

# South-East Central Neighbourhood Plan

July 2024



## Waipapa Papanui-Innes-Central Community Board foreword

**The South-East Central Neighbourhood is a vibrant community in central Christchurch that is undergoing an exciting transformation.**

With Te Kaha, Canterbury's Multi-Use Arena, and a number of commercial and residential properties coming online in the coming years, South-East Central has a bright future.

A strong and cohesive vision for the neighbourhood is essential for creating a vibrant neighbourhood where people want to live, work and visit.

The South-East Central Neighbourhood Plan has been co-created with residents, businesses, landowners and Council staff. It includes a number of actions that stakeholders can work towards collaboratively to guide the development of this unique part of our city.

Thank you to everyone who has attended the drop-in sessions and workshops, and provided feedback and ideas through the consultation process. Your contributions have shaped this plan and helped create the vision for the future of the neighbourhood.

### **Emma Norrish**

Chairperson, Waipapa Papanui-Central-Innes Community Board



Keep up to date on progress on the SE Neighbourhood Plan  
**[ccc.govt.nz/se-central-neighbourhood-plan/](https://ccc.govt.nz/se-central-neighbourhood-plan/)**

Speak to the team  
**[urbanregeneration@ccc.govt.nz](mailto:urbanregeneration@ccc.govt.nz)**

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# 1. Summary

## Overview

Christchurch's Central City has an exciting future. Through reinvention it is becoming a drawcard for business, residents and visitors. The South-East Central neighbourhood offers a particular opportunity for large-scale change and enhancement. A key feature of the area is Te Kaha, Canterbury's Multi-Use Arena.

The South-East Central (SE Central) Neighbourhood Plan aims to guide the area's transition and sets out focus areas and actions for the Council, our partners, and the community, in supporting residential growth.



## The vision for South-East Central

# South-East Central – everything on your doorstep!

This vibrant, green neighbourhood is a key destination for study, work and play. People are attracted to the creative vibe, a range of affordable, quality homes, the proximity to Te Kaha and the friendly community spirit.

This plan sets out a range of actions – summarised below by the key themes. The map and visuals over the page (more detail in **Appendix A**) draw together some of the key moves that will contribute to great outcomes for this neighbourhood.

## Key themes



### Good mixed-use neighbours

Businesses and residents adapt well to one another with an improved offering to meet needs of residents and visitors (Actions 1, 2 & 3).



### More people in quality housing

Accelerated housing growth and diversity to meet needs of all ages and abilities (Actions 4 & 5).



### Healthy, green neighbourhood

Increased tree canopy, more open space and native and productive plantings (Actions 6, 7 & 8).



### Easy and enjoyable to get from A to B

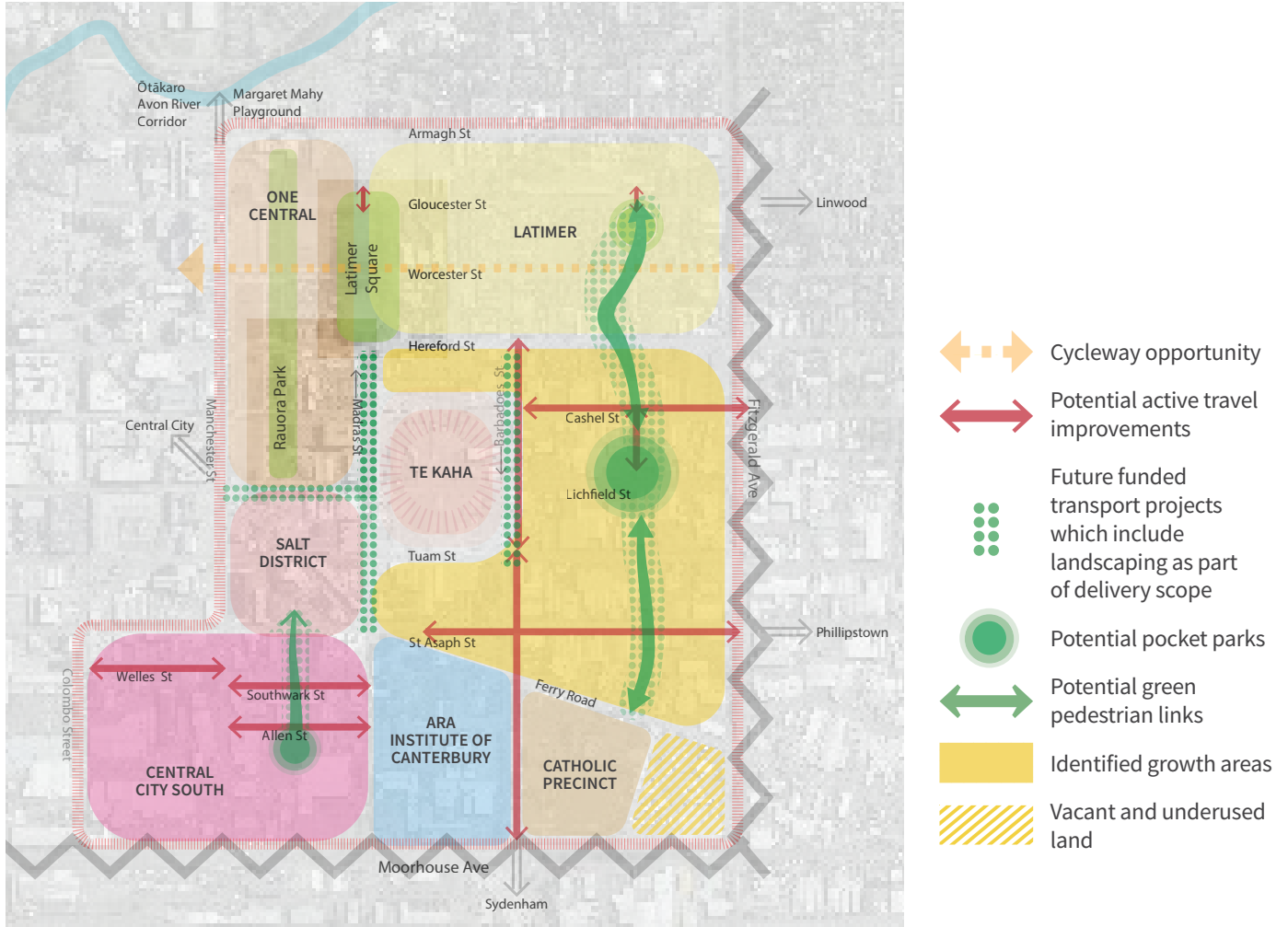
More appealing pedestrian, cycle and bus journeys with green links, street furniture, safety improvements, attention to vacant sites and well-located bus stops (Actions 9 & 10).



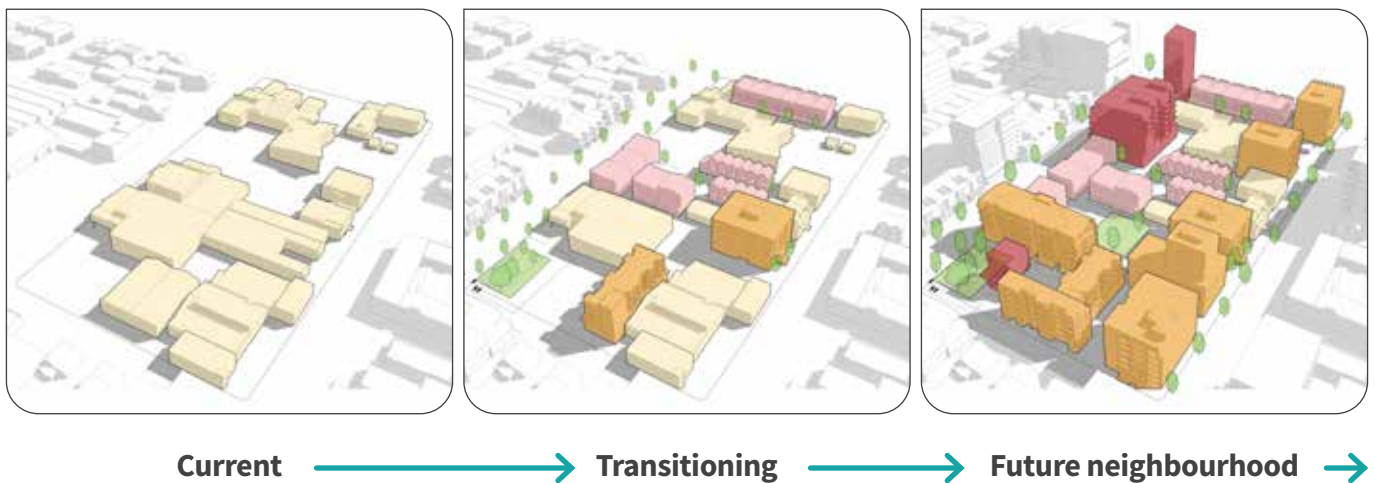
### Strong sense of community

Residents are well-connected, feel safe, enjoy an established identity for the area and are engaged in community place-making initiatives (Actions 11 & 12).

## Key actions (refer to larger map in Appendix A)



## What change can you expect to see?



## 2. Introduction

Over the next 10 years SE Central is expected to change. We've been working alongside the community to develop a neighbourhood plan with a strong vision to support development.



The SE Central area is home to a range of education offerings, offices, some light industrial uses and increasingly, houses and apartments. Clusters of food and entertainment venues can be found along St Asaph, Manchester and High streets. A key feature of the area is Te Kaha, Canterbury's Multi-Use Arena. This facility, supported by the surrounding public space (Te Kaharoa) and the upgrade of adjacent streets, is a strong attraction for people to visit and work in the neighbourhood and is a driver of both public and private investment.

New homes are being built and the planning framework continues to provide for an ongoing increase in housing. Large sites (vacant sites and those with older commercial buildings) provide opportunities for comprehensive redevelopment as medium and high-density housing, or for mixed commercial and residential use.

Unlike longer established Central City residential neighbourhoods, the area has received a relatively low level of investment (both public and private). We have heard from existing and potential residents through a series of **conversation walks** that the area's low amenity reduces its attraction as a desirable neighbourhood. Research on the **demand for Central City living** suggests that the perception of the neighbourhood held in the wider Christchurch community is relatively low when compared to the other neighbourhoods within the Central City.

There's an opportunity to lead change and regeneration, to optimise good outcomes for this Central City neighbourhood. The SE Central Neighbourhood Plan will guide this transition, with a strong focus on building a neighbourhood to support and accelerate the supply of new homes in a vibrant mixed-use environment. This includes considering aspects such as open space, greening, people movement, mixed-use and building community identity. The plan sets out the context, rationale, focus areas and actions to achieve the vision for this neighbourhood.

# The why

## 3. Why South-East Central City?

Encouraging and supporting growth in this area helps deliver on post-earthquake priorities to create a vibrant, green and thriving city centre.

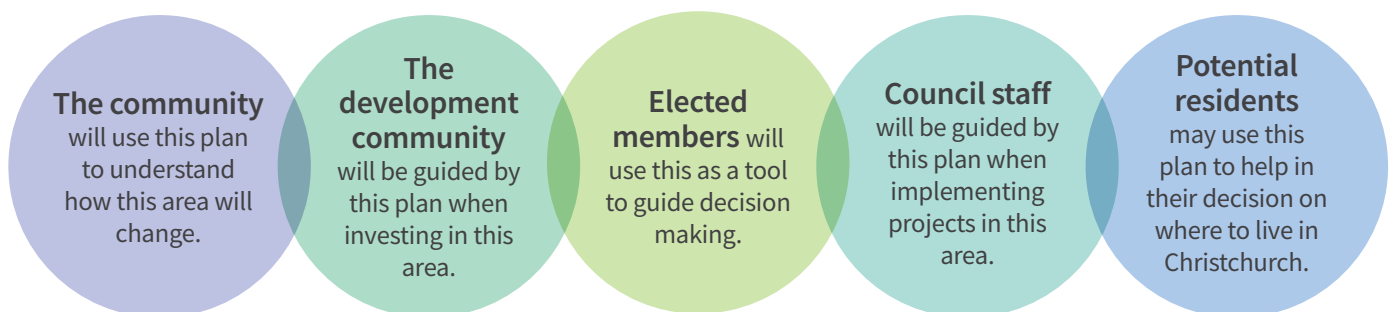
The development of SE Central is key to achieving our ambition for 20,000 Central City residents by 2028 (**Project 8011**). A supply of relatively large sites (compared to elsewhere in the Central City), vacant sites and relatively lower value buildings (e.g. warehouses, older commercial buildings) suggest the SE Central neighbourhood has good potential for land supply to help to meet this ambition. However, engagement with the local community, developers and the wider community suggests a need for investment and focused work to help make the neighbourhood more attractive to builders and buyers of new homes, while helping to maintain its strong mixed-use function in the Central City.

The national, regional and local planning framework aims to encourage growth close to commercial centres where there is good access to services, public transport networks and infrastructure. Facilitating housing growth in SE Central delivers on this direction while making use of existing and committed infrastructure improvements, reducing transport emissions, growing our climate resilience and supporting nearby businesses to thrive.

## 4. Why a neighbourhood plan?

The purpose of this neighbourhood plan is to set a strong vision for the future of the neighbourhood and articulate what it will take to achieve this vision. The plan reflects feedback gathered from those who currently live or work in or visit this area as well as those who may do so in the future.

Preparing a neighbourhood plan will help us ensure that separate initiatives delivered in this area align with the overall vision and are delivered in a way that most efficiently achieves good outcomes. The plan will help guide decision making and will be useful to a variety of groups including:



## 5. The bigger picture

The South-East Central Neighbourhood Plan fits into a wider strategic framework of plans and policies. The hierarchy of national, regional, and local priorities set out in these plans and policies provide a strong strategic context for investing in SE Central. A few of the key guiding documents are listed below:

### National and regional direction

**National Policy Statement on Urban Development (NPS-UD):** ensures that New Zealand's towns and cities are well-functioning urban environments. It aims to encourage growth in areas with good access to services, public transport and infrastructure.

**Greater Christchurch Spatial Plan:** provides a blueprint for how population and business growth will be accommodated in the greater Christchurch area into the future. The Central City is a priority development area.

**Mahaanui Iwi Management Plan (2013):** will guide the delivery of the South-East Central Neighbourhood Plan especially in relation to sustainable transport, climate change and increasing native planting.

### Christchurch's strategic direction

**Council's Strategic Framework and Community Outcomes:** (draft 2024-2034 LTP) include a collaborative confident city; a green, liveable city; a cultural powerhouse city and a thriving prosperous city.

**Urban Forest Plan:** sets out guidance and ambitions to grow the city's tree canopy cover.

**Draft Ōtautahi Transport Plan:** sets the direction for transport in Christchurch over the next 30 years, including enhancements that contribute to a vibrant Central City and a balance between streets as movement corridors and places for people.

**Ōtautahi Christchurch Climate Resilience Strategy:** sets out how to reduce our greenhouse gas emissions.

**Strengthening Communities Together Strategy:** supports active and connected communities.

### Central City recovery

**Christchurch Central Recovery Plan:** sets a vision and direction for the rebuild of the Central City. The development of SE Central will build on this vision and will be consistent with **An Accessible City**.

**Central City Action Plan:** aims to improve the Central City environment, grow its economic activity and attract people to enjoy, visit and live.

**Central City Residential Programme (Project 8011):** supports the establishment of liveable neighbourhoods and facilitates growth to meet our ambition of 20,000 residents in the Central City by 2028.

### Neighbourhood planning

**South East Central Neighbourhood Plan:** Engagement has helped to inform our work in SE Central, shaping up the actions and scope of the plan. Actions and delivery will be guided by strategic direction and levels of service including: access to parks, improving streets and stimulating private and public investment.

**Inner City East Linwood Revitalisation Plan:** is a community-led plan that interfaces with the SE area.



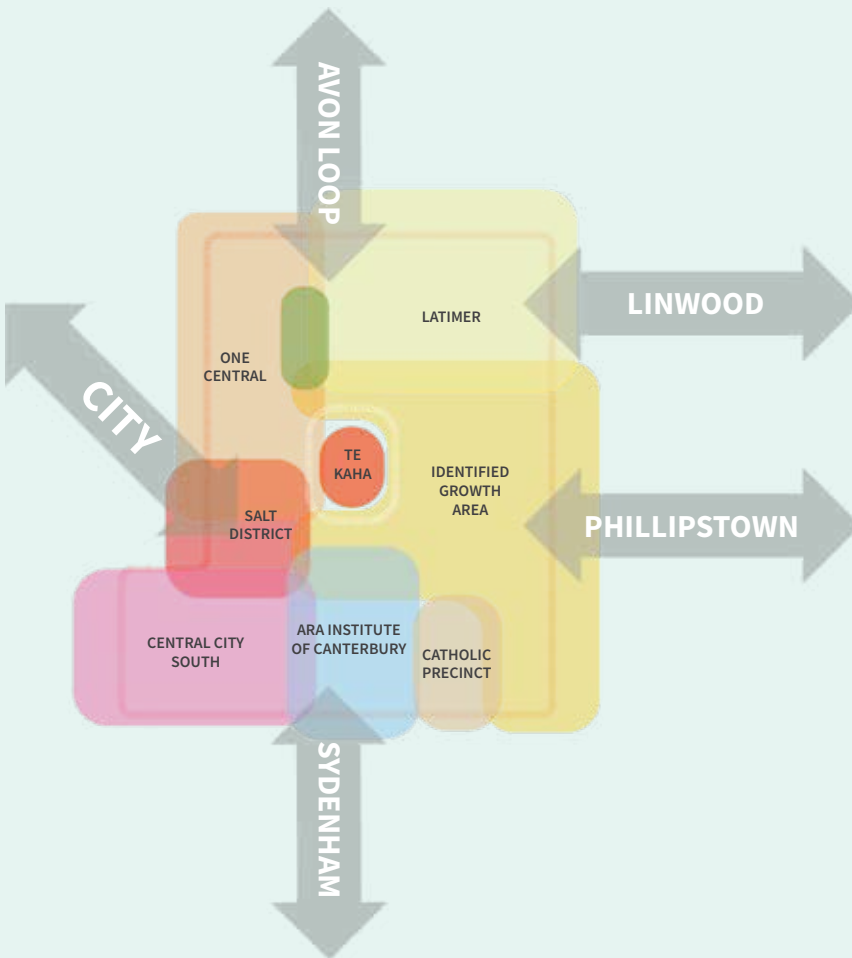
# The place

## 6. Spatial scope

The SE Central area is bordered by Fitzgerald Avenue, Moorhouse Avenue, Colombo Street, St Asaph Street, Manchester Street and Armagh Street.

South-East Central is a placeholder name for the area and may change as the identity of the neighbourhood is established. There are several clusters of activity and emerging identities (see diagram).

The different parts of this neighbourhood will need different types of and levels of attention. While the focus of effort will be within these boundaries, this plan will consider connections with neighbouring areas including the Central City core, Linwood, Sydenham and Phillipstown.



**One Central:** a new residential area created under the Central City Recovery Plan which is centred around a green space (Rauora Park).

**Latimer:** an established residential area with some room for growth.

**SALT District:** a cluster of retail, hospitality and office spaces.

**Central City South:** a mainly commercial area with some new residential activity and some opportunity for change.

**Identified growth area:** surrounding Te Kaha in the mixed-use zoned area, this offers the greatest opportunity for change.



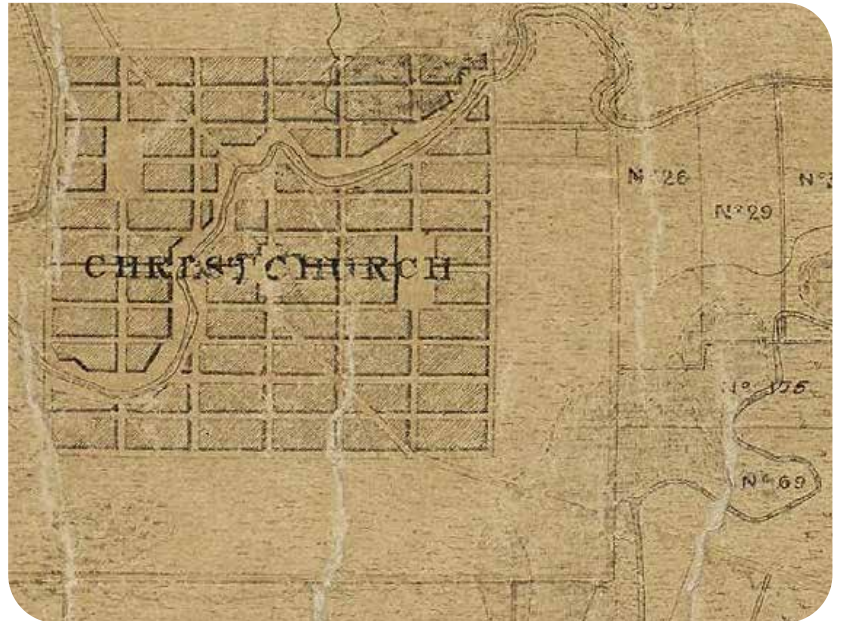
# 7. History of South-East Central

## Mana whenua

Ngāi Tahu is tangata whenua for most of the South-Island with Ngāi Tūāhuriri Rūnanga holding mana whenua over the Central City area. This is a significant area for mana whenua for mahinga kai (food and resource gathering) and settlement sites located near the Ōtākaro Avon River. Historically, the area contained areas of wetland, grass, flax and cabbage trees as shown in the 'black map' of the area.

**Mana whenua describe their interest in the development of the SE Central Neighbourhood Plan as being focused towards future actions that may result from this plan.**

Source: Canterbury Maps



## Historic background

The uniform street grid of Ōtautahi Christchurch was laid out by Edward Jollie over the natural environment and remains an important part of the city's identity. Latimer Square was included in the original design of Christchurch and was originally used for horse racing and sports events. Ferry Road was one of the first surveyed roads, providing access to the Bridle Path and Lyttelton via Sumner and Evans Pass. The city developed over 160 years into a commercial hub, with the south-east area predominately used for workshops and manufacturing.

The Cathedral of the Blessed Sacrament in Barbadoes Street was built in 1905 and the precinct grew to include Catholic Cathedral College. Following the earthquakes the Basilica was damaged and eventually demolished. The neighbourhood was also home to St Paul's Presbyterian Church on the corner of Cashel and Madras streets.

Source: Canterbury Stories



St Paul's Presbyterian Church on the corner of Cashel and Madras streets.

Source: Canterbury Stories

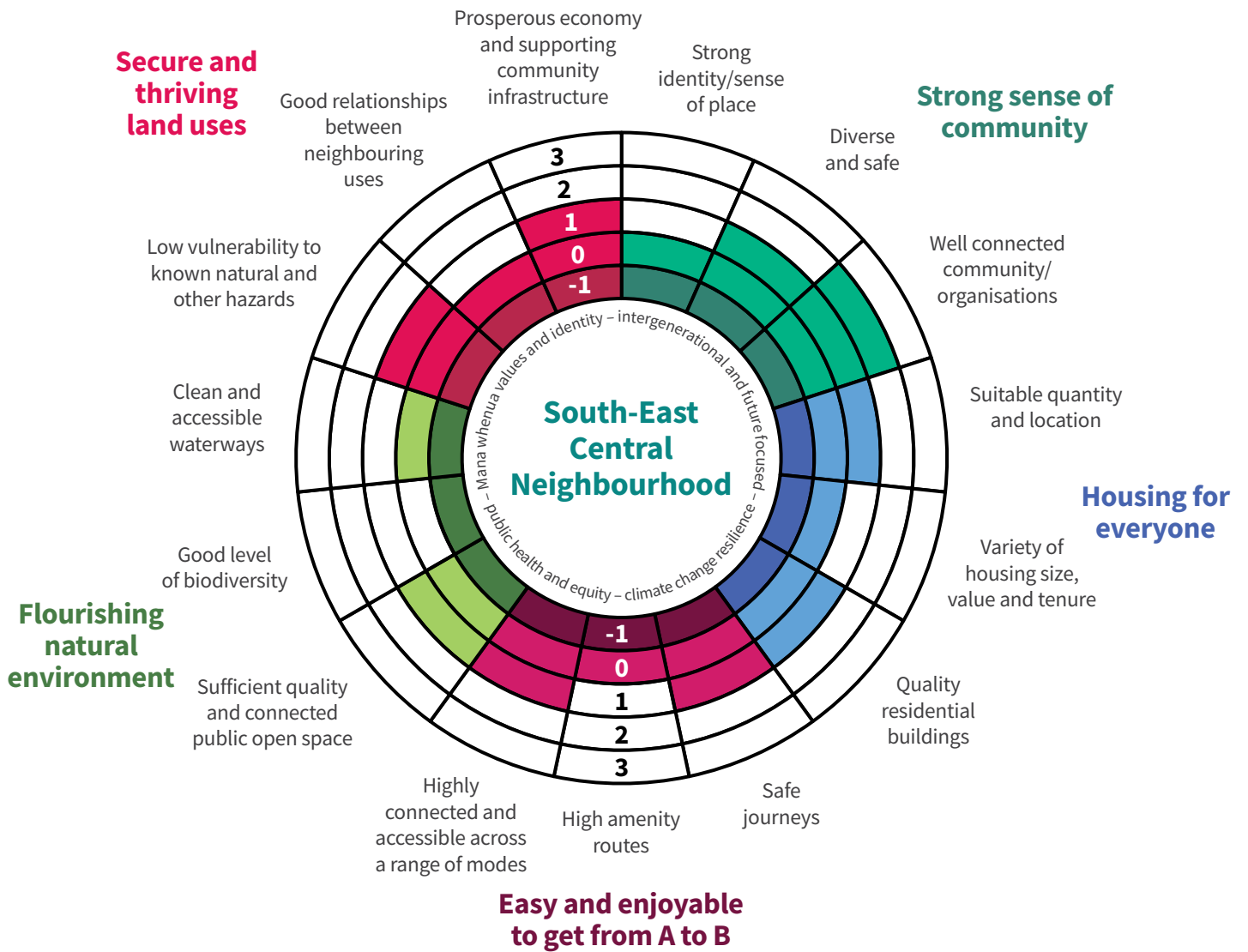


Aerial view of the south of the Central City (1980).



# 8. Existing environment

This diagram seeks to show the current status of the environment. Many factors contribute to making a neighbourhood a vibrant and attractive place to live, work and visit. Neighbourhoods are measured against these various factors with either a -1 (detractor), 0 (very low or no evidence), 1 (low), 2 (medium), 3 (high) status. The status is drawn from a range of qualitative and quantitative data (outlined in more detail in the next section). It also includes a subjective view that is formed from early engagement and Life in Christchurch Surveys.



## Zoning context

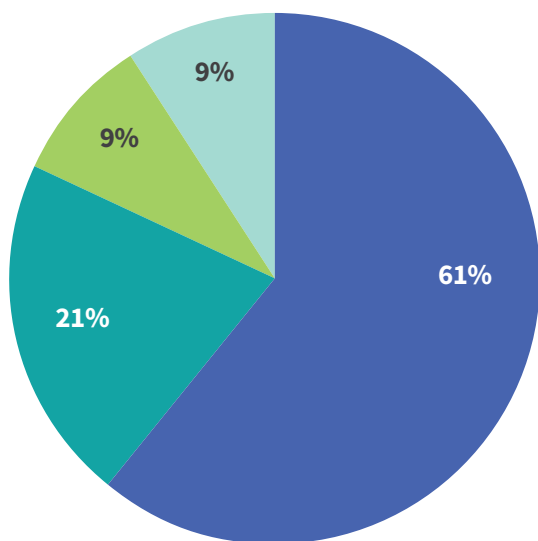
The neighbourhood is a mix of residential and mixed-use zoning. Under proposed Plan Change 14 the pattern of zones will remain largely the same for the neighbourhood. However, height limits will rise. Please view the current **District Plan** as this will be updated as the plan change progresses. From an activity perspective, the Central City Mixed-use Zone allows for residential development and some supporting commercial activity. However, it is likely that the Central City core (to the west of the neighbourhood) will remain the focus for office, retail and hospitality.

## Current land-use

In past decades the neighbourhood has become home to light industrial, service and manufacturing businesses (transitioning from a primarily residential neighbourhood pre-1950). A variety of small and creative businesses flourish in this neighbourhood, attracted by more affordable rents and the ability to reuse former commercial spaces (where these have been or are suitable for conversion). In more recent times the range of business activity has expanded to include music venues, restaurants, cafes, retail businesses and office spaces.

A range of organisations is active in the neighbourhood, including: Ara, CCS Disability Action, Christchurch Community House, Elim Church and St Paul's Trinity Pacific Church. Through engagement we heard that Boxed Quarter, Little High, and the variety of restaurants and entertainment venues are key attractors for residents and visitors.

### Opportunity sites – 2022

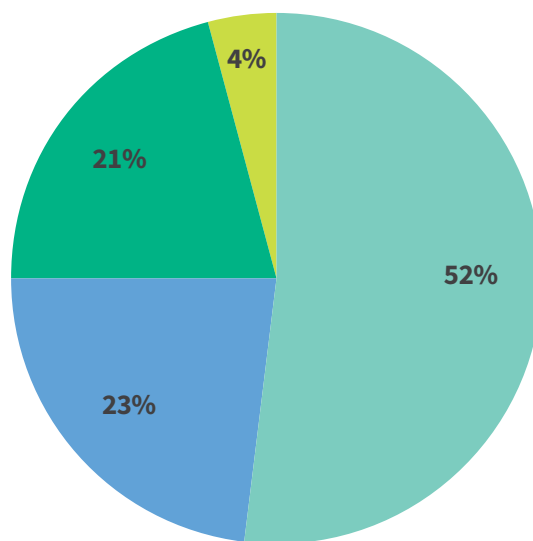


#### Type

- Pre-earthquake development
- Post-earthquake development
- Buildings under construction
- Vacant land

As shown in the pie charts above, a substantial portion of the land in SE Central provides significant opportunity for further development. Sixty percent of land was developed pre-earthquake with 20% of this land classified as partially vacant. Most of the current buildings are one or two storeys. Ten percent of the total land is vacant. The area is made-up of large blocks with no significant infrastructure limitations. The identified growth area in **Appendix A** provides the most significant opportunity for land-use transition.

### Building stock – 2022



#### Buildings

- Commercial
- Residential
- Education
- Community and spiritual

Fifty percent of current land-use is commercial. There is a growing number of residential developments and a good range of educational and community services.



## Housing

The area north of Hereford Street is already developed, primarily for housing. There's a mix of older homes and more recent post-earthquake development, including the One Central development around Rauora Park. South of Hereford Street, in the mixed-use zoned area, new housing developments are becoming more common.

In 2018 the population of SE Central was 1401. We've assessed the potential population yield based on townhouse and low-rise apartments on vacant and underused sites and estimate that 9000 residents could live in this area in the next 10 years. Elsewhere in the Central City there are several four, five and six-storey developments including on Manchester, Madras and Welles Streets as well as overlooking Cranmer Square. The same potential development opportunity exists in SE Central. We're on track to achieve population growth with 462 homes built in SE Central since 2018. A further 192 homes are in the pipeline. On average homes are being built with two bedrooms.

In SE Central 46% of people are aged 15-29 years, 67% of households are a couple without children, 80% of properties are rented, and 20% are owner occupied. The population is currently quite transient with 41% of residents having lived in the area for less than a year and 28% living in the area between 1-4 years. This is likely to continue given the high proportion of rentals, short-term student accommodation and visitor accommodation. Improving the neighbourhood environment may encourage people to stay longer term.

The neighbourhood includes several community housing developments that provide tenants with a range of housing options including transitional and emergency housing. A range of social services are also located nearby to support tenants.



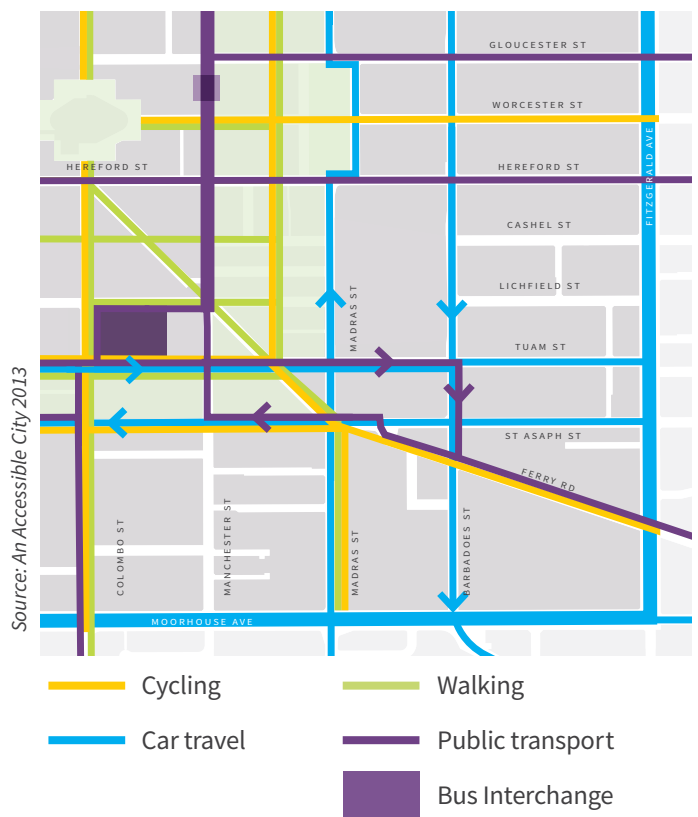
Existing housing in SE Central

Data is sourced from the 2018 Census and Christchurch City Council databases.

## Transport network

Movement to and around SE Central is currently serviced by bus routes along Ferry Road, Manchester, Gloucester and Hereford streets, and via the nearby bus interchange.

The Rapanui-Shag Rock Cycleway connects the neighbourhood to Linwood and Sumner, with the main connection along Worcester Street. Cycleways along Ferry Road, St Asaph and Tuam Streets also enhance connectivity. Movement around the neighbourhood on foot is enhanced by an increasing number of 30km/h slow streets and shared pathways along Rauora Park and the South Frame. General vehicle movement is well serviced by the grid pattern of roads through the neighbourhood.



## 9. Challenges of the existing environment

This section addresses the challenges of the existing mixed-use neighbourhood as it transitions to provide more new housing alongside existing businesses and activities. These are challenges that may need to be addressed to support transition and challenges that may arise from that transition. The ‘Actions and Implementation’ section addresses the potential responses to these challenges.

### Public realm

In many places through the SE Central neighbourhood, the existing public realm environment has received relatively low levels of investment. The streets are designed for the area’s current commercial and industrial occupants. The streets are wide to primarily accommodate vehicle movement and parking. Many streets lack greenery which results in low amenity.

Rauora Park and the South Frame greenways are positive examples of quality public realm on the edges of this neighbourhood.

### Connectivity

The road network has a strong grid pattern that supports good access across the neighbourhood, traditionally by car. There is room for improvement, especially in making it easier for pedestrians, cyclists and micro-mobility users as well as connecting people to public transport services. There is an opportunity to better connect people to the core of the Central City and surrounding suburbs. The long blocks between Barbadoes Street and Fitzgerald Avenue limit north-south movement, effectively isolating these streets from one another rather than functioning in an integrated way. The former east-west routes of Lichfield and Cashel Streets have now been disconnected by the construction of Te Kaha, which has altered the movement patterns in the area. As the area grows and with events frequently being held at Te Kaha, streets will become an important place to manage large visitor numbers and there will be more competition for on street parking alongside other potential uses in the public realm (e.g. cycleways, bus stops and greening).

For most residents, workers and visitors, bus stops are a short walk away, but some residents have identified a desire for more stops, improved frequency and better connectivity to and from bus stops.



Walking radius from the centre of the neighbourhood.



## Greening and open space

Latimer Square, Rauora Park, Margaret Mahy Playground and the Ōtākaro Avon River Corridor provide larger spaces for recreation. The Te Kaharoa precinct includes open space surrounding the arena which is likely to be well-used by residents and workers outside of event days. However, there is a lack of open space within walking distance for residents in the east and south of the neighbourhood. This makes it difficult for biodiversity to flourish and to support urban stormwater management. Current levels of service aim to have 80% of homes within 500m walking distance of a park at least 3000m<sup>2</sup> in size. With higher densities there won't be as much private or communal open space, making the streets and spaces within a neighbourhood more important. While the Council's 2010 Public Open Space Strategy anticipates new neighbourhood parks for the Central City, additional pocket parks would also be appropriate given the intensification anticipated.

The tree canopy cover for the neighbourhood is currently at 7%. Many other areas of the Central City have canopy cover over 20% (see **Appendix B** for more detail). The Urban Forest Plan sets out ambitions to grow the tree canopy cover to improve sustainability and amenity of the neighbourhood. An increase of trees, native planting and open space will help attract a variety of bees, insects and native birds and support building a functioning ecosystem in this neighbourhood.

Climate change will result in increasing temperatures, more frequent droughts, more frequent storm events and extreme rainfall. Intensification and climate change will put pressure on the existing stormwater system. A lack of greening and open space further increases the risk for flooding.



## Existing built form and mix of activities

The existing environment in the opportunity area east of Te Kaha comprises mostly one and two-storey commercial buildings. Overall, many businesses lack connection with the street due to inactive frontages or car parking at the front of the site. Many of the commercial uses are light industrial service industries which may be noisy for new residents. Repurposing existing commercial buildings may be possible in some cases, although many are of poor quality and low value. Redevelopment of whole sites and amalgamation is a more likely outcome.

Current market conditions favour two and three-storey townhouse residential developments. Residents have indicated a preference for townhouses with private outdoor space. The area is yet to see a comprehensive shift towards low-rise apartments and mixed-use buildings (ground floor commercial uses with apartments above). Some of the barriers to achieving higher densities are small land parcels, low public realm amenity and low demand for higher density living, although more established parts of the Central City have begun to make this shift.





## Transitioning to a new mix of activities

The current commercial offering lacks localised neighbourhood services such as medical services, childcare, hospitality and community spaces which may be required as the mix of uses includes a growing housing component.

Many of the existing businesses are a 'good fit' for a mixed-use neighbourhood and may seek to stay in the neighbourhood. However, for some it may be a challenge to operate alongside a growing residential population, and for these businesses there are opportunities within the city's industrial zones where there is less need to accommodate residential neighbours. As more sites are redeveloped, the stock of older commercial buildings will reduce and there will be fewer opportunities for re-purposing older buildings; this may narrow the range of businesses attracted to the area.

## Sense of community

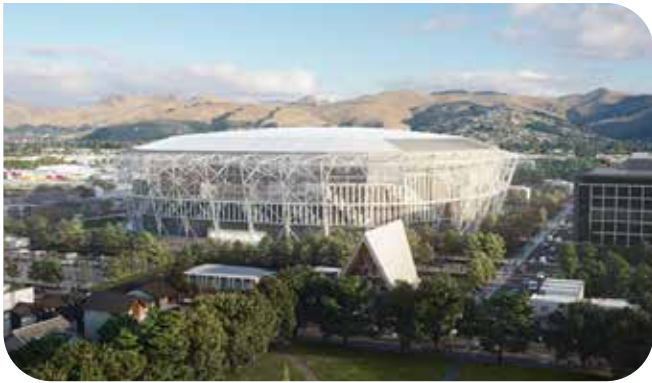
The current low population base, together with a high number of rentals and short-term accommodation units, works against the development of community identity and connection. Te Kaha is likely to drive demand for visitor accommodation.





## 10. Building the future

There is already great momentum in the South-East Neighbourhood. This page outlines some of the key anchor developments, completed, planned and underway.



### Te Kaha – Canterbury’s Multi-Use Arena

Te Kaha will attract a range of large events with seating capacity for 30,000 people for sports events and 36,000 people for music events. Te Kaha will add to the Central City’s vibrancy and catalyse further development.



### Catholic Cathedral Precinct

The Catholic Diocese has intentions to create a Catholic Cathedral Precinct on the large Barbadoes Street site where the Cathedral of the Blessed Sacrament once stood. The precinct will likely include a Cathedral, community facility, education spaces, offices and parking.



### Ara Institute of Canterbury – Te Pūkenga

Ara is a hub for students and staff. The campus includes learning spaces, offices, food and beverage options, health services, a gym, greenspace, parking and student accommodation for 192 students. Educational facilities are a hive of activity and a place for people to gather.

Students of Ara, University of Canterbury and University of Otago Christchurch Campus are an important part of the future of this neighbourhood. There is an opportunity to provide housing and facilities to service this market.



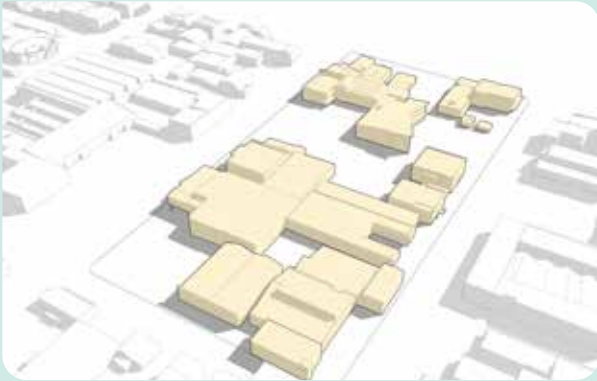
### Residential growth

East Frame runs from Lichfield Street to Kilmore Street between Manchester Street and Madras Street. Hundreds of homes will fill this space in the next few years bringing vibrancy to the neighbourhood.

Developers are attracted to this neighbourhood for the availability of land, proximity to the attractions of the Central City and demand for housing.

# 11. What further change can you expect to see?

The SE Central area is expected to transition from its current built form over the next 10 or more years. Different parts of the neighbourhood will transition in different ways and some areas more rapidly than others. This transition is guided by the vision set out in this document, the current District Plan provisions and how other parts of the Central City have developed over time.



### Current neighbourhood

The current neighbourhood is mostly commercial in nature with pockets of residential communities. The area has poor amenity, vibrancy and tree canopy.







### Transitioning neighbourhood

With Te Kaha’s completion we anticipate increased investment in the neighbourhood. Streets surrounding Te Kaha will be upgraded, private investment opportunities will be identified and new homes will pop up to meet demand. We expect to see a mix of homes alongside the existing businesses, with some three and four-storey developments.



### Future neighbourhood (long term)

The future neighbourhood is green, easy to get around and has a growing residential population. There will likely be more apartment developments exceeding four storeys and a greater number of mixed-use developments. The proximity to Te Kaha and the growing residential population is likely to attract more businesses, including hospitality, everyday services and small offices.

-  Existing commercial
-  Medium density housing
-  High density housing
-  Mixed use developments

The South-East Central Neighbourhood Plan seeks to support and guide this transition.

# The how

## 12. Our approach

The Neighbourhood Plan is the next step towards identifying and implementing actions to help SE Central grow and flourish.

### Research and analysis

Neighbourhood-level planning and engagement across the Central City identified SE Central as a priority neighbourhood for future investigation and support.

### Early engagement

- 1) Meetings with strategic partners, key stakeholders, businesses and residents in the SE Central area.
- 2) Interactive map (26 June until 24 July 2023): Through an online mapping tool, people could provide public comments to share their insights and knowledge of the area (187 people provided 364 pieces of feedback).
- 3) Neighbourhood gathering: We held a community get-together at a local venue, with pizza and conversation about the future of SE Central (35 attendees provided 245 pieces of feedback).
- 4) Feedback gathered about Central City noise in September 2023 also informs the draft Plan.

### Draft SE Central Neighbourhood Plan

We asked for feedback on the draft plan via the Council's Kōrero Mai portal from 4 March until 1 April 2024. Posts on Facebook and Instagram helped to boost submissions from a variety of demographics. Submissions were made by 10 recognised organisations, one business and 71 individuals.

### Final SE Central Neighbourhood Plan

The neighbourhood plan has been refined based on feedback and reported to Council for final adoption in August 2024.

### Implementation

Delivery of key moves and actions outlined in the neighbourhood plan commences post-adoption.





# Community engagement

In the development of the South-East Neighbourhood Plan staff engaged with residents, businesses, organisations, developers and visitors. Community insights helped us to understand the challenges, opportunities, development activity and interest in SE Central.

Clear themes emerged which have helped guide the plan.

**People shared that the future of SE Central should be:**

edgy alternative  
green walkable mixed-use  
cultural arty friendly  
vibrant inclusive  
colourful

**People supported the draft plan and agreed with the vision. Key feedback and changes to the plan include:**

- Revising the vision to reflect ideas from the community.
- Support for creating a greener neighbourhood with more trees to soften the current environment.
- Support for improving pedestrian and cyclist journeys and enhancing public transport.
- Ensuring the plan covers specific characteristics of the housing outcomes sought for SE Central.
- Monitoring and delivering actions to attract long-term residents.
- Having a focus on safety as the neighbourhood grows.



**The community is passionate about staying involved throughout the implementation of this plan.**



## 13. The draft vision for South-East Central

Feedback during engagement has supported the development of a vision for this neighbourhood. The vision will help guide our actions and those of our partners and the community to support growth in this neighbourhood.

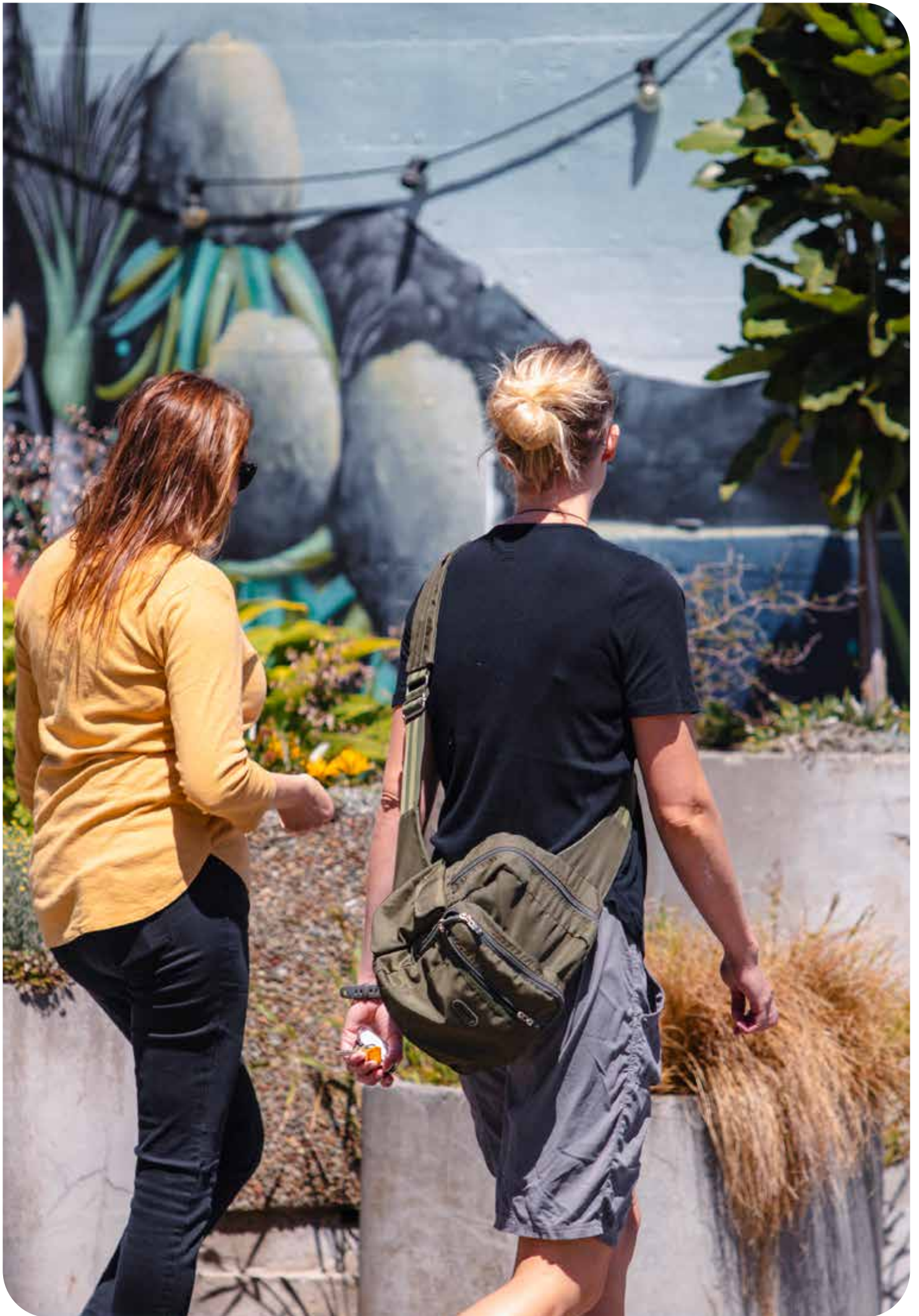


This image is an artist impression that reflects elements that are currently a part of this neighbourhood and other elements that will be introduced over time.

### The vision for South-East Central

## South-East Central – everything on your doorstep!

This vibrant, green neighbourhood is a key destination for study, work and play. People are attracted to the creative vibe, a range of affordable, quality homes, the proximity to Te Kaha and the friendly community spirit.





# Actions and implementation

## 14. Focus areas to achieve the vision

The challenges of the existing environment, along with the community feedback have together helped shape five focus areas. These, and a summary of actions are shown below and expanded further in the next section.



### Good mixed-use neighbours

- Understand the current offering of facilities, amenities and commercial services for existing residents.
- Support growth of everyday services to meet the needs of the growing population.
- Resolve challenges in the mixed-use environment through support to existing businesses.



### More people in quality housing

- Encourage good development outcomes that improve neighbourhood liveability.
- Incentivise housing growth through investment in the public realm.
- Galvanise partnerships to achieve a growth in housing.



### Healthy, green neighbourhood

- Increase tree canopy cover.
- Create pockets of open space.
- Support greater resilience towards climate change.



### Easy and enjoyable to get from A to B

- Improve pedestrian and cycle links around the neighbourhood.
- Create safe, accessible and pleasant routes to key destinations.



### Strong sense of community

- Foster and promote local identity and character.
- Support people to build community connections.
- Support the development of a safe neighbourhood.





## 15. Good mixed-use neighbours

SE Central is home to a variety of businesses that help to create a vibrant neighbourhood. There are clusters of music venues, service industries, restaurants, cafes, creative businesses and retail. This neighbourhood is mainly zoned Central City Mixed-Use, allowing for growth in small-office space and services. The current mix of businesses helps to create an emerging identity..

### Rationale for action

Central City living offers a different experience to suburban neighbourhoods. The concentration of hospitality, retail and offices is a key attractor for residents. A mixed-use neighbourhood allows more people to walk and cycle to work, retail and hospitality venues from their homes. Residents should expect some noise that will come from neighbouring businesses. New housing needs to factor in the mixed-use environment when planning site development –including improved noise mitigation.

SE Central will continue to be a mixed-use environment and will evolve over time. Many businesses are in older buildings such as warehouses, with limited engagement with their

surrounding neighbourhood. Both the completion of Te Kaha and the growing residential population are likely to attract new business to the area. Some businesses are likely to remain in the area, some will pivot to meet the changing needs, while other businesses are likely to be replaced by new development.

The biggest opportunity for transformation is in the identified growth area in **Appendix A**. Vacant and underused land in this area provides an opportunity for new mixed-use development to service the growing residential population and the increase in visitors anticipated with the opening of Te Kaha.

### Current Mixed-Use Environment



### Future Mixed-Use Environment



Topic	Outcome sought	Actions
<b>Land-use transition</b>	Business and landowners in SE Central are engaged in the future of the neighbourhood. They understand the opportunity to grow or evolve to meet the changing needs. New businesses are added to the neighbourhood to meet the needs of the growing population.	<p><b>1a.</b> Gather information on existing commercial businesses in SE Central to understand the current offering and identify any potential gaps. This information will help build an understanding of the likely change that will happen over time and ensure that advice and support is effectively targeted.</p> <p><b>1b.</b> Develop relationships with business and landowners to understand future intentions and provide support as the area transitions particularly where there may be tensions with residential neighbours. Advice and support will address design, future intentions planning and how to make the most of site opportunities, tailored to suit the needs of businesses / landowners.</p>
	Residents adapt to the evolving mixed-use neighbourhood.	<p><b>2a.</b> Continue to manage expectations of residents moving into the area that a mixed-use environment provides a range of opportunities and a level of activity that is different from suburban areas – particularly in relation to noise. This may include advice on what to expect in a vibrant Central City neighbourhood, emphasising benefits over, and differences from, other locations.</p> <p><b>2b.</b> Developers consider noise mitigation approaches in the development of new homes. This will be actioned through support and advice, and potentially future changes to District Plan rules. Monitoring the issue will also help identify or refine solutions as the neighbourhood develops, to help developers meet the needs of residents.</p>
<b>Business and service attraction</b>	The offering of facilities and commercial services is improved, and sites are developed in a way that meets the needs of residents and visitors.	<p><b>3a.</b> Continue to monitor the changing needs of the growing residential population and share information with key agencies to encourage consideration of future requirements for more education, health or community facilities.</p> <p><b>3b.</b> Council supports development through providing an information resource for site owners that reflects the community's aspirations for the neighbourhood and provides early guidance in the development of sites.</p>



## 16. More people in quality housing

SE Central has the potential to transform into a vibrant, mixed-use, walkable neighbourhood. This area has room to grow to help achieve our ambition for 20,000 Central City residents by 2028.

The most significant area for growth is east of Te Kaha with a concentration of both vacant and underused land (shown in **Appendix A**). It's important to achieve good development outcomes to improve neighbourhood liveability.

Government direction has consistently enabled higher densities in urban centres. The Christchurch District Plan responds to this through increased height limits in the SE Central neighbourhood. For example, the National Policy Statement on Urban Development (NPS-UD) (2023) has provided strong direction for greater densities in and around the Central City.

### Rationale for action

Feedback during engagement highlighted the need for affordable, medium and high-density housing of a variety of different types. People also commented on the need for housing developments to include space for bikes and EV charging, shared open space, good access to sunlight, and adequate noise insulation.

### Quality housing examples



### Best practice housing qualities for SE Central:

- Housing for all – a mix of housing types, sizes, densities and designs that service people from all stages of life and abilities.
- Affordability – create homes that are an affordable option to rent and buy.
- Mixed-use - developments with ground floor commercial spaces can help to create a vibrant neighbourhood with a variety of services nearby for residents.
- Healthy homes - Delivering healthy and climate-resilient houses that are warm, dry, insulated and well-ventilated.
- Increased building height – the delivery of apartment buildings helps to make the most efficient use of land.
- Sustainable housing - Incorporating sustainable principles such as secure cycling facilities, EV car-share, trees, shared gardens and communal spaces.
- Storage – Create homes that attract long-term residents by having sufficient storage spaces.



Topic	Outcome sought	Actions
<b>Accelerated housing growth</b>	Housing providers are supported and encouraged to develop housing that achieves positive outcomes in the neighbourhood.	<p><b>4a.</b> Continue to support owners of vacant sites and buildings to progress plans for permanent development, through providing early planning advice.</p> <p><b>4b.</b> Encourage developers and landowners to build housing that achieves positive outcomes and efficient use of development sites through: development support, incentives, site amalgamation and partnerships.</p> <p><b>4c.</b> Monitor the effectiveness of the District Plan policy direction in achieving good outcomes for residential development and through this identify where more targeted advice and support may be required, or where policy settings may need to be adjusted (accepting that this may be a longer-term action).</p> <p><b>4d.</b> Monitor numbers of homes that are vacant or used for short-term accommodation. Deliver actions (e.g. 6, 7 and, 9) to support more long-term residents to call SE Central home.</p> <p><i>Note: Actions 6, 7 &amp; 9 (more appealing streets and improved tree canopy cover, more open space and climate change mitigation) will also achieve this outcome. Feedback from developers has shown this will improve feasibility of developments, giving confidence to developers and adding value to housing projects.</i></p>
<b>Diverse housing</b>	Housing providers develop a diverse range of housing that meets market demand and enables growth of healthy communities of all ages and family configurations.	<p><b>5a.</b> Continue to provide early support and information to housing providers to overcome challenges in their development journey and support good quality design outcomes that are attractive to buyers. This can include providing advice on knowledge of demographic trends and what we have heard through the engagement process.</p> <p><b>5b.</b> Delivery by housing providers of a range of affordable and social housing options with support from the Council.</p> <p><b>5c.</b> Investigate opportunities to partner with housing providers to deliver mixed-tenure developments. This could include site amalgamation to support better design outcomes and/or allow for a mix of housing.</p>

## Our role in achieving housing growth

**Create a desirable neighbourhood:** Deliver parks and quality streets that encourage investment.

**Support and encourage:** Help developers through their planning journey by sharing information that supports good outcomes, pre-application advice and case management support.

**Investigate incentives:** Support best practice housing qualities to be achieved through investigating appropriate incentives to catalyse development.

**Explore partnerships:** Work in partnership with housing developers to achieve positive outcomes including exploring site amalgamation.

**Encourage social and affordable housing:** Support and/or partner with housing providers to deliver social and affordable housing through advice, investment and/or access to land.



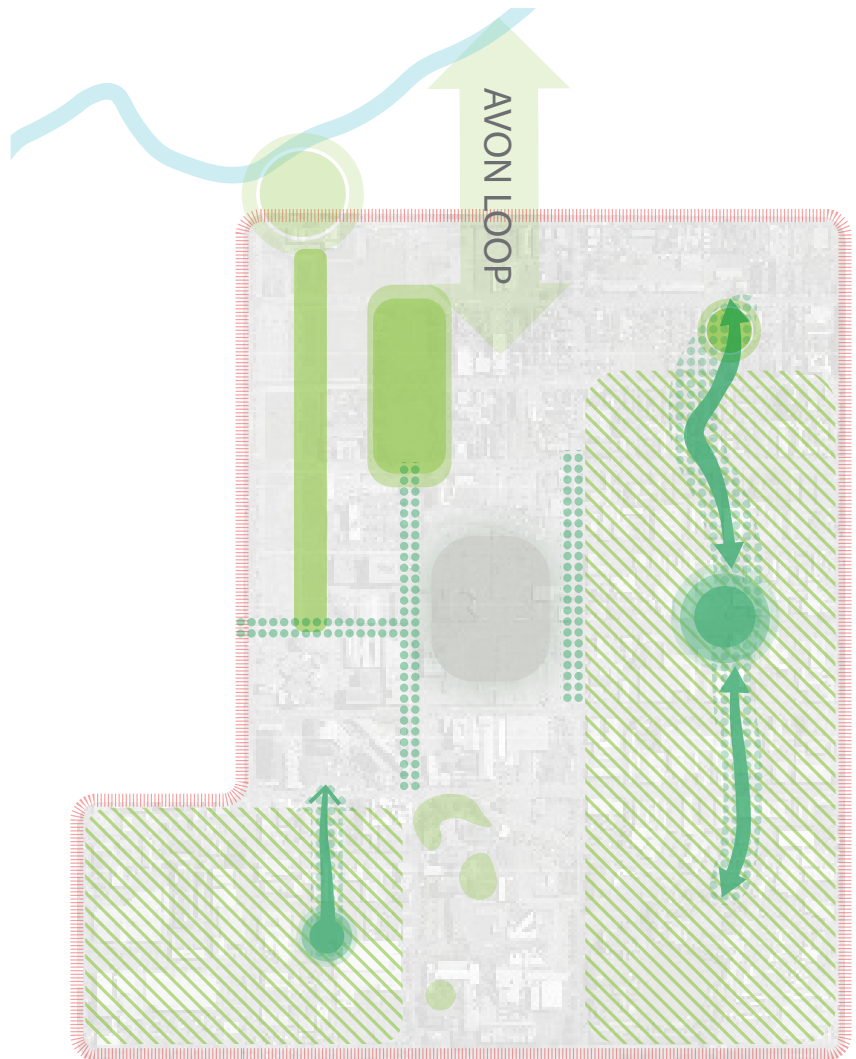
## 17. Healthy, green neighbourhood






To support and encourage quality residential development and help mitigate the effects of climate change, it is timely to shape this area as a healthy, green neighbourhood.

### Rationale for action

There are currently several greenspaces within SE Central including Latimer Square, Te Ara a Rongo Reserve and Rauora Park. Te Kaharoa precinct is a valuable new space (outside of event times) for recreation with some lawn area and trees. Feedback during engagement showed concern over a lack of parks east and south of Te Kaha. Engagement with residents showed a preference for smaller parks dotted throughout the neighbourhood for residents living in townhouses or apartments. Greenspaces can improve residential design outcomes by allowing homes to face towards a park, resulting in improved amenity and engagement between residents. Higher densities can be encouraged through reducing the need to provide large private outdoor space. Greenspaces can also improve accessibility by creating pathways between neighbourhood streets.

The current tree canopy cover is 7.3% due to the area's large proportion of commercial and light industrial activities. Recent residential development offers only a limited number of trees. The streets in this area are dominated by cars and have not been upgraded with street trees and other enhancements. Plans for Te Kaha and the surrounding streets will contribute to increasing the tree canopy cover. Trees have significant amenity and health benefits and contribute to reducing temperatures, managing stormwater and filtering out air pollutants.



-  Existing green network
-  Future funded transport projects which include landscaping as part of delivery scope
-  Potential green pedestrian, cycle and micromobility link
-  Identified area for enhancing landscaping and tree canopy
-  Potential pocket parks

Topic	Outcome sought	Actions
Green infrastructure	Streets become more appealing for residential activity and the neighbourhood's tree canopy cover is increased.	<p><b>6a.</b> Implement public realm greening on suitable streets ahead of any permanent upgrades.</p> <p><b>6b.</b> Increase tree canopy cover on streets through permanent upgrades (see map on previous page for key opportunity areas).</p> <p><b>6c.</b> Incorporate stormwater treatment systems into street renewals to manage contaminants and flooding. Explore opportunities for planted rain gardens to also improve amenity.</p>
	Residents have a park within walking distance of their homes.	<p><b>7a.</b> Acquire land for new parks, that improve:</p> <ul style="list-style-type: none"> <li>• Pedestrian, cyclist and micromobility connections through blocks.</li> <li>• Access to neighbourhood greenspace that is safe for everyone to use for recreation, events and social activities.</li> <li>• Access to shaded areas.</li> <li>• Biodiversity through planting a range of native trees and shrubs to create a safe habitat and food source for wildlife.</li> <li>• Urban stormwater management through native plantings and raingardens.</li> </ul> <p><i>Note: creating new open space will be delivered through Council purchasing vacant or underused land and where appropriate in partnership with housing providers through easements.</i></p>
Healthy city	The neighbourhood is resilient to the effects of climate change.	<p><b>8a.</b> Increase tree canopy cover, increase landscaping and use sustainable materials in the design of parks and streets to help mitigate the effects of climate change.</p> <p><b>8b.</b> Include urban orchards, community gardens and other productive planting where appropriate to provide amenity and community building opportunities for nearby residents.</p> <p><b>8c.</b> Developers explore opportunities to retain existing trees and integrate landscaping that helps provide shade, biodiversity and drainage in-line with the Urban Forest Plan.</p> <p><b>8d.</b> Opportunities for car-share and secure bike storage are located on streets, in carparking buildings and in private developments.</p> <p><i>Note: Climate change resilience is integrated throughout the actions in this plan, including through housing design (refer to Actions 4 &amp; 5) and supporting active travel choices (refer to Actions 9 &amp; 10).</i></p>







## 18. Easy and enjoyable to get from A to B

Transport movements through SE Central are currently car-dominated due to the mostly commercial and light-industrial uses. Many streets are lined with parked cars and people use the key connector streets to access the CBD. Access to the area using active modes can be difficult due to the major arterial routes like Fitzgerald and Moorhouse avenues and busy one-way streets like Madras and Barbadoes streets. The area is also dominated by long blocks with little greening or other amenity. This makes the area less easy or pleasant to walk, cycle and live in than it could be.

### Rationale for action

People told us they often feel unsafe cycling and walking around this area. To make it easier and more enjoyable to get around for a range of ages and abilities, people have requested improved cycling routes, bike parking at key locations, safer crossing points on busy roads, slower speeds, , and improved amenity on streets and improved public transport services. Making active travel and public transport options more appealing is a key way we can reduce transport emissions.

Te Kaha, Canterbury's multi-use arena, is going to impact movement around the south-east of the Central City. The Te Kaha surrounding streets package of works is designed to ensure the streets around the arena can cater for, the high volume of visitors that comes from frequent large events. Current and future businesses and residents near to Te Kaha benefit from these upgrades with more pleasant, slower and walkable streets. Extensive community feedback has helped to shape the detail of these upgrades, which

can complement ease of movement around the Central City including: wider footpaths in places, safer crossing points, drop off zones and increased amenity through improved landscaping, tree planting and street furniture enhancements. Te Kaha and the associated package of street improvements support the delivery of actions set out in this plan.

Community feedback has provided direction to further enhance connectivity, greening and amenity (for streets outside the scope of the Te Kaha project package). These will be further investigated as the neighbourhood evolves. The below actions will help guide and inform future Annual Plan and Long Term Plan decision making. Residents and business owners can also advocate through future Long Term Planning submissions for specific transport improvements to this neighbourhood. Small improvements may be made ahead of permanent upgrades by using existing funding sources.



Topic	Outcome sought	Actions
<b>Active travel, car-share and public transport</b>	Improved pedestrian journeys	<p><b>9a.</b> Investigate opportunities to enhance pedestrian routes through safety, accessibility and environmental improvements including; slow speed streets, new pedestrian links through long blocks (see detailed map over the page), footpath widening, additional safe crossing points, traffic calming measures, trees, landscaping and street furniture. Monitor residential growth to understand streets with the greatest need for change. <i>Note: interventions will be compatible with the purpose of the street as set out in the Road Classification System.</i></p> <p><b>9b.</b> Investigate opportunities to improve wayfinding throughout the neighbourhood to help connect visitors and residents with the CBD, surrounding neighbourhoods, public transport nodes, key pedestrian and cycle routes and other key destinations.</p> <p><b>9c.</b> Investigate incorporating mana whenua cultural design elements and artworks in the area.</p> <p><b>9d.</b> Investigate opportunities to implement appropriate lower speed environments to improve pedestrian safety (in line with policy direction).</p> <p><b>9e.</b> Encourage improvements to the visible appearance of vacant sites along key pedestrian journeys.</p> <p><b>9f.</b> Encourage internal linkages through private developments (see map on page 33 for opportunity area).</p>
	Improved cyclists journeys	<p><b>9g.</b> Investigate opportunities to install secure and convenient cycle parking at key locations where there are no current stands or not enough parking (SALT District, St Asaph and Cashel streets). <i>Note: cycle parking will be installed as part of delivery of Te Kaha.</i></p> <p><b>9h.</b> Investigate opportunities to improve cycle infrastructure across the area, including the continuation of the Rapanui-Shag Rock cycleway along Worcester Street.</p>
	Ease of access, less reliance on cars, reduced transport emissions	<p><b>10a.</b> Work in partnership with Environment Canterbury for improved public transport frequency on core routes through the PT Futures programme, alongside other service improvements in alignment with the Greater Christchurch Transport Plan. Monitor increases in the residential population and travel patterns to inform increases in stops.</p> <p><b>10b.</b> Promote existing services (car-share, bike repair services, bus routes etc.) that reduce reliance on cars.</p> <p><b>10c.</b> Provide a balance of amenity improvements outlined above with maintaining short-term parking to service existing businesses.</p>



## 18. Easy and enjoyable to get from A to B (continued)

### Range of street environments in SE Central

Feedback during engagement and an external transport assessment have helped identify challenges with the current street environment and the range of potential future street changes.



#### Current street environment

The current environment has:

- Low overall pedestrian amenity
- Few mid-block crossing points
- Substandard footpath widths
- Low tree canopy cover
- Gaps in public transport infrastructure



#### Improved street environment

Modest changes to the street environment within smaller budgets can help to make a more pleasant place to live, work and visit. An improved street environment may have:

- More greenery
- Safer speeds
- Cycle parking
- Traffic calming measures to support speed reduction
- Safe crossing points
- Seating areas



#### Pedestrian friendly living streets

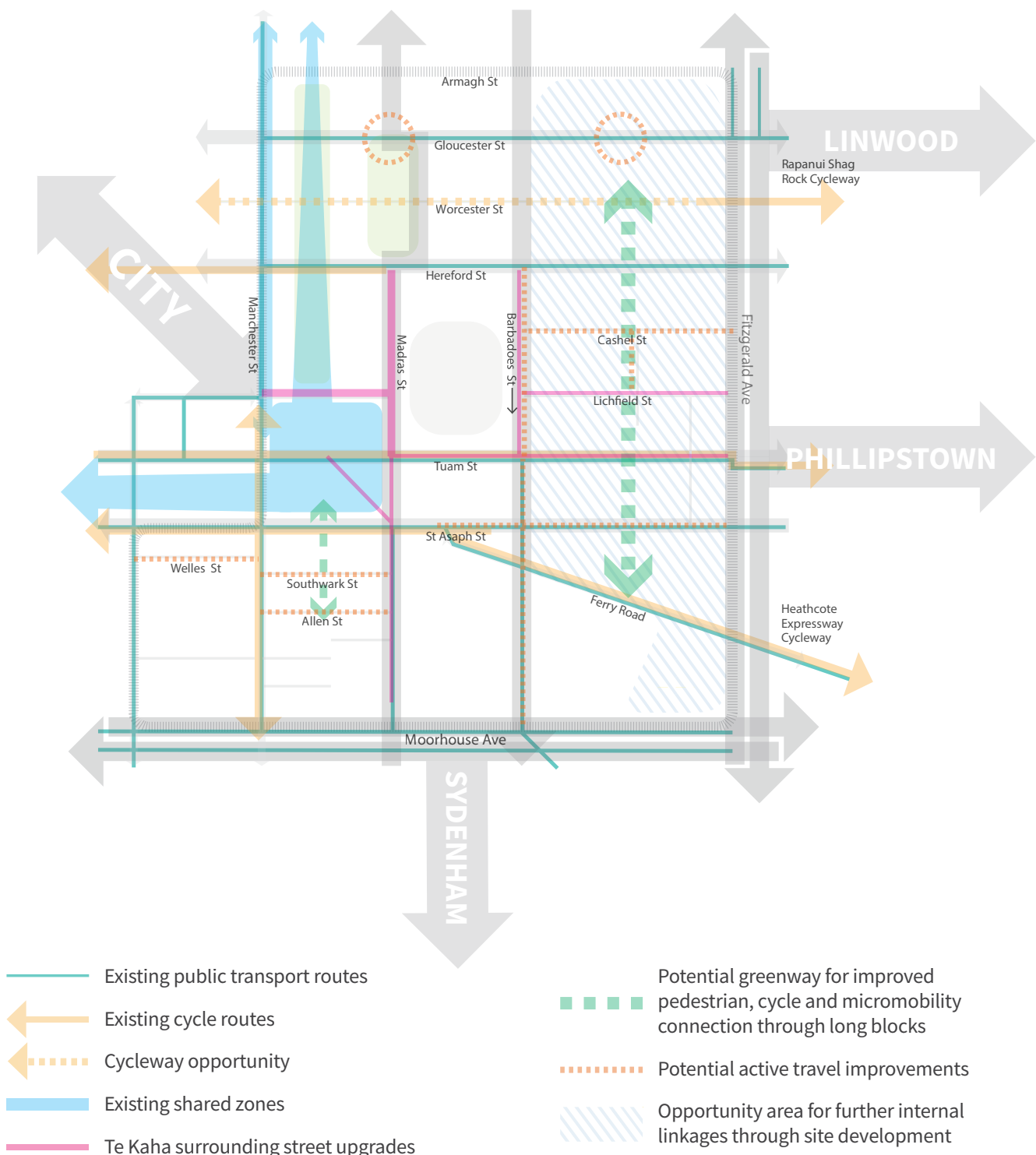
Comprehensive renewal of streets can contribute to creating a more desirable neighbourhood. This can include:

- Cycleways
- Frequent and easily accessible public transport stops
- Pleasant and safe pedestrian routes
- Mid-block greenways
- An increased tree canopy cover and raingardens
- Art, lighting and similar features to grow place identity and sense of safety



## Transport opportunities

This map shows the key transport routes (correct as at July 2024) and Te Kaha street upgrades. The community have shared with us which streets currently lack amenity and may require future upgrades as the residential population grows (dashed orange streets). Other opportunities to improve linkages are also shown. An external transport assessment has given us more detail on the transport needs of this neighbourhood and how that may change in response to increased residential and mixed-use development. The private development in the neighbourhood will continue to be monitored to help us investigate which streets should be prioritised for future Long Term Plan funding and in partnership with the development community.





## 19. Strong sense of community

SE Central is home to an increasing residential population (last estimated at 1401 residents in the 2018 census). There are more established communities, including along Gloucester, Worcester and Hereford streets and new emerging communities near Rauora Park and on Welles Street. The businesses, organisations, employees and education facilities are also an important part of the community.

### Rationale for action

The history of the SE Central neighbourhood, along with more recent establishment of businesses and attractions, helps to build a localised identity as a unique 'place' in the city. Building this sense of place will involve telling the story of the neighbourhood's development, alongside maintaining and enhancing a cluster of small businesses, creative industries, art and music venues, education facilities and hospitality.

One of the focus areas, based on community feedback, is to support residents to feel well connected, safe and have a good level of capacity to engage in community placemaking initiatives and explore opportunities to improve their neighbourhood.

As the area grows over time, an identity and vision for the area will emerge. This will help build a strong sense of place so that residents feel connected to their neighbourhood and there is more appeal for prospective residents and developers.

This theme will be delivered in collaboration with residents, businesses and organisations.



Topic	Outcome sought	Actions
<p><b>Community capacity</b></p>	<p>Strong sense of neighbourhood cohesion and connectedness.</p> <p>Residents are engaged in civic processes and have capacity to give feedback on proposals for the area.</p> <p>Residents lead placemaking initiatives and projects.</p> <p>Everyone feels safe in their neighbourhood.</p>	<p><b>11a.</b> Support the development of neighbourhood residents' and business groups.</p> <p><b>11b.</b> Support residents to be aware of existing community assets, spaces and funding that helps to strengthen community connections through placemaking and events.</p> <p><b>11c.</b> Support the development of amenities that meet the needs of residents as the area evolves. This could include community gardens, car-share schemes, and spaces for residents to meet and run community initiatives.</p> <p><b>11d.</b> Support safety initiatives through existing partnerships with Council, Police and social service providers. Monitor and adapt approaches as the neighbourhood grows with more visitors and residents.</p>
<p><b>Vision and identity – a sense of 'place'</b></p>	<p>Create a cohesive vision of what the area can become that guides vibrant residential and mixed-use neighbourhood transformation.</p> <p>Residents and businesses understand the vision for SE Central.</p>	<p><b>12a.</b> Support the community in the ongoing development of a vision for SE Central, including a vision for the future of the growth area identified in <b>Appendix A</b>.</p> <p><b>12b.</b> Tell/reflect the story of SE Central as a place, from pre-colonial times to present, as part of new projects.</p> <p><b>12c.</b> Involve the Catholic Diocese, Te Kaha, Ara Institute of Canterbury and other key organisations in community development and identity establishment.</p> <p><b>12c.</b> Promote the vision and identity of the area to help existing residents feel connected and attract new residents.</p> <p><b>12e.</b> Deliver placemaking projects and initiatives in collaboration with the community to enhance the identity of the neighbourhood.</p>



## 20. Implementation plan

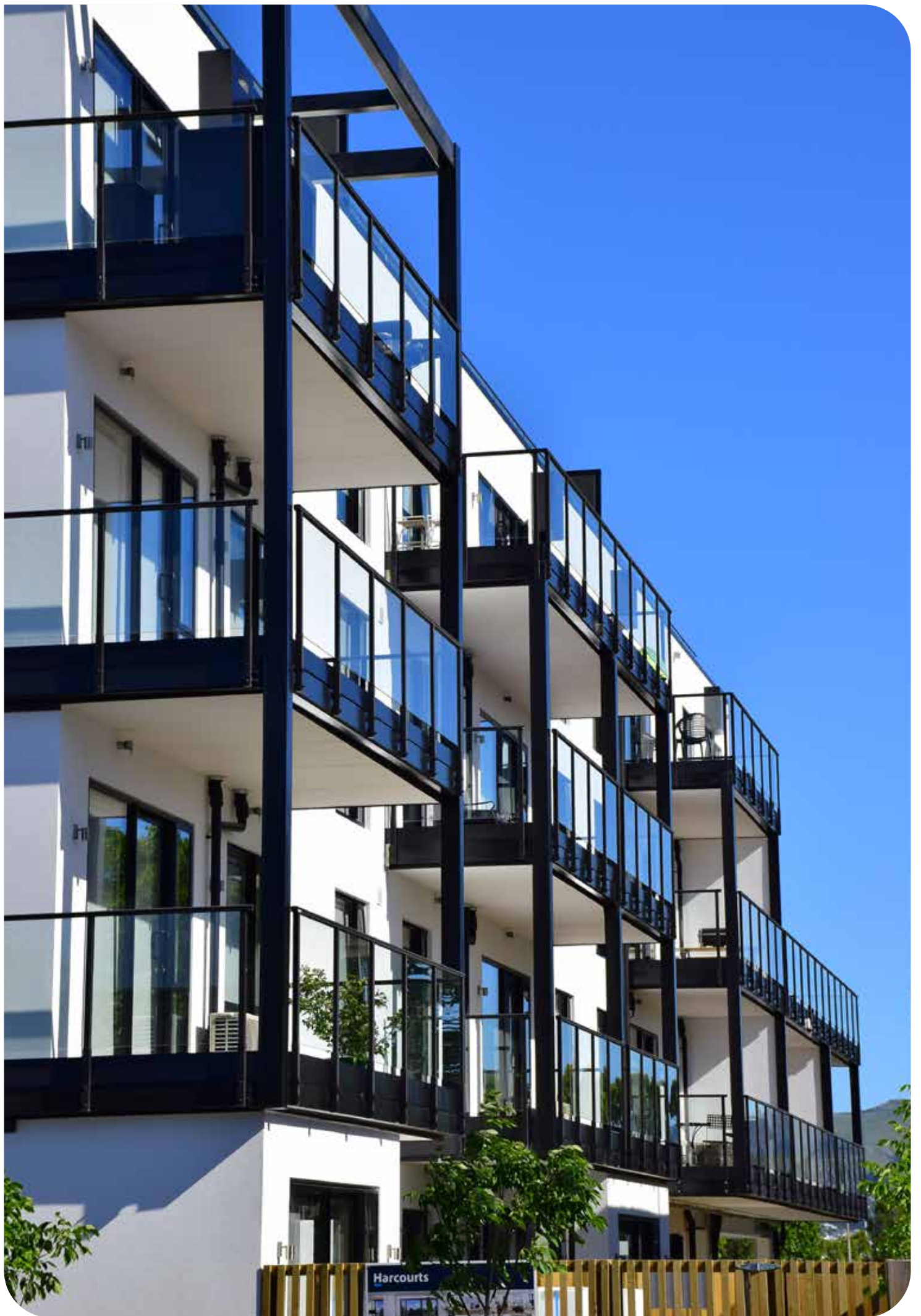
Action	Time frame	Lead	Support	Cost to Council	
<b>Good mixed-use neighbours</b>					
1	Support land-use transition	0–10 years	Private landowner/ business community	Council	Opex
2	Support residents to adapt to the mixed-use environment.	0–10 years	Council	Business community, private landowner and residents	Opex
3	Grow mixed-use development	0–10 years	Private landowner	Council	Opex
<b>More people in quality housing</b>					
4	Accelerate housing growth	0–10 years	Private landowner/ housing providers	Council	Opex
5	Develop diverse housing to meet market demand	0–10 years	Private landowner/ housing providers	Council	Predominantly Opex
<b>Healthy, green neighbourhood</b>					
6	Increase the tree canopy cover	0–10 years	Council	Private landowner	Financial contributions/Capex
7	Create mid-block open spaces	0–10 years	Council	Private landowner	Predominantly funded by Development Contributions
8	Explore climate change mitigation	0–10 years	Council	Business community, private landowner and residents	Capex* and Opex
<b>Easy and enjoyable to get from A to B</b>					
9	Improve pedestrian and cyclist journeys	0–10 years	Council		Capex*^
10	Encourage a reduction in car-use	0–10 years	Council	Community	Predominantly Opex
<b>Strong sense of community</b>					
11	Strengthen neighbourhood connections	0–3 years	Community	Council	Opex
12	Create a vision and identity for the area	0–3 years	Community	Council	Opex

**Council costs: Opex** = Operational budget (principally staff or consultant time)

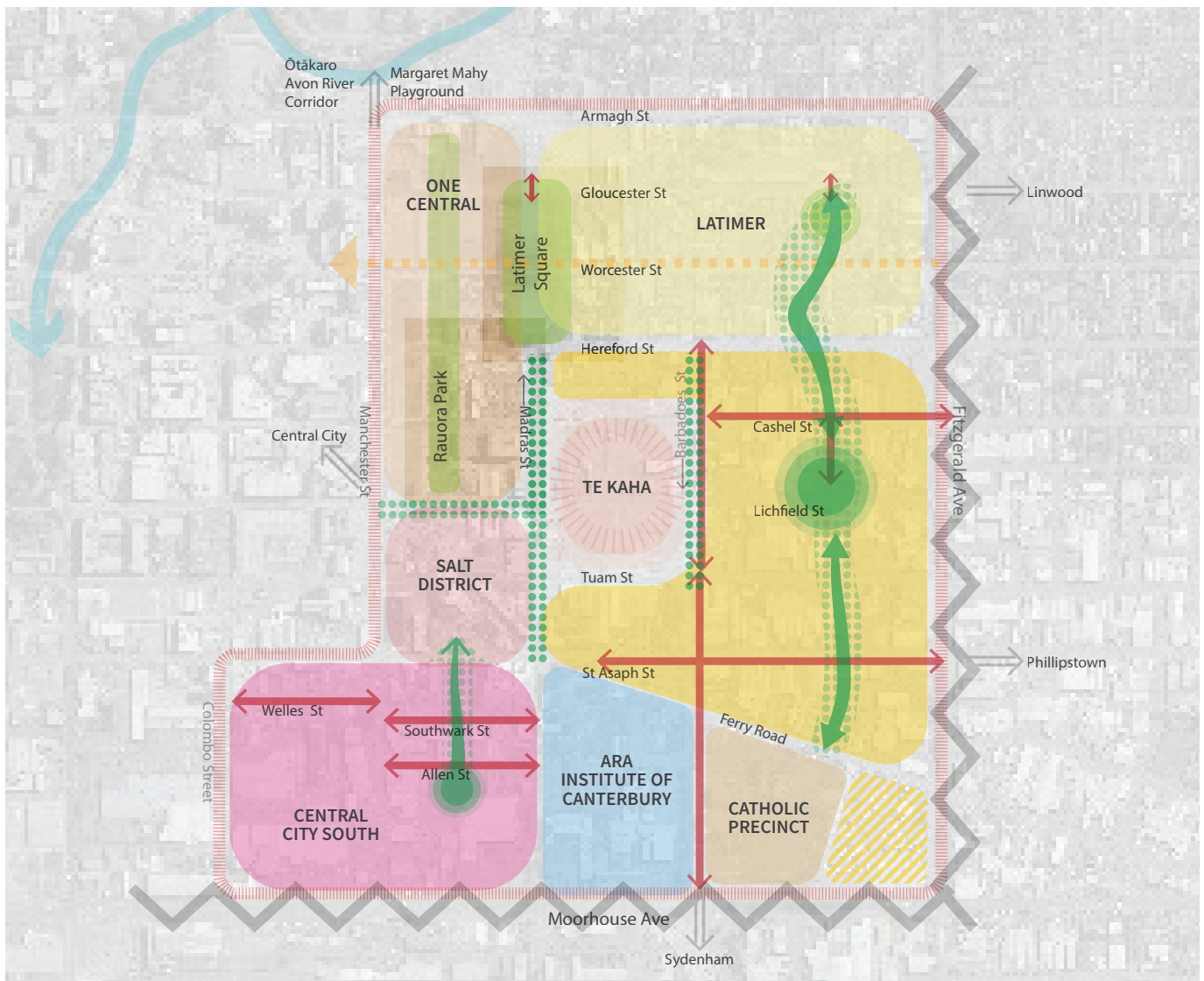
**Capex** = Capital budget (e.g. installing new build infrastructure including temporary placemaking initiatives)

All projects have existing budgets except those marked with a (\*) which are to be considered for funding during future LTP processes.

^The Te Kaha surrounding street upgrades are planned and due to be completed pre-2026. Further enhancements are to be identified for future LTP's.



# Appendix A: Map for the future of SE Central



- Cycleway opportunity
- Potential active travel improvements
- Future funded transport projects which include landscaping as part of delivery scope
- Potential pocket parks
- Potential green pedestrian links
- Identified growth areas
- Vacant and underused land

## South-East Neighbourhood Plan – Key moves

**More people in quality housing:** The area marked in yellow provides the greatest opportunity to house more people. Proposed public realm improvements will make this a desirable place to live.

**Good mixed-use neighbours:** As the area transitions, businesses and housing take steps to accommodate one another, whether through noise mitigation, provision of local services or progressing plans for vacant sites.

**Healthy, green neighbourhood:** Green links, pocket parks and more trees throughout the neighbourhood will create a more pleasant place to live.

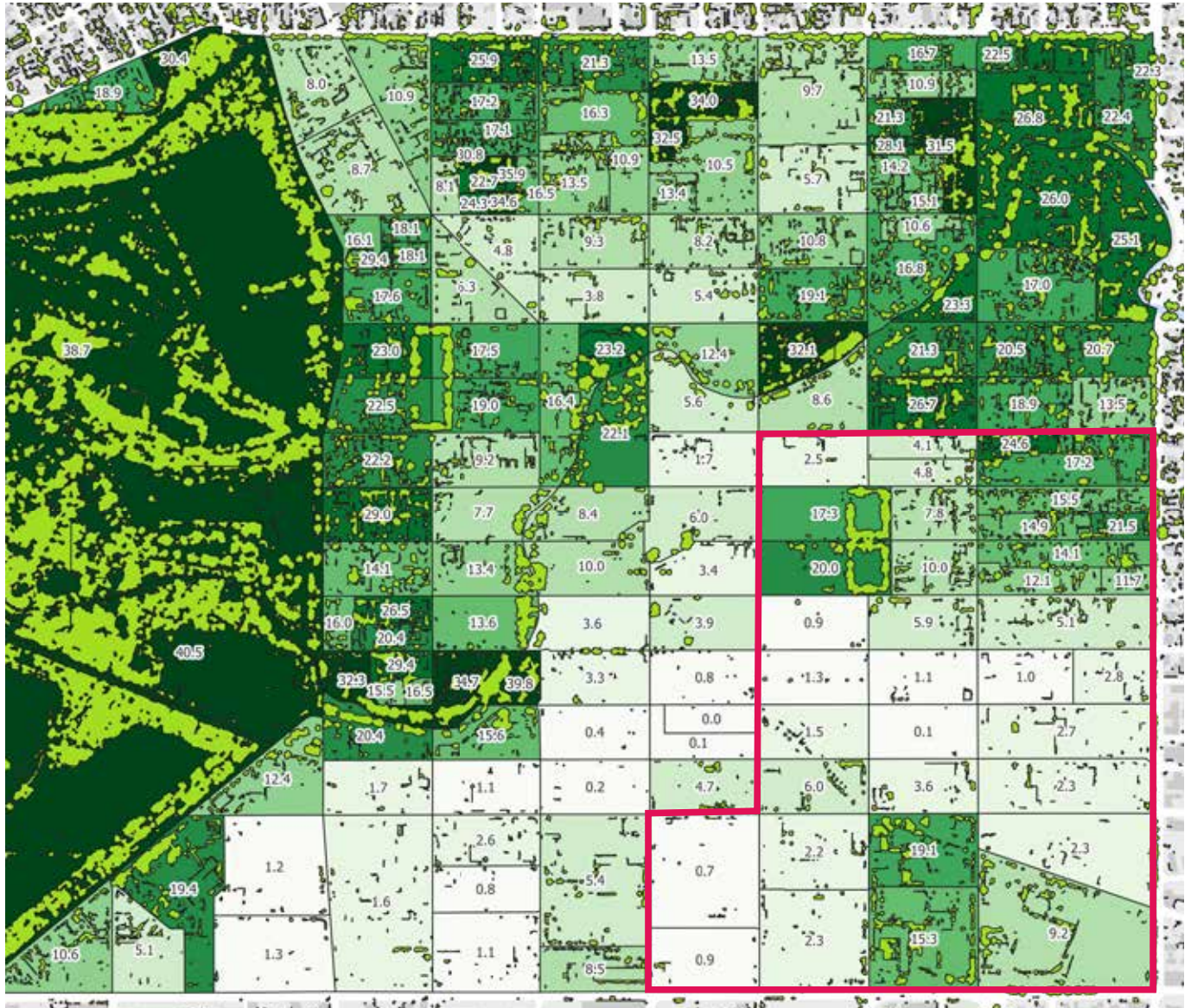
**Easy and enjoyable to get from A to B:** Potential upgrades to enhance active travel across the neighbourhood are marked in red and may include safer crossing, wider footpaths and improved amenity.

**Strong sense of community:** Fostering community connections and local identity will occur throughout the neighbourhood and will build on the existing emerging identities.



## Appendix B: Tree canopy cover

This map shows the Tree Canopy Cover for the Central City with a percentage for each meshblock (2018-2019 data).



# South-East Central Neighbourhood Plan

July 2024