

To:  
Independent Hearings Panel  
Christchurch Replacement District Plan

In the matter  
of the Canterbury Earthquake (Christchurch Replacement District Plan)  
Order 2014 and Resource Management act 1991

And

In the matter  
of the proposed Christchurch Replacement District Plan – stage one generally

Icon have been advised by Simpson Grierson acting on behalf of Christchurch City Council and by Independent Hearings Panel (dated 3<sup>rd</sup> December 2014) that as a submitter who has not clearly specified relief sought by way of amended provisions, shall lodge with the independent Secretariat by December 19 2014.

ICON, as a submitter to the residential chapter for “A Liveable City, Christchurch Central Recovery Plan”  
Seek the following provisions as stated in red below:

We seek to be heard.

-----Original Message-----

**From:** David Thornley [<mailto:david@thornleydesign.co.nz>]  
**Sent:** Wednesday, 13 August 2014 10:54 a.m.  
**To:** 'info@cera.govt.nz'  
**Cc:** 'Therese Minehan - ICON'; vivien qin  
**Subject:** A Liveable City CERA Comment

August 12, 2014

ICON comments on the Draft residential chapter for  
**“A Liveable City”**  
**Christchurch Central Recovery Plan.**  
By CERA / CCDU

ICON, Christchurch inner city west neighbourhood inc. is an established group that have been active for 38 years.  
Currently our population is some 46% less than pre earthquake.  
Our area surrounds Cranmer Square and the old university buildings (arts centre) The northern boundary being Bealy Avenue and the southern boundary being Cambridge Terrace / river precinct. The western boundary is Hagley park / river precinct, and the eastern boundary is Victoria Street / Durham Street.

We submit that the “Liveable City” document is one that would induce an unliveable city. The document has to some extent, ignored the work done by CCC in co-operation with inner city residence date December 2011.  
We request that greater consideration be given to that document.

**We commend some aspects of the current document:**

1. Where permitted building heights were in excess of 14M, these have been reduced to 14M. This will achieve a more coherent and acceptable urban design.

2. Residential Coherence (clause 4a.3.2) will help to stop the continuous problem of commercial intrusion in this fragile residential area.
3. Scale of activities (clause 4a.3.1) will also assist, as for point 2.

**We do not agree with the following:**

1. **Where building heights have been increased from 8M and 11M to 14M.**  
The areas north of the arts centre (old university) and areas surrounding Cranmer Square should be not more than a maximum of 11M to the ridge (less recession planes); Or 8M plus 3.5M roof slope. These reduced heights are critical to good urban design for these very special historic areas.

We seek that the building heights remain as previously determined, except where building heights were previously in excess of 14M and have been reduced to 14M

2. **The recession planes as prescribed in Diagram E.**  
This should be replaced with Diagram D as for the current L4C zone. (Clause 5.2.3)  
The reduction in accessible sunlight, in diagram E, is not acceptable for good living standards.

We seek that the recession plane remain as previously determined for L4C. That is as described in diagram D

3. **Omission of Special amenity zones (SAM 22, 31, 32).**  
These are most important for this area and must be retained. These zones have been established over many years, to assist with the urban design aesthetics for these valuable and fragile areas that are greatly important to the city as a whole. The heritage areas of Cranmer Square, the river precincts, and the Arts centre / Museum / Christ College must not be effected by base rule standards, that do not take into account the particular design aesthetics needed in these environments.

We seek that the Special Amenity Zones be retained as previously determined.

4. **The removal of urban design rules.**  
For a city coming to terms with extreme rebuilding, it is essential that provisions for good urban design be incorporated into this document. Central Government and the Christchurch City Council are signatories to the "Urban Design Protocol (2005)". This protocol must be reflected in the "Livable City" document. We object to the change from Restricted Discretionary status (for three or more units) – non-notified; to a fully permitted status. This includes the omission of the urban design rule. We consider that the current "notified" provisions be retained. Plan change 53, which was introduced following proper Resource Management processes, was developed as a consequence of the shortcomings of the City Plan in dealing with urban design issues. This should not be set aside because of fears that it might cause delays. The need for urban design assessment is widely recognized throughout the country.

We seek that the urban design rules remain and become statutory rules.

5. **The proposed reduction of car parking space.**  
Within a residential development site, a reduction of car parking space will pose problems. Until a satisfactory inner city shuttle service connecting to intercity and suburban transport is provided, there will not be satisfactory parking for resident's cars. Perhaps a half way measure of .5 car parks for each residence should be considered.

We are concerned that car parking problems for inner city residents will inhibit people choosing to live in this area. We seek that an interim allowance should be made for car parking until such time that public transport is resolved

We express our grave concern that the authors of this draft document have removed themselves from the expressed wishes of the people who live in this city, and have removed themselves from an understanding of the unique environment which this city must be rebuilt. While acknowledging the urgent need for housing in the inner city, this need must not sacrifice the quality of housing and quality of urban design that will determine the nature of our city for the next century.

ICON Chair: Therese Minehane, 3660435 [Therese.Minehan@xtra.co.nz](mailto:Therese.Minehan@xtra.co.nz)

ICON vice Chair: David Thornley 021646706 [david@thornleydesign.co.nz](mailto:david@thornleydesign.co.nz) (signatory to the "Urban Design Protocol" 17 march 2005)

ICON postal address: P O Box 4486 Christchurch 8140

**We seek to be heard at the appropriate hearing.**