Janet Begg
Anne Dingwall
Ron Fussell
Val Heinz
Tim Hogan
Joanna Mackenzie
Ted Pryor
Marette Taylor
David Thornley

Annual General Meeting

26 July 2005 – 5:45 p.m.

to be held in

Elizabeth Kelly Room, Arts Centre
(Cnr. Rolleston Ave & Hereford St – upstairs)

Guest speaker Bob Parker, Mayor of Banks Peninsula, will speak on

**“Visions for Banks Peninsula
as part of Greater Christchurch”**

*Light refreshments will be served from 5.15 pm
All members and friends welcome.*

SYDENHAM SQUARE AN INNOVATIVE URBAN RENEWAL SCHEME

After many years of serving the community, the Sydenham Primary School was closed in 1998. Ngai Tahu was offered first rights of refusal for the purchase of the site under the government's "treaty settlement" policy. The site was then acquired by a local group of businessmen with the intention of setting up an English language training school, which failed to materialize.

Subsequently, the site was purchased by the Wallace Development Co. Ltd, which lodged resource consent applications in March 2003 and August 2003 for the development of a scheme comprising three retail blocks to provide about 4,200 m² of floor space. In response, the Civic Trust lodged a strong objection to the proposals on various planning grounds, advocating a mixed-use, medium density scheme that could, among other things, help revitalize the Sydenham town centre. In October 2003, a hearing was held by a Council-appointed Resource Management Commissioner, whose decision favoured the applicant. Shortly afterwards, the site was on-sold to Christchurch-based developer - Property Ventures Ltd - which devised an innovative new scheme for which a resource consent application was approved by the City Council in June 2005. Key details of the new scheme are:

- 46 "live/work" units with commercial space at ground level and residential space on upper floors.
- Dedicated commercial floor space for retail uses and office along Colombo Street with 17 residential apartments above.
- A one and a half storey commercial building adjacent to the former Post Office building (now the Blue Jean Cuisine).
- A new play centre administration building.
- A four-level parking building accessed from Colombo Street and Waverley Street.
- A centrally-located area of open space for a "pocket park."
- The provision of at least 158 car parks within the site and a further 17 space either within the site or along Buchan Street.
- One-way vehicular access to the site from Colombo and Brougham Streets and exiting of the site from Waverly and Buchan Streets.
- Extensive new landscaping within the site.

Details as to the development of the site have yet to be released but it is understood that the project could be developed by stages over the next two years. The Christchurch Civic Trust is much encouraged by the current proposals and sees that, from a design point-of-view, it offers a prototype for the development of other potential sites that offer good opportunities for comprehensively conceived schemes. However, the RMA 1991 has hitherto generally been the basis on which to process new development proposals ab initio in accordance with stringent statutory requirements that not infrequently result in confrontational responses and outcomes with high costs of time and money.

It is now seen, however, that for major schemes, there would be merit in a project proponent first producing a range of conceptual options in association with key stakeholders with a view to establishing the principal design parameters of a preferred scheme. Indeed, the current Long Term Council Community Plan 2004-14 advocates such an approach in respect of urban renewal and environmental improvements that address the effects on people and communities¹. In that connection, the provisions of sections 76 – 79 of the Local Government Act 2002 provide for a broadly defined consultative process between appropriate stakeholders to jointly consider the relative merits of design options, from which to agree a preferred outcome. Thereafter, more detailed designs could be produced with firm proposals taken forward under the provisions of the RMA 1991. The Civic Trust looks forward to key parties giving deeper thought to such matters, especially in the context of ongoing planning initiatives relating to the Urban Development Strategy (UDS) for greater Christchurch and the Revitalisation Project for the Central City.

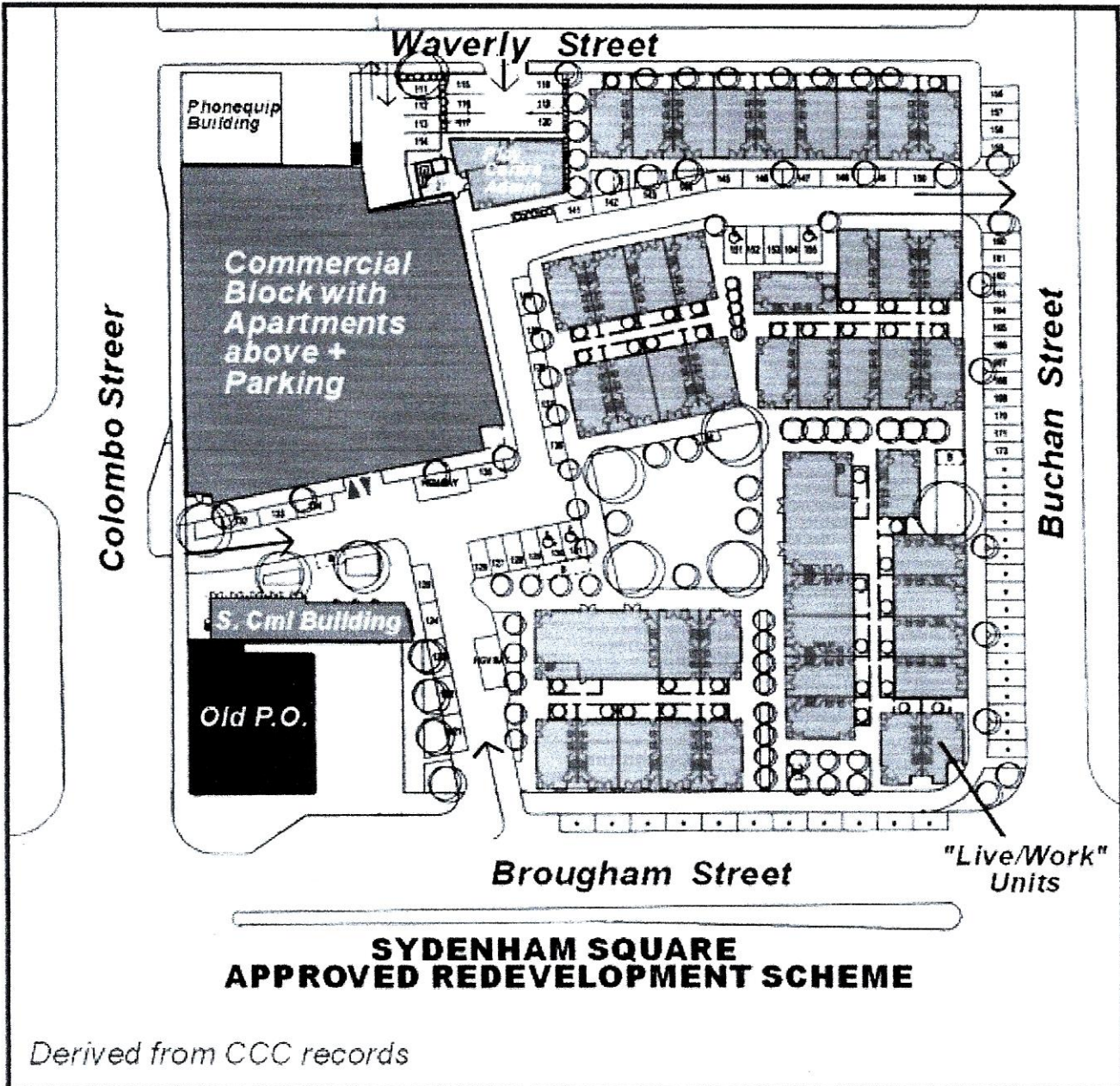
¹ Our Community Plan, Christchurch – O Tautahi 2004/14, Volume 2, p. 35.

Brougham St.



Buchan Street - East Elevation

Derived from CCC records



**SYDENHAM SQUARE
APPROVED REDEVELOPMENT SCHEME**

Derived from CCC records

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.