

## Central City Plan – Draft for Ministerial Approval as at 14 December

### Summary of Key Points

#### Building height within the CBD

- Core zone maximum height increased to 31m (an increase of 2m).
- Fringe zone maximum height remains at 21m.
- Exceptions still in place for parts of Cashel Street (21m), High Street (17m) and New Regent Street (8m). The maximum number of floors is no longer prescribed.
- The minimum number of floors in the Core zone is now 2 (reduced from 3) and there is no minimum height prescribed.
- There is no longer a minimum height or number of floors prescribed for the Fringe zone.

#### Existing use rights

- A specific exemption to the height rules for sites which contained buildings on 3 September 2010, where the replacement building is:
  - § the same or lower height;
  - § the same or lesser gross floor area; and
  - § the over height element is centred on the same building platform.
- The height rule exemption applies for **4 years**. All other provisions of the Plan will apply to the replacement building.

#### Building design

- Most development standards relating to building design remain as notified.
- Deletion of standards relating to number and location of primary entrances and the extent of glazing required.
- Minor amendments to continuity of frontage (reduced from 80% to 65% in the Fringe zone), location of carparking (10m setback within buildings now only applies to the ground floor) and the minimum ground floor height (reduced from 4.5m to 4m).

#### Urban design assessment

- The restricted discretionary standard for urban design has been moved to a new Part 16.
- Assessment matters remain largely as notified.
- The requirement to obtain consent originally applied to the Core zone and some areas of the Fringe zone. This has been extended to include the majority of the Fringe, Mixed Use and Cultural 3 zones (as identified on Central City Plan Planning Map 4) - depending on the size of the site, extent of street frontage, or extent of building works.

## Build Green

- These provisions remain largely as notified.
- Any new buildings to be constructed in the Central City for office or retail purposes, and new apartment buildings which are three storeys or higher, are to be designed and built to achieve certification under the BASE ('Building A Sustainable Environment'). This is a tool operated by the NZ Green Building Council.
- Any building subject to the rule which does not achieve BASE certification will require resource consent as a restricted discretionary activity.

## Retail

- Removal of minimum and maximum retail floor areas within the Core, Fringe and South Retail areas.

## Comprehensive development

- A specific community standard has been introduced for comprehensive commercial or mixed commercial and residential development within the Core and Fringe zones.
- This is intended to recognise that the general zone rules and assessment matters are designed to apply to smaller, individual sites rather than large comprehensive developments.
- The standard will provide for assessment of comprehensive development of larger areas against principles of good urban design, appearance and amenity.

## Roading hierarchy

- A new hierarchy is proposed, with the following purposes:
  - § Avenues – movement around the city.
  - § Distributor streets – movement through the city.
  - § Local streets – primarily to provide for property access.
  - § Main streets – high amenity shared spaces with an access function.
  - § People streets – lanes, malls and river promenades which prioritise people over traffic.
- Vehicle speeds will be reduced to 30km/hr within the Compact CBD (bounded by Manchester Street, Lichfield Street and the Avon River), but no prohibition on vehicle access.

## Car parking

- The proposed minimum car parking requirements have been removed for all activities, except residential activities in the Living zones.
- Parking which exceeds 50% of the Gross Leasable Floor Area of the building on the site will require resource consent for a non-complying activity within the Compact CBD, or as a restricted discretionary activity elsewhere.
- Parking may be provided on a physically adjoining site or within 200m, provided that the parking area is no greater than 50% of the GLFA.
- New permanent car parking buildings and sites where car parking is the primary activity on the site will require a resource consent as a discretionary activity.
- Temporary car parks provided for earthquake recovery where car parking is the primary activity will also require resource consent, but as a restricted discretionary activity.

### High Traffic Generator Rule

- Thresholds have been introduced in order to allow higher traffic generating developments to locate in areas which can cope with higher levels of traffic without the need for a resource consent.
- This is a change from the old 'one size fits all' approach and is based entirely on vehicle trip thresholds (ie. the number of parking spaces is no longer considered).
- All resource consent applications under this rule will be assessed as restricted discretionary activities and must be accompanied an Integrated Transport Assessment.

### Central City Living Zone

- The Plan has moved away from the generic Central City Living zone originally proposed.
- It now includes a range of Living zones :
  - § Living 4A zone west of Fitzgerald Ave between Armagh and Hereford Streets;
  - § Living 4B and Living 5 zones west of Latimer Square;
  - § Living 5 zone in areas within the Avon Loop; and
  - § Living 4A zone in residential areas north of the CBD (around Peterborough, Salisbury and Durham Streets, and Bealey Avenue).
- A range of height limits for these specific zones are now proposed, generally less than the 14m originally proposed for the Central City Living zone.

### Central City Business 1 zone

- The site on the corner of Salisbury and Madras Streets has been removed from the CCB1 zone (now Central City Mixed Use zone).
- Other specific sites on Fitzgerald Avenue (between Kilmore Street and Chester Street East) and Armagh Street (north side of the intersection with Barbadoes Street) have now been included in this zone.
- The provision for one supermarket within the CCB1 zone has been removed.
- All retail activities with a gross leasable floor area greater than 250m<sup>2</sup> within the CCB1 zone will now require consent as a non-complying activity.

### Conservation 5 zone

- This remains for the land adjoining the Avon River.
- A key concern of submitters during the hearing, was the effect on roads included within the zone. The zone description has been amended to provide "*much of the zone covers legal road, and these areas of road retain their underlying legal status and hence they fall within the definition of 'road' in this City Plan*".

### Suburban Development

- Volumes 1 and 2 of the proposed Plan contained provisions intended to direct certain developments into the Central City rather than to suburban centre expansion.
- Minor wording changes have been made to policy provisions, however the requirement to assess the effect of new suburban expansion against the impact on CBD recovery has not been changed.

The Christchurch City Council will adopt the Plan on 15 December 2011. It will then be publicly notified and the Minister may invite further comment before making a decision on whether to approve the Plan. If you wish to discuss this in more detail, please contact:

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