

Integrated Wellbeing and Sustainability Assessment of the draft Central City Plan

Report

**For
Christchurch City Council
Canterbury District Health Board**

**From
Quigley and Watts Ltd and Martin Ward**

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1. Executive Summary

This report records the process and outcome of a wellbeing and sustainability assessment of the Draft Central City Plan. It was commissioned by the Christchurch City Council and the Canterbury District Health Board. The assessment was against the five guiding principles set by the City Councillors at the commencement of the planning process and identified as being “vital to creating a vibrant and prosperous city”.

The assessment process used here was developed and piloted in Canterbury to enable planners at an early stage in the planning process to check for unintended consequences and to identify where improvements can be made. The goal was to contribute to making the City more sustainable and able to support the health and wellbeing of its citizens. It was undertaken in two stages starting with the development of assessment criteria and scale descriptors and then assessment by a group of 21 respected Christchurch citizens invited for the purpose.

Thirty-seven assessment criteria were developed with reference to past assessments of this kind and national, regional and local frameworks, strategies and policies with assistance from Council and District Health Board staff. An initial trial of these led to adjustments before a final set of assessment criteria were taken into a one day workshop with the citizen assessors.

The assessment group were pleased to be invited to take part, complimented the process adopted and congratulated the Council and the District Health Board for providing the opportunity to assess the plan.

The following recommendations were made for amendments to the Draft Central City Plan:

1. Include an explicit statement about the processes for *future* collaboration¹ with communities of interest, including funding and council staff resources for capacity building of communities to participate. Some specific groups still feel under-represented in the existing consultation, and consideration should be given to targeted involvement and collaboration with communities of interest.
2. Review incentives to ensure that they contribute to all of the guiding principles and are effective. The concept of incentives was welcomed. However at present there is concern they include some incentives that are likely to be ineffective and others need to be added. There is also a perceived concern they could incentivise some businesses and outcomes which are less desirable, while there are no incentives for core community well being requirements (GPs, primary schools, residential care services, social services etc) and critical outcomes (land aggregation to make lot sizes viable and able to undertake innovative land uses and best practice design). Additional details are needed on how the incentives might work and how many people/organisations/businesses might be supported from them.
3. Include an explicit statement about the complementary (or not) of the plan and projects and wider recovery – that is the integration between city and suburbs. At present such integration is either absent or not explicit in the plan, despite this being a guiding principle to the plan development. Participants suggested a review of each project on the potential for

¹ Collaborate – to ‘partner with the public in each aspect of the decision (IAP2).

integration, and bringing that information together in a single section at the front of the document (as there would likely be substantial overlap between projects).

4. Include urban design guides, urban design panels and style guides for character areas to ensure that a 'rules-based' approach is avoided, in preference for an approach where stakeholders and communities work together. The individual guides recommended for use on p78 must have procedures around them to ensure that they are actually used. Capacity building of staff in the use of the tools will be required, as will auditing of their use.
5. Confirm who and what agency(ies) are making the final decision on the plan.
6. Explicitly identify opportunities to continue to work with Ngai Tahu, such as processes for shared governance, integrating cultural heritage into projects, and working with Ngai Tahu as a developer.
7. Be clear about underlying assumptions or reasoning, i.e. moving away from cars, peak oil, climate change, building heights.
8. Reflect the multiple changes to the content of the plan (included in this report, p15-21) that help the plan provide more 'how to' for the council to achieve these aspirations. There was felt to be a good deal of 'where we want to be' but a lack of 'how to get there' for many of the aspects of the plan, which is of course what a plan is supposed to provide – 'how to get from where we are to where we want to be'. For example, planning responses for people with disabilities are silent in the 'how to'.
9. Reflect the multiple opportunities to support the plan recommended (included in this report p15-23). These opportunities are relevant to bylaw changes, development of other policies, or capacity building of staff.

The report records the assessment details, discussion at the assessment workshop and many additional minor recommendations.

2. Introduction

Quigley and Watts and Martin Ward were contracted by the Canterbury District Health Board and Christchurch City Council to develop and facilitate an assessment process. The purpose was to assess how well the draft Central City Plan (which we refer to as, the plan) met the guiding principles as set out by elected Councillors and, in so doing, met sustainability and wellbeing goals (as expressed in various Council and District Health Board documents). In particular the assessment aimed to identify where the plan could be further strengthened.

This assessment was completed within the period for public consultation and is to be presented to the council for its consideration in reviewing the plan.

Background information

Principles of the Central City Plan

At the beginning of the planning process Christchurch City Councillors agreed a set of principles to guide the development of the plan. They were described as "vital to creating a vibrant and prosperous city" and have been used as the cornerstone for this assessment process. The principles are:

1. A long-term view of the future

- a) Build-in safety and resilience to withstand natural disasters and climate change
- b) Promote a green and sustainable garden city
- c) Support a complementary balance between the central city and suburban centres

2. Easy to get around

- a) Promote a city that is easy and safe to get around
- b) Support a balance between walking, cycling, public transport and driving

3. Vibrant central city living

- a) Create an attractive and vibrant central city to attract people to live in Christchurch
- b) Encourage a healthy mix of housing, schools, entertainment, offices and shops in the central city
- c) Ensure that public spaces and buildings are people-friendly and liveable.

4. Foster business development

- a) Rebuild an economically viable and affordable city
- b) Attract new business and talent
- c) Support business through high quality and innovative infrastructure

5. Respect for the past

- a) Enhance the beautiful setting of Christchurch beside the Avon River and Hagley Park at the foot of the Port Hills
- b) Celebrate the city's culture and heritage for the future
- c) Respect the existing street pattern

Central City Plan

Under the Canterbury Earthquake Recovery Act 2011 the Christchurch City Council was given responsibility to develop a plan for the redevelopment of the central city. Since April 2011 the council has worked with key stakeholders and the community to develop a draft Central City Plan. The plan is based on the themes that emerged from the 'share and idea' project:

- Green city
- Distinctive city
- City life
- Transport choice
- Market city

Christchurch City Council endorsed the plan for community consultation on 16th August 2011. Submissions on the plan closed on 16th September 2011 and hearings commenced on 3rd October. A copy of the draft plan is available at www.centralcityplan.org.nz.

Other plans being developed for the suburban areas outside the central city (such as suburban master plans) were not covered by this assessment process.

3. Assessment approach

Introduction

Assessment is undertaken to test and check planning and development. In particular, testing how processes were undertaken and whether the outputs created will help meet the pre-set goals. Assessment essentially tests/checks processes and outputs to further promote positive effects and help mitigate adverse effects or unintended consequences. In addition they provide one form of quality assurance regarding the question “Does our plan reflect our objectives and guiding principles?” They are conducted at an early stage in the planning process so that if questions/problems are identified, further planning/changes to plans can be undertaken to avoid negatives, and positives can be further promoted.

For greatest benefit, assessment activities should be undertaken using skilled professionals to design and manage process; and include knowledgeable and experienced participants to judge the plan. We selected workshop participants from Canterbury and they provided substantial depth of understanding, knowledge and expertise in one or more areas. The workshop participants are listed in the Acknowledgements section.

Development of the tool and assessment approach

An integrated project and plan appraisal tool that focused on wellbeing and sustainability was developed by Quigley and Watts Ltd and Martin Ward, in conjunction with Canterbury DHB and Christchurch City Council staff and consultants, to be used throughout the process. The process and tool needed to allow a complex plan to be transparently assessed in a pragmatic and effective manner for decision makers.

There are well-established practices for assessing impacts across multiple criteria, however they are typically not undertaken in a single workshop and instead are undertaken as separate assessments e.g. Assessment of Environmental Effects, Social Impact Assessment, Health Impact Assessment, Cost Benefit Analysis, etc. The approach used here developed assessment criterion and scoring scales prior to the workshop; and then in the workshop:

- confirmed the assessment criteria and scoring scale for each
- set bottom lines and top lines
- scored the plan on the scale
- made recommendations to move the score nearer the top line (if required)

Undertaking these steps in one integrated meeting is no small task, and hence the need for a pragmatic approach that touches on the detail but does not result in a mire. The process was designed to provide a pragmatic assessment approach where identifiable gains could be made to the plan using limited time and human resources.

Each assessment criterion consisted of:

- Guiding Principle – from the Council’s guiding principles
- Criterion and Description – selected issues that reflect one or more important aspect for each guiding principle.
- Scoring scales – a 5-point scale from negative (-1) through to strongly positive (+3), that sets out potential outcomes for the plan
- Bottom line - the position on the scale that is acceptable, but is as low as workshop participants would like to go. It is a minimum level of delivery participants would like to

see from the plan. The bottom line might be a key threshold below which participants wouldn't go, or a minimum standard [denoted by a red circle]. A satisfactory achievement. These bottom lines were set during the workshop by the participants.

- Top line - the position on the scale that is aspirational, but is an achievable delivery that participants would like to see from the plan. The top line might be objectives or targets, or perhaps previous commitments [denoted by a blue square]. These were set by the workshop participants.
- Scores – the rating given by participants of the plan against the scoring scale [denoted by a black cross]. These were set by the workshop participants.

An example of one of the 37 assessment criteria is below.

Guiding Principles	Criterion		Description	Small negative impact	Neutral impact	Small Positive impact	Moderate positive impact	Strong positive impact
				-1	0	+1	+2	+3
Create an attractive and vibrant Central City to attract people to live in Christchurch	15	Community and civic spaces	Explicit spaces for community gatherings/ meetings, art and the celebration of the community's identity and culture	The plan reduces spaces for gatherings, art and community activities	The plan presents no change to the number or quality of spaces	Plan has small increase in number and quality of spaces that celebrate community identity, art and community activities	Plan has modest increase in number and quality of spaces that celebrate community identity, art and community activities	Plan has multiple multi-use and multi-cultural, external and internal facilities for gatherings, meetings, art and the celebration of the community's identity and culture in public and private spaces.

To undertake the work, six supporting aspects were required:

1. A set of principles against which the proposal could be assessed, in this case the guiding principles developed by Council to guide the plan development (already available).
2. Documents developed or used in Canterbury that could help guide which assessment criterion might be important for each of the guiding principles
3. A thorough understanding about the plan being assessed, in this case the draft Central City Plan (provided by the participants and augmented by hard-copies).
4. A thorough understanding of the decision-making process so that recommendations for change could be useful (provided by the participants).
5. Excellent working relationships between the key stakeholders.
6. Participation by people with appropriate knowledge and skills about Christchurch including a good understanding of economic, health, environmental, social and cultural issues and trends.

The 37 assessment criteria (Table 1 below) were developed to cover the 14 elements of the Guiding Principles and these are presented below. The assessment criteria were developed from documents that were created and used in Canterbury:

- Greater Christchurch Urban Development Strategy (UDS);
- Civil Defence Emergency Management Recovery Framework (CDEM);
- Health Promotion and Sustainability Through Environmental Design (HPSTED);
- Christchurch City Council Sustainability Policy;
- Integrated Recovery Planning Guide (IRG).

Table 1. Domains and assessment criteria

Guiding principles	Assessment Criteria
Promote a green and sustainable garden city	Green buildings
	Green cover

	Surface water management and Avon River quality
Build-in safety and resilience to withstand natural disasters and climate change	Safe and resilient city
Support a complementary balance between the central city and suburban areas	Balance between central city and suburbs
	Demographic diversity is considered and catered for
Promote a city that is easy and safe to get around.	Permeable neighbourhoods that link within the four avenues
	Connectedness between destinations within the four avenues
	Use of Crime Prevention Through Environmental Design (CPTED) and Injury Prevention Through Environmental Design (IPTED) guidelines
Support a balance between walking, cycling, public transport and driving	Mode balance supports active transport
	Access for all to integrated public transport network
	Public transport modes future- proofed
	Car parking
Create an attractive and vibrant Central City to attract people to live in Christchurch	Transport connections to external network
	Community and civic spaces
	Provision of retail in core and precincts
	Provision of retail within 4 avenues for neighbourhood centres
Encourage a healthy mix of housing, schools, entertainment, offices and shops in the Central City.	Community involvement and inclusion
	Mix of space and activities
	Activities with special social, economic, health and community wellbeing interest
Ensure that public spaces and buildings are people friendly and liveable	Affordable, social housing and residential care
	Open space quality
	Universal Design principles and flexibility of buildings
	Connection between building structure and streetscape, and active frontages
Rebuild an economically viable and affordable city	Diverse food outlets
	Mixed use buildings for business
	Employment opportunities and income
Attract new business and talent	Education, research and training services
	Business hubs created
Support business through high quality and innovative infrastructure	Communications technology
	Renewable energy
Enhance the beautiful setting of Christchurch beside the Avon River, Hagley Park at the foot of the Port Hills	Use of space and links to the river
Celebrate the city's culture and heritage for the future	Way finding
	Sense of place
	Respect for Maori cultural values
	Remembrance
Respect the existing street pattern	Historic street pattern

Assessment criteria were refined via a meeting with Community and Public Health staff and a separate pilot workshop attended primarily by council staff (chapter leaders who wrote the plan). The assessment criteria were tested for their fit against the plan and appropriate amendments to the assessment criteria were made.

Assessment workshop

The assessment process undertaken here comprised a number of steps of which the workshop was the culmination. Capturing the wisdom and experience of the large group of Christchurch citizens with many demands on their time required application of the assessment criteria to be restricted to a one day workshop. To effectively cover all 37 individual assessment criteria from the 14 Guiding Principle elements, the assessment criteria were divided into four groups of complementary content. The workshop participants were also grouped into four teams with similar but wide and complementary experience. The four groupings were:

- 'social'
- 'transport'
- 'green city'
- 'business'.

Achieving integration in this process is a big challenge especially in time constrained circumstances. The development, selection and content of the assessment criteria contributed to integration. Process efficiency dictated the need to divide content but there was also a specific attempt to have some mixing to further support integrated thinking. For example, car parking was put in the business grouping rather than the transport grouping, and some participants were purposefully put into a group that did not reflect their core skill set to provide a different perspective to that group. The assessment team also made sure that work volume was even (i.e. number of assessment criteria per group). Integration was further promoted through review and discussion of each group's work by all other participants.

Regardless, tension remained between desire for integration and the practical constraints of having all participants working together on all 37 assessment criteria – for which, in normal circumstances, several days would have been required.

Many of the components that made up the guiding principles were difficult to objectively define or measure. Therefore the assessment criteria were further developed/ refined by the workshop participants, before they set the top and bottom lines. Using these refined criteria the plan was scored by the participants. The process identified whether the plan, if implemented, was likely to meet or not meet the desired outcomes set by the participants. It was important at the scoring stage to record why a score was being made at a particular point, answer how the plan could be improved, and identify any further unintended impacts of the plan. The benefit of this situation is that the information produced is simple to understand and communicate, and it is highly likely to be useful to the decision maker.

Participants made it clear that they were assessing the plan's proposed actions for their consistency with the plan objectives, and were not assessing the feasibility of implementation of the plan.

The full day-long agenda is presented as Appendix 1.

4. Results

Overarching findings, analysis and recommendations related to the whole plan and reiterated by participants in the plenary sessions are presented below. Findings, analysis and recommendations from the individual assessment criterion are presented in section 5 below. Sections 4 and 5 complement each other and should be read together for a complete understanding of the assessment and its recommendations.

Assessment criteria have been organised under the five guiding principles of the plan for the purpose of reporting results back to Council.

Process

Participants engaged enthusiastically in the assessment process. Participants were pleased to be invited to take part and congratulated the Council and District Health Board for providing the opportunity to assess the plan in this invitation-only workshop.

The time allocations during the day for each task were sufficient to allow discussion and debate - some of which was spirited. Some issues remained unresolved and are noted as such in the discussion record of the relevant criterion. The pre-reading together with the staff resources provided at the workshop ensured that sufficient plan detail and related technical information was on hand for the work. As expected there was discussion around the criteria scale descriptors and several were changed to better reflect the steps or stages along the scale, from less-well performing to strongly performing.

There was discussion at the start of the workshop about the challenges of achieving integration in the division/grouping of assessment criteria and in the division/grouping of participants – notwithstanding in both cases the assessment team created some overlap. By the end of the workshop participants were pleased with their ability throughout the day to comment on different subject areas covered by other groups. However, an observation by one participant was made that the workshop process was not achieving integration in her perspective and would be better described as a ‘multidisciplinary workshop’, rather than as an integrated workshop.

The comment was made that the criteria and scale descriptors above the +2 level reflected a strong sustainability approach. A strong body of literature sits behind “Strong Sustainability” and if the Plan is delivered to this level, it will represent a “step change” in the way the city functions, creating a more secure future for us all and providing a role model of sustainability for the world. Participants congratulated the assessment team and council for using this approach.

Findings

Top and Bottom line setting

The five step scoring scale adopted for this process sets a business as usual position at 0. Any deterioration from pre-quake conditions is set at -1. There are three positive steps of +1, +2, and +3. Workshop participants selected all bottom line positions (the acceptable minimum level of delivery, satisfactory achievement) at +1 or above, indicating that in general participants had an a desire to see the plan deliver outcomes in advance of those from business as usual.

The top line, aspirational positions were generally above +2 and in some cases above +3. In a few cases participants created a highly aspirational +4 position and scale description to reflect

one further logical step on the scale. Some selections were between the scale steps and rarely the top and bottom line were agreed at the same position.

Scoring

Scoring the draft plan required good understanding of both plan volumes. Council staff with a good knowledge of the regulations (an important instrument for delivering the plan outcomes) were present in the workshop to assist participants.

The scoring positions were selected to reflect what was proposed or committed to *in the plan*. These provided an anchor point for discussion on what could be recorded as recommendations to improve or support the plan and its delivery.

Of interest were scores that fell below the participants bottom line position, therefore providing room for improvement. There were three possible reasons for this. Firstly a score below the bottom line would arise if the matter covered by the criterion was not fully addressed in the plan. This was the case, for instance, for the assessment criterion relating to the adoption of Universal Design Principles (Criterion 23). A second reason was where the plan addressed a matter without a sufficient level of commitment to score highly. This was the case for Surface water management and Avon River water quality (Criterion 3) where stormwater collection and reuse was proposed for large developments (larger than most proposed for the City) and reference to this requirement for small developments was prefaced by the word “may”. And finally, where the plan did not address an issue at all. This was the case for Safe and Resilient City (Criterion 4) relating to climate change, flooding, storm surge for rivers and how these may affect the central city.

General discussion

Participants were pleased with the aspirational nature of the plan (volume 1) and the aspirations aligned with those of the participants. However they identified tension between the aspiration in the plan and the planning commitments and mechanisms in the supporting volumes to back up the aspiration. Participants were concerned that the council would not be ‘brave enough to go through with the plan’, and wary about the lack of detail in the plan meaning council might not achieve the aspirational goals. Participants suggested that the plan needed greater clarity on ‘how to’ reach the aspirations. A concern was raised that when money is tight and through prioritisation processes, “green” activities are often dropped.

This lack of confidence partly reflected a lack of clarity about who (what organisation) was going to deliver these projects and where the leadership for plan delivery fell. While the plan implied that the Council and Mayor Parker was in charge, participants were less certain about this power given the roles of CERA, re-insurers, private sector and government. Clarification was requested. Concern was also raised about the potential lack of a democratic process - that the Minister of Earthquake Recovery was to approve the Council’s plan and could review the plan and the Council’s performance at 6 monthly intervals – by what democratic process?

A related issue was the level of effective community involvement/collaboration. Consultation in the process up to this point was considered to have been done well by Council by some participants, especially considering the difficult working conditions, but not so well by other participants. Some participants raised queries about some specific groups being less involved, such as social services and the many thousands of people who rent or own homes and apartments in the CBD representing central city neighbourhoods. Missing from the plan were details of future involvement and collaboration in the implementation process.

It was suggested people most affected by the decisions and projects needed to be included in the implementation of the projects (e.g. inner-city residents could be marginalised with an apparent focus on businesses and the central city). How future collaboration may happen was not explained in the plan and it was felt that the implementation chapter was vague on the process going forward. Given the working environment post February 22 2011 and extreme time constraints participants acknowledged Council had done very well to get the plan to the stage it currently is at. The rapidity of the planning process necessitates highly effective engagement with affected communities, and the process forward is as important, maybe more so and there will now need to be skilful facilitation across sectors to mitigate potential conflicts.

Participants also wanted to see more integration of the plan with the rest of the city outside the Four Avenues. While there was some integration across the boundaries of the Four Avenues in some of the projects, the complementary nature of the plan to the rest of Christchurch was judged to be limited, even for transport assessment criteria.

A substantial issue regarding the rental cost per square metre of new buildings was raised by participants. At around \$300-450 per square metre (as advised by one participant), it was the proverbial 'elephant in the room', and participants did not believe it had been adequately addressed in the plan. Such a high cost could present massive challenges to achieving the goals wanted by council and participants, such as a city of diverse peoples and businesses. Participants believed the high cost of rebuilding could marginalise middle to low wealth people in residential housing (leading to gentrification) and marginalise small (non-chain) businesses in commercial buildings (leading to corporate chain tenants). Also, financial imperatives and increased urban living density goals are likely to push rebuilds for some neighbourhoods from 2-storey to 4-story, and participants were clear that people previously living in those neighbourhoods may not want that type of development. Modest levels of insurance payouts (under insurance, depreciated value insurance etc) may lead to limited capital being available for rebuilding, possibly leading to low cost/poorer quality construction. Participants did not believe there is enough detail or financial incentive within the plan to deliver high quality but affordable and liveable buildings.

Participants described the blanket rules (in Volume 2) as being less than helpful, and that more subtle regulatory changes for each neighbourhood (paying attention to the special character of places) would be useful. Volume 2 appears to adopt more generic, less flexible approaches (e.g. building height). Participants felt that more refinement was needed especially in building heights, but also commercial activity / mixed use zones to reflect the needs of existing residents and businesses in the central city. This could be complemented by local assessment panels (with a neighbourhood representative) and guidelines for development, rather than regulation.

Participants were very clear that the rebuild of the city should not be through the application of 'backward looking rules' but by creating and validating a new way of working through design principles and guidelines and the use of peer review panels to gain better design outcomes. Participants expressed a desire for leadership through good design processes. Discussion centred on the use of processes around the integrity of product - through creative design that is forward thinking via: accountability, transparency, aesthetics, and traceability. They expressed strong views that planning should not be prescriptive, but that it should be more adaptive, responsive and dynamic. Overall, participants did not support regulation as a means to achieve the outcomes (though acknowledging that they would likely remain), and believed a partnership approach is required and would be more successful.

Participants were interested in the underlying assumptions to the plan and believed that these should be made more explicit. Public discussion about the key assumptions, and about the assumed physical and economic environment (climate change, peak oil, geotechnical issues, insurance company responses) is needed to provide more clarity about the realities and to help prioritise projects (e.g. what projects are critical to address these key issues). Participants noted the underlying tension between modes of transport / parking availability and economic vitality and believed a case still had to be made about the underlying assumption that a mode shift away from private vehicles would be good for the vibrancy of the central city.

Participants were keen to argue for good community infrastructure to support 30,000 residents within the four avenues, particularly for services that are currently not mentioned within the plan e.g. community halls, diverse food outlets, schools, health, residential care services and social services.

Key recommendations

Councillors, council staff and the people of Christchurch are to be congratulated for putting forward such an aspirational and high quality plan under the most testing of conditions. The assessment participants recommend to council that the plan is amended to:

1. Include an explicit statement about *future* collaboration² with communities of interest, including funding and council staff resources for capacity building of communities to participate. Some specific groups still feel under-represented in the existing consultation, and consideration should be given to targeted involvement and collaboration with communities of interest.
2. Review incentives to ensure that they contribute to all of the guiding principles and are effective. The concept of incentives was welcomed. However at present there is concern they include some incentives that are likely to be ineffective and others need to be added. There is also a perceived concern they will incentivise some businesses and outcomes which are less desirable, while there are no incentives for core community requirements (GPs, primary schools, residential care services etc) and critical outcomes (land aggregation to make lot sizes viable and able to undertake innovative land uses and best practice design). Additional details on how the incentives might work and how many people/organisations/businesses might be supported from them is needed.
3. Include an explicit statement about the complementary (or not) nature of the plan and projects – that is the integration between city and suburbs. At present such integration is unclear in the plan, despite this being a guiding principle to the plan development. Participants suggested a review of each project regarding potential integration, and bringing that information together in a single section at the front of the document (as there would likely be substantial overlap between projects).

² Collaborate – taken from the International Association for Public Participation’s IAP2 Public Participation Spectrum. Collaborate means to ‘partner with the public in each aspect of the decision, including the development of alternatives and the identification of the preferred solution. Communities will be looked to for direct advice and innovation in formulating solutions and incorporate their advice and recommendations into the decisions to the maximum extent possible. Example techniques include citizen advisory committees, consensus building approaches, and participatory decision making approaches’.

4. Include urban design guides, urban design panels and style guides for character areas to ensure that a 'rules-based' approach is avoided, in preference for an approach where stakeholders and communities work together. The individual guides recommended for use on p78 must have procedures around them to ensure that they are actually used. Capacity building of staff in the use of the tools will be required, as will auditing of their use.
5. Confirm who is making the final decision on the plan.
6. Explicitly identify opportunities to continue to work with Ngai Tahu, such as processes for shared governance, integrating cultural heritage into projects, and to continue working with Ngai Tahu as a developer.
7. Be clear about underlying assumptions or reasoning, i.e. moving away from cars, peak oil, climate change, building heights.
8. Reflect the multiple changes to the content of the plan (below) that help the plan provide more 'how to' for the council to achieve these aspirations. There was felt to be a good deal of 'where we want to be' but a lack of 'how to get there' for many of the aspects of the plan, which is of course what a plan is supposed to provide – 'how to get from where we are to where we want to be'. For example, planning responses for people with disabilities are silent in the 'how to'.
9. Reflect the multiple opportunities to support the plan recommended below. These opportunities are relevant to bylaw changes, development of other policies, or capacity building of staff.

Recommendations for each guiding principle

A long term view of the future	
Plan Integration	The complementary (or not) nature of the plan and projects needs consideration. At present this aspect is unclear in the plan, despite this being a guiding principle to the plan development. Participants suggested a review of each project, and bringing that information together in a single section at the front of the document (as there would likely be substantial overlap between projects).
Plan Incentives	Improve incentives for building to 5/6 star levels. It is recommended that dedicated capital arrangements are made available for loans to cover the additional costs associated with building to a 5/6 star rating. Repayment of loans could be spread over a specified period, 8 to 10 years for example, from the savings incurred from the reduced energy costs.
	Include incentives (preferably) or rules about water storage to reduce stormwater outputs.
	Incentives and perhaps regulations, that require a minimum level of green performance, should be considered for residential buildings.
Plan content changes	Reduce the size threshold of properties to say 1000 square metres to include more properties in the requirement to manage storm water and to encourage collaboration or block-wide responses to deliver economies of scale and improved design and environmental outcomes.
	Be explicit about the issues of climate change storms, tide/storm surges on the river, flooding, sea-level rise and significant natural events such as earthquakes on Christchurch. These are underlying assumptions and need to be explicitly mentioned, and then the means of dealing with

these needs to be integrated into the body of the plan. Issues arising from reduced rainfall in coastal Canterbury and the need for more water efficiencies including storing storm water for use within buildings or watering need addressing.
Page 216 in Volume 2 states that the Council “may” require stormwater management approaches for smaller development lots (below 5000m2). Change to ‘will’.
Develop and include a broad and inclusive definition of “green space.” This would need to include private and public ownership, vertical elements and express different qualities and uses.
Biodiversity enhancement should be integral to Avon River projects for functioning ecosystems and to enable residents and visitors to get close to nature in the city.
Include an explicit description of the needs <i>and</i> solutions proposed for children, older people and ethnic groups in the ‘A place for everyone’ section.
Recommendations to support the plan
The Council work with the Green Building Council to build mutual trust in the ratings, for example via partnership or audit. Alternatively Council should investigate leading a green rating system themselves and involve the Universities, central government or a partnership of all. Green credentials should include whole of life costs for a building – including the intended life time of the building itself.
As soon as data becomes available, be clear about the location of fault lines and natural levees within the city and manage buildings away from these wherever possible.
To aid future planning decisions – priority could be given to green spaces and amenity areas that are designed to deliver multi-purpose spaces, that target missing demographics in the city (such as children and elderly), and help to bridge current gaps in cultural expression (e.g. that reflect Maori heritage).
The Council should consider establishing the “true value” of green spaces in the city so that adequate resources are given to this aspect of the city. Demonstrating this value may help with private investments decisions for amenity and green areas.
The Council will need to consider maintenance issues for all aspects of green spaces. Often private landscaping is established, but not appropriately maintained. A range of trigger points and responses should be developed to facilitate better maintenance outcomes. Likewise, designs need to be considered for life-cycle considerations. Sustainability criteria could be developed to help considerations over design, material choices and operations.
Catchment management plans are needed for the Avon and Heathcote Rivers.
Ensure the Build Green Christchurch tool encourages rainwater collection and use for commercial properties.
Run-off and pollution treatments during the demolition and construction phases need to be considered, especially if resource consent processes are fast-tracked or not required.
The individual design guides recommended for use on p78 of the plan must have procedures around them to increase the likelihood that they are actually used. Capacity building of staff in the use of the tools will be required, as will auditing of their use.
Liaise with Universities and other academic organisations to undertake qualitative research on the projects proposed to determine how attractive they are to diverse demographic groups.

Easy to get around
Plan integration
Plan needs to commit to an accessible and integrated public transport network throughout Christchurch for all people.
Transport projects need explicit links to rest of the city included.
Walking and cycling linkages beyond the Four Avenues should be addressed within the plan.

Plan content changes
Make a commitment to accessibility and universal design within relevant projects, or at the start of the plan.
Include an explicit description about the major destinations within the Four Avenues, and how the plan proposes to link these, especially via public transport.
Be explicit about the potential conflict between the objectives of greater priority for cycles and pedestrians against reduced parking, and how these relate to the objective of making the city a more attractive destination.
Commit to use of CPTED and IPTED principles in public spaces, and incentivised use within the private realm.
Commit to some low speed streets throughout the area encompassed by the Four Avenues, and not just within the core area, where pedestrians and cyclists have full priority in terms of design, layout and traffic management.
Maintain the requirement for few, and only absolutely essential, parking in the basement of buildings in the core.
Include explicit consideration of key connections and quality of connections for non car users in all relevant projects.
Recommendations to support the plan
A business case that accounts for all costs and benefits (health, air quality, congestion reduction, employment, energy savings etc) offered by a comprehensive integrated public transport system should be developed and well publicised.
Carry out a financial assessment of the true net cost of providing car parking in buildings and hence enabling additional retail/ office space and active street frontages.

Vibrant city living
Plan incentives
Incentives should be reviewed to consider how social service agencies (e.g. food banks, soup kitchens, citizens advice), schools, residential care facilities, community health services, and independent health providers (GPs, pharmacies, etc) are enticed back into the central city.
Incentives for particular activities should be re-considered, for example participants queried whether taxpayers would be providing incentives to government department staff (Council subsidising central government agencies), brothels, fast food chain outlets, gaming outlets and bars?
Incentives or regulatory trade-offs should be considered for developers, government agencies, co-operatives and third sector housing providers (and others) who group together and propose innovative mixed use developments.
Incentives for affordable housing and social housing should have more detail on the number of properties affected, and the detail on how funding will be sourced and such incentives work. Depending on the number of properties affected, Councillors may want to consider increasing and/or altering the way these subsidies work.
Incentives for supporting the building of green residential buildings should be explored.
Include incentives for the use of Universal Design principles in private residences, commercial spaces and mixed use buildings throughout the Four Avenues.
Plan involvement and future collaboration
An explicit statement about future involvement and collaboration processes for Plan implementation is required.
A commitment is needed to collaborating with communities of interest, 'missing partners of the plan' (e.g. primary schools, residential care sector), geographic communities and (existing and

potential) inner city residents for all aspects of implementation and especially when designing local spaces.
A plan, resources and budget needs to be confirmed to build capacity of communities to participate in planning and implementation.
Future collaboration processes should build on the existing elected and non-elected groups that already exist (in some geographic areas, for some communities of interest), and support less-organised communities and geographic areas to participate in future processes.
Future collaboration should consider how community ideas on what options to explore, what questions should be asked, and identifying solutions, can be partnered with council ideas and processes. Participants also requested that in certain situations, funding and resources could be made available for communities to collaborate and make decisions themselves, or at the least resources are available to facilitate collaboration.
Plan content changes
Reconsider the requirement for retail outlets above 450sqm of floor space to need a resource consent. Consider multiple level apartment stores.
Temporary activation in the city should also be included in the plan as a priority - to help enliven the quake damaged city, but also over a longer time frame, to revitalise and transform the more industrial parts of the city.
Zoning rules need to be strengthened in the living areas to ensure only a complementary mix of commercial activity occurs in these areas
Commit to provision of spaces that are welcoming to all ethnic groups and socio-economic levels.
Commit to more internal spaces that support community development processes.
Name existing schools, playcentres and childcare centres within the school choice section.
Schools should be considered within a broader paradigm in the plan where they can become 24/7 community facilities.
Require Universal Design principles be used in public buildings and spaces throughout the four avenues.
Some definitions and explanations of the underlying rationale for some of the proposals and regulations would be helpful to make the plan more understandable to non-planners.
A farmers market that is focussed on everyday foods is committed to and funded within the plan
Planning approaches need to be developed to spatially control less desirable businesses (alcohol outlets, gaming venues, brothels, fast food outlets) within the plan area.
The plan should acknowledge the wider destruction of social housing in the city and commit to rebuilding all social housing, not just that within the Four Avenues. Confirmation of how this will be paid for is required as currently rebuilding has \$0 allocated.
Recommendations to support the plan
Councillors involved in discussions regarding the red zone housing areas, outside of the city centre, should ask for consideration be given to using these (in part at least) as food production areas.
Implementation must also protect views to the Port Hills, Southern Alps, Avon River and to heritage buildings and other important land marks
Commit to undertake a review of existing bylaws regarding the distribution and spatial spread of outlets, and the continued use of smart policies such as one-way-door policies for bars and nightclubs.
Develop new policies and bylaws relevant to the spatial distribution of fast food outlets.

Foster business development
Plan involvement and future collaboration
Greater collaboration with residential sector in the development of mixed use is recommended.
Work with private and public sector for provision of child-care services within close proximity to the central city.
Actively seek out and be clear about provision of primary schools and childcare centres within the central city
Plan incentives
Put in place a facility or subsidy to ensure there is diversity of business and activity within the central city core in particular, or alter the eligibility criteria of existing incentives to target desirable businesses rather than all businesses.
Plan content changes
Develop clear mechanisms for the aggregation of land that could provide for mix-use purposes/ opportunities and to include residential.
Place substantially greater emphasis on design by using design principles and guidelines that are assessed by peer review design panels (that also involve local community representatives).
Be explicit about the importance of linkages between the central core and the rest of the city within the Four Avenues.
The regulation for maximum retail space of 450m ² is too-coarse and should be removed.
Investigate a hub for exceptional sustainable business.
Investigate whether Wi-Fi is the highest technical aspiration available.
Define renewable energy.
Wider consideration of renewable energy solutions is needed – centralised and decentralised (small scale on-site) options should be considered for buildings, along with the use of biofuels
Apply green building tools more widely to go beyond the commercial core and fringe, and to apply to existing buildings.
Recommendations to support the plan
Consider ways of improving the quality of new and existing homes.

Respect for the past
Plan content changes
An Urban Design Panel is vital. Sufficient resources should be allocated to allow the panel to review significant building proposals.
Ensure 30m set backs along the Avon River are publically accessible and available to utility companies i.e. not cut off by private development.
The CBD Road Hierarchy (Volume 2 - MAP) needs another classification for pedestrian areas - "Way" is too broad.
The edges of the Avon River from Armagh Street to the Hospital should be designated as Pedestrian Priority Areas (needing road closures during the day).
Promote a range of public and privately run activities along the Avon River. The plan is silent on private opportunities such as hospitality, punting and entertainment.
A hierarchy of wayfinding importance is required, wayfinding should encompass as much about design and layout as signage, and international signs should be used.
Aim to integrate character elements throughout the plan in appropriate projects.
Identify processes in the Plan for shared governance, and have projects that embody a living Maori culture e.g. Te Reo Village.

Opportunities to integrate diverse cultural heritage in projects should be explored through a partnership with Maori (and with other cultures) – for example in the development of the Central Library, Avon River, Pocket Parks, Community Gardens, Convention Centre and Town Hall, public art and events.
Special considerations will need to be given to the disadvantaged members in our society (often Maori fall into this group) to consider the socio-economic aspects of the plan. Affordability and equitable access would be two key considerations for future collaboration.
Focus on the quality of memorials and their relevance over time, rather than the number. Experiential memorials are preferable to static displays.
Consider process by which memorials will be identified and developed.
The need to remember people / community spirit / courage and resilience rather than the “disaster.”
Recommendations to support the plan
Engage with Ngai Tahu as a development partner for key projects.
Link with schools and communities to help care for and study the Avon River.
Consider the development of style guides that are particular to defined character areas. Precincts could have their own special character to help with legibility.

5. Results for each assessment criterion

For each assessment criterion the top and bottom line and score; and findings, analysis and recommendations are presented. The bottom line is denoted by a red circle, the top line is denoted by a blue square and the score is denoted by a black cross. Please note that where they fall exactly on a line, the participants were signaling a score in between two of the scales.

The assessment team have been careful to explain why a score may be low or high. This is important as a small number of the ‘low scores’ are because the plan did not relate directly to the assessment criteria and scoring scales, yet had some positive related aspects. Regardless, suggestions for improvement were made.

Guiding principle 1 - A long term view of the future – results and discussion

- a) Build-in safety and resilience to withstand natural disasters and climate change
 - Assessment criterion: Safe and resilient city (4)

- b) Promote a green and sustainable garden city
 - Assessment criterion: Green Buildings (1)
 - Assessment criterion: Green cover (2)
 - Assessment criterion: Surface water management and Avon River quality (3)

- c) Support a complementary balance between the central city and suburban centres
 - Assessment criterion: Balance between central city and suburbs (5)
 - Assessment criterion: Demographic diversity is considered and catered for (6)

Safe and resilient city (4)

Guiding Principles	Criterion		Description	Small negative impact	Neutral impact	Small Positive impact	Moderate positive impact	Strong positive impact
				-1	0	+1	+2	+3
Build-in safety and resilience to withstand natural disasters and climate change	4	Safe and resilient city	The resilience of the new and refurbished city environment	The plan places barriers in the way of improving resilience of city	The plan does not acknowledge the possibility of natural hazard and disaster including climate change X	The plan encourages council to plan for the possibility of natural disasters	The plan clarifies funding arrangement for initiatives for reducing exposure to natural disasters.	The plan requires the council to implement initiatives to reduce exposure to natural disasters

Discussion

The participants generated this criterion on the day of the workshop as the original criterion was about resilient buildings and that was considered to be out of scope for the plan and rested entirely on the building code. Instead, the participants were very clear that safety and resilience was a city-wide issue - about making the city environment safe over the longer term. Discussions included the threats associated with climate change, storms, earthquake induced rupture of levees and flooding, as well as significant natural events such as earthquakes. There was significant comment about the lack of discussion around climate change and what was being done to deal with issues of flooding and storm surge for the rivers and how this affected the central city. It was acknowledged that this was a central city plan the issue that may be covered elsewhere. Given one of the five guiding principles was *A long-term view of the future – build in safety and resilience to withstand natural disasters and climate change*, little attention was paid to climate change within the plan itself. The links to water storage and water efficiency and reduced rainfall in this part of Canterbury was not addressed at all. The issue of fault-lines within the central city is also not clearly addressed.

Security of supply of energy and water are all important for resilience, the plan is silent on these, as well as the need to be more carbon neutral.

One of the underlying assumptions missing from the text within the document is the need for integration of the central city into the rest of the city, that planning for the central city cannot be done in isolation from the rest of the urban area. The central city also belongs to the region.

It is for these reasons the plan was assigned the score of neutral or 0.

What recommendations can we make to the plan?

- Clearer leadership around climate change – CERA, the Council and rest of central government together.
- Integrate the means of dealing with climate change into the body of the plan.
- Address the issues of climate change and reduced rainfall in coastal Canterbury and the need for more water efficiencies including storing stormwater for use within buildings or watering.
- Address issues associated with storm surges / high tides etc and influence, if any, on the river.
- Be clear about the location of fault lines and natural levees within the city and manage buildings away from these.

Green buildings (1)

Guiding Principles	Criterion		Description	Small negative impact	Neutral impact	Small Positive impact	Moderate positive impact	Strong positive impact
				-1	0	+1	+2	+3
Promote a green and sustainable garden city	1	Green buildings	Energy and water efficient new and refurbished buildings (using a reputable environmental rating scheme such as green star buildings).	The plan presents barriers to the development of energy and water efficient buildings	The plan makes no mention of energy and water efficiency of buildings.	The plan sets targets for energy and water efficient new buildings but fails to address implementation issues or address refurbished buildings	The plan provides incentives for new and refurbished commercial green buildings, scaled to match the quality (star rating) of buildings being developed	The plan encourages creative high quality design new and refurbished green buildings through the full range of advocacy, leadership, incentives and regulation of domestic and commercial buildings

Discussion

The participants were encouraged by the green focus of the Plan and discussed their desire for the city to rise as an international showpiece for sustainability. They felt that if the plan was fully implemented it may meet this desire, however, due to weak incentives and no clear direction around leadership issues they felt that the plan did not quite meet their bottom line criterion and assigned a score of +1/+2.

The Business Group spent considerable time discussing incentives for rebuilding /refurbishing buildings to achieve a 5/6 star rating. The conclusion was that the incentives provided in the plan are relatively limited and don't address the chief issue. Building to a 5/6 star rating can add as much as 30% more cost to a conventional building built to meet the building code. Insurance payouts will only be made available to meet the building code thereby creating a significant funding shortfall. Discussions centred on the Council having to be more creative in its commitment to supporting 5/6 star buildings.

To make a strong and positive impact for producing green and good design requires strong and clear leadership with initiatives that encourage new high quality design. The participants felt the Council was placed to be this leader in helping others to follow their

example of building to the maximum green star capability. Participants were very supportive and positive about how the Council is leading the building of green buildings (citing the Council head offices and libraries) but discussed how it could do more to support others.

Participants also noted that use of green buildings for residential was equally as important, if not more important, as office buildings. Although potential conflicts with affordability need to be examined and addressed. While the building code provides a good basis for new buildings, many will only need repair and this is not covered by the building code. Therefore participants suggested that incentives and perhaps regulations that require a minimum level of green performance should be considered for residential buildings.

Participants also expressed concerns about using the Green Building Council – this organisation is privately funded and therefore may not be truly independent. Examples were given of other rating organisations and how they skew ratings. The participants discussed encouraging the Council to be the lead in developing a more independent rating party.

Concerns were raised that the plan could have gone further in the management of water. Participants were happy to see management of stormwater from roads and hard surfaces – including the treatment of stormwater, but felt that stormwater storage was missing.

What recommendations can we make to the plan?

- Improve incentives for building to 5/6 star levels. It is recommended that dedicated capital arrangements are made available for loans to cover the additional costs associated with building to a 5/6 star rating. Repayment of loans could be spread over a specified period, 8 to 10 years for example, from the savings incurred from the reduced energy costs.
- The Council to investigate leading a green rating system; one that is not provided by the private sector. This could be set up by the Council itself, the Universities, central government or a partnership of all. Green credentials should include whole of life costs for a building – including intended life time of the building itself.
- More incentives/ rules about water storage to reduce stormwater outputs, i.e. tank storage of roof water for flushing and watering etc.
- The green building tool should be more widely available – at least to all commercial, properties within the Four Avenues, but ideally to greater Christchurch.
- Incentives for green buildings should also apply to existing commercial buildings.
- Approaches should be considered to promote green options for new and existing homes.
- The green building tool also needs to promote “health and wellbeing” aspects of the building design and performance
- Universal design elements need to be considered.

Green cover (2)

Guiding Principles	Criterion		Description	Small negative impact	Neutral impact	Small Positive impact	Moderate positive impact	Strong positive impact
				-1	0	+1	+2	+3
Promote a green and sustainable garden city	2	Green cover	Extent of green spaces within the Central City (excluding Hagley Park)	The plan describes a loss of green spaces and trees within Central City	The plan shows no change to pre-existing green spaces and trees within Central City	Plan shows small increase in green cover within Central City with no description of new plantings	Plan shows moderate increase in green cover on public and private land within Central City with description of new plantings being locally native.	Plan shows large increase in green cover within Central City and explicit description of continuous connection/biodiversity corridors X

Discussion

What is meant by “green” was discussed. The participants felt that “green” was not simply about trees, grass and shrubs – but about high quality, inclusive and enjoyable open spaces. It also included both private and public property and vertical elements (e.g. trees overhead, green walls, roofs and planter boxes on balconies and in court yards). The REAL value of “green” was not captured by the plan (e.g. quality of life, health, tourism, business and reinvestment). The participants felt that if the Council was more certain about the areas of green space and the improvements to the existing green areas this would provide more certainty and confidence. Quality green areas would become a catalyst for re-investment in the city.

Participants agreed that increasing the amount of green space will be most effective when both public and private land is considered (not just public green spaces). Participants felt that because of the large public response received through ‘share an idea’ a large increase in green space was a minimum requirement, i.e. +3 as the bottom line. The discussion moved from placing the bottom line at +3 back to +1, because participants agreed that a compromise could be made between the area of green space and the availability of other types of amenity and quality enhancements. For example, participants were happy to compromise green space, if land was required to support projects that supported affordable housing, walking, cycling, and access by all to the CBD, its shops and services.

Participants were sceptical about the actual ability/commitment to deliver more green space in central Christchurch. It was acknowledged that the Avon River project was likely to proceed because of geotechnical issues, but that other land purchases for

pocket parks and family friendly parks were less certain. The CCC may need to find ways to address such scepticism. Project Plans must provide more certainty for the community and outline the level of involvement stakeholders can have in the delivery process. Community involvement with the implementation was strongly recommended. Council facilitation of block-wide solutions to encourage more open spaces and green areas was needed, to provide ways to deliver benefits to all tenants (residents and offices), customers (retail, cafes) and economies of scale (viability).

What recommendations can we make to the plan?

- The Council could consider developing a broad and inclusive definition of “green space.” This would need to include private and public ownership, vertical elements and express different qualities and uses.
- The Council may want to consider the “true value” of green spaces in the city so that adequate resources are given to this aspect of the city. Demonstrating this value may help with private investments decisions for amenity and green areas.
- The Council will need to consider maintenance issues for all aspects of green spaces. Often private landscaping is established, but not properly maintained. A range of trigger points and responses should be developed to facilitate better maintenance outcomes. Likewise, designs need to be considered for life-cycle considerations. Sustainability criteria could be developed to help considerations over design, material choices and operations.
- To aid planning decisions priority could be given to green spaces and amenity areas that are designed to deliver multi-purpose spaces, that target missing demographics in the city (such as children and elderly), and help to bridge current gaps in cultural expression (e.g. that reflect Maori heritage).

Surface water management and Avon River water quality (3)

Guiding Principles	Criterion		Description	Small negative impact	Neutral impact	Small Positive impact	Moderate positive impact	Strong positive impact
				-1	0	+1	+2	+3
Promote a green and sustainable garden city	3	Surface water management and Avon River water quality	Surface water management and Avon River water quality	The plan reduces opportunities for storm water capture, use and treatment and negatively affects Avon River water quality	The plan proposes no change to current storm water use, reuse and treatment, nor to Avon River water quality	Storm water collection and use addressed throughout relevant projects, and some tangible actions are explicit with a small increase in Avon River water quality X	Storm water collection and reuse explicitly described with a specific project, and mentioned throughout other relevant projects with many tangible actions and a moderate increase in Avon River water quality	Storm water collection and reuse widely required via regulation throughout all relevant projects with a large increase in Avon River water quality

Discussion

Improving the Avon River was a key response from the public in the share an idea engagement. So a high level of performance was expected for this criterion. The re-focus of the city toward the Avon, which is overarching in the plan, implies that the water in the Avon needs to be significantly improved.

There is a need to manage rainwater falling on private land and buildings as well as public spaces. The plan fails to make connections with wider catchment issues. River quality is dependant on upstream issues (e.g. the Addington Drain) and overall river quality is influenced by what happens down stream to the sea (red zone area). Although this is a central city plan the Avon River clearly flows from and beyond the plan boundary and this requires recognition.

There is a concern that the plan does not recognise water as a vital asset, rainfall appears to be treated as a waste issue rather than as an asset and that we need to actively promote its on-site usage so that it is caught and beneficially used before reaching the Avon. Once it reaches the Avon it was seen as a diminishing asset. Rainwater collection for toilet flushing, irrigation and infiltration needs to be promoted. This is especially important if Christchurch is to become the “garden city” or “city in a garden” and in light of climate change where less rainfall is projected to fall, but in more extreme storm bursts.

Page 216 in Volume 2 states that the Council “may” require stormwater management approaches for smaller development lots (below 5000m²). If the wording was more positive (e.g. “will” require) this criterion would score more highly. Focus appears to be on very large (above 5000m²) commercial developments only. Few of these developments are proposed in the more compact city. Participants suggested reducing the size threshold to include more properties in the requirement to manage stormwater, and to encourage collaboration or block-wise responses to deliver economies of scale and improved design and environmental outcomes.

Discussions also included the threats associated with climate change, storms, flooding, and sea-level rise as well as significant natural events such as earthquakes. There was comment about the lack of discussion around climate change in the plan and what was being done to deal with issues of flooding and storm surge for the rivers and how this affected the city.

Eco-streets were seen as a major improvement to the collection and treatment of water in public spaces.

What recommendations can we make to the plan?

- Reduce the size threshold to include more properties in the requirement to manage storm water and to encourage collaboration or block-wise responses to deliver economies of scale and improved design and environmental outcomes.
- Be explicit about the impact of climate change, storms, flooding, and sea-level rise as well as significant natural events such as earthquakes on Christchurch.
- Prepare catchment management plans for the Avon and Heathcote Rivers.
- Ensure the Build Green Christchurch tool encourages rainwater collection and use for commercial properties.
- Biodiversity enhancement should be integral to Avon River projects to enable residents and visitors to get close to nature in the city.
- Consider run-off and pollution treatments during the demolition and construction phases, especially if resource consent processes are fast-tracked or not required (permitted activity).

Balance between central city and suburbs (5)

Guiding Principles	Criterion		Description	Small negative impact	Neutral impact	Small Positive impact	Moderate positive impact	Strong positive impact
				-1	0	+1	+2	+3
Support a complementary balance between the central city and suburban areas	5	Balance between central city and suburbs	Resources, services, activities, and character in central city and suburbs are complementary.	The plan presents an imbalance between Central City and suburban resources, services and activities.	The plan makes no mention of interaction or the complementary nature of resources, services and activities between the Central City and the suburbs.	The plan identifies need for complementary resources, services and activities with one or two tangible examples of measures to complement suburban and central city development	The plan identifies inter-relationships and the need for complementary resources, services and activities with many tangible examples within many projects	The plan explicitly addresses inter relationships and the need for complementary resources, projects services and activities across all relevant projects.

X

Discussion

Participants scored this criterion 0.5. While there were one or two project examples of resources complementing between suburban and central city, there was little or no mention of the need or importance of complementary resources, services and activities. The examples that participants congratulated the Council for considering beyond the central city were all transport related, such as light rail (p89) and buses (p 91). Otherwise, there was no discussion about how the projects in the other chapters might complement or detract from suburban areas. Most projects have some inter-relationship with suburban areas but these are not addressed. Participants noted that there was a planned restriction on urban development (p 108) (outside the central city) but were unclear about how that was going to be regulated.

What recommendations can we make to the plan?

- The complementary (or not) nature of the plan and projects needs consideration. At present this aspect is largely unclear in the plan, despite this being a guiding principle to the plan development. Participants suggested a review of each project, and bringing that information together in a single section at the front of the document (as there would likely be substantial overlap between projects).

Demographic diversity is considered and catered for (6)

Guiding Principles	Criterion		Description	Small negative impact	Neutral impact	Small Positive impact	Moderate positive impact	Strong positive impact
				-1	0	+1	+2	+3
Support a complementary balance between the central city and suburban areas	6	Demographic diversity is considered and catered for	Central City urban form, services and activities cater to diverse demographics	The plan explicitly privileges specific demographic groups	The plan makes no attempt to address access for demographically diverse groups in the central city	Plan provides opportunities for central city living that are attractive and accessible (via best practice design) to demographically diverse groups	Plan shows that urban form, services and activities are explicitly designed via best practice to attract demographically diverse groups	The plan encourages use and living in central city by demographically diverse groups through the full range of advocacy, leadership, best practice design, services and activities.

Discussion

The plan has substantial amounts to say about families and the participants congratulated the council for this. But participants also wanted to see discussion about the needs and solutions for older people (beyond the use of the WHO age friendly cities guide), children (beyond the schools and playground), people with disability and ethnic minority groups. Participants noted the aspirational intent of the plan, particularly in the introduction to the city life chapter (p 66), but wanted to see that aspiration reflected throughout the plan and into the projects. For example, ethnic groups are only mentioned one other time in the plan or projects beyond the introduction, as ‘ethnic food retailers’ in the covered market (p 110). And older people are also mentioned in the introduction of market city, but then just once more when ‘providing ample seating for older people’ in greening cathedral square (p35). While the WHO age friendly cities guidelines (p78) are excellent, the use of guides is voluntary, and wholly dependent on individual planners and designers. This passive approach is highly unlikely to ensure excellent outcomes for older people, and instead it is more likely to result in patchy and incomplete application of important design principles.

Participants also wanted Council to emphasise that the central city is not just for those people who live in the central city, and therefore when undertaking design work as mentioned below, that groups of interest from throughout the city and region would be considered.

Finally, participants queried how the council knows whether the projects proposed are attractive to diverse demographic groups. While the submission analysis is one way to collect such information, participants suggested direct questioning of demographic groups by skilled qualitative researchers to ensure that all views were captured.

What recommendations can we make to the plan?

- The individual guides recommended for use on p78 must have procedures around them to ensure that they are actually used. Capacity building of staff in the use of the tools will be required, as will auditing of their use.
- Explicit description of the needs and solutions proposed for children, older people and ethnic groups in the 'A place for everyone' section.
- Undertake qualitative research to determine how attractive the projects proposed are to diverse demographic groups.
- Ensure implementation and delivery of projects involves key stakeholders to embrace different needs, perspectives demographics and cultures.

Guiding principle 2 - Easy to get around – results and discussion

- c) Promote a city that is easy and safe to get around
 - Assessment criterion: Permeable neighbourhoods that link within the four avenues (7)
 - Assessment criterion: Connectedness between destinations within the four avenues (8)
 - Assessment criterion: Use of Crime Prevention Through Environmental Design (CPTED) and Injury Prevention Through Environmental Design (IPTED) principles (9)

- d) Support a balance between walking, cycling, public transport and driving
 - Assessment criterion: Mode balance supports active transport (10)
 - Assessment criterion: Access for all to integrated public transport network (11)
 - Assessment criterion: Public transport modes future-proofed (12)
 - Assessment criterion: Car parking (14)
 - Assessment criterion: Transport connections to external network (16)

Permeable neighbourhoods that link within the Four Avenues (7)

Guiding Principles	Criterion		Description	Small negative impact	Neutral impact	Small Positive impact	Moderate positive impact	Strong positive impact
				-1	0	+1	+2	+3
Promote a city that is easy and safe to get around.	7	Permeable neighbourhoods that link within the four avenues	Permeability of Central City neighbourhoods to walking, cycling and incidental activity, disability access, and vertical permeability within multi-story buildings	The plan describes street pattern and public and private realm with less permeability than before the earthquake	The plan makes no attempt to change Central City permeability	Street pattern and public and private realm encourages disability access, walking and cycling within the core	Street pattern and public and private realm encourages disability access, walking and cycling within the core and has some permeability within the Four Avenues	Street pattern and public and private realm encourages walking and cycling within the core and seamless disability access, pedestrian/cycling permeability within the Four Avenues

Discussion

Participants scored this criterion +2 because of the good walking, cycling and accessibility links within the core as described in many aspects of the plan. Also the plan has a number of projects throughout the four avenues that support movement of people via walking, cycling and incidental activity.

Participants voiced substantial concern at the lack of discussion around accessibility for people with disability, and believed this should have a higher presence in the project descriptions, or at least in a separate section describing the need for universal design throughout all projects. For example, the plan mentions that New Zealand Standard 4121 - “a design standard for access and mobility will be used, making buildings, facilities within buildings and exterior features (e.g. car parks) accessible to and useable by people with disabilities”. This appears to be the only mention relevant to disability, and the use of such a standard is a very passive approach (as it may or may not be used), and according to the standard only applies to a small part of the urban environment. There are aspirational statements regarding the importance of disability access in the introduction of distinctive city and transport choice, but these are not followed through with any actions throughout the chapters or projects.

Participants commented that while the permeability within the four avenues was good, they were concerned that the plan did not mention linkages outside of the four avenues. While they understood that this was due to it being a 'central city plan', they believed that substantial consideration of linkages and effects beyond the four avenues needed to be included in the plan.

What recommendations can we make to the plan?

- Commit to accessibility and universal design within relevant projects or at the start of each chapter.
- Walking and cycling linkages beyond the Four Avenues should be addressed within the plan.

Connectedness between destinations within the Four Avenues (8)

Guiding Principles	Criterion		Description	Small negative impact	Neutral impact	Small Positive impact	Moderate positive impact	Strong positive impact
				-1	0	+1	+2	+3
Promote a city that is easy and safe to get around.	8	Connectedness between destinations within the four avenues	Accessibility to major destinations and facilities (eg supermarkets, hospital, sports facilities, library, schools, central parks etc) sited within the four avenues	The plan describes loss of connection to major destinations and facilities	The plan maintains pre-earthquake connection to major destinations and facilities	Plan explicitly labels major destinations and discusses importance of accessibility to them, with one or two tangible measures to address the issue X	Plan discusses importance of accessibility to major destinations, with three or more tangible measures to address the issue	Plan discusses importance of accessibility to major destinations, with tangible measures to address the issue in all relevant projects

Discussion

Participants noted that prior to the earthquake the focus of access to major destinations within the four avenues was on car travel. Connecting within the four avenues by public transport was problematic, while cyclists and walkers took a distant second place to cars where safety and traffic management was concerned. In the draft plan there is a clear intention to prioritise walking and cycling within the core of the central city and improve public transport options in the outer zones of the central city which the participants applauded. It was less clear that connectedness between major destinations had been explicitly addressed for all users (families with small children, disabled people, elderly, teenagers etc). Participants wished to add in a +4 criterion which would read: Plan discusses importance of accessibility to major destinations *without the need for a car*, with tangible measures to address the issue in all relevant projects.

Participants scored this a +1 because they felt the issue of connectedness had not been clearly addressed in the plan. Further, they felt that consistent with the intention of the plan, such connectedness should be able to be achieved without the need for private vehicle transport and this should be explicitly stated and planned for.

What recommendations can we make to the plan?

- Discuss the importance of accessibility to major destinations within the Four Avenues (via public transport, cycling and walking) with tangible measures to address the issue in all relevant projects.
- Discuss the potential conflict between this objective and the objective of making the city a more attractive destination, given that a large proportion of the population prefer to travel by car.
- Attention is needed to ensure the severance effect of the greater volumes of traffic on the Four Avenues on pedestrians, cyclists, vehicles in the neighbouring areas

Use of CPTED and IPTED principles (9)

Guiding Principles	Criterion		Description	Small negative impact	Neutral impact	Small Positive impact	Moderate positive impact	Strong positive impact
				-1	0	+1	+2	+3
Promote a city that is easy and safe to get around.	9	Crime Prevention Through Environmental Design (CPTED) and Injury Prevention Through Environmental Design (IPTED)	Use of CPTED and IPTED principles	The plan shows evidence of measures contrary to CPTED and IPTED principles.	The plan has no mention of CPTED and IPTED principles X	Use of CPTED and IPTED principles advocated in plan for public and private realm	CPTED and IPTED principles required for public spaces (e.g. open spaces, streetscapes, public transport) and advocated for in private realm	Use of CPTED and IPTED principles required for public spaces and incentivised for the private realm.

Discussion

Participants discussed the implications for development costs of requiring the use of CPTED and IPTED principles. It was accepted that many design changes would add minimal cost to developments and that while some design modifications would require more thought at the design stage (e.g. the appropriate plantings for a public park) they would not necessarily cost more in the implementation phase. There was agreement that such principles should be mandatory for public spaces but less agreement over requiring them for private spaces. Although some such modifications are already legislatively required (such as fences for swimming pools) the extent of state ‘interference’ in private development design choices was queried. The balance between an authoritarian versus a libertarian design code is difficult to achieve consensus on and participants believed that the value case for regulated CPTED and IPTED design changes in the private realm was potentially different to the case in the public realm.

Participants also queried whether design changes that supported CPTED and IPTED would apply to new builds/designs of areas/buildings alone, or include retrofits/ renovations. Participants scored this 0 because while the plan discusses the use of CPTED it is silent on IPTED, and both need to be included in the regulations.

What recommendations can we make to the plan?

- Plan commits to use of CPTED and IPTED principles in public spaces and incentivised for the private realm.

Mode balance supports active transport (10)

Guiding Principles	Criterion		Description	Small negative impact	Neutral impact	Small Positive impact	Moderate positive impact	Strong positive impact
				-1	0	+1	+2	+3
Support a balance between walking, cycling, public transport and driving	10	Mode balance supports active transport	Central City provision for pedestrians and cyclists.	The plan describes a loss of mode balance from pre-earthquake arrangements	The plan shows no change to design for or control of different transport modes	Plan shows low speed streets in core area that have equal design, layout and priority for all users.	Plan shows low speed streets in core where pedestrians and cyclists have full design, layout and priority.	Plan shows low speed streets in core and key areas within the four avenues where pedestrians and cyclists have full design, layout and priority
							X	

Discussion

Broadly, the plan clearly supports the call from *share-an-idea* participants for a stronger focus on walking and cycling in the central city. Participants in this assessment were clear that to enable the level of active transport envisaged, pedestrians and cyclists needed to be advantaged in the plan rather than given equal priority with other modes. Further, acknowledging the implications of peak oil and subsequent rising energy costs participants felt there was a need to plan for the *effects* of less driving, as well as planning simply for less driving and hence less road capacity. This would mean, for example, considering how to ensure inner city residents who are car-less can still get a week’s worth of groceries. Planning needs to start early for innovative delivery mechanisms that support shoppers and local business.

There were some concerns that the regulations in Volume Two may not fully support the articulated vision in Volume One. For example, when looking at the transport plan for the inner city there was no detail on how non-residents’ vehicles might be discouraged from using some routes, though participants also discussed whether such detail is appropriate for the plan. Participants understood that a key project in the plan is a Streetscape Plan, which would have detailed cross sections and a range of devices and measures, some of which would actively discourage non-local traffic. Again, the overall vision of the plan was applauded, but participants felt that similar visions for public transport and active transport had been developed and articulated in the past by Council

and, for a variety of reasons, not implemented. Participants supported the aspiration of Council and hoped that, buoyed by the strong support from *share-an-idea* participants, Council would have confidence to implement the desired changes.

Participants scored this as a +3 because they felt the criterion as stated was reflected in the plan.

What recommendations can we make to the plan?

- The plan should commit to some low speed streets *throughout the Four Avenues*, and not just within the core area, where pedestrians and cyclists have full priority in terms of design, layout and traffic management.

Access for all to integrated public transport network (11)

Guiding Principles	Criterion		Description	Small negative impact	Neutral impact	Small Positive impact	Moderate positive impact	Strong positive impact
				-1	0	+1	+2	+3
Support a balance between walking, cycling, public transport and driving	11	Access for all to integrated public transport network	Access for all people (particularly people with a disability, those with bikes/prams, and low income) to an integrated public transport network	The plan hinders specific provision for an integrated public transport network	The plan shows access to an integrated public transport network within the city is the same as pre-earthquake	Plan makes provision for accessible and integrated public transport network within the core for all people	Plan makes provision for accessible and integrated public transport network within the Four Avenues for all people	Plan commits to accessible and integrated public transport network within the Four Avenues for all people X

Discussion

Participants were clear that they were scoring the plan, not the implementation potential of the plan. Concern was expressed, however, that if this plan was fully implemented Christchurch could end up as a 'donut city', i.e. a central zone where active and public transport is prioritised surrounded by heavy vehicular traffic. The vision for, and indeed necessity for, an integrated public transport system throughout the whole city (central and peripheral) was acknowledged but participants recognised the difficulty of this plan fully addressing the issues related to public transport, as this falls within Environment Canterbury's remit. Nevertheless, it was felt that the plan did not adequately describe possible links between the central and suburban areas of the city. Within the central city itself it seemed unclear where public transport stops would be and there was concern about clarity of signage especially for new users.

Participants wished to add in a +4 criterion which would read: Plan commits to accessible and public transport network *throughout Christchurch* for all people. Participants scored this criterion +3 because there is a clear intention signalled in the plan to providing accessible and integrated public transport networks within the central city.

What recommendations can we make to the plan?

- Commit to accessible and integrated public transport network *throughout Christchurch* for all people.
- Needs explicit links to rest of the city.

Public transport modes future- proofed (12)

Guiding Principles	Criterion		Description	Small negative impact	Neutral impact	Small Positive impact	Moderate positive impact	Strong positive impact
				-1	0	+1	+2	+3
Support a balance between walking, cycling, public transport and driving	12	Public transport modes future-proofed	PT corridors able to cater for light rail or future transport systems	The plan takes light rail or future transport systems off the planning horizon	Light rail or future transport systems not addressed in the plan	Principal transport corridors provide for light rail or future transport systems	Light rail or future transport system proposed X	Light rail or future transport system proposed and funding sources identified

Discussion

Participants described that to future proof transport modes, it was not necessary to know the scheme or technology but land corridors must be protected to ensure their availability when the transport system of the future was agreed on. An integrated public transport system is essential if the vision of the plan is to be achieved.

There was discussion about the expense of the light rail system discussed in the plan and it was clarified for participants that this cost included start-up, associated infrastructure and ongoing maintenance costs and that the marginal cost was \$15 million per km. While not opposing light rail, participants were not convinced that this was either cost-effective or the only possible option. Participants scored the plan at +2 as the plan proposes a light rail system but does not clearly identify where funding for this might come from.

What recommendations can we make to the plan?

- A business case that accounts for all costs and benefits (health, air quality, congestion reduction, employment, energy savings etc) offered by a comprehensive integrated public transport system should be developed and well publicised.
- The plan must protect strategic corridors and future options for transport and infrastructure.
- Commuter rail options should be tested first on an enhanced existing network.

Car parking (14)

Guiding Principles	Criterion		Description	Small negative impact	Neutral impact	Small Positive impact	Moderate positive impact	Strong positive impact
				-1	0	+1	+2	+3
Support a balance between walking, cycling, public transport and driving	14	Car parking	Car parking requirements	The plan increases the total number of car parks than pre-earthquake within the city	The plan leaves the total number of car parks unchanged compared to pre-earthquake levels within the city	Total number of car parks is slightly lower within core compared to pre-earthquake levels.	Total number of car parks is substantially lower within core X	Total number of car parks is dramatically lower within the core

Discussion

There was long discussion around car parking. Participants were less concerned about car parking buildings outside of the core of the city, and supported what was outlined within the plan about this. With one exception the participants, were very clear that parking should be at an absolute minimum in the basements of new buildings within the core³. Strong reasons were given for this – both social and economic. Participants discussed the cost required to build parking into the basement or lower floors of new buildings, but importantly how much valuable floor space went into car parking. They identified that this money could be directed to providing improved sustainability and social outcomes for the buildings. Participants believed it was important to change the perceptions and behaviours of building owners and senior management and staff. By actively encouraging those who drive directly from home into their car parks at their place of work to walking from car parks outside the core would promote greater social interaction as well as generate more interaction with retail and services on route as people walked to their place of work. There was also a brief discussion about providing, although minimal, some exercise.

All supported the visual requirements of car parking to the rear of buildings to ensure more active spaces available at street level. The score of +2 reflected agreement with the plan to reduce car parking in the central core.

What recommendations can we make to the plan?

- Maintain the requirement for little and only absolutely essential parking in the basement of buildings.

³ The dissenting participant was concerned that parking policy was inadequately justified and may run counter to objectives of commercial viability and a vibrant city centre, and who did not believe that council would be able to force businesses to spend the saved money on sustainability and social outcomes.

- Carry out a financial assessment of the true cost of providing car parking in buildings over providing additional retail/ office space and active street frontages.
- Take account of the needs of the elderly, those with disabilities and parents with pre-school aged children in vehicle parking approaches and building design.

Transport connections to external network (16)

Guiding Principles	Criterion		Description	Small negative impact	Neutral impact	Small Positive impact	Moderate positive impact	Strong positive impact
				-1	0	+1	+2	+3
Create an attractive and vibrant Central City to attract people to live in Christchurch	16	Transport connections to external network	Transport services between Central City and key destinations outside it. E.g. airport, university, suburbs, other metropolitan cities	The plan hinders connectivity to key destinations outside the city	The plan describes connectivity to key destinations is unchanged compared with prior to earthquake X	Key destinations described in plan with some discussion about quality or speed of connections in one or two tangible examples	Key destinations explicitly described with a specific project, and mentioned throughout other relevant projects with many tangible actions in many projects.	The plan includes explicit consideration of key connections and quality of connections in all relevant projects

Discussion

While acknowledging that the plan is only for the Central City with no mandate beyond that, participants believed that linkages between the central city and priority external links were extremely important. The plan did not clearly identify what key destinations within or beyond the city might be, nor who the users might be. Participants wished to add in a +4 criterion which would read: Plan includes explicit consideration of key connections and quality of connections *for non car users* in all relevant projects.

Understanding the needs of the proposed residents of the central city and their destinations of choice is important. E.g. how would a central city family get to McLeans Island or Orana Park, or to Sumner Beach without access to a car? Further afield, the needs of a family travelling to another city centre in the South Island via bus are different to the needs of a business person travelling between the airport and central city.

Participants scored the plan 0 because key destinations outside the central city (other than the university and the airport) were not explicitly identified and addressed. One participant dissented with this score (preferring +1), believing the plan did give a clear indication of an integrated, multi-model approach to public transport within the city (yet specific destinations were not detailed).

What recommendations can we make to the plan?

- Include explicit considerations of key connections and quality of connections *for non car users* in all relevant projects.

Guiding principle 3 - Vibrant central city living – results and discussion

- d) Create an attractive and vibrant central city to attract people to live in Christchurch
 - Assessment criterion: Community and civic spaces (15)
 - Assessment criterion: Provision of retail in core and precincts (17)
 - Assessment criterion: Provision of retail within 4 avenues for neighbourhood centres (18)
 - Assessment criterion: Community involvement and inclusion (19)

- e) Encourage a healthy mix of housing, schools, entertainment, offices and shops in the central city
 - Assessment criterion: Mix of space and activities (20)
 - Assessment criterion: Activities with special social, economic, health and community wellbeing interest (21)
 - Assessment criterion: Affordable housing, social housing and residential care services (22)

- f) Ensure that public spaces and buildings are people-friendly and liveable.
 - Assessment criterion: Open space quality (13)
 - Assessment criterion: Universal Design principles and flexibility of buildings (23a and 23b)
 - Assessment criterion: Connection between building structure and streetscape, and active frontages (24)
 - Assessment criterion: Diverse food outlets (25)

Community and civic spaces (15)

Guiding Principles	Criterion		Description	Small negative impact	Neutral impact	Small Positive impact	Moderate positive impact	Strong positive impact
				-1	0	+1	+2	+3
Create an attractive and vibrant Central City to attract people to live in Christchurch	15	Community and civic spaces	Explicit spaces for community gatherings/ meetings, art and the celebration of the community's identity and culture	The plan reduces spaces for gatherings, art and community activities	The plan presents no change to the number or quality of spaces	Plan has small increase in number and quality of spaces that celebrate community identity, art and community activities	Plan has modest increase in number and quality of spaces that celebrate community identity, art and community activities X	Plan has multiple multi-use and multi-cultural, external and internal facilities for gatherings, meetings, art and the celebration of the community's identity and culture in public and private spaces.

Discussion

Participants were very positive about the number of outdoor spaces, arts and craft spaces and market spaces that are envisioned in this plan. It was felt that those on tight budgets might not be able to access many of the proposed spaces. The loss of community houses and recognition of the number and array of NGO and volunteer agencies that (used to) work out of these was recognised – the support of the council for the Christchurch Community House was applauded but it was felt that given economic realities and recovery issues more attention to this demographic was required. Many of the proposals for community and civic spaces did not seem to address adequately the multi-cultural city that we are becoming. An explicit mandate to develop such spaces using universal design principles so as to ensure they were accessible to as many people as possible was also discussed.

Participants scored this criterion +2 because it was felt the plan could commit to more multi-cultural and internal spaces that support community development and celebration of different identities.

What recommendations can we make to the plan?

- Commit to provision of spaces that are welcoming to all ethnic groups and socio-economic levels.
- Provide for more internal spaces that support community development processes.

- Commit to the use of an Equity Assessment Tool (e.g. <http://www.pha.org.nz/documents/health-equity-assessment-tool-guide1.pdf>) and engaging with the communities of interest when designing spaces would help ensure spaces achieve the goals for all citizens of Christchurch.

Provision of retail in core and precincts (17)

Guiding Principles	Criterion		Description	Small negative impact	Neutral impact	Small Positive impact	Moderate positive impact	Strong positive impact
				-1	0	+1	+2	+3
Create an attractive and vibrant Central City to attract people to live in Christchurch	17	Provision of retail in core and precincts	Appropriate retail services reflecting a unique central city destination	The plan promotes uniform and large scale retailing within the core	The plan presents no change to the retail mix in the core	The plan aspires to a diverse mix of retail with active frontages and wide pedestrian footpaths in core and precincts	The plan incentivises a diverse mix of retail with active frontages and wide pedestrian footpaths in core and precincts	The plan requires a diverse mix of retail with active frontages and wide pedestrian footpaths in core and precincts
							X	

Discussion

Concern was raised about the affordability of retail spaces. Higher rentals were seen as potentially forcing out the more eclectic and creative stores which add diversity and a uniqueness to the city. The covered market was seen as a good way to respond, but other methods should be considered. International examples of temporary uses for vacant buildings and sites (such as renew Adelaide and Meanwhile projects in the UK) show that the creative and artistic community can be supported in low cost locations and help to activate and revitalise the city. Because of this potential the transitional projects in the City Plan should be given prominence - not only in the early stages, but as a means of urban regeneration and transformation particularly in the more industrial parts of the city.

What recommendations can we make to the plan?

- Reconsider the requirement for retail outlets above 450sqm of floor space to need a resource consent. Consider multiple level apartment stores.
- Encourage temporary activation in the city to help enliven the quake damaged city, but also over a longer time frame, to revitalise and transform the more industrial parts of the city.

Provision of retail within Four Avenues for neighbourhood centres (18)

Guiding Principles	Criterion		Description	Small negative impact	Neutral impact	Small Positive impact	Moderate positive impact	Strong positive impact
				-1	0	+1	+2	+3
Create an attractive and vibrant Central City to attract people to live in Christchurch	18	Provision of retail within 4 avenues for neighbourhood centres	Appropriate retail services reflecting a neighbourhood centre	The plan promotes big box retail within neighbourhood centres	The plan presents no change to the retail mix in neighbourhood centres	The plan aspires to a diverse mix of retail with active frontages and wide pedestrian footpaths in neighbourhood centres	The plan incentivises a diverse mix of retail with active frontages and wide pedestrian footpaths in neighbourhood centres	The plan requires a diverse mix of retail with active frontages and wide pedestrian footpaths in neighbourhood centres

Discussion

Unique urban villages were seen as a sound concept. They provide character and services for surrounding communities. The plan provides for 5 neighbourhood centres to increase amenity and accessibility for central city residents. However few (if any) incentives or tools are provided to establish these centres. If the Plan wants to deliver more inner-city living it must provide a high level of amenity and services for those living within the 4 avenues. Also, because of the potentially high rentals within the core and fringe of the city, commercial activity is likely to creep into the living zones. To give owners and potential residential investor’s confidence for investment, zoning rules need to be strengthened in the living areas to ensure only a complementary mix of commercial activity occurs in these areas.

It was noted that there is little mention of the 9000 residents who are already living in this area and who have already invested heavily (both financially and personally) in inner city living. It would be important not to drive these people out. Implementation must include a greater level of collaboration (see International Association of Public Participation’s “Public Participation Spectrum”) with existing and potential inner-city residents.

What recommendations can we make to the plan?

- Provide a high level of amenity and services for those living within the Four Avenues.

- Zoning rules need to be strengthened in the living areas to ensure a complementary mix of commercial activity occurs in these areas.
- Implementation must include a greater level of involvement with existing and potential inner-city residents.

Community involvement and inclusion (19)

Guiding Principles	Criterion		Description	Small negative impact	Neutral impact	Small Positive impact	Moderate positive impact	Strong positive impact
				-1	0	+1	+2	+3
Create an attractive and vibrant Central City to attract people to live in Christchurch	19	Community involvement and inclusion	Use of an appropriate community involvement process in city planning	The plan discourages community involvement in future planning	The plan does not mention future community involvement processes	Future process of community involvement is explicitly described	Future process of active community involvement is explicitly described and under-represented groups explicitly targeted for their input	Future process of active community involvement is explicitly described, under-represented groups explicitly targeted for their input and plan describes approach to respond to community input

Discussion

Participants began the discussion by noting that community involvement should include communities of interest and that these are not just geographic communities. Also it was acknowledged that communities have substantially changed in the last 12 months – in some cases very strong bonds have been built up and these can be built upon. Participants noted there were several good examples of communities that have built capacity and skills to respond to any potential future council engagement, such as Moa and Peterborough village. The communities are organised, sometimes including elected officials such as community boards, and sometimes via non-elected groups.

Participants agreed that involvement of communities of interest in the future development of the plan would potentially make or break the plan. Participants strongly voiced that without ongoing community involvement, and drawing on the skills of the community, the desired outcomes of the plan are unlikely to be met. While participants acknowledged many decisions still needed to be taken by the elected decision makers, the community can provide excellent ideas on options to explore, assisting in what questions should be asked, and helping identify solutions Defined as 'collaboration' in the International Association of Public Participation's Spectrum). Collaboration models where the community are part of the decision making processes, especially for local level decisions is a very

powerful way to maintain support for a vision. Any involvement that is passive is highly likely to ensure those without a typical voice in council processes will remain without a voice in this process.

Participants scored the plan at 0 / +1 because while the plan does mention a consultation process, consultation is only described until the end of the plan submission process, and not into the future. Participants acknowledged that the foreword by Mayor Parker says 'It is the beginning of the next community conversation, not the end of the process'. The participants share Mayor Parker's vision and would like to see a description of the process, or at least an acknowledgement that the process is being developed, within the plan itself. The score reflects the lack of future detail in the plan, not necessarily the intention of the Council.

Participants congratulated the council on its previous and current consultation efforts, but were unsure about the level of involvement of children, older people, minority groups and inner city residents; and would like the plan to say how specific voices were targeted.

What recommendations can we make to the plan?

- An explicit statement about future engagement processes is required.
- Funding should be set aside, as well as identifying council staff resources for capacity building of communities to participate.
- Communities of interest should be included, not just geographic communities.
- Future engagement processes should build on the existing elected and non-elected groups that already exist (in some geographic areas, for some communities of interest), and support less-organised communities and geographic areas to participate in future processes.
- Future engagement should consider how community ideas on what options to explore, what questions should be asked, and identifying solutions, can be partnered with council ideas and processes. Participants also requested that in certain situations, funding and resources could be made available for communities to undertake engagement and make decisions themselves, or at the least resources to facilitate engagement.

Mix of space and activities (20)

Guiding Principles	Criterion		Description	Small negative impact	Neutral impact	Small Positive impact	Moderate positive impact	Strong positive impact
				-1	0	+1	+2	+3
Encourage a healthy mix of housing, schools, entertainment, offices and shops in the Central City.	20	Mix of space and activities	Mix of land uses for housing, schools, offices, retail and recreation spaces to meet daily/weekly needs.	The plan hinders a mix of land uses; promotes large spatial areas of single use, eg hubs are recognisable but exclusive in their land use; or the plan provides for conflicting land uses.	The plan describes a mix of land uses that are the same compared to prior to the earthquake within the Four Avenues X	The plan makes provision for unique hubs and complementary mix of land uses within each hub	The plan makes regulatory provisions and incentivises unique hubs and complementary mix of land uses within each hub	The plan makes regulatory and financial provisions, and incentivises unique hubs and complementary mix of land uses within each hub, includes vertical mix as well as horizontal mix and manages the interface between mixes.

Discussion

Participants believed that the plots of land in the central city are too small to generate innovative configurations of housing and other uses. Neither the plan (Volume 1) nor regulations (Volume 2) offer trade-offs (or other incentives) for land owners who amalgamated properties versus those who did not, so participants believed there was little incentive to do so. Participants did not believe the regulations would achieve the outcomes desired. The outcome of mixed use is not just about regulatory incentives but finding ways of making improved design happen, eg to retain heritage you need the ability to sell airspace for a component of the site, or not having to meet parking or other requirements around lot sizes, set backs etc to make it financially viable. Furthermore, participants believed there was a need to find ways to encourage boutique type shops – for instance provide for these in each building, or through the interactive street frontage, or other incentives to small businesses (verses less incentives for chain stores).

The plan had too little mention of schools given the importance of them as community hubs and as part of a healthy mix to the central city and widening school zones implies key schools will be provided outside the city centre. Participants noted the incentives available to developers, and only priority consenting appeared relevant to achieving a desirable mix.

The participants scored 0 for this assessment criterion because while the plan talked about hubs, there was little about how these would occur. Participants congratulated the council for aspiring to such a mix, but desired more detail on how it was to be achieved. The discussion in the plan on city blocks, lanes and courtyards were welcomed by participants; as was the map showing location of key projects, but again the participants scored this criterion low because of the lack of description regarding schools (see education criterion - 28), social agencies and residential care (see criterion 22). Participants could see the council aspiring to the same goals as themselves, but the plan was not explicit enough across all areas of interest and provided little detail on how it would happen.

Participants also believed there was a lack of integration between what the Council was putting forward for the uses of land, and what the land owners were intending to use the land for. Further engagement with landowners on this issue was seen to be important.

What recommendations can we make to the plan?

- Incentives should be reviewed to consider how schools, social service agencies, residential care facilities, community health services, and independent health providers (GPs, pharmacies, etc) are enticed back into the central city.
- Incentives for particular activities should be re-considered, for example participants queried whether taxpayers would be providing incentives to government department staff, brothels, fast food chain outlets, gaming outlets and bars?
- Incentives or regulatory trade-offs should be considered for developers who group together and propose innovative mixed use developments.
- Existing schools, playcentres and childcare centres should be named within the school choice section, and options to entice these back into the city centre is required.
- Schools should be considered within a broader paradigm in the plan where they can become 24/7 community facilities.
- A plan and resources are required to engage with the 'missing partners' described above.

Activities with special social, economic, health and community wellbeing interest (21).

Guiding Principles	Criterion		Description	Small negative impact	Neutral impact	Small Positive impact	Moderate positive impact	Strong positive impact
				-1	0	+1	+2	+3
Encourage a healthy mix of housing, schools, entertainment, offices and shops in the Central City.	21	Activities with special social, economic, health and community wellbeing interest	Consideration given to number and location of gambling, alcohol, sex industry and fast food outlets, and smokefree	The plan promotes gambling, alcohol or fast food outlets, fails to address smoking in public places and ignores the sex industry X	The plan does not address Council policies relevant to gambling, alcohol and the sex industry; and does not address fast food outlets or smokefree public places	The plan acknowledges and strengthens current council policies relevant to gambling, alcohol and the sex industry	The plan acknowledges and strengthens current council policies relevant to gambling, alcohol, the sex industry, and introduces new policies to spatially control fast food outlets and promote smokefree public places in the core area.	The plan actively strengthens current council policies relevant to gambling, alcohol, the sex industry, and introduces new policies to spatially control fast food outlets and promote smokefree public places within the Four Avenues.

Discussion

This assessment criterion was initially considered unimportant by participants, especially in a planning context, but after discussion participants had strong views that not only was the assessment criterion important, but that there were several opportunities for planners and council to take a leadership role in this area.

The assessment criterion covered five distinct activities. The participants noted that all are lawful activities, should not be demonised and could occur throughout the city. However, participants were also aware of the substantial economic, social and health toll placed on communities by these issues; and that while they may contribute to a vibrant city, they can often detract from a vibrant city. Participants talked about a balance needing to be struck, and at present there was little ability for a community or council to counteract imbalances. Participants believed that imbalances were most likely to occur when the density of alcohol, gaming, brothels and fast food outlets was ‘too high’ in any given area, or were placed inappropriately close to community facilities such as schools, places of worship, etc. There is strong evidence that the ‘more you have of these outlets, the higher the consumption is, and the

higher the economic, social and health costs'. It was also noted that with the decline in number of alcohol venues post earthquake the hospital Emergency Department were seeing far fewer alcohol related admissions.

It was noted that Queen Street in Auckland now had 30 chain restaurants in less than a 1000m stretch. Auckland City Council has recently spent \$87 million on an urban design upgrade of the area and their urban design champion Ludo Campbell-Reid is 'embarrassed at the proliferation of fast food outlets' and is quoted as saying 'the goal was to restore the allure of Queen Street as the country's premier retail district, and when you compare us to Sydney or Melbourne high streets we need to lift our game' (NZ Herald, 18 July 2011).

The score of -1 was awarded because gaming machines, sex industry, fast food and smokefree initiatives are completely absent in the plan, and that such a passive approach would likely promote activities that can be detrimental to health and wellbeing. There is a small section on alcohol in the plan that keeps the current policies (but with no spatial controls). Participants noted that 'restaurants' were mentioned in the plan in several instances, but were hopeful that the Council were not just thinking of fast food chain restaurants, which if left to the free market (especially with the higher rents per square metre that are likely) such chains may well dominate the look and feel of the core area.

Participants were keen to ensure that the policies and bylaws were city wide, as they did not want to see activities pushed into suburban areas, but participants did want to see the likely imbalances controlled.

What recommendations can we make to the plan?

- Acknowledge the importance of these issues to the community.
- Commit to undertake a review of existing bylaws regarding the distribution and spatial spread of outlets, and the continued use of smart policies such as one-way-door policies for bars and nightclubs.
- Develop new policies and bylaws relevant to the spatial distribution of fast food outlets consistent with the plan.

Affordable housing, social housing and residential care services (22)

Guiding Principles	Criterion		Description	Small negative impact	Neutral impact	Small Positive impact	Moderate positive impact	Strong positive impact
				-1	0	+1	+2	+3
Encourage a healthy mix of housing, schools, entertainment, offices and shops in the Central City.	22	Affordable housing, social housing and residential care services	Provision of public and private affordable housing, social housing and residential care services within the city	The plan places barriers to a healthy mix of housing within the city	The plan presents no Change in a healthy mix of housing within the city X	Plan sets targets for public provision of new affordable housing, replacement of social housing destroyed, and private provision of residential care services	Plan incentivises public provision of new affordable housing, replacement of social housing destroyed, and private provision of residential care services	Plan incentivises, and regulates for public provision of new affordable housing, replacement of social housing destroyed, and private provision of residential care services

Discussion

Participants acknowledged the council for the aspiration towards affordable housing. The participants wanted to reaffirm that getting a mix of people living in the city centre was critical for achieving the long term goals of council and community. Participants were fully aware of the huge challenges facing Council and developers to build affordable housing, especially given the likely high cost of rebuilding and small lot sizes.

This criterion was scored as 0. The plan provided some information on funding for incentives purposefully set aside for affordable housing - residential developer rebates (up to \$4 million per year) and home buyer assistance (up to \$0.5 million per year) (p132). However participants wanted more information about how many unit developments and how many homes would be assisted with the incentives, as on face value participants did not perceive it to be a substantial number – especially for the home buyers assistance package. The plan for a new Housing Agency (p81) that will buy homes off-the-plans and on-sell was congratulated by participants, however the funding to undertake this at \$15 million was considered to be particularly small and again participants were unclear how many people this was expected to help into buying their own homes. Participants were interested in the details of this scheme and would appreciate those being made available (online is OK).

Participants believed that the plots of land in the central city are too small to generate innovative configurations of housing. The regulations or plan offered no trade-offs for land owners who amalgamated versus those who did not, so participants believed there was little incentive to do so.

The plan did specify that existing social housing was to be rebuilt (p81) and the participants congratulated council for this move. Participants knew that 170 social housing units had been destroyed city wide and noted the plan mentioned only those 40 in the central city would be rebuilt. Participants wanted reassurance in the plan that all destroyed social housing throughout the city would be rebuilt. While much of the social housing may not be geographically located in the central city, it was still felt by participants to be important enough to include. Participants were also wary that no funding had been set aside for this project and sought clarification in the plan that rebuilding would be paid for by insurance. Subsequent investigations by the authors have identified that the insurance from damaged units will be reinvested back into new units or repairs, and hence there is no new capital allocated by Council.

The plan made little mention of residential care services, e.g. aged care facilities; yet these facilities have also been substantially affected by the earthquake, and participants wanted reassurance that the people who would normally live in such facilities would be able to choose such facilities in the central city in the future. Working with private landlords and social agencies to identify what support is required for these facilities to return should be described in the plan.

What recommendations can we make to the plan?

- The incentives for affordable housing and social housing should have more detail on the number of properties affected, and the detail on how such incentives should work (online for detail is OK). Depending on the number of properties affected, Councillors may want to consider increasing and/or altering the way these subsidies work.
- The plan should acknowledge the wider destruction of social housing in the city and commit to rebuilding all social housing, not just that within the Four Avenues. Confirmation of how this will be paid for is required as currently rebuilding has \$0 allocated.
- Commit to working with the residential care sector (private and NGO) to identify what support is required for these facilities to return to the CBD.

Open space quality (13)

Guiding Principles	Criterion		Description	Small negative impact	Neutral impact	Small Positive impact	Moderate positive impact	Strong positive impact
				-1	0	+1	+2	+3
Ensure that public spaces are people friendly and liveable	13	Open space quality	Quality of open spaces (quality reflects variety, use, access, and biodiversity)	The plan describes reduced quality of open spaces	The plan does not change the quality of open spaces from pre-earthquake.	Functional open spaces in accessible locations with extensive use of plants, greenspaces and playspaces.	Functional open spaces in accessible locations with extensive use of plants, greenspaces and playspaces and that meet the needs of different groups (age, culture, ability).	2+ and open spaces have green linkages, reflect local biodiversity and permeate into private spaces

Discussion

The plan proposes a wide range of open spaces – sizes, uses, for a wider range of age groups and cultures than is currently provided for (e.g. native edible plants with a traditional Maori values reflected in a proposed community garden). A key to success will be the integration of these spaces throughout the city and with private land and uses. For example the Avon River park is well defined, but how well it will connect with adjacent properties and uses (e.g. will Cafes be able to place tables and umbrellas on the public spaces, will people visiting the City Library be able to sit outside along the river – indoor / outdoor flow?). The Avon River park and pocket parks must also flow into the wider city through networks of streets and lanes. Quality open spaces must be encouraged on private land as well (since the majority of land in the city is privately owned).

Open space projects have less emphasis on biodiversity and ecological functioning.

Participants discussed the need for active seeking out about what children want, and queried whether a Children’s Strategy was needed. However it was pointed out that substantial work regarding children already exists and was used in the plan preparation (see

<http://www.ccc.govt.nz/thecouncil/policiesreportsstrategies/strategies/childrenstrategy.aspx>). Participants supported the multi-functional use of spaces.

What recommendations can we make to the plan?

- Implementation must also protect views to the Port Hills, Southern Alps, Avon River and to heritage buildings and other important land marks.
- Also see Criterion 2 for discussion and recommendations.

Universal Design principles and flexibility of buildings (23a and 23b)

Guiding Principles	Criterion		Description	Small negative impact	Neutral impact	Small Positive impact	Moderate positive impact	Strong positive impact
				-1	0	+1	+2	+3
Ensure that public spaces and buildings are people friendly and liveable	23a	Universal Design principles and flexibility of public buildings	Accessible building design and adaptable residences and buildings for the different life stages of people	The plan hinders Universal Design principles	The plan has no comment on Universal Design principles X	The plan identifies the need for Universal Design principles in public buildings with one or two tangible examples of measures to implement	The plan incentivises Universal Design principles in public residences and buildings throughout the 4 avenues	Plan requires Universal Design principles in public buildings and spaces throughout the four avenues.

Guiding Principles	Criterion		Description	Small negative impact	Neutral impact	Small Positive impact	Moderate positive impact	Strong positive impact
				-1	0	+1	+2	+3
Ensure that public spaces and buildings are people friendly and liveable	23b	Universal Design principles and flexibility of private buildings	Accessible building design and adaptable residences and buildings for the different life stages of people	The plan hinders Universal Design principles	The plan has no comment on Universal Design principles X	The plan identifies the need for Universal Design principles in public buildings with one or two tangible examples of measures to implement	The plan incentivises Universal Design principles in private residences and buildings throughout the 4 avenues	Plan requires Universal Design principles in private buildings and spaces throughout the four avenues.

Discussion

Participants began by developing a split in the criterion, separating public and private into two separate criterion. Participants believed the plan should describe what Universal Design is, and use practical examples, e.g. globe door handles are extremely difficult for individuals with limited hand strength to use whereas lever handles enable access by a much greater range of people at little or no extra cost. Participants noted that LifeMark (for residential housing) is a good example of a design code that ensures housing is suitable for everyone throughout their life, for example as able-bodied adults, when people become injured, as people become disabled or if ability declines with age, or as a child. Cost benefit analyses of universal design in housing and transport projects have shown excellent returns (see <http://www.lifemark.co.nz/LinkClick.aspx?fileticket=TXO16WCOpUg%3D&tabid=227>) and this has led participants to recommend that universal design principles be made compulsory in all publicly funded projects.

Participants scored the plan 0 because there was no explicit mention of Universal Design or relevant concepts.

What recommendations can we make to the plan?

- The plan should include a requirement for Universal Design principles to be used in public buildings and spaces throughout the Four Avenues.
- Incentives are needed for the adoption of Universal Design principles in private residences, commercial spaces and mixed use buildings throughout the Four Avenues.

Connection between building structure and streetscape, and active frontages (24)

Guiding Principles	Criterion		Description	Small negative impact	Neutral impact	Small Positive impact	Moderate positive impact	Strong positive impact
				-1	0	+1	+2	+3
Ensure that public spaces and buildings are people friendly and liveable	24	Connection between building structure and streetscape, and active frontages	New building heights and designs that facilitate a sense of connection to the street.	The plan rejects the notion of building height and design criteria for human scale and active frontages.	The plan has no mention of new building heights and designs for human scale that facilitate a connection with the street or active frontages	The plan identifies the need for appropriate building heights and human scale, and active frontages with one or two tangible examples of measures to implement	The plan includes consideration of the need for appropriate building heights and human scale, and active frontages within some projects	The plan explicitly requires and incentivises the need for appropriate building heights and human scale, and active frontages throughout all relevant projects. X

Discussion

Participants found some of the wording in this criterion difficult to understand (as they were not professional planners) and were not clear what the underlying assumptions behind this criterion were. There was discussion about the definition of active frontages which, it was agreed, included elements of visual contact between those inside and outside buildings, safety, crime prevention, and vibrancy. There was some discussion about the need for a good urban design code that allowed for variety but ensured adherence to a core value set that enabled the vision of the plan to be fulfilled.

Participants scored this a +3 because they believed the relevant wording was found in the plan.

What recommendations can we make to the plan?

- Some of the plan is written in ways that are not easily understood by non-planners. Some definitions and explanations of the underlying rationale for some of the proposals and regulations would be helpful.

Diverse food outlets (25)

Guiding Principles	Criterion		Description	Small negative impact	Neutral impact	Small Positive impact	Moderate positive impact	Strong positive impact
				-1	0	+1	+2	+3
Ensure that public spaces and buildings are people friendly and liveable	25	Diverse food outlets	Multiple outlets for healthy and affordable food (supermarkets, farmers markets, covered market, food banks) and local production (fruit and nut trees, community gardens)	The plan provides for supermarkets alone as an answer to accessible healthy and affordable food.	The plan leaves outlet type and local production unchanged compared to prior to the earthquake	Plan provides for the opportunity to create multiple outlets, local production and social service provision	Specific provision made for multiple outlets, local production and social service provision X	Plan commits land and incentivises multiple outlets, local production and social service provision

Discussion

This assessment criterion drew substantial discussion from the participants. Some believed that local production (community gardens, fruit and nut trees) was ‘just bullshit’ and unimportant while others believed that local production was not only strongly requested by large numbers in *Share an Idea*, but fitted in well with a green and garden city concepts while also making small inroads into concerns regarding climate change and food security. All agreed that diverse food outlets were important, and supported the need for supermarkets, greengrocers, dairies and convenience stores. Perceptions of farmers markets were mixed. Participants believed that they could be ‘trendy and high priced’, but some farmers markets provide everyday foods that are ‘very cheap’. Certainly there is a mix of types of market, and participants were keen to support a farmers market that aimed to attract stallholders selling everyday foods.

Participants also noted that the central city required spaces for food banks and soup kitchens as these were now a common feature of New Zealand society, and were an important source of food for an increasing number of individuals and families.

The participants scored the plan +2 because of the Council’s commitment in the plan to supermarkets, a covered market and community gardens. The presence of fruit and nut trees in the community gardens section of the plan was applauded by most

participants, and some wanted to see them used throughout the city, where appropriate. Participants congratulated the council for these efforts and have made some suggestions for further improvement.

What recommendations can we make to the plan?

- A farmers market that is focussed on everyday foods is committed to and funded within the plan.
- Food banks and soup kitchens are included in the social service mix that needs to be planned for and enticed back into the central city.
- Any councillors involved in discussions regarding the red zone housing areas, outside of the city centre, should ask for consideration be given to using these (in part at least) as food production areas.
- Encourage the availability of healthy food options across the central city. Precincts must contain sufficient retail diversity to allow residents, workers and visitors to easily access every day goods and services.

Guiding principle 4 - Foster business development – results and discussion

- d) Rebuild an economically viable and affordable city
 - Mixed use buildings for business(26)
 - Employment opportunities and income (27)
 - Education, research and training services (28)
- e) Attract new business and talent
 - Business hubs created (29)
- f) Support business through high quality and innovative infrastructure
 - Communications technology (30)
 - Renewable energy (31)

Mixed use buildings for business (26)

Guiding Principles	Criterion		Description	Small negative impact	Neutral impact	Small Positive impact	Moderate positive impact	Strong positive impact
				-1	0	+1	+2	+3
Rebuild an economically viable and affordable city	26	Mixed use buildings for business	Attracts new investment in office buildings for a mix of small and large businesses	The plan presents barriers to the need for buildings to support a mix of small, medium and large businesses	The plan has no mention of the need for buildings that can house a mix of small, medium and large businesses	Opportunity is possible for buildings that can house a mix of small, medium and large businesses X	Specific provision made for buildings that can house a mix of small, medium and large businesses, and considers vertical mix	Plan requires buildings that can house a mix of small, medium and large businesses, and requires vertical mix

Discussion

The participants felt the plan was not clear about and fails to deliver on the potential mechanisms on how to aggregate land to enable mixed use.

There were also major concerns with the anticipated high cost of floor space within new buildings and how this would eliminate the ability of lower income service industries and retail to occupy spaces, particularly the ground floor retail spaces. The participants were keen to see clear incentives provided for ground floor tenants (butcher, coffee house, shoe repairer, sandwich shop) in purpose built office buildings. The potential lack of diversity within and between sites was the centre of long discussions. This led on to a fear about lack of equity in the rebuilding of the city where some businesses would be excluded from the central core, particularly those who required high foot traffic and who also provided services to those working within the core and surrounds.

This criterion was scored +1 the same as the top and bottom-line because the usage of the building was seen as the responsibility of the building owner. It was agreed that this had to happen organically and that regulatory mechanisms to direct mix-use would be counter to what could be achieved. Participants felt that the Council could work with building owners and provide subsidies /financial incentives to lower-income tenants that provide interest and services. Discussions also centred on the need for greater leadership and engagement by the Council with business leaders and owners.

Participants were very clear that if the central city was to be revitalised that it should reflect local community sense of place and that mixed use also included residential which was separate from business.

What recommendations can we make to the plan?

- Put in place a facility or subsidy to ensure there was diversity of business and activity within the central city core in particular, or alter the eligibility criterion of existing subsidies to target desirable businesses rather than all businesses.
- Develop clear mechanisms for the aggregation of land that could provide for mix-use purposes/ opportunities and to include residential.
- Greater engagement with residential sector in the development of mixed use.

Employment opportunities and income (27)

Guiding Principles	Criterion		Description	Small negative impact	Neutral impact	Small Positive impact	Moderate positive impact	Strong positive impact
				-1	0	+1	+2	+3
Rebuild an economically viable and affordable city	27	Employment opportunities and income	Attract high-worth ⁴ businesses back into the Central City	The plan presents barriers to attract high-worth businesses back to the Central City.	The plan has no mention of the need to attract high-worth businesses back to the Central City	Plan identifies for the opportunity to attract high-worth businesses back to the Central City.	Plan makes specific provision to attract high-worth businesses back to the Central City.	The plan commits to attracting high-worth businesses back to the Central City through the full range of design, advocacy, leadership and incentives available.

Discussion

The plan makes specific reference of the need for high worth business to go back into the central city so a score of +2 was given. Although there was apprehension about specific regulations and what appears to be lack of leadership with parts of the business community particularly those outside of the CBD. A number of members of this group also felt that the Council should have already gained absolute commitment by central governments agencies for their return to the central city, including those who had left over the years prior to the earthquake.

There was considerable concern about bigger picture issues for this criterion. There was a clear understanding that the Plan is trying to avoid big box retail within the Central City. The unintended consequences, however, of the regulatory requirements of 450m² as maximum retail footprint will be to exclude those larger shops such as Whitcoulls, Mackenzie and Willis and Nood etc on which the city also relies and who provide substantial interest in the retail sector.

The value of quality design and using design values was discussed at length. All members of the 'business' group were very clear that the rebuild of the city should not be through the application of backward looking rules but by creating and validating a new way of working through design principles and guidelines and the use of peer review panels to gain better design outcomes. They felt this

⁴ Businesses that create substantial earnings/person employed.

would create better places and spaces for employment opportunities. They were very dismissive of the focus on Plan rules and expressed a desire for leadership through good design processes. Discussion centred on the use of processes around the integrity of product - through creative design that is forward thinking via: accountability, transparency, aesthetics, and traceability. They expressed strong views that planning should not be prescriptive, but that it should be more adaptive, responsive and dynamic.

There was also concern raised about what would seem to be a lack of engagement with businesses that are on the outside of the central city core. Within this group there had been discussions with business owners who felt those business and land owners within the core were receiving special status. Many felt that they had been excluded, or there had been given insufficient engagement with them and insufficient effort made on the area outside of the core – they had fears that the fringe of the CBD could die if this was not thought about more and integrated into planning processes.

What recommendations can we make to the plan?

- Greater emphasis is placed on design by using design principles and guidelines that are assessed by peer review design panels.
- Design panels incorporate local community members.
- Be clearer about the importance of linkages between the central core and the rest of the city within the Four Avenues.
- The regulation for maximum retail space of 450m² is too-coarse and should be removed.

Education, research and training services (28)

Guiding Principles	Criterion		Description	Small negative impact	Neutral impact	Small Positive impact	Moderate positive impact	Strong positive impact
				-1	0	+1	+2	+3
Rebuild an economically viable and affordable city	28	Education, research and training services	Access to diverse education, research and training services. ⁵	The plan reduces educational, training and research service span in Central city	The plan proposes no change in span of education, training and research services within Central City, nor life-stage or type of requirement	Education, training and research services within Central City span life stage requirements but not type of educational requirement	Education, training and research services within Central City span life stage requirements and type of educational requirement	Education, training and research services within Central City span life stage requirements and type of educational requirement, and offer centres of excellence for several services.

Discussion

There was concern that there were no specific initiatives in the plan to deal with the loss of primary schools within the central city. If families are to be a target for central city living there is a need for more explicit planning around education. Greater certainty is required for primary school arrangements. The focus appears to be on high school and zoning.

There was a lack of initiatives for the provision of child-care or preschools within the central city/four avenues. If the council is to support the return of workers to the central city then recognition is required of the need for child care arrangements. The Council needs to be the lead for this initiative. Given the number of women in the workforce, particularly those who work in government departments – who are identified as leading the return to the city, in retail and administration and all of which have large numbers of female employees, then child-care needs to be addressed in the plan.

⁵ Full breadth of life-stage from child-care to adult education; type of education from childcare to tertiary to research to wananga.

The participants scored the plan at 0 due to the lack of provision for a span of education services and silence on other training education services, for example, adult education. They did however fully support the greater interaction of tertiary institutions incorporated into city life and space.

What recommendations can we make to the plan?

- Work with private and public sector for provision of child-care services within close proximity to the central city.
- Actively seek out and be clear about provision of primary schools within the central city.

Business hubs created (29)

Guiding Principles	Criterion		Description	Small negative impact	Neutral impact	Small Positive impact	Moderate positive impact	Strong positive impact
				-1	0	+1	+2	+3
Attract new business and talent	29	Business hubs created	Create spaces where businesses can interact, create and be innovative with like and different businesses	The plan reduces co-locational benefits that previously existed within the 4 avenues	The plan proposes no consideration of co-location of businesses	Plan provides for like businesses being able to co-locate and have some access to different businesses X	Plan provides for and incentivises like businesses being able to co-locate and have some access to different businesses	Plan commits to like businesses being able to co-locate and have good seamless access to different businesses

Discussion

All participants were clear that the role of the Council is to facilitate rather than determine the formation of business hubs. There was lengthy discussion about EPIC and how similar groups of business could be facilitated by other like businesses within the central city, although it was thought that some business hub growth would happen organically - the Council should support smoothing the progress of these. Participants recognised the difficulties with managing the interests of the current land and building owners and the need for change.

An important feature discussed was the need for Council to support the infrastructure necessary for some businesses which have very specific requirements; this support is through ensuring there are reliable volumes of water, electricity and broadband. This was seen as important for actively supporting the co-location of like businesses as well as council investment in infrastructure that could support a hub eg the metro sports hub.

The score of +1 was given, although there was discussion about how far it was possible for the Council to manipulate the development of business hubs.

What recommendations can we make to the plan?

- Investigate a hub of exceptional sustainable business.

Communications technology (30)

Guiding Principles	Criterion		Description	Small negative impact	Neutral impact	Small Positive impact	Moderate positive impact	Strong positive impact
				-1	0	+1	+2	+3
Support business through high quality and innovative infrastructure	30	Communications technology	Ultrafast broadband (100MB/Second) and future communications technology	The plan takes ultrafast broadband or future communications technology off the planning horizon	The plan makes no mention of ultrafast broadband or future communications technology	Ultrafast broadband access within 4 avenues with Wi-Fi in all public places and in many private spaces	Future communications technology proposed X	Future communications technology proposed and funding sources identified

Discussion

Participants believed the assessment criterion was set too high here. The group was not sure what +2/+3 future communications technology would actually mean, even though participants wanted to see this as a top line. But as the Plan meets community expectations about free Wi-Fi and ultra fast broadband within the four avenues it was seen as successful and they considered the Plan was actually achieving well. Participants wished to see the central city achieve the highest hi-tech arrangements possible.

What recommendations can we make to the plan?

- Investigate whether Wi-Fi is the highest technical aspiration available.

Renewable energy (31)

Guiding Principles	Criterion		Description	Small negative impact	Neutral impact	Small Positive impact	Moderate positive impact	Strong positive impact
				-1	0	+1	+2	+3
Support business through high quality and innovative infrastructure	31	Renewable energy	Use of renewable energy generated from across the city, with additional generation and distribution	The plan presents barriers to the development and distribution of renewable energy across the city	The plan makes no mention of local renewable energy generation and distribution	The plan proposes renewable energy is generated across the wider city and distributed within the Four Avenues X	The plan provides incentives for renewable energy to be generated and distributed across the wider city and within the Four Avenues.	The plan encourages renewable energy to be generated and/or distributed across the wider city and within the Four Avenues, via a range of advocacy, leadership, incentives, regulation & investment.

Discussion

Discussion included concern about what is meant by 'renewable energy'. Small scale on-site renewable energy generation (solar water heating and passive solar) is absent in the plan – only large scale and expensive technology is proposed (district heating). It was felt that small scale and localised solutions would add more resilience than a centralised and underground piped network (more self-sufficient and less emissions, especially important for air quality). Burning wood and biomass in a distant centralised energy plant will still result in carbon emissions. People wanted solar energy solutions through the share an idea, but this appears to be absent in the Plan. Access to the sun is considered, but could be strengthened considerably – especially for living zones (e.g. access to a minimum of 3 hours sunlight in winter for residential living spaces is proposed).

Build Green Christchurch only applies to new commercial buildings. It is also important to consider the performance of new homes but even more importantly the renovation of existing homes many of which would be considered to be cold, damp and poorly performing. Renovation of the existing built home environments provides an extraordinary opportunity to improve health, wellbeing and sustainability objectives.

What recommendations can we make to the plan?

- Provide a definition of renewable energy.
- Include projects to encourage small scale on-site renewable energy solutions.
- Apply green building tools more widely to go beyond the commercial core and fringe, and to apply to existing buildings.
- Consider ways of improving the quality of new and existing homes.

Guiding principle 5 - Respect for the past – results and discussion

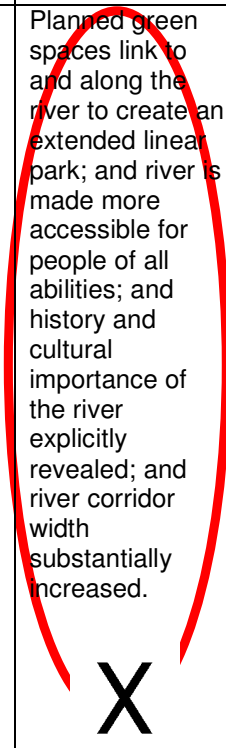
- d) Enhance the beautiful setting of Christchurch beside the Avon River and Hagley Park at the foot of the Port Hills
 - Use of space and links to the river (32)

- e) Celebrate the city's culture and heritage for the future
 - Wayfinding (33)
 - Sense of place (34)
 - Respect for Maori cultural values (35)
 - Remembrance (37)

- f) Respect the existing street pattern
 - Historic street pattern (36)

Use of space and links to the river (32)

Guiding Principles	Criterion		Description	Small negative impact	Neutral impact	Small Positive impact	Moderate positive impact	Strong positive impact
				-1	0	+1	+2	+3
Enhance the beautiful setting of Christchurch beside the Avon River, Hagley Park at the foot of the Port Hills	32	Use of space and links to the river	Use of space along the river and green links to the river	The plan describes a loss of connections to and along the river	The plan maintains existing connections to and along the river	Planned green spaces link to and along the river to create an extended linear park and river is made more accessible for people of all abilities	Planned green spaces link to and along the river to create an extended linear park; and river is made more accessible for people of all abilities; and history and cultural importance of the river explicitly revealed	Planned green spaces link to and along the river to create an extended linear park; and river is made more accessible for people of all abilities; and history and cultural importance of the river explicitly revealed; and river corridor width substantially increased.



Discussion

Participants agreed the plan was excellent to raise the profile and increase the use of the Avon River – a vital part of the cities heritage and amenity. Participants wanted to confirm that if 30m set backs are imposed they must also be publically accessible (not cut off by private development). Participants were pleased to see the Avon River corridor being created in Volume 2. However, the use of this newly zoned land is not clear. Much of the land surrounding the river is currently road and foot paths. It was suggested that the CBD Road Hierarchy (Volume 2 - MAP) needs another classification for pedestrian areas - “Way” is too broad. Cashel Mall

and Worcester Boulevard are considered “ways” as are Victoria Street and Ferry Road. These areas do not have the same uses. “Pedestrian Priority Area” is proposed to reflect that vehicles still may travel in these spaces (perhaps only after hours for servicing), but the focus of these areas is walking and cycling (e.g. Worcester Boulevard). The edges of the Avon River from Armagh Street to the Hospital should be designated as Pedestrian Priority Areas (needing road closures during the day).

The activities permitted along the Avon River Corridor are not clear. The Plan should promote a range of public and privately run activities along the Avon River. The plan is silent on private opportunities such as hospitality, punting and entertainment within the river corridor.

More links could be made with schools and communities to help care for and study the Avon River. Examples include schools adjacent to the river “adopting” a portion of the river for care (e.g. Coast Care and Love Your Coast) and Universities helping to gather data of biodiversity and quality etc. Educational elements could also be built into interpretation boards and displays.

What recommendations can we make to the plan?

- Ensure 30m set backs are publically accessible i.e. not cut off by private development and available to utility companies.
- The CBD Road Hierarchy (Volume 2 - MAP) needs another classification for pedestrian areas - “Way” is too broad.
- The edges of the Avon River from Armagh Street to the Hospital should be designated as Pedestrian Priority Areas (needing road closures during the day).
- Promote a range of public and privately run activities along the Avon River. The plan is silent on private opportunities such as hospitality, punting and entertainment.
- Link with schools and communities to help care for and study the Avon River.

Wayfinding (33)

Guiding Principles	Criterion		Description	Small negative impact	Neutral impact	Small Positive impact	Moderate positive impact	Strong positive impact
				-1	0	+1	+2	+3
Celebrate the city's culture and heritage for the future	33	Way finding	Street design, layout and signage (international signs, English, Te Reo, Braille) is clear for people moving within the city	The plan hinders wayfinding	The plan makes no mention of wayfinding	Prominent safety issues within the Four Avenues are identified by necessary measures (design, layout, signage)	Routes to key destinations and prominent safety issues identified by necessary measures (design, layout, signage) X	All aspects within the Four Avenues, routes to key destinations and prominent safety issues identified by necessary measures (design, layout, signage)

Discussion

Participants scored this criterion broadly, from 0 to +3 (an average or +1/+2), because while there was a good section on wayfinding in the plan, it did not fit well to the scoring scale developed by participants. For example, the wayfinding section of the plan talks mostly about signage, whereas participants gave substantial weight to street design and layout as well. For example, colour of paving can have a substantial influence on where people walk and what mode of transport is perceived to have right of way. Participants were pleased to see recognition of the importance of tourists and their ability to wayfind.

The participants also noted there was no discussion of using internationally recognisable signs, which the participants believed should be the starting point for all signage where appropriate. For example, hospital is denoted by a white cross. To complement the international signs, participants also noted that English, Te Reo and Braille should be used where appropriate, and again this is not mentioned.

Participants also suggested a hierarchy of wayfinding importance with safety having a higher priority than destination finding. For example, wayfinding along the river must be safe for all, including the visually impaired; wayfinding to a destination such as the hospital is more critical than wayfinding to an entertainment centre.

What recommendations can we make to the plan?

- A hierarchy of wayfinding importance is included, with safety being the priority.
- Wayfinding should encompass as much about design and layout, as signage.
- International signs should be used, and these should be complemented with English, Te Reo and Braille where appropriate.

Sense of place (34)

Guiding Principles	Criterion		Description	Small negative impact	Neutral impact	Small Positive impact	Moderate positive impact	Strong positive impact
				-1	0	+1	+2	+3
Celebrate the city's culture and heritage for the future	34	Sense of place	Clear evidence of Christchurch's unique heritage, cultures and geography including commercial buildings and homes	The plan hinders design, art, visual aesthetics and sense of place. Christchurch could be any number of western cities in the world.	The plan has no consideration of design, art, visual aesthetics and sense of place.	The plan provides for design, art, visual aesthetics and sense of place that has regard for the unique heritage, multicultural nature and geography of Christchurch with one or two tangible examples	The plan includes design, art, visual aesthetics and sense of place that has regard for the unique heritage, multicultural nature and geography of Christchurch within many projects that people do.	The plan requires supports, encourages, celebrates design, art, visual aesthetics and sense of place that has explicit celebration of the unique heritage, multicultural nature and geography of Christchurch within all relevant projects.

Discussion

The use of the Urban Design Panel was seen as a vital way to provide quality design outcomes for the city. The development of style guides for Christchurch, specific to the defined precincts and character areas was seen as a necessary way to reinforce the "style" of a particular area. Sense of place needs greater inclusion in more projects (integrated throughout the plan). Success for this criterion is less about a few iconic buildings, sculptures or festivals (all of which are useful), it is more about a broad and tangible reflection of our character – natural and cultural heritage throughout the city. All journeys around the city should allow residents and visitors to see the various layers that make up who we are and show our particular place in the world.

What recommendations can we make to the plan?

- An Urban Design Panel was seen as vital, sufficient resources should be allocated to allow the panel to review significant building proposals, and health/wellbeing and sustainability concerns should be reflected in the panels members.
- Aim to integrate character elements throughout the plan in appropriate projects.
- Consider the development of style guides that are particular to defined character areas. Precincts could have their own special character to help with legibility.

Respect for Maori cultural values (35)

Guiding Principles	Criterion		Description	Small negative impact	Neutral impact	Small Positive impact	Moderate positive impact	Strong positive impact
				-1	0	+1	+2	+3
Celebrate the city's culture and heritage for the future	35	Respect for Maori cultural values	Respect for spiritual, cultural and natural heritage values. For example, why tape, urea indigenous plantings, waterways, and Maori.	The plan undermines Maori cultural, spiritual and natural heritage values	The plan has no consideration for Maori cultural, spiritual and natural heritage values.	Plan provides for consideration of Maori cultural, spiritual and natural heritage values in some projects with one or two tangible examples X	Plan provides for consideration of Maori cultural, spiritual and natural heritage values in many projects with several tangible examples	Plan commits to Maori cultural, spiritual and natural heritage values in the vision of the plan, objectives and throughout all relevant projects

Discussion

The plan provides a good foundation to engage with local Maori – but through genuine engagement and partnerships much more could be achieved. Important sites to Maori and to our city's heritage should be revealed and celebrated – for example beneath the Central Library is an Urupa (Maori Burial site) and the Central Fire Station was a seasonal dwelling of Ngāi Tahu chief Te Potiki Tautahi. This site gave our city its name Ōtautahi ("the place of Tautahi"). In partnership with Ngai Tahu these stories can be brought to life and shared with residents and visitors – helping to create a uniquely Christchurch experience for all, and helping to balance the tangible evidence of cultural expression in the city. Other examples include the naming of important sites, street names, interpretation boards, the use of native plants, recognition of traditional gathering sites for food (eel) and material (flax), cultural celebrations (Matariki), public artworks, building design elements in public buildings (like the Civic Offices) etc.

Other recovery matters need to be considered from a Maori perspective as well. Issues around equity, health and social well being should be considered as Maori are often more disadvantaged, or with respect to engagement processes have different social networks and methods for responding.

Participants believed more could be made of working with Ngai Tahu as a development partner. They have considerable resources and a strong commitment to green and social outcomes.

Minor point – in Volume 2 the Avon River Park does not contain the Maori name.

What recommendations can we make to the plan?

- The plan requires processes for shared governance, and has projects that embody a living Maori culture e.g. Te Reo Village.
- Opportunities to integrate our diverse cultural heritage in projects should be explored through a partnership with Maori (and with other cultures) – for example in the development of the Central Library, Avon River, Pocket Parks, Community Gardens, Convention Centre and Town Hall, public art and events.
- Engage with Ngai Tahu as a development partner for key projects.
- Special considerations will need to be given to the disadvantaged members in our society (often Maori fall into this group) to consider the socio-economic aspects of the plan. Affordability and equitable access would be two key considerations.

Remembrance (37)

Guiding Principles	Criterion		Description	Small negative impact	Neutral impact	Small Positive impact	Moderate positive impact	Strong positive impact
				-1	0	+1	+2	+3
Celebrate the city's culture and heritage for the future	37	Remembrance	Acknowledging the earthquakes to inform, and as a part of, the future city	The plan actively disregards the earthquakes	The plan does not consider the earthquakes or how they might inform or be a part of the future city	The plan has a one dimensional memorial to the city and our community	The plan has multiple ways of remembering the earthquakes throughout the city and our community.	The plan has multiple ways of remembering the earthquakes that are appropriate and sensitive to the past, and set an international standard. X

Discussion

This was viewed as one of the strongest sections of the plan. Participants described it as a very thoughtful and well crafted section. Some discussion was generated around whether there was a need for multiple sites and a range of activities to remember the quake events. The participants felt that fewer high quality installations with multiple purposes was preferred over a greater number of single purpose sites. Special emphasis was placed on the need to remember the people / community spirit / courage and resilience rather than the "disaster". It was noted that one memorial could have multiple ways of remembering (Epi-Center was seen as a good example of this), so the bottom line was placed at +1.

What recommendations can we make to the plan?

- Focus on the quality of memorials and their relevance over time, rather than the number. Experiential memorials were preferred over static displays.
- Need to think about the process by which memorials will be identified and developed.
- The need to remember the people / community spirit / courage and resilience rather than the "disaster."

Historic Street pattern (36)

Guiding Principles	Criterion		Description	Small negative impact	Neutral impact	Small Positive impact	Moderate positive impact	Strong positive impact
				-1	0	+1	+2	+3
Respect the existing street pattern	36	Historic street pattern	Respect for the historic grid, road and avenue layout of the city established about 1850s.	The plan disrupts historic street pattern.	The plan has no consideration in plan given to historic street pattern	Historic street pattern reflected positively in plan	Historic street pattern reflected positively in plan and grid-connections are re-made and strengthened	Historic street pattern reflected positively in plan, grid connections are strengthened, and non-grid connections such as the river further enhanced

Discussion

The group recognised the need to respect and reuse existing infrastructure by maintaining the street pattern. There was also much positive recognition of the identified opportunity to replace, redevelop and create new lanes and other spaces for public use and access between and within the existing street networks.

What recommendations can we make to the plan?

- None.

6. Summary graphs of assessment positions

Figure 1 presents the summary of the workshop outcomes for 18 criteria, and Figure 2 presents the summary for the remaining 20 criteria. The figures show all assessment criteria, the agreed top and bottom lines for each criterion and the scores given to each criterion. It can be seen from these scores that generally the workshop scored no criterion below neutral (no impact/neutral/no change/improvement/decline) but also few criterion reached the “top line” or aspirational goals that the participants set. The results show there is plenty of room to improve aspects of the plan, and the way the plan is presented in the final version, along with strong directions for implementation of the plan once it is approved.

Figure 1. Top and bottom lines with criteria scores

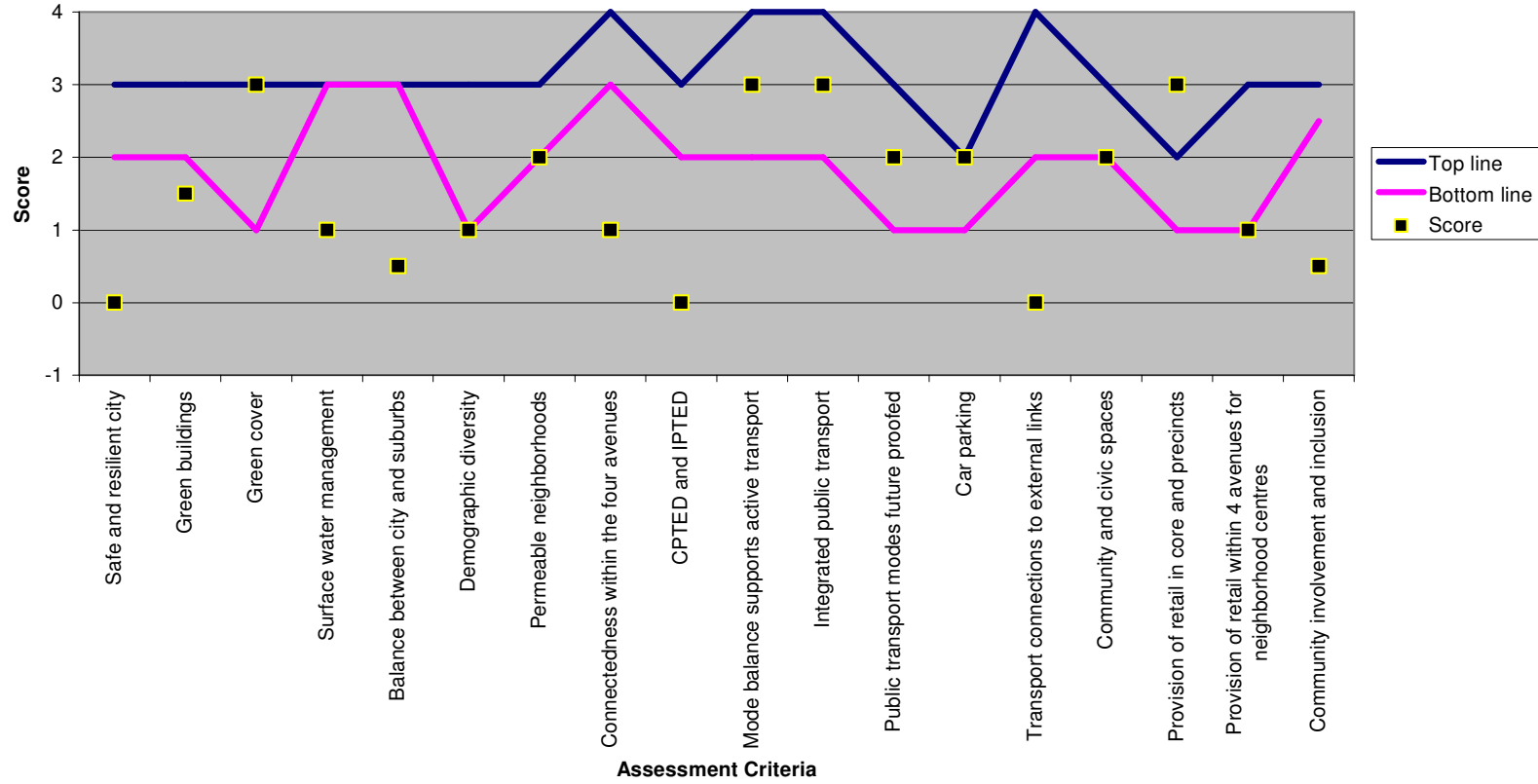
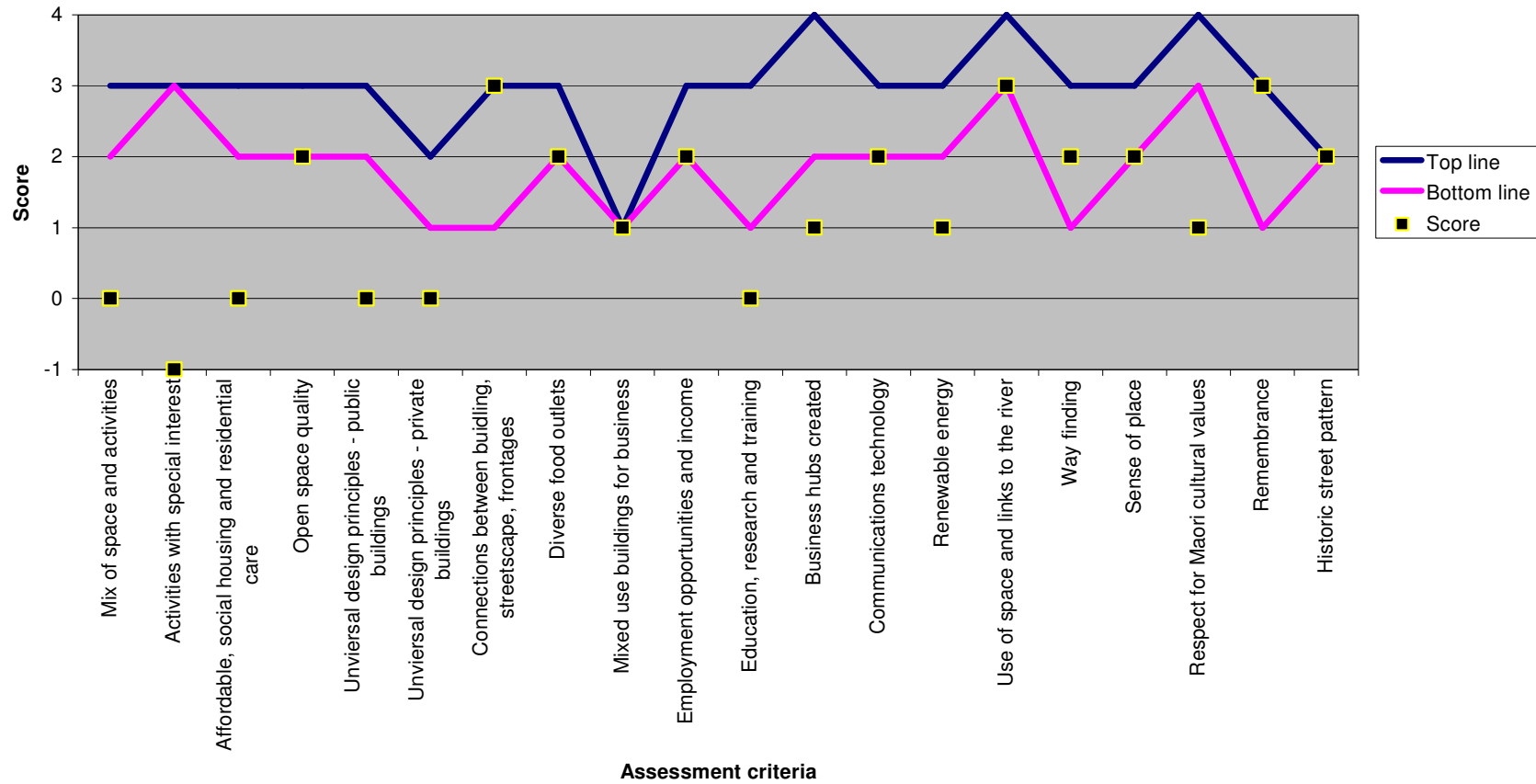


Figure 2. Top and bottom lines with criteria scores



Appendix 1 – Agenda for scoring workshop

<u>8.30am</u>	<u>Coffee and tea available</u>
<u>9.00am.</u>	<u>Introduction (plenary)</u> Open with prayer. Welcome by Tony Moore and Anna Stevenson. Martin Ward explains the method has been used before, and the role of different participants.
<u>9.20am.</u>	<u>Assessment Criteria Introduction (plenary)</u> Rob Quigley introduces the assessment criteria, the process of setting top and bottom lines and the role of technical advisors in assisting them.
<u>9.40am</u>	<u>Small group tasks</u> <ol style="list-style-type: none">1. Review and become familiar with assessment criteria for this particular group of criteria. Is the scale about right?2. Select Top and Bottom lines (see above for description of top and bottom lines) Coffee available during this time.
<u>11.30am</u>	<u>Plenary feedback from each Chapter Group</u> - Martin Ward.
<u>12.30pm</u>	<u>Lunch</u>
<u>1.00pm</u>	<u>Score the Plan</u> - Rob Quigley. Facilitators will have a set of large-format assessment criteria each, and will ask their group ‘where the Draft Central City Plan as a whole sits on the <i>scale descriptors</i> for each <i>criterion</i> ’? Facilitators will record any discussion around: <ol style="list-style-type: none">1. why the plan has been scored at that point2. any suggested improvements to the plan3. any potential unintended impacts/outcomes identified by participants.
<u>3.00pm</u>	<u>Afternoon tea</u>
<u>3.15pm</u>	<u>Walk about</u> - Alison Bourn. Participants move about the room and comment on the other groups that they have an interest in. Facilitators stay beside each score sheet to discuss/defend/make changes to scores, and be prepared to feedback on any major changes/points of disagreement.
<u>3.45pm</u>	<u>Plenary feedback by facilitators of any changes and final comments from the floor</u> - Rob Quigley.
<u>4.15pm</u>	<u>Next steps and wrap up</u> - Rob Quigley Tony Moore and Anna Stevenson to close. Close with prayer