NZIA CANTERBURY BRANCH SUBMISSION TO DRAFT CENTRAL CITY PLAN

CENTRAL CITY MIXED USE ZONE

A. STATED AIM

Draft Central City Plan - Volume 1

The development of vibrant urban areas by enabling a diverse and compatible mix of land use activities in areas on the edge of the central city that are attractive to work and live.

The Branch supports this policy objective.

B. METHOD OF ACHIEVING STATED AIM

Draft Central City Plan - Volume 2
Regulatory Framework – Central City Mixed use zone

1	New Zone	Central City Mixed Use
2	Street scene	Minimum setback 2m Maximum setback 4m Minimum glazing 30% Ground floor blank wall restriction
3	Building bulk	Minimum number of floors 2 Maximum number of floors 4 Maximum height 14m Minimum height 8m
4	Car parking	Maximum 1 per 50m2 GFA.
5	Land use activities	Residential Commercial offices and services Education and health facilities Community facilities Travellers' accommodation Places of entertainment Limited retailing Light manufacturing
6	Build Green	Pass rating required.

C. OUTCOME OF PROPOSED METHOD

1. New zone

Replaces areas of Business 3 & 1 and a portion Central city edge zone.

Positive outcomes

i) Potential to revitalise older poor quality industrial areas.
ii) The new zone will create a link between the central business areas and the adjacent business and living zones.

Recommendation

i) The branch supports the idea of a Mixed Use Zone.

2. Street scene

2.1 Setbacks

Positive outcome

i) Opportunities for landscaping at the street frontage.

Negative outcome

i) A zero setback may be appropriate for corner sites

Recommendation

i) The Branch does not support the rule change as the rule has not been modelled.
ii) All developments to be considered by the Urban Design Panel.

2.2 Glazing

Positive outcome

i) Provides visual connection to the street.

Negative outcome

i) Attempts to control design quality with a prescriptive rule which may have unintended consequences.

Recommendation

i) The Branch does not support this rule change as the rule has not been modelled.
ii) All developments to be considered by the Urban Design Panel.

3. Building bulk

3.1 Number of floors and building height

Positive outcome

i) Encourages a cohesive built form.

Negative outcome

i) Potential for non-compatible development.
ii) Attempts to control design quality with a prescriptive rule which may have unintended consequences.

Recommendation

i) The Branch does not support the rule change as the rule has not been modelled.
ii) All developments to be considered by the Urban Design Panel.

4. Car parking

4.1 Car park numbers

Negative outcome

i) Restricting car park numbers will be a negative influence when promoting to tenants or perspective buyers.

Recommendation

i) The branch does not support the rule change as the rule has not been modelled.
ii) Car parking proposals should be considered on a case by case basis with consideration given to the outcome of the total proposed development.

5. Land use activities

5.1 Residential, commercial, education, accommodation, entertainment and retailing activities in one zone

Positive outcome

i) Potential for people to live, work, learn and socialise in an attractive environment close to the city centre.

Negative outcome

i) The limit on retail does not match the aim of having mixed use developments.

Recommendation

i) The branch does not support the rule change.

ii) All development to be reviewed by the Urban Design Panel.

6. Build green

Current legislation provides a mechanism for energy efficient construction. Incentives will be required if further regulation is proposed.

Recommendation

i) Not enough information or detail is provided within the Draft Central City Plan for the Branch to accept or reject the Build Green Christchurch proposal. However, we have made some recommendations in our submission to this section of the Plan.