

Plan Change 56: Business 1, 2 and 2P Zones - Urban Design and Amenity in Suburban Centres

Written feedback from Community Boards on the draft Proposed Plan Change

The text of the draft Proposed Plan Change was provided to the Community Boards in January 2013. An opportunity was provided for a briefing from officers in February 2013 and for formal feedback to be provided.

The following is a collation of the written feedback received from the:

- Burwood-Pegasus Community Board;
- Spreydon-Heathcote Community Board; and
- Fendalton-Waimairi Community Board.

Board Response	Question
	Q1 - Is the Board supportive of PC56?
Burwood - Pegasus	The Burwood-Pegasus Community Board agrees with and understands the purpose and content of Proposed Plan Change 56.
Spreydon-Heathcote	The Board is supportive of Plan Change 56. The Board attached feedback from a community consultation undertaken following the earthquakes with residents from the ward regarding the use of the Beckenham Shopping area (Attachment 1). The Board considers that this feedback provides a recent community view point which is informative to the planned changes.
Fendalton-Waimairi	Yes - The Board supports the essence of the proposed plan change and the desire to have good uniform design across the city, however the board also supports recognition, where appropriate, of the need for diversity. The Board is also pleased to note that the proposals are consistent with those in neighbouring Waimakariri and Selwyn councils.
	Q2 - Are there any points of clarification the Board requires to understand the Plan Change?
Burwood - Pegasus	No
Spreydon-Heathcote	No
Fendalton-Waimairi	Not at this point in the process. A number of queries were raised and answered by staff at the Board's workshop on Tuesday 26 February.
	Q3 - Does the Board have any points of concern?
Burwood - Pegasus	No
Spreydon-Heathcote	The Board would like to explore further ward level input into the urban design process. The Board has expressed this view previously in resolutions regarding the establishment of a ward urban design panel. The Board cites the Akaroa beautification committee process as an excellent example of community input into urban design. It should be noted that this committee gained traction with the community in the development application process while it was still an informal process. Since the earthquakes the Board has undertaken early consultation with developers around the St Martins Supermarket rebuild which has enabled a smooth early input process and resulted in a more streamlined process for the development application. The Board is concerned that there was no early consultation with the Board regarding

	<p>this plan change process. The Board believes that early consultation with elected members is necessary in the development of such plan changes.</p> <p>Overall the Board considers that there was insufficient early consultation with the Board.</p>
Fendalton-Waimairi	No - However the Board would wish to be updated on any changes to the proposals arising out of the future public consultation, as this could alter the Board's current view of the Plan Change.
	Q4 - Does the Board have any other comments?
Burwood - Pegasus	No
Spreydon-Heathcote	No
Fendalton-Waimairi	The Board would like to thank staff for all their work to ensure that the F/W Board was well informed of the proposed Plan change, the quality of the material provided to the Board, its timeliness and the attendance of staff at the workshop and the responses given to their queries.

ATTACHMENT 1 (FROM SPREYDON-HEATHCOTE COMMUNITY BOARD)

Fundamental principles distilled from citizens' perspectives expressed at the Beckenham workshop on Saturday 10th December 2011

The workshop was designed to provide residents with an opportunity to discuss the redevelopment following the earthquake and talk about what they want to be doing in this shopping area in the future. The principles presented below were distilled from the residents perspectives expressed at the workshop. The workshop was organised by the Spreydon Heathcote Community Board in consultation with the Beckenham Neighbourhood Association. **Spreydon Heathcote Community Board** acknowledge the work of Dr Phil Driver of OpenStrategies Ltd who facilitated the workshop held 10 December 2011.

Citizens using the Beckenham shopping area – a “charming corner of town”....want to:

1. be, and to feel, safe at all times, particularly in relation to vehicle movements
2. be able to easily use short term parking so they can make quick purchases and move on
3. buy a diverse range of good quality take-aways (one of the most recurring themes)
4. be able to ride bikes on physically safe pathways to, and through, the Beckenham shops area and park them securely (also an especially popular theme)
5. be able to buy a wide range of predominantly sustainably produced and/or fresh and/or healthy goods and services from small, intimate, personally operated and locally owned shops and businesses who know and relate to their regular customers and who take personal pride in the quality of their specific products or services
6. be able to browse for and to purchase a diverse range of small items and services (including recreational and cultural ‘services’) during the same visit to the shops – ie services/products which can be best bought locally and quickly, such as day-to-day food, consumables, haircuts, stamps, cycle repairs, shoe repairs, engraving, gifts, fax services etc, rather than wanting to be able to purchase major capital items such as cars, whiteware and machinery in Beckenham. This concept of doing many diverse things in many individual Beckenham shops during each visit was a frequently emphasised theme.
7. purchase goods and services which are neither cheap nor expensive but are of sound quality and good value for money, with services being provided in comfortable relaxed settings – “funky” and “casual” and “value-for-money” rather than “boutique”, so that they are affordable to young people
8. buy goods and services during early evenings and weekends when people are not at work
9. experience a sense that the Beckenham shopping area has been designed to pro-actively be environmentally sensitive and ecologically supporting so as to respond to likely future climate changes, food prices, fuel prices and availability and so on
10. enjoying a sense of ‘ownership’ of the area as being ‘our’ shopping centre with our local personality and flavour
11. be able to sit with friends somewhere peaceful (away from the road) and sheltered from the wind and with optional shade or sun, often sharing a meal or coffee but also just being together in a safe and attractive place

12. feel genuinely engaged with the design, decision-making, development and use of the Beckenham shops (this engagement to include young people), given that it will be the customers/users of the Beckenham shopping area who will make-or-break the success of the area
13. feel that the Beckenham shopping area is 'special' and 'unique' and 'local' and 'personal', ie has a distinct and integrated character which was created by local stakeholders and not by external forces (council, legislation, regulations, remote property owners)
14. feel that people have been given priority over cars, while recognising that vehicle access will nevertheless be a crucial component of the success of the Beckenham shops but that it will be as discreet as possible and ideally separate from walking, cycling and sitting areas
15. be able to drive safely through the shopping area with minimal delays or complicated manoeuvres
16. use clean public services such as public toilets and sheltered public spaces/seating areas, possibly with open-air concerts by small groups
17. do different things during the daytime (routine shopping), evenings (more entertainment dominated) and weekends (shopping plus entertainment plus more community orientation)
18. be able to easily access all areas, including businesses and public spaces (to include all citizens)
19. feel 'connected': to other citizens, to shop and business owners, to the wider Beckenham area and to the Port Hills
20. work in a shared (eg hot-desk) space or shared artists workshop/innovation lab alongside other locals
21. access and use world-leading technologies (eg lightening fast broadband, international conference calling, virtual technologies etc) in coffee shops and communal spaces
22. participate in activities which blend cultural activities such as local drama, films, music groups with food, drink, community-building and activities like laughter yoga, aerobics, dancing, informed debates and discussions, sharing of ideas, learning from each other
23. experience a blend of nature and the built environment
24. 'hang out' with friends in a safe environment, specially for young people after school, in evenings and during the weekend
25. participate in a range of activities in the church and church hall including spiritual, cultural and community building activities.