

Peterborough Village  
Pita Kāik requests that...



## Comment on Draft Central City Plan

Name: This submission is on behalf of Peterborough Village Incorporated (Pita Kāik)

c/- Mark McEntyre (Chairman)

1. Pita Kāik does wish to appear and be heard at the public hearings.
2. Pita Kāik is an incorporated society of residents, businesses and property owners with interests within the Christchurch Central city area, specifically the area largely bounded by Colombo St, Salisbury St, Barbadoes St and the Avon River.

## Share an Idea submission

3. A submission was made to Share an Idea for the Peterborough Village in July seeking specific principles and an Outline Development Plan (ODP) for the village area.  
<http://www.peterboroughvillage.org.nz/?s=outline+development+plan&op.x=23&op.y=20>
4. Pita Kāik observes that the village concepts have not as yet been recognised and requests that a Peterborough Village Outline Development Plan be incorporated in the CCP.

## Statutory Framework

5. Pita Kāik have reviewed the CERA Act 2011 and note that purposes include “to enable community participation in the planning of the recovery of affected communities ...”, and, “to facilitate, co-ordinate, and direct the planning, rebuilding, and recovery of affected communities, including the repair and rebuilding of land, infrastructure and other property”. We note that “recovery includes restoration and enhancement.” We also note that “rebuilding” includes “converting any land”, and, “rebuilding communities”.

## Context

6. North of the Avon Ōtakaro, lying east from Colombo Street, Peterborough Village (Pita Kāik) involves a central city precinct that has for more than a century involved a concentration of both commercial and residential activity closely adjoining and complementing the city's heart. The Village area, streets and businesses supported Town Hall and Convention Centre activities, as well as the work-force and entertainment across the river. In addition, the Village involves an area that has been of particular significance to tangata whenua for centuries.

7. As well as significant loss of life, the earthquakes of the last year have caused serious land and building damage within Peterborough Village (Pita Kāik), particularly from south of Salisbury Street to the river, encompassing Peterborough, Kilmore, Manchester and Madras Streets, and Cambridge Terrace. Whilst much is 'green-zoned', there are few 'green-stickered' buildings within the Village. The majority of buildings will likely be demolished. Peterborough Village Inc. (Pita Kāik) has emerged from the devastation to enable the communities of interest to together seek and work toward a vibrant and resilient renewal of the area.

8. This submission on the Draft Christchurch Central City Plan supports the realisation of the community's emerging vision for the redevelopment of Peterborough Village as a contributor to the city centre's renewal. Since the February earthquakes a series of community workshops have been held, the Peterborough Village Incorporated Society (Pita Kāik) has been created, and a Peterborough Village Redevelopment Plan is being developed. This is of course an ongoing process, and much is left to be done. The community trusts that this submission will represent part of an ongoing engagement with Christchurch City Council, Ngai Tahu and CERA on this community-led process to redevelop the Peterborough Village area to become a vibrant and sustainable living and commercial precinct in Christchurch City.

9. As a very interested and active community, on 17 August 2011 Pita Kāik organised the public's first briefing on the draft CCP. There have been subsequent meetings to develop a Pita Kāik response. Broadly speaking the community strongly supports the vision articulated in the Draft Central City Plan Volume 1, and looks forward to working with various stakeholders to see this vision realised in the Peterborough Village precinct within the Moa Neighbourhood. Pita Kāik have identified there are issues that are not yet adequately addressed in the planning documents. To address the disjunction between the aspirational Volume 1 and the regulations via Volume 2, this submission provides in parallel comments on Volumes 1 and 2. Indicative and specific changes are sought.

10. As requested in the July submission, provision in the CCP for a Peterborough Village (Pita Kāik) Outline Development Plan is sought to address the methodological disparity between Volumes 1 and 2.

## Past Present Future (pages 17 – 22)

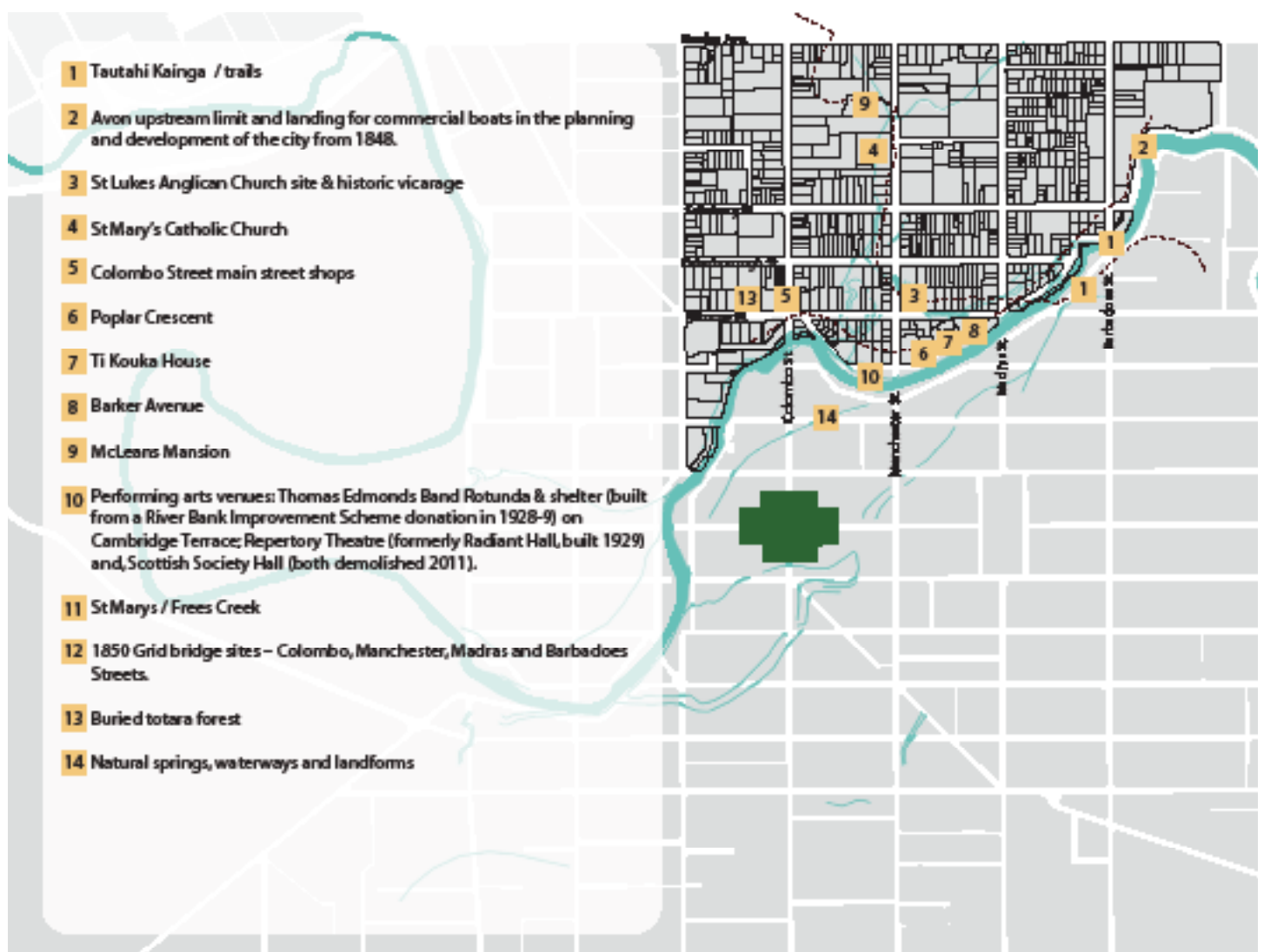
### Heritage (pages 17 – 19)

- **Support** recognition of the natural and cultural underlayers to Ōtautahi Christchurch.
- **Request** improved mapping of the underlying natural system (page 18) to provide more adequate information.
- **Request** support for recognition and interpretation of heritage sites and activities in Peterborough Village Pita Kāik, including:
  1. Tautahi Kainga / Pā, associated trails.
  2. Avon upstream limit and landing for commercial boats in the planning and development of the city from 1848.
  3. St Lukes Anglican Church site & historic vicarage - site allocated 1850, 1st church opened in 1860.
  4. St Mary's Catholic Church – site allocated mid-1880s, 1st church opened in 1890, then schools (incl. Rose Chapel) and convent in the 1890s.
  5. Colombo Street main street shops – incl. Johnson's Grocery (opened as Leigh & Co in 1911) the city's last grocery.
  6. Poplar Crescent originally the river corridor from Colombo to Barbadoes Street planted with Lombardy Poplars in 1877. By 1902 the "immense poplar trees" were interfering with native waterside plantings between Manchester and Madras Streets. More poplars were planted in 1924 and Poplar Crescent was confined to the Manchester – Madras length.
  7. Ti Kouka House (built 1865, burnt 2009) of Samuel de la Bere Barker, botanist, with botanical gardens extending from the river to Kilmore Street (west of Madras Street), resulting in a riverbank promenade named Barker Avenue.
  8. Barker Avenue was one of the earliest and largest projects of the Christchurch Beautifying Association involved a very extensive native planting between 1898 and 1902 on the Avon riverbank. Striving to create the garden city, they were led by Leonard Cockayne, who became NZ's greatest botanist, and Sam Barker.
  9. McLeans Mansion, built 1899-1900, then NZ's largest timber residence. Architect: England Bros.
  10. Performing arts venues: Thomas Edmonds Band Rotunda & shelter (built from a River Bank Improvement Scheme donation in 1928-9) on Cambridge Terrace; Repertory Theatre (formerly Radiant Hall, built 1929) and, Scottish Society Hall (both demolished 2011).
  11. St Marys / Frees Creek was diverted from it's circuitous route through the Village by 1877.

12. 1850 Grid bridge sites – Colombo, Manchester, Madras and Barbadoes Streets.

13. Buried totara forest, as was revealed close below on the Convention Centre site along Peterborough Street.

14. Natural springs, waterways and landforms.



## Past Present Future (pages 17 – 22)

### Geotechnical (page 22)

- **Support** inclusion of comprehensive geotechnical issues mapping.
- **Request** clarification of land classification. Rather than all “white” as stated, blocks of Peterborough Village are currently classified as “green”, “orange” or “white”.
- **Request** fine-tuned classification of the Village land to recognise the rip patterns along the natural levees evident from each quake, that have resulted in lateral spread and liquefaction.
- **Support** recognition of the levee damage along the Avon.
- **Request** building setbacks from levee damage along the Avon as well as along levees to former watercourses.
- **Request** recognition of natural spring locations.

### Our future city (page 22)

- **Support** recognition of flood risk, as through the Flood Management Area in the City Plan.
- **Request** review of Flood Management Area due to land subsidence and expectations of increased sea level rise.
- **Request** consideration is given to inclusion of flood-prone land within the Avon River Park rather than to re-build.
- **Support** the established target for additional households within the four avenues.
- Pita Kāik notes that the Operative City Plan has been shown to be able to meet these targets with the extensive site amalgamation anticipated, Pita Kāik has much greater capacity than had been modelled.





## Remembering/Maumaharatia (pages 23 – 26)

- **Support** recognition that “A city’s identity is made up of its collected memories which create a sense of place” via a memory collection project.
- **Request** consultation be undertaken with Pita Kāik regarding possible earthquake memorial at Band Rotunda site (page 34).
- **Support** recognition of the natural and cultural underlayers to the city.
- **Request** recognition of the spring-fed lands of the city, of the many waterways resulting, and hence the complex levee pattern underlying.
- **Request** interpretation of the underlying nature of the city, to assist public understanding, such as through revealing the buried forest and spring-fed waters (e.g. of the artesian waters and lush forest system depicted in Neil Dawson’s ‘Chalice’).
- **Request** recognition of the levee rip-line patterns in remembrance works; with such concentration of quake damage being associated with existing or former watercourses.
- **Request** the natural levee rip-lines form the basis for various and diverse earthquake memorial works along the Avon River Park and along tributaries.
- **Support** retention of a significant ruin or building fragments in the Central City.
- **Request** urgent protection of the Provincial Chambers from weather damage and repair of the majority of the complex. Protect and await an eventual decision on an appropriate future for the Stone Chamber that is currently in ruin.

Neil Dawson’s Chalice







After : Potential earthquake memorial along the Avon River Park



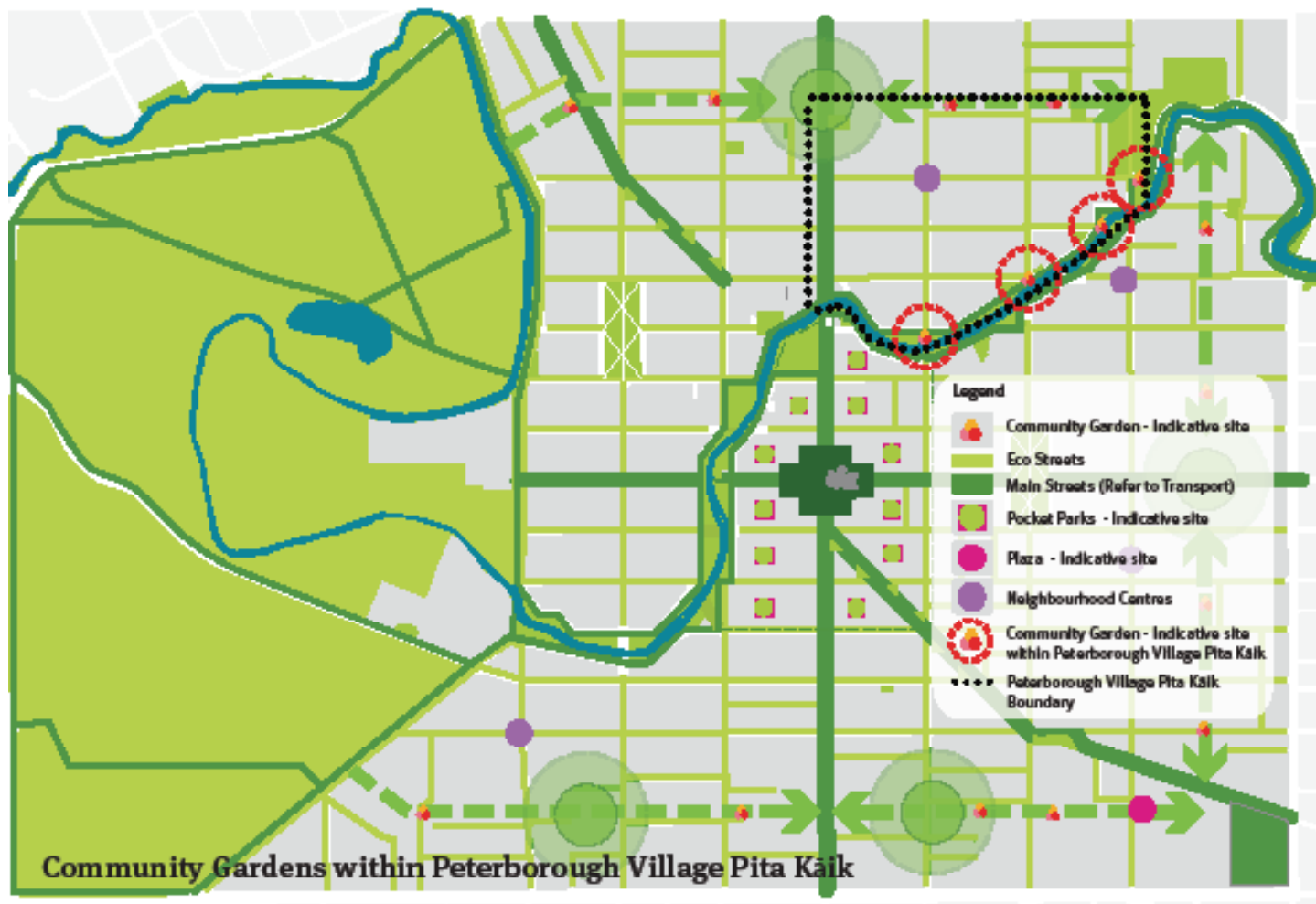
## Green City (pages 27 – 44)

### Volume 1

- **Support** all 11 targets (page 29) including that every street “incorporates green infrastructure”.
- **Support** all Peterborough Village streets being Eco Streets, including for improvement to Avon River water quality as well as amenity (page 30).
- **Support** the proposed pocket parks in the Core.
- **Request** pocket parks in Fringe Blocks, including within Peterborough Village as per an ODP.
- **Support** the Central City Greenway located north of Peterborough Village, and inclusion of community gardens (page 30).
- **Support** the promotion of “healthy, sustainable and active living in the Central City through the natural environment and green technology.”
- **Support** the “strong garden city identity”.
- **Support** projects that enhance the “unique natural heritage”.

### Volume 2

- **Request** methods to address rainwater management on adjoining streets.
- **Request** methods to achieve lanes and pocket parks in Peterborough Village.
- **Request** methods to actively encourage green technology in Central City Living (CCL) developments to achieve more sustainable development. For example, actively encouraging rainwater collection, zero runoff site works, green roofs, passive solar building design, durable materials and on-site renewable energy systems (including solar, water heating).
- **Request** requirements for a proportion of greened outdoor living space in CCL zone.



## Green City (pages 27 – 44)

### Avon River Park / Papawai Ōtakaro

#### Volume 1

- **Support** the creation of the Avon River Park/Papawai Otākāro (p. 31).
- **Request** a flood management regime be addressed in park planning and in the Peterborough Village ODP.
- **Support** the recognition of tributaries.
- **Support** reduction of riverside traffic.
- **Oppose** roadworks intruding into riparian areas.
- **Request** riparian cleansing wetlands at stormwater outlets to provide flood storage and improve river water quality (reinstate wetlands naturally occurring on riparian lands).
- **Support** recognising and revealing the natural and cultural heritage and memories along the River.
- **Request** their recognition in Peterborough Village as per an ODP.
- **Request** consultation with Pita Kāik regarding Avon River Park planning and development alongside Peterborough Village.
- **Support** the Community Gardens Project (p. 40).
- **Request** community gardens (& allotments) for the Peterborough Village along the north bank of the river.

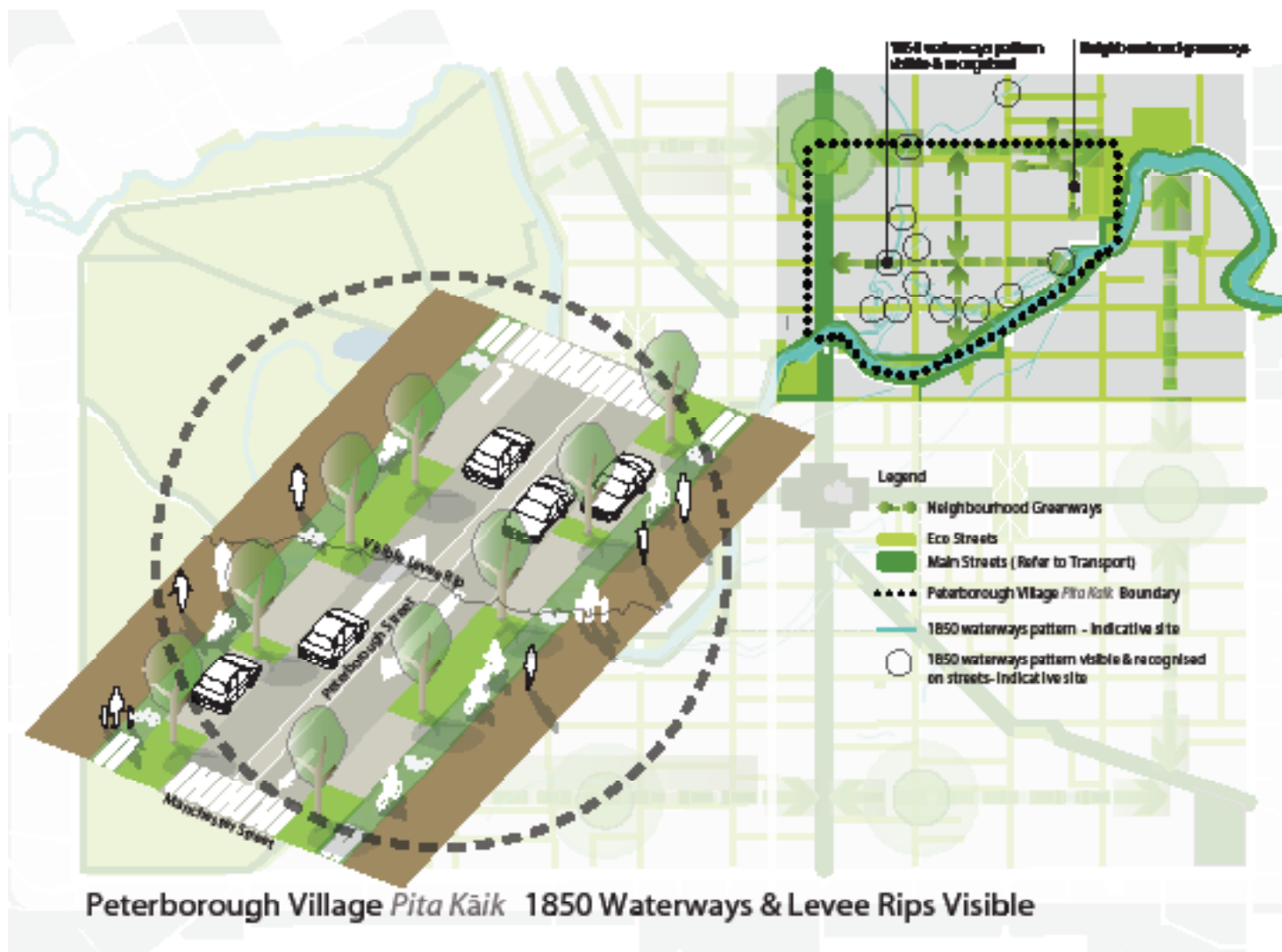
#### Volume 2

Zone description and purpose (p. 172, Vol 2):

“Within the four avenues the Avon River corridor is to be enhanced ....The Avon River Park is to be celebrated as the largest area of greenspace between Hagley Park and Fitzgerald Avenue, serving a wide range of functions. ... (p. 172, Vol 2)

- **Request** recognition of the Avon as a natural system.
- **Request** methods to enable recognition of tributaries to the river, and of their use as lanes.
- **Request** methods to recognise former trails and to encourage and **Support** lanes to access the river park.
- **Request** recognition of the Peterborough Village river park frontage through the ODP.





Have the 1850s Waterways & Levee Rips Legible



## Green City (pages 27 – 44)

### Central City Parks (pages 39 – 40)

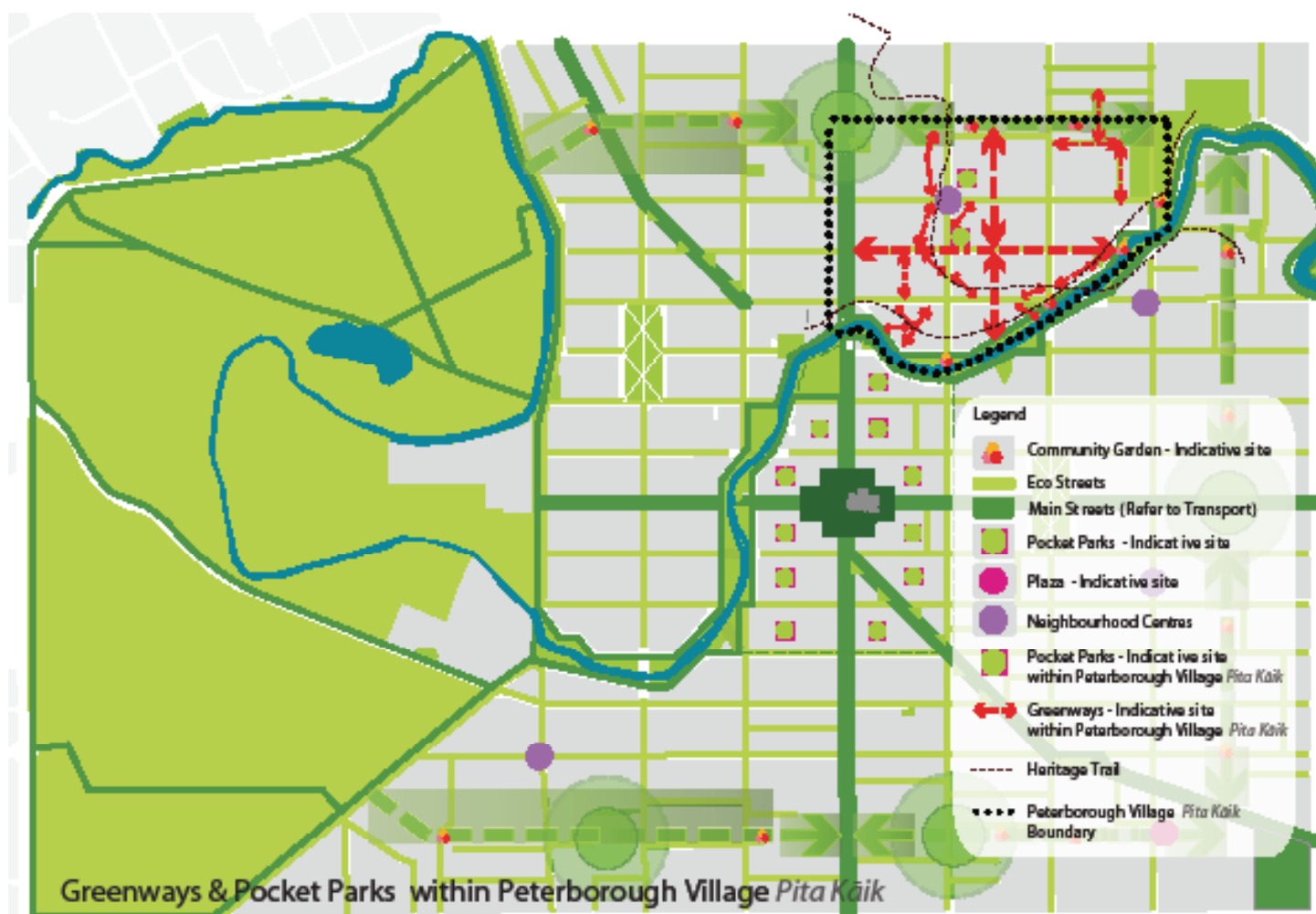
#### Volume 1

- **Support** the indicative Central City Greenway and Neighbourhood Park to the north of or within Peterborough Village.
- **Request** timing for implementation be brought forward. The land for the greenway needs to be secured in the next year to minimise conflicts with first-mover rebuilding.
- **Request** Peterborough Street be of a 'greenway style', without through traffic.
- **Request** recognition of the trail and tributary crossed by the Greenway, and, connection of the Greenway to lanes through the Village and to the River Park.
- **Support** pocket parks within Peterborough Village.
- **Support** the Community Gardens Project (p. 40).
- **Request** community gardens (& allotments) for the Peterborough Village along the north bank of the river.

#### Volume 2

- **Request** methods to **Support** the creation of the greenway, pocket parks and lanes.





## Green City (pages 27 – 44)

### Eco streets (pages 41 – 42)

#### Volume 1

- **Support** the Eco Streets Project and the proposed conversion of all Peterborough Village streets to Eco Streets as per map page 30.
- **Request** consultation with the community regarding specific eco street design and development.
- **Support** roof gardens in residential as well as commercial development.
- **Support** incentives, guidelines and demonstrations for roof gardens.
- **Recognise** the value of climber-draped green walls.
- **Encourage** use of local flora.
- **Request** on-site (rather than reticulated), environmentally-friendly energy schemes be investigated for multi-unit development in the Central City Living zone.

#### Volume 2

- **Request** that the methodology of how this project will be achieved and maintained is reflected in the Volume 2.
- **Support** opportunity to have Peterborough Village streets used as leading examples of the temporary eco street approach as an interim measure.
- **Request** methods to encourage roof gardens and climber-clothed walls in Central City Living mixed use developments.

### Marokapara Roof Garden (built 1998)





## Distinctive City (pages 45 – 64):

### Volume 1

- **Request** Peterborough Village recognised as a new 'precinct' and is marked on The Plan (page 48) in accordance with the plan below.
- **Support** the need to redevelop a central city on a much more human scale.
- **Request** off-site effects/costs of higher buildings on amenity and well-being be factored into cost – benefit analyses of site development, including effects on microclimate through shading and draughts.
- **Request** recognition of variable land character in seeking resilience, and encourage setback from natural levees.
- **Request** respect for the past, including through the Peterborough Village ODP.
- **Support** the Familiar Landmarks Project.
- **Request Support** for capturing the special spiritual and community value of St Luke's Church.
- **Request Support** for recognition of the Tautahi Kainga / Pā heritage.



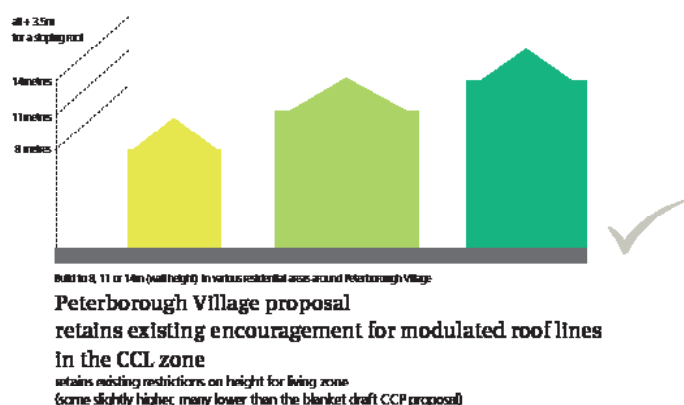
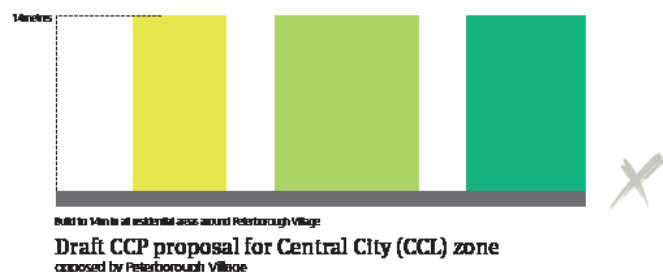
Potential Lanes & Courtyards in Peterborough Village *Pita Kāik*

## Distinctive City (pages 45 – 64):

### Height and Human Scale (pages 55 – 56)

#### Volume 1

- **Support** the proposal to redevelop a central city on a much more human scale. This needs to be supported by more adequate design controls for the Central City Living Zone that encircles the commercial core.
- **Support** lower building heights than are currently permitted in specific commercial locations in Peterborough Village.
- **Support** restricting height along street edges and stepping back higher behind, to better protect the microclimate and outlook of nearby spaces and places.



#### Volume 2

- **Request** the building heights for the commercial zone street edges adjoining Manchester, Madras and Salisbury Street be lowered to 8 m to enable adequate sun to Maryville Courts to the west and Salisbury Street residents to the south (see diagrams opposite).
- **Request** the existing commercial – residential boundary be retained at Colombo –Peterborough, but that building heights be stepped down toward the Central City Living Zone to retain afternoon and evening sunlight for residential development along Peterborough Street south.
- **Request** the existing buildings height limits, be retained for the Central City Living Zone in Peterborough Village i.e. 14 m, 11 m and 8 m height limits. (Operative City Plan, Vol 3, Part 2, clause 4.2.1 and 4.4.4.)
- **Request** 14 m height regime now proposed in clause 4.4.4 Building height - for residential and other activities (p. 22, Vol 2), as a single Central City Living zone be amended.
- **Request** the definition of “Height” (Vol 3 1 /4) be amended to “... except that: In the Living 4 and Central City Living (CCL) zones ... the building shall be measured to the intersection of the walls and roof of the building, provided that the roof area, within a slope of 45° (but allowing gable ends) may exceed the maximum by up to 3.5 metres (see diagram).”

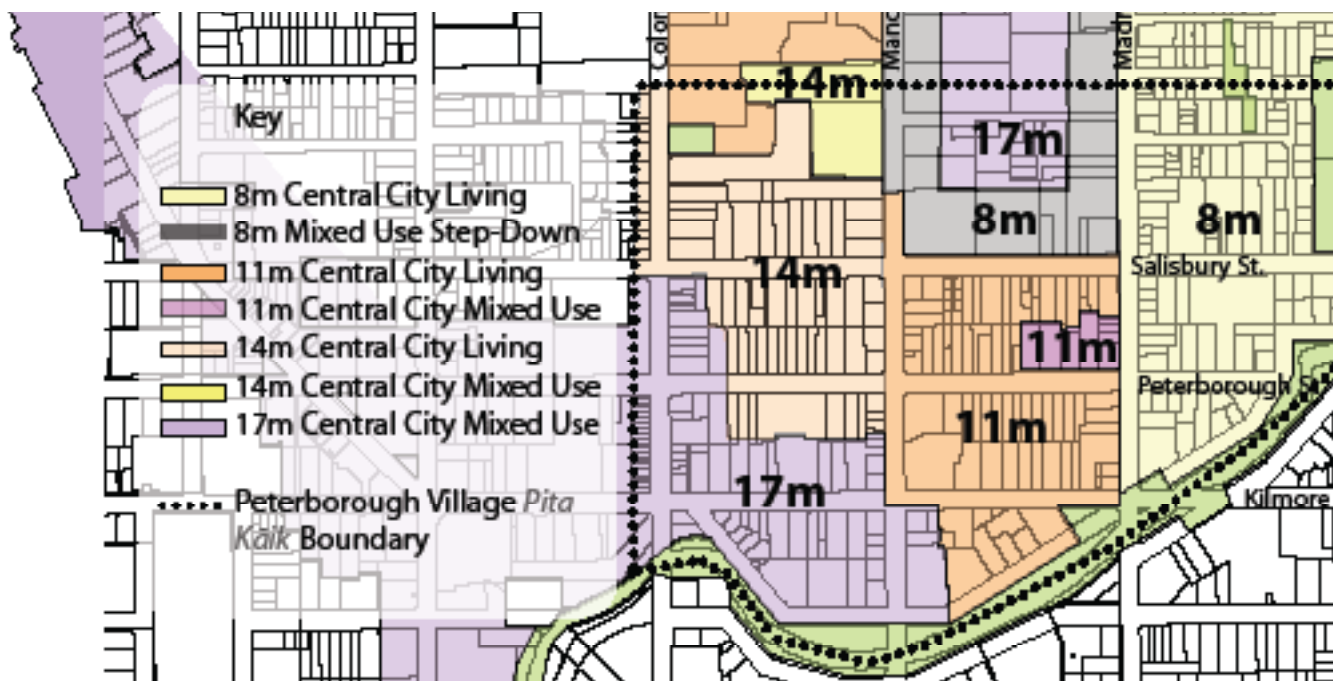


## Community Hub

Mixed use

Community focused facility

Local shops and amenities



Building Heights sought in Peterborough Village Pita Kāik

## Distinctive City (pages 45 – 64):

### Good urban design (pages 57 – 58)

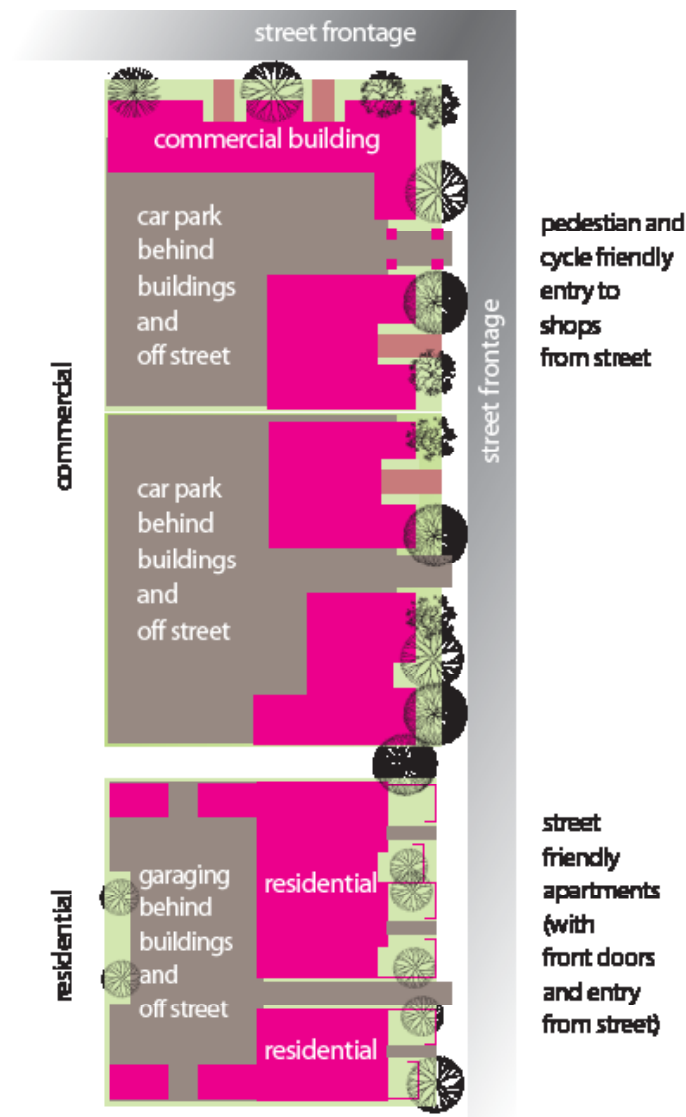
#### Volume 1

- **Support** the intent and implementation of the good urban design principles.
- **Support** their application to areas zoned for commercial activity within and adjoining Peterborough Village.
- **Request** good urban design principles be further developed and applied to residential development.
- **Support** the “out the back” principal for commercial development in Peterborough Village, with an incentivised exception, to maintain and enhance amenity.
- **Request** the “out the back” principal also be applied to the CCL zone.

#### Volume 2

- **Request** amendments to introduce improved methods to better address design issues in terms of character, appearance, sustainability and community-building.  
For example, amend: 3.1.2. Changes to Volume 2 – 11. 1.4. Policy: Densities (p. 15, Vol 2) (a) To provide for various levels of building density within living areas, taking into account the existing character of these areas, community values, and well-being, amenity, sustainability and green build aspirations, the capacity of infrastructure, and, strategic objectives of urban consolidation.
- **Request** the urban design panel present direct to decision makers.
- **Request** the urban design panel include a community representative.
- **Request** a mechanism for community-led design principles be recognised in the Central City Plan through the ODP.
- **Request** that commercial development be confined to areas to be zoned for commercial activity, including Central City Fringe Zone, Central City Mixed Use Zone, and Central City Business ‘CCB1’ Zone within Peterborough Village.
- **Request** that additional areas be zoned Central City Mixed Use Zone rather than Central City Living Zone – particularly the current B3B area at Madras – Peterborough Street.
- **Request** spot zoned commercial sites within the Village (scheduled activity).
- **Request** that non-residential activities be non-complying in the Central City Living Zone in Peterborough Village.
- **Request** an exemption from ‘out the back’ parking for the proposed Mixed use Zone Madras-Peterborough, with the corollary that a public lane and outdoor space be provided to the north.





### "Out the Back" Parking & Active Street Frontages

An opportunity to hide mass car parking  
Both residential and commercial have entries from street for pedestrians



**Peterborough Village supports the Urban Design Panel**  
including a community representative and advocacy for assistance and upholding values

## Distinctive City (pages 45 – 64):

### Grids and Lanes (pages 59-62)

#### Volume 1

- **Support** the 'Strengthening the Grid' initiative (p. 59, Vol 1) with fine-grained application sought through the Peterborough Village.
- **Support** the lane system and the creation of new lanes.
- **Request** that creation of 'edge lanes' are also prioritised in the north of the central city and Peterborough Village, where they currently are not shown on the map on p. 61 in Volume 1.
- **Request** assistance to create edge lanes and public courtyards in the Village, which are appropriate for a residential area.
- **Support** provision for lanes and courtyards within blocks in Core and Fringe Blocks. Peterborough Village involves Fringe Blocks and these have been seriously damaged.
- **Support** active facilitation of, and incentives for, lane development, 2 per block in the village Fringe Blocks & in the Edge Blocks north of Salisbury Street.
- **Request** lane provision in residential as well as commercial areas in the village, with lanes in the Central City Living Zone having particular provision for greening.
- **Request** indicative lane demarcation in the CCP through the Peterborough Village ODP.
- **Request** Peterborough Street be re-vamped as a 'Destination' Lane, with narrow vehicular access to sites in the Lane.

#### Volume 2

- **Request** the lanes be included in this description as important in effective accessibility to activities and facilities of the central city, while also encouraging and enabling active forms of transport.
- **Request** the description of the roading hierarchy recognises the lanes, under the Ways category.
- **Request** the proposition of lanes formation in Volume 1 of the draft City Plan the Pita Kāik community considers this as a very important one that needs to be better reflected in Volume 2 and possibly deserves a separate category in the roading hierarchy.
- **Request** a change of classification of Peterborough Street (Appendix 3a (List of classified roads in the Central City) classifies Peterborough Street as a Typical Street (p. 126 – 128, Vol 2) to re-classification as a Lane.
- **Request** methods to ensure lane provision.



### **Peterborough Lane - a 'Destination' Lane**

For cyclists, foot traffic and vehicles visiting the street  
 Not for vehicular through traffic  
 Green, with attractive amenity and human scale



## Distinctive City (pages 45 – 64):

### Precincts and neighbourhoods (pages 63-64)

#### Volume 1

- **Request** recognition of initiatives such as the Peterborough Village redevelopment within the Moa Neighbourhood.
- **Request** that Peterborough Village is recognised in the plan as a new city precinct that will be redeveloped with an Outline Development Plan as signalled in community comments on 'Share an Idea'.
- **Request** that Volume 1 recognises ODPs and that Council commits to developing such plans in cooperation with the local community and the landowners so that public work, spending and block redevelopment can occur in an integrated manner.
- **Note** that such plans may need to feed through to council-initiated plan changes.
- **Request** more clarity in the CCP on what is the intended makeup of 'community centres'.
- **Support** the creation of community facilities on the proposed Manchester/ Salisbury corner site that provide for the wider Moa Community – an 'everyday needs' shopping complex plus community centre, perhaps a small supermarket.
- **Support** retention of the traditional commercial centre of the Peterborough Village around the Peterborough/Colombo Corner and **Support** it as a food destination of the central city.
- **Request** that the Business 3B (B3B) zone on Peterborough-Madras be of mixed use that integrates with the Peterborough 'Lane'.

#### Volume 2

- **Request** retention of commercial zoning around the Colombo – Peterborough corner (Mixed Use).



Outline Development Plans sought to be included in the Central City Recovery Plan to provide spatial delineation and decision making processes to achieve:

Natural corridors forming substantial greenways along at risk waterway lands, providing pedestrian & cycle movement, recreation, ecosystem services natural processes and open space.

River precinct: River parkland corridor connecting Hagley Park to the coast. Allow for greater flood zone to presume a 500mm rise in sea level and to account for the lower land levels. Greater public river-scape / landscape solutions.

Drylit and naturalised former tributaries and wetlands.

Avoidance of structures encroaching on waterway systems. Minimising vehicle encroachment along waterways.

Keeping the heritage grid, its north-south view-shafts to the Port Hills & mountains, but the easterly baffled in the east-west greened corridors.

Retention of the existing residential zone: The exclusion of commercial uses is deemed necessary to retain a residential neighbourhood. Home occupation is to be encouraged, not discouraged.

Reduced CBD, responding to natural & cultural cues, green-belted and separated from legible villages beyond.

Heritage: Retention and repair of remaining historic and character buildings where possible. Contested to be in keeping with heritage character.

New building: Scale and texture of new buildings to reflect / respect those remaining historic buildings. Residential scale / bulk of the domestic 2 storied house that dominated this area to be respected. Height limited to 15 M plus roof eaves. No further high rise permitted.

Well-vegetated sites and surfaces, incl green roofs, and minimising piped runoff through site management.

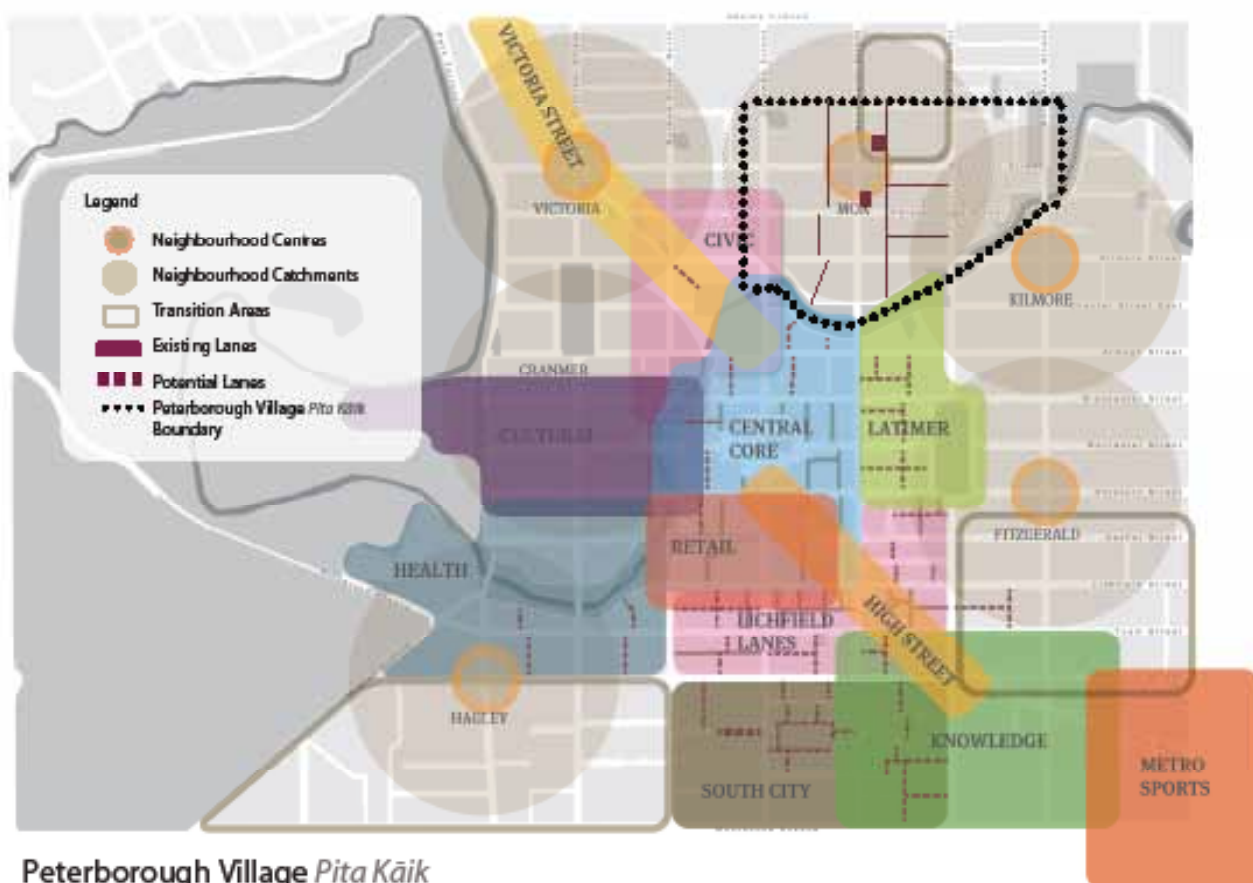
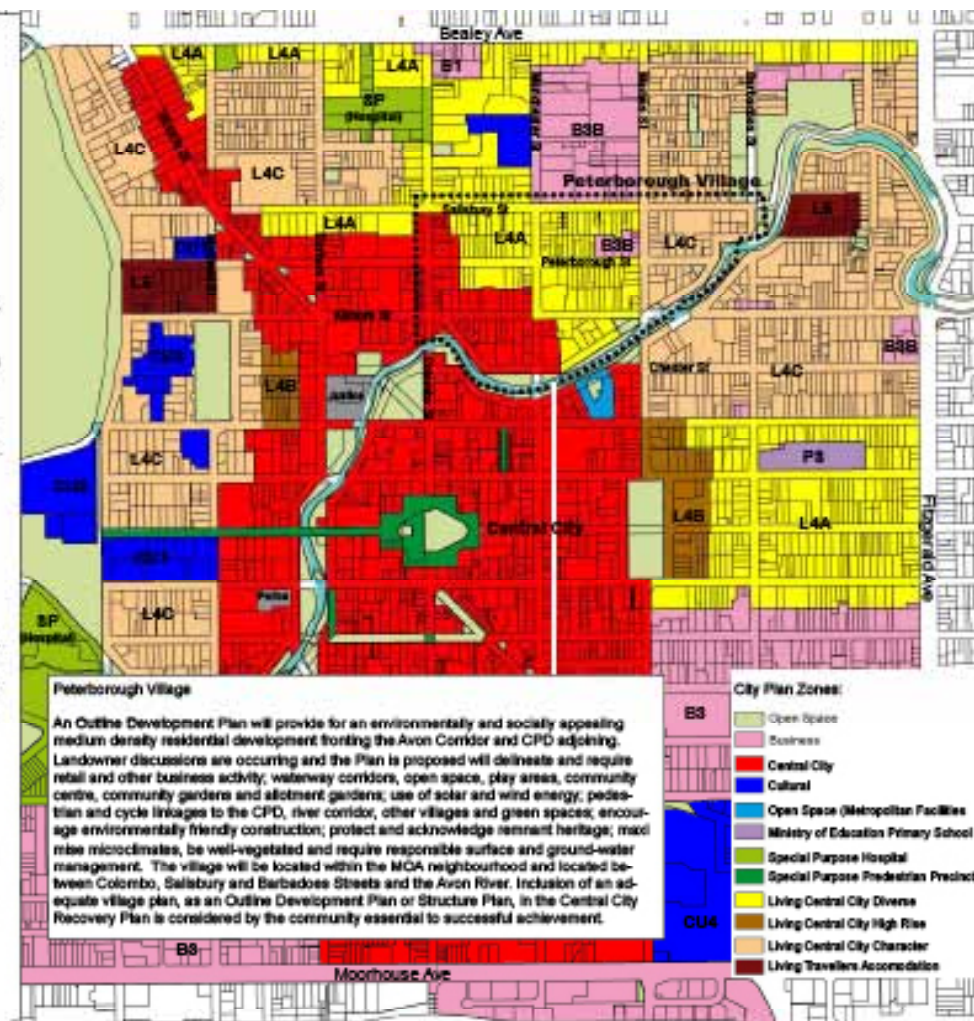
Buildings have friendly and elegant facades and uses adjoining public spaces.

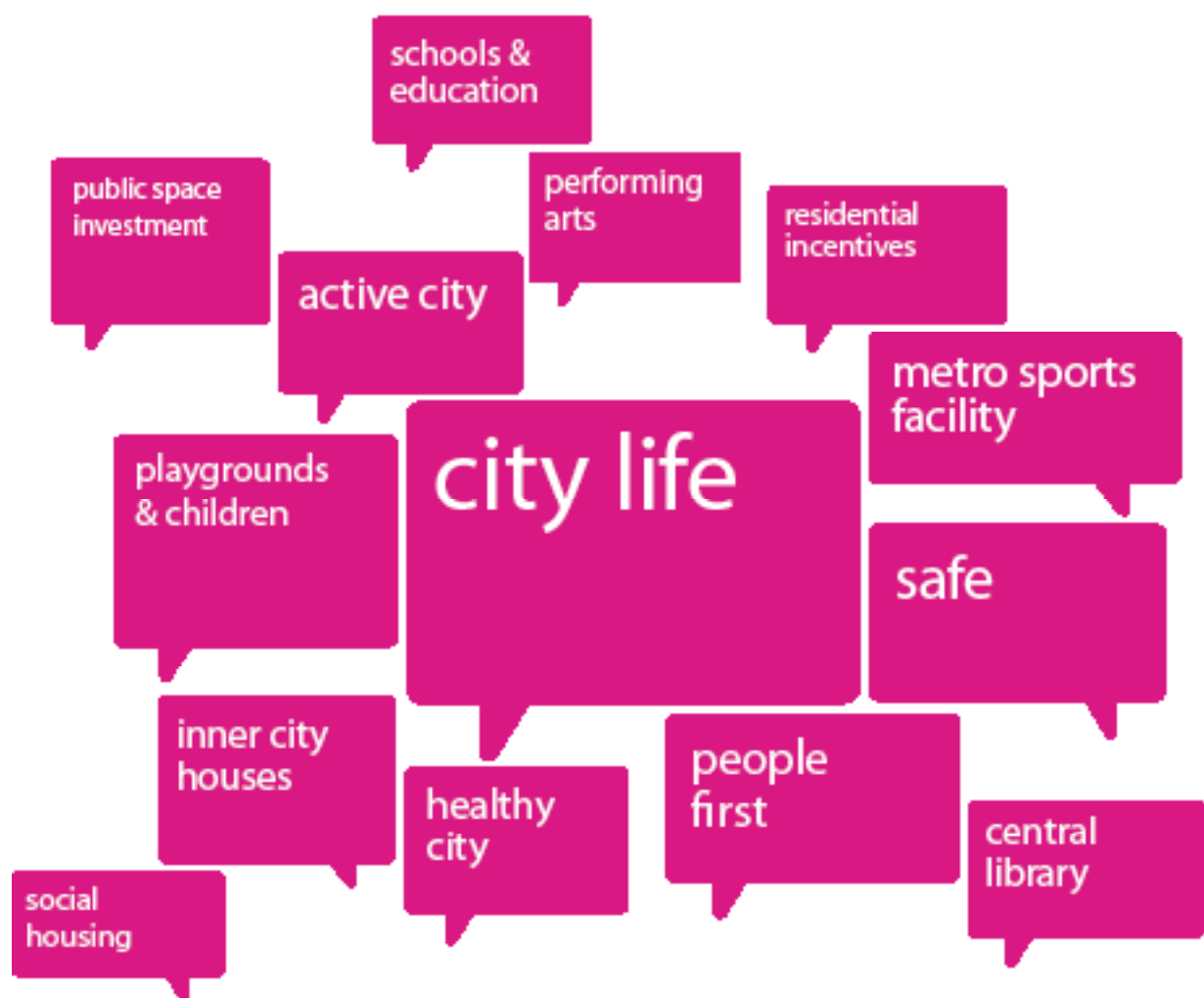
Blocks divided to provide lanes and internal open space.

Pedestrian and Cycle: These forms of travel to dominate with limited and slower vehicle access.

Links to inner city and Cultural Facilities: Clearly defined and accentuated passageways to the inner city Central People District and to the cultural facilities that remain including Art Gallery and Arts Centre.

Details to follow as communities develop plans.

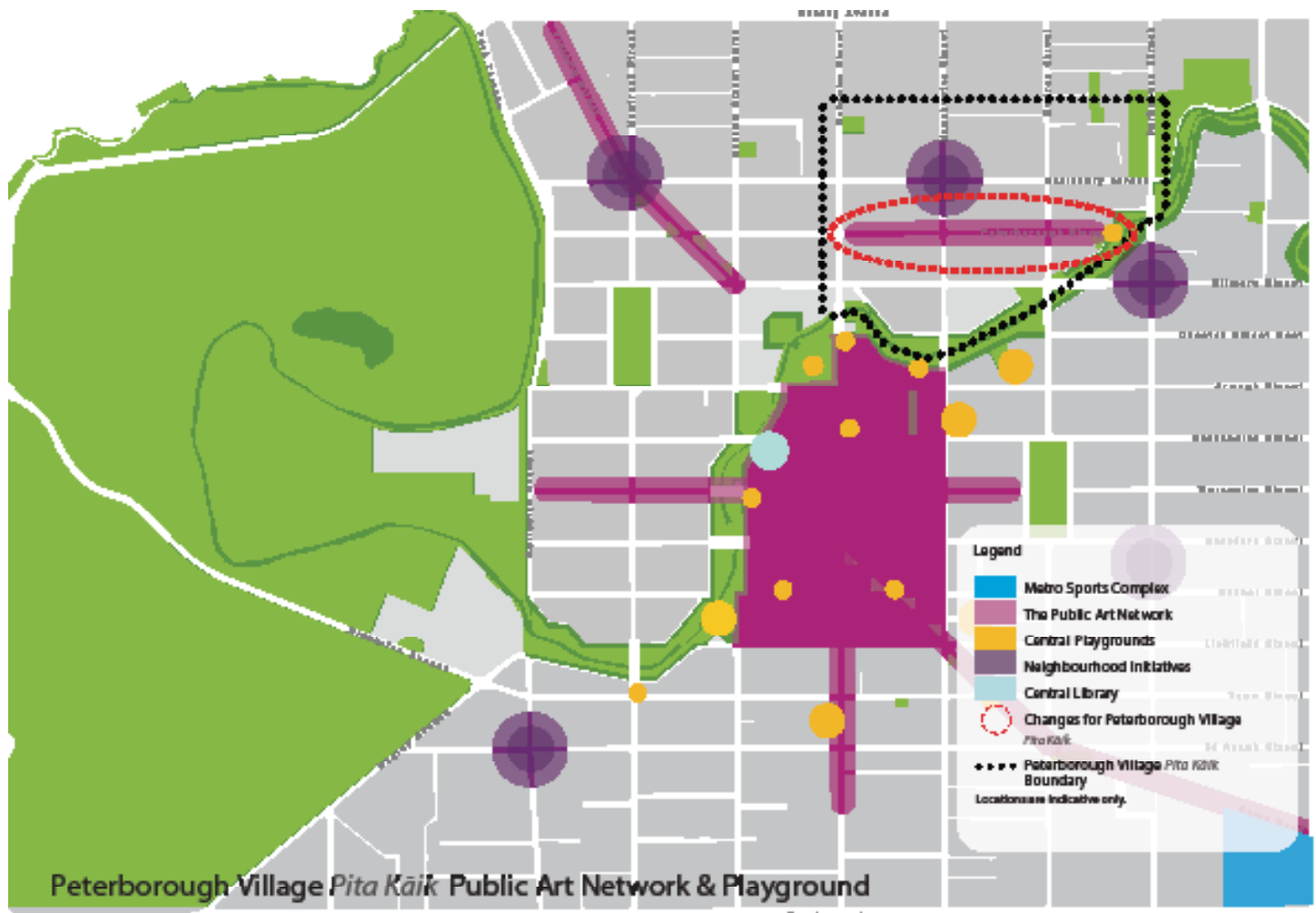




## City Life (pages 65 – 82):

### Volume 1

- **Support** the intent and targets of the 'City Life' section.
- **Request** that a city playground be located at the river end of Peterborough Street (east).
- **Request** that a public swimming pool and gym are constructed in the northern part of the central city to replace Centennial Pool complex. This is seen as being an important facility for the wider community, including city residents, workers and local schools.
- **Request** inclusion of the Cambridge Terrace riverbank within Peterborough Village within the Public Art Network.
- **Request** that Peterborough St/Lane becomes part of the Public Art Network.
- **Request** recognition of the pool and gym, and Peterborough Village playground and art network sites, on the plan at page 68.
- **Request** that consideration be given to allocating a site for a central city public school in the plan within the Moa/Victoria area.





## City Life (pages 65 – 82):

### Living in the City (page 80 – 82)

#### Volume 1

- **Support** various levels of building density.
- **Support** the intent to revitalise the Inner City in order to create a vibrant environment.
- **Support** mixed use in total for the Peterborough Village implemented via specified areas having exclusively residential activity secured in the Central City Living Zone, with various areas of Commercial or defined Mixed Use delineated nearby.
- **Request** that the B3B zone on Peterborough–Madras corner is included in Mixed Use zoning and that corresponding changes in the City Plan Volume 2 are made.
- **Support** the ‘residential initiatives’ concept (p.80).
- **Support** social diversity in the Pita Kāik precinct.
- **Request** that the ‘Social Housing’ and ‘Affordable Housing’ projects are worked on in partnership with the Peterborough Village Community (p.81, Volume 1).
- **Support** the Neighbourhood Initiatives project (p.82, vol 1) that is, a Peterborough Village Community Hub, and;
- **Request** the support of a Strengthening Communities Development Advisor/ Community Advocate be provided as soon as possible for this village.
- **Support** the Housing Showcase and;
- **Request** that a demonstration housing showcase site be established soon as part of Peterborough Village.

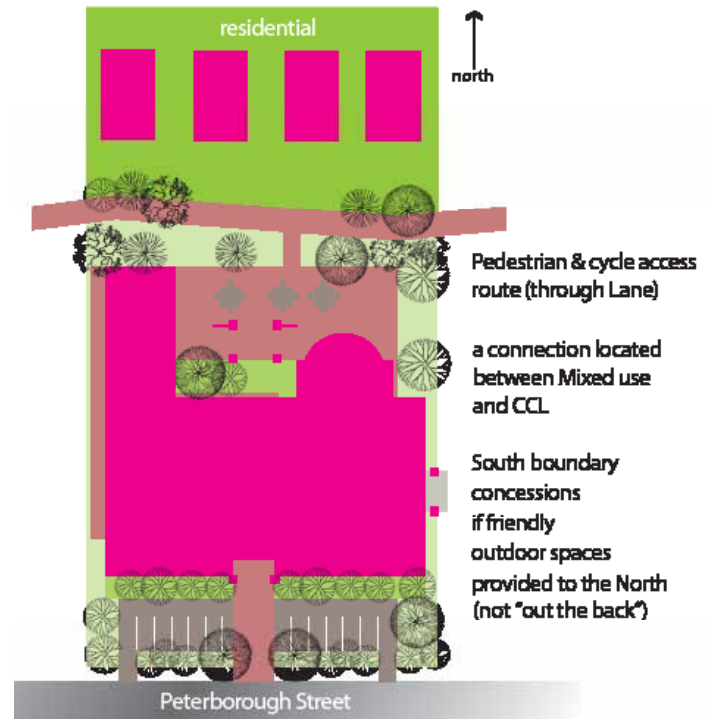
#### Volume 2

- **Request** methods providing certainty for greater protection of residential amenity, particularly though provisions for adequate outdoor space, privacy and access to sunlight, before there can be acceptance of changes such as removal of the plot ratio method.
- **Request** a new rule that existing or permitted structures and buildings on a subject site and nearby sites must allow for 3 hours of midwinter sun per day to the living area of each residential unit.
- **Request** amendment of :  
(b) Within the Central City, to encourage and provide a high degree of flexibility for comprehensive housing development during post-earthquake recovery by relaxing density controls, subject to urban design, appearance, community well-being and amenity criteria.
- **Request** CCL provisions be amended to allow for 30 sq.m. of outdoor living space, not 20.
- **Request** Zone boundaries retained as per the operative Plan, distinguishing Living and commercial zones.
- **Request** removal of opportunity for non-residential commercial activities (excepting home occupation) within the Central City Living Zone.
- **Request** amendment of methods making commercial use a non-complying activity within the proposed Central City Living Zone in Peterborough Village.  
**\*except for a Travellers Accommodation overlay (map appended).**
- **Request** the 4 existing commercial lots in the Peterborough – Madras area currently B3B zone be a Central City Mixed Use Zone and not re-zoned for residential use (p. 17). **Request** this Central City Mixed Use Zone involves a specific development regime to encourage north-facing front-ages and a public access lane (see diagrams).

## Volume 2 (continued)

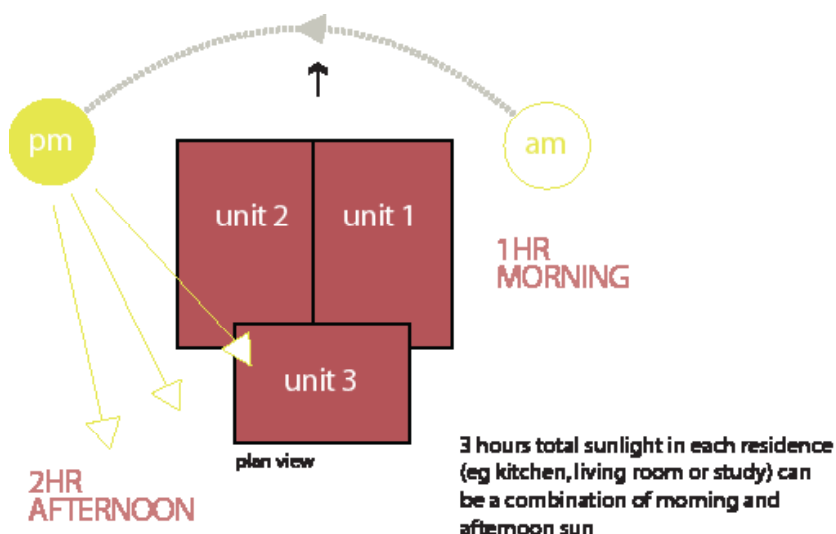
- **Request** the Salisbury – Madras corner site, a traditional dairy/café, be a scheduled activity site.
- **Request** there be no boundary change on the Colombo - Peterborough corner strip, but that it be retained for commercial activity, as CCB1, but with a stepped down height regime to 11m to enable sunlight east along Peterborough Lane' and the adjoining properties.
- **Request** these zoning refinements to better support community well-being and business development certainty through specific zoning and introduction of the non-complying activity status for various exceptions of activities with commercial character in residential zone (Operative Plan, Volume 3, Part 2, 4.3. Community standards and 4.4. Critical standards). Mixed use zoning for commercial activities within the Peterborough area would be more appropriate and better suited to deal with such activities, explicitly encouraging both commercial and residential.

Chapter 4: Earthquake Recovery – 4.1. Central City Living (p. 15, Vol 2) "A variety of housing typologies are encouraged in order to cater for a wide demographic and a range of household sizes."



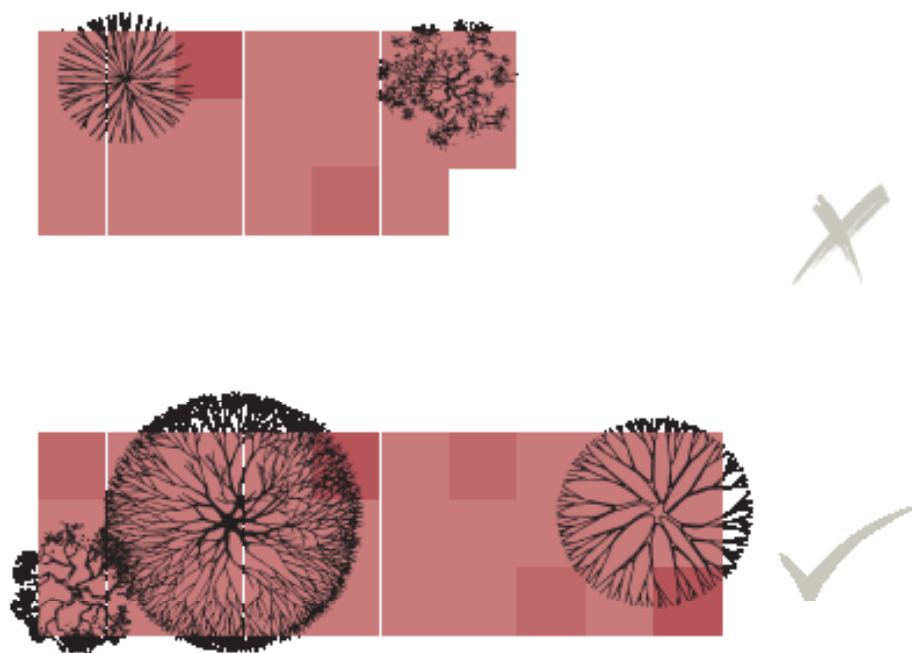
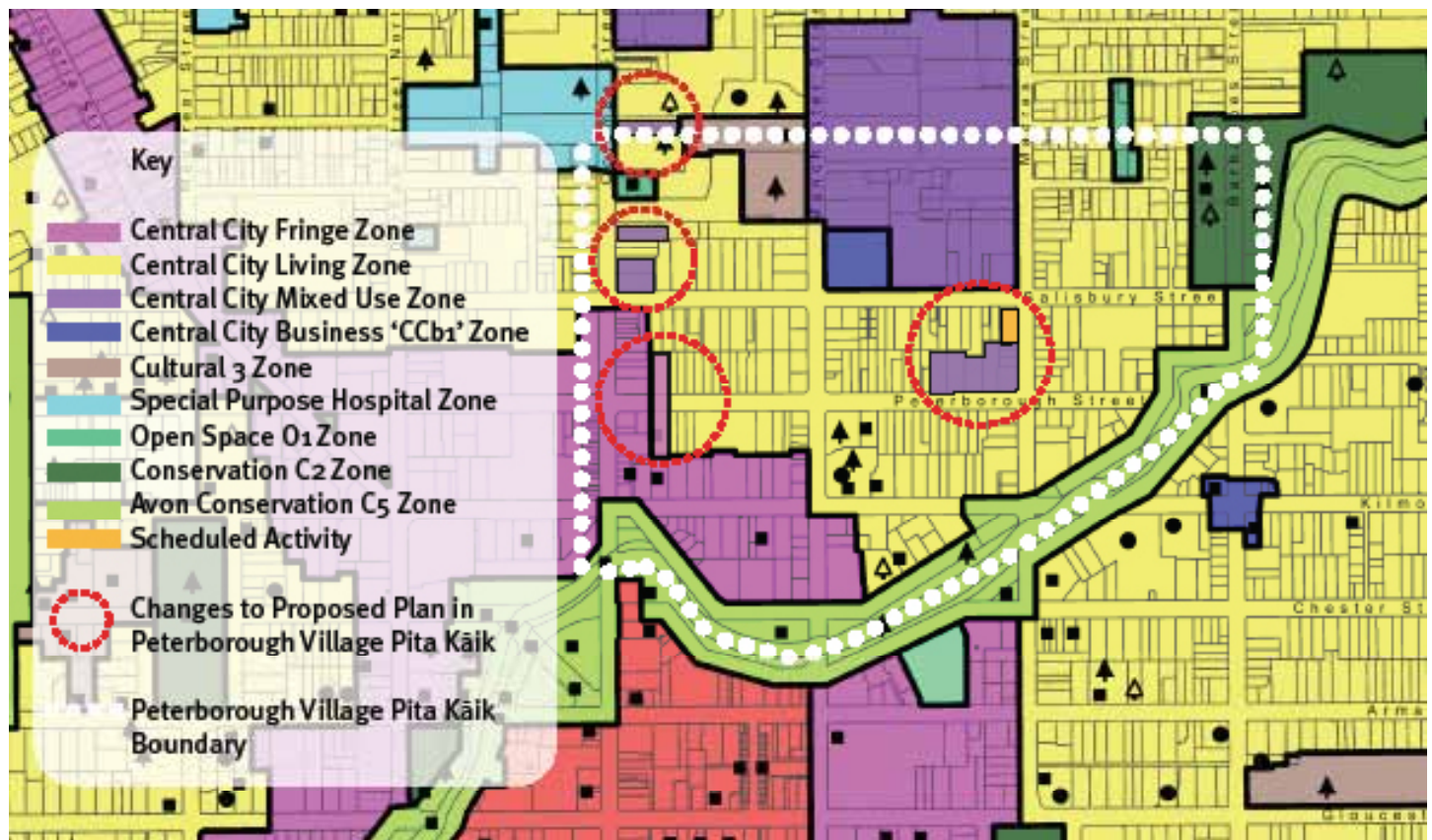
### B3B sites to Mixed Use

Community focused north-facing



Allowing neighbours 3hrs midwinter sunlight in living areas

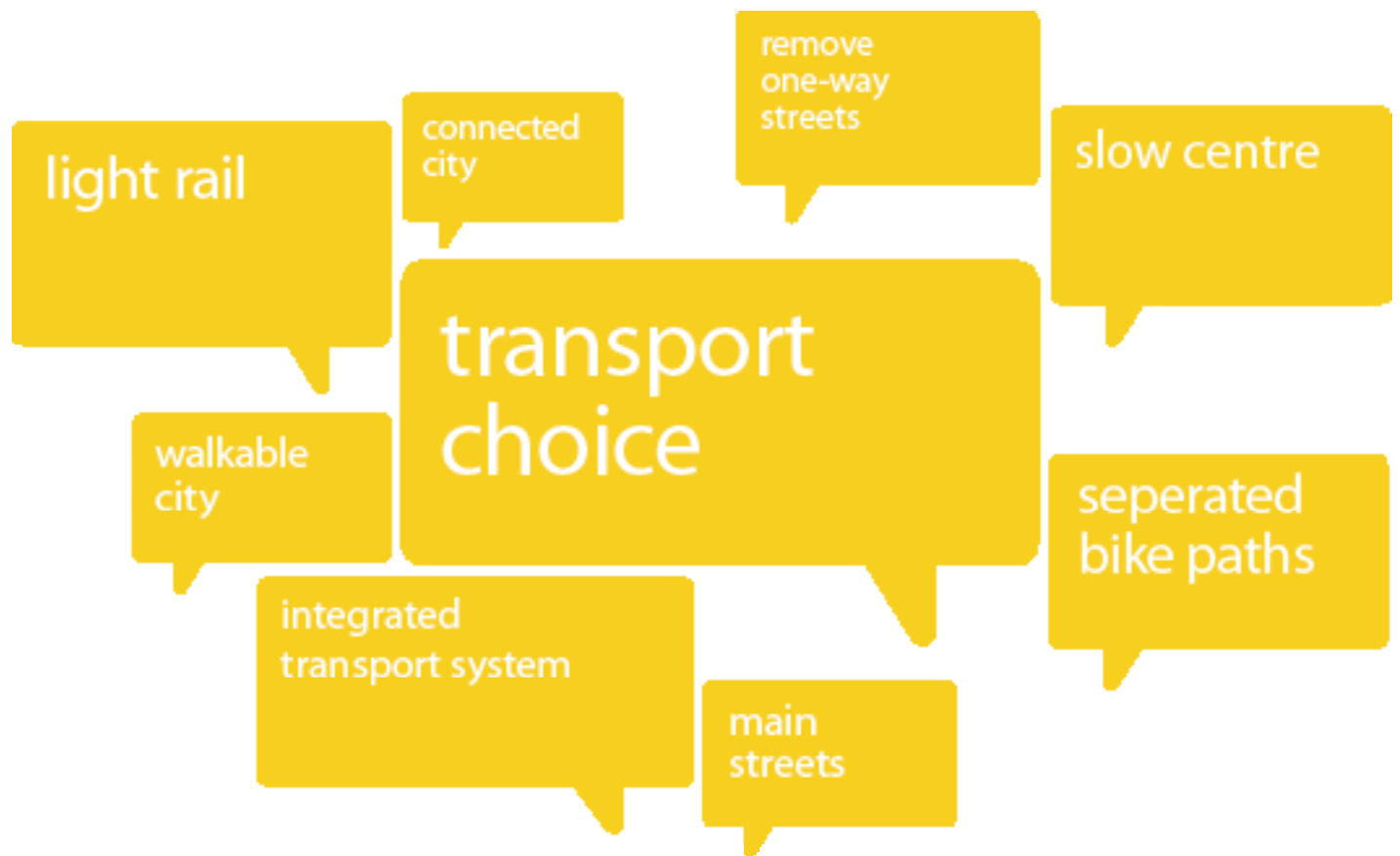
## Proposed Zoning for Peterborough Village Pita Kāik



### Outdoor living area per residential unit

The CCC draft proposes outdoor living space be reduced from 30 square metres (existing L4C) to 20 square metres.

Peterborough Village supports 30 square metres of outdoor living space per dwelling in zone CCL.



## Transport Choice (pages 83 – 100):

### Volume 1

- **Supports** the creation of physically separated (not painted) cycle lanes, recreation cycle paths and use of the cycle streets tool box.
- **Request** Pita Kāik works with CCC to integrate cycling as a key transport option for residents of, workers in and visitors to, Peterborough Village.
- **Support** cycle lanes on Madras and Colombo Street as marked on the Appendix 4c.
- **Request** cycle lanes on Manchester Street.
- **Request** cycle lane on Peterborough 'Lane'.
- **Support** conversion of Kilmore, Salisbury, Madras and Barbadoes to slower two way streets with dedicated cycleways.
- **Request** that cycle lanes in Peterborough Village are separated from parked cars and/or vehicle traffic with trees and gardens as shown on p 98 in Volume 1.
- **Request** that CCC works with the Peterborough Village community to ensure that the proposed parking facility integrates with the Village Redevelopment, through development of the ODP, and supported by the planning regime in Volume 2.

### Volume 2

- 4.5.6. Road Cross sections - Central City Zones  
(b) "Cycle lanes, separated from traffic, must be provided on those roads identified as having bicycle paths in Appendix 4c." (p. 126, Vol 2)
- **Request** all Peterborough Village streets and lanes involve cycle paths.



## Market City (pages 101-114)

### Volume 1

- **Request** support for Pita Kāik to establish a community centre, co-working office, meeting and events space in the village (a Community Hub), beginning with a transitional project currently being planned.

## Transitional City and Implementation (pages 115 –136)

### Volume 1

- **Support** the transitional city and implementation assistance initiatives and welcomes them to assist with the recovery of Peterborough Village.
- **Request** support for establishment of a transitional community centre, co-working office, meeting and events space in the village (a Community Hub).
- **Request** a transition measure that council grass and mow vacant cites in the Central City to minimise dust and improve amenity.



## Relief sought by Pita Kāik

1. A range of relief is indicated above as sought for both Volumes 1 and 2.
2. As sought through Share an Idea, a primary request is for recognition in Volume 1 of commitment to a master planning exercise for Peterborough Village, suggested as an Outline Development Plan, to develop the spatial character that will enable a vibrant resident, worker and visitor central city community. Pita Kāik recognise that the only realistic method for achieving lanes and green linkages is through an ODP process.
3. Regarding the Central City Living Zone, Pita Kāik seeks specific amendments to Volume 2 to the CCP, including:
  - (a) Retention of existing height limits (14m, 11m and 8m) and the wall height measurement method, in the residential areas of Peterborough Village.
  - (b) Zoning for CCB1, Mixed Use and scheduled activities to provide spatial clarity of the mixed use intent through the Village by distinguishing commercial, living and mixed areas. Adjustments of heights to various CCB1 and Mixed Use areas are sought as step downs to enable community well-being in associated spaces and residences.
  - (c) Deletion of the allowances for non-residential activities in the Central City Living Zone (as per L4B) and replacement with a non-complying activity status to prevent the threat of commercial encroachment into residential areas.
  - (d) Provide a new rule requiring structures and buildings on a subject site and nearby sites to allow for 3 hours of mid-winter sun per day to the living area of each residential unit. We note that Living area means any room in a residential unit other than a room used principally as a bedroom, laundry, bathroom or toilet. That is, the 3 hour per day sunlight quota might be split between kitchen/ dining/ living/ study rooms.
  - (e) The recession planes, the addition of the sunlight requirement, and the allowance for 30 sq.m. of outdoor living space may be adequate to enable Pita Kāik to accept that the plot ratio method be deleted.
4. Pita Kāik Committee requests to meet with staff to discuss these comments.

Dated 2011

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M. McEntyre  
Chairman, Peterborough Village Incorporated

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Travellers Accommodation Overlay Map

