NZIA CANTERBURY BRANCH SUBMISSION TO DRAFT CENTRAL CITY PLAN

CHANGES TO TEMPORARY ACTIVITIES AND BUILDINGS

A. STATED AIM

Draft Central City Plan Volume 1
Transitional City

A transitional city will ease rules and barriers for a temporary period allowing the market to test ideas, explore concepts and develop innovative ways to bring people, business and investment back into the CBD.
(pg. 115)

The Branch supports this policy objective

There will need to be a strong alignment of all temporary activities to support the redevelopment of the city which will evolve during the next 10 to 20 years. (pg. 115)

The Branch supports this policy objective

Central City Plan – Volume 2

Allow the re-use of sites and facilitate the erection of temporary structures for a period of up to 2 years while a more permanent building outcome is found for the land.

B. METHOD OF ACHIEVNG STATED AIM

Draft Central City Plan
Regulatory Framework – Temporary Activities and Buildings

Rule 2.2.2 Development Standard

Permitted Activity

(a) Temporary buildings ancillary to a building or construction project , provided that any such building does not exceed 40m2 in area, or remain on site for longer than the duration of the project or twelve months , whichever is the lesser.
(b) Any temporary event or public meeting, including associated parking and ancillary buildings and structures, provided that such activities shall not operate from a site for more than four weeks and buildings shall not remain on the site any longer than eight weeks

Rule 2.2.3 Development Standard

Permitted Activity

(a) Any temporary building located on a site which was previously occupied by a building which has been demolished following one of the 2010 or 2011 Canterbury earthquakes, provided that any such building shall not remain on site any longer than two years
(Any activity not complying with the above clause (a) shall be a discretionary activity with the exercise of Council's discretion limited to matters subject to this standard.)

C. OUTCOME OF PROPOSED METHOD

Positive Outcomes

i) There is an immediate need to delivers a range of activities and interventions to provide a business environment that business can have confidence in. So that retail, tourism, hospitality, office and the general commercial sectors will return to the Central City.

ii) Retail Strategy: Restart (Central City Property Owners and Business Group initiative to combine existing retail and hospitality buildings with re-locatable expo-style structures). Covered Markets.

iii) Provision of an Events Village in Hagley Park.

iv) Provision of temporary office accommodation and container retail facilities.

v) Free car-parking will be available for up to 120 minutes and will be actively enforced.

vi) Greening the Rubble: Need to ensure the physical environment within the CBD area is beautified, greened and where possible used for outdoor events and art following demolition.

vii) Innovative hoardings that remain in place for several years with the opportunity to refresh the information/images on the hoardings.

viii) Temporary Bus Exchange on Lichfield Street.

ix) Temporary traffic measures including cycle lanes and closure of parts of streets will be trialled through the use of barriers and painted surfaces as part of improving the accessibility and amenity of the Central City.

Negative Outcomes

i) A new broader definition is required, which covers temporary structures, events and activities. This could comprise structures for arts centre type markets; fresh produce markets; clusters of temporary buildings on larger sites; temporary accommodation units for construction personnel involved in the rebuild; temporary bars, cafes, stops utilising containers.

ii) Temporary structures are allowed on site for a period of up to 2 years. This timeframe is too restrictive when considering the positive outcome initiatives above.

iii) Temporary structures to be limited, in either scale or duration, in order to minimise adverse (particularly visual) impacts. These controls, which include a 40m^2 maximum size for temporary structures are far too restrictive and effectively prevent many of the proposed initiatives described in i) above.

iv) The timeframe for temporary activities of four weeks for the activity and eight weeks for the ancillary buildings and structures is too restrictive. Temporary activities could be in place throughout the summer months for example and relocate to other sites during the winter months.

D. RECOMMENDATIONS

i) Surveys show strong support from the business community for a return to the Central City (65-70% of CBD businesses want to return) over time. Support and assistance for business must be provided immediately to so that the desire of business to return to the Central City is not lost.

ii) With a significant number of property owners facing first time property development (as they rebuild their damaged property) there is a need for education in the key aspects of successful property development.

iii) The Plan's emphasis on temporary activities and buildings seems to be focussed on visual impact. However, the primary objective of these temporary activities and temporary buildings should be to draw people back into the CBD, revitalise the area, restore confidence and support business activity, before more permanent reconstruction/redevelopment work proceeds.

iv) The introduction of a transitional building category to allow for more significant relocatable or prefabricated structures which will be allowed for the 10 to 20 year time-frame referred to in Volume 1. This will allow for higher quality environments than container type building and allow developers to generate income to recover costs of re-establishing sites quickly without having to comply with all the onerous requirements of the rules in Volume 2.

v) Remove 40m2 size limit on temporary buildings; review each application on its merits in terms of business recovery.

vi) Remove time limit of 4 weeks for temporary activity; review each application on its merits in terms of business recovery.

vii) Remove time limit of eight weeks for temporary buildings and structures which are ancillary to temporary activities; review each application on its merits in terms of business recovery.

viii) Remove limit of two years for temporary building; review each application on its merits in terms of business recovery.