NZIA CANTERBURY BRANCH SUBMISSION TO DRAFT CENTRAL CITY PLAN

CENTRAL CITY BUSINESS 1 ZONES

A. STATED AIM

i) To provide for local retail and service activities that meets the day to day needs of the community.
ii) The proposed Business I zones will provide a community focal point for the re-establishing and new residential population.

B. METHOD OF ACHIEVING STATED AIM

i) A suitable location and area of land for each centre has been identified to enable development to occur that is of a size and scale appropriate to serve the day to day needs of central city residents.
ii) Some affected Business I centres were affected by the quakes of 2010 and 2011. There is now an opportunity to locate these centres in places that will optimise their availability to the projected residential population.
iii) Economic and demographic analysis identifies that there will be a deficit of supermarket retail floor space in the Northern part of the central city (in 2 locations, either or).
iv) The development of the Central City Business I zones will be subject to a consent process to ensure buildings; landscaping, screening and car parking are comprehensively designed to a high standard.
v) The extent of the Central City small scale commercial centres is constrained to ensure that residential housing stock is supported.

C. OUTCOME OF PROPOSED METHOD

Positive outcomes

i) The idea in principle is supported.
ii) (Re) building small centres close to residential areas is equally supported, to allow residents to get to their centre easily.
iii) A mixed use zone with generally small scale commercial buildings that provide shopping, community service and entertainment activities within easy walking distance of most dwellings.

Negative outcomes

i) The locations of these Business I zones have not been discussed with local communities and may be considered by them not to be in the most appropriate place relative to their community boundaries. The proposed

locations need to be discussed with the residents/resident groups.

ii) As these centres may take some time to be realised, it is not possible and possibly not desirable to identify locations for these zones and predict their future size at this time.

iii) Those centres that have been damaged may want to rebuild these rather than be forced to develop at another location.

D. RECOMMENDATONS

i) While the idea of small business zones is supported, it is important that local residents be given the opportunity to plan where these should go and what activities should go into them.

ii) It would be valuable to see the economic and demographic analysis from which the supermarket retail deficiency has been calculated and why only one small supermarket should be allowed. It would seem that several small supermarkets would be needed once the resident population has built up.

iii) It would appear that retail activity such as Piko on the corner of Barbadoes and Kilmore should be allowed to re-establish on its original site.