

stuff.co.nz



**THE PRESS**  
press.co.nz

## **20,000 people for city centre?**

JODY O'CALLAGHAN

Last updated 05:00 02/09/2013

### **City Centre**

The Government wants 20,000 residents living in Christchurch's inner city - and is formulating a plan to achieve it.

The Christchurch Central Development Unit (CCDU) is drafting the Residential Chapter, which also proposes a new community of 1500 to 2000 people living around a central park and playgrounds within the East Frame.

It echoes Mayor Bob Parker's pre-quake Urban Development Strategy, in which he envisaged 12,000 to 16,000 housing units and apartments that would have attracted up to 30,000 residents.

Parker said 20,000 inner-city residents was a "modest target" and "very, very achievable".

Before the quakes, 7000 to 8000 people lived in the central city.

CCDU director Warwick Isaacs said there were "exciting opportunities" to establish a new era of residential living between Fitzgerald, Moorhouse, Bealey and Deans avenues.

Those living by the East Frame, bordered by Madras, Manchester, Tuam and Kilmore streets, could become a community.

"While they have caused a lot of destruction, the earthquakes have also provided a chance to create a world-class new central city, and a big part of that is making it a great place to live," Isaacs said.

The plan due for public consultation at the end of the year includes a range of dwellings within easy walking distance of work, inner-city attractions and nightlife.

The long-term goal is to have more than 20,000 people living in the central city, with larger and taller buildings, largely private-sector led, in particular zones.

Changes would be made to the District Plan Living Zones based on the Christchurch City Council's review earlier this year, as well as initiatives aimed at stimulating residential activity in the central city.

Parker said there was potential to expand the plan to between Linwood and Fitzgerald avenues too.

He and his wife, Joanna Nicholls-Parker, live in a central-city warehouse they call the "bunker", which withstood the quakes, but now stands alone among construction and red-zoned sites.

The only thing missing was a community, Parker said.

Central-city living was a "newish" concept in New Zealand, but it was a lower maintenance, easy way of living, he said.

"It's where I choose to live. I'm certainly not moving out.

"It is, I am utterly convinced, going to be the best place to live in Christchurch in time to come."

Residents spoken to by The Press were positive about the concept, and the biggest concern was noise.

Gerard Smyth has lived in Kilmore St, near the planned East Frame, for 15 years and said it was an "absolutely delightful" place to live.

The only "stumbling block" was the noise of cars, which "kills community".

"If you want 20,000 people living in the central city, it has to be pleasant, and the noise of the one-way streets kills the pleasantness stone dead."

While enjoying an afternoon with his young family in the CBD yesterday, Brendan Reilly recalled complaints from residents new to Auckland's Viaduct Harbour about inner-city noise.

"If they want to get people back into the CBD, that is fantastic, but I, for one, would not want to live in that noisy environment."

It was important to have a vibrant and sociable city, but he did not want to live "two floors above that".

His wife, Megan, generally supported the plans, saying some families would see the appeal of living close to work and saving on transport costs.

Harewood resident Leanne Mirfin said she would like to move to the inner city once her children left home, to be nearer the action.

- © Fairfax NZ News

## Comments



rogersurf Less than a minute ago

Your comment is awaiting moderation

Haha What did I say previously about Agenda21?

Gerry Brownlee's "unprecedented opportunity to build a better Christchurch"?

Clear the river margins :- Agenda 21

Acquire strategic land as required to impose "sustainable" solutions. :- Agenda 21

Now concentrate people into towns and cities so there is less stress on the environment. :- Agenda 21

Ban motor vehicles and jamb people into concentrated "eco" apartments. Produces less CO2:- Agenda 21

Next the farmers and suburban dwellers are going to get it. "Return land back to nature and wild life" :- Agenda 21

Sounds beautiful and green AND communist AND dictatorial!

If you have any doubts, try googling "agenda21"

[DRS](#) 18 minutes ago

It's all good to want people living in the central city, and it's a good place to live, I do now. But why dictate where people should live? the east frame would be the last place I'd want to go, what a great place to live right next to a stadium and light industry that will probably go heavier, what else will happen east of Fitzgerald?

Ian Athfield pointed out in a CCC commissioned report that for inner city developments to work they needed to be in walking distance of services like Supermarkets pharmacists etc, meaning an area like Moorhouse Ave-CPIT-Sydenham would make more sense.

But here's a unique idea for the CCDU how about you let developers decide where they want to develop in



conjunction with where people might actually want to live!

[Reply](#)

0



[National/Labour](#) 19 minutes ago

A pipe dream. Unfortunately the pipe dream idea has major leaks

[Reply](#)

0

[CraigA](#) 47 minutes ago

Make it affordable and people will come. We will have a beautiful and vibrant city centre with time.

[Reply](#)

0



[Rochford](#)56 minutes ago

What a pack of bleaters. There are huge positives for young folk, folk without children, retired people, sports people etc. It may not suit everyone but you will be close to all amenities, you will be able to go most places with a bicycle or on foot. Close to restaurants, bars, cafes, theatres and best thing is that with more people in the city it will deter crime (more witnesses, more law abiding citizens on the streets) it will promote the shopping centre. There are huge positives. The problem with Christchurch pre quake is that there were no people to report disorder (or even boy racers) so it went unchecked.

[Reply](#)

0



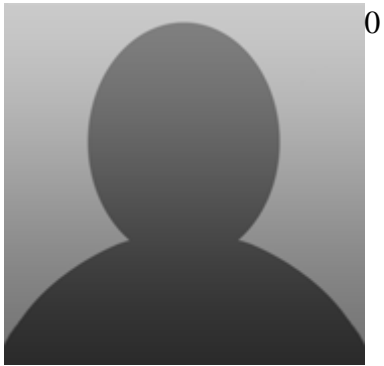
[Mattman](#)59 minutes ago

I'd love to live in the new CBD.

An affordable single/double bedroom apartment is all I'd ask for.

Make sure the CBD is cycle/pedestrian friendly as well.

[Reply](#)



0



[Jamesme](#) 1 hour ago

oh great social housing in the central city will bring more crime from the eastern suburbs - slums to the CBD - no thanks

[Reply](#)

1 reply

0

[Mrol](#) 33 minutes ago

Better than white collar crime from Merivale\Fendal-  
tion ?

0



[Hammer down](#) 2 hours ago

Now, yes with new buildings. Pre quakes the fire code restrictions and quake strengthening work required on older buildings made it too expensive.

[Reply](#)

+3

[M.S](#) 2 hours ago

One simple way to cut down noise is to completely ban big bore mufflers , so WHY hasn't this been done ?

[Reply](#)

+4





[Maryfields](#) 2 hours ago

Yes, great, but don't do it if these new residents are going to spend the next decade whining about noise and trying to make everyone go to bed at nine o'clock.

Want to live in the city? Leave it as a city!!

[Reply](#)

+2

[niceast](#) 2 hours ago

I'm sure this was on the agenda way before the earthquakes. Come one get a move on, this is not 'news'.

[Reply](#)

0



[Rosella](#) 2 hours ago

These city dwellers will need to have fat paychecks to match their city aspirations. The city has become so expensive.

[Reply](#)

+4

[lyttelton kiwi](#) 3 hours ago

Inner city living... yeah right I have had 22 years of that in London Frankfurt Paris and Budapest .. all wonderful but I returned to NZ for some lifestyle living.. and funny I suspect a good few others have done the same. no way am I going to be cooped up in a battery farm any longer! - especially with NZ's rubbish low wages and high taxation to boot. The only reason for coming back here is the lifestyle.



[Reply](#)

1 reply

+3



[Sprinter](#) 1 hour ago

same for me - came here for a lifestyle, not a career and not for living in an apartment, as otherwise there are better places including Sydney. Who will be able - without having saved moeny from working overseas - to buy and pay off an expensive apartment with underground garaging. From experience many people living in apartments know how difficult it is to get body corps to deal with insurances and I know of nobody -ex central city apartment living - who has an idea when her/his apartment will be liveable again. If you live in the suburbs or on the countryside with damage, well you can easily put a campervan or live in some type of container accommodation on your land and do not feel too disturbed. But city living will not be cheap, even not as rental, as someone need to get a return of investing into apartments. Or they become just small boxes the size of a container. We are not Auckland here, so space is relevant. Woolston, Sydenham, Waltham are the obvious places to revitalise as only a few bus minutes or bike minutes away from the city. Lets just have 3 to 4 level Jasmx type design buildings in the city to attract people back.

0

Big Wednesday is \$7.5 M Incl prizes.

[PLAY NOW](#)