

## Questions from the Commercial Intensification webinar – 3 May 2022

What is the highest possible height you could legally build in the CBD?

Within the City Centre, we are proposing to enable unlimited heights with development above defined thresholds requiring resource consent as a Restricted Discretionary activity to enable effects of taller buildings to be assessed.

Can you say more on resource consent requirement on residential develop of brownfield sites, ie reverse sensitivity factor and how this changes in the new plan?

Comprehensive residential development would be a Restricted Discretionary activity in industrial zones with discretion giving consideration to the extent to which the proposal meets criteria in Policy 16.2.2.2 (c). This includes consideration of whether any redevelopment will not give rise to reverse sensitivity effects on existing industrial activities

What consideration has been undertaken about active, offset building street frontages with planting to mitigate the wind in the CBD? The street frontages in the images are all linear and will exacerbate current wind tunnels.

Currently having wind modelling done to ensure that we can manage wind effects appropriately, including impacts at street level. Development proposals will be expected to demonstrate acceptable ground level wind conditions are maintained. Ways to achieve this include maintaining gaps between buildings and using canopies and upper level setbacks, amongst other means.

1. Is there a restriction of what type of business will be allowed to operate with the increase in residential use? 2. There is a service line behind the property - will this residential change mean a decrease in speed of these trains?

The range of permitted activities is not proposed to change in commercial and mixed use areas. Residential units are required to include appropriate noise insulation where they are affected by rail way noise.

Will the rates increase in a rezoned area? Will there be any amendments to parking in the zone, and in adjacent areas?

Rating is reviewed every three years and is largely determined on by estimated land value. This will be something that will need to be considered when rates are re-evaluated.

On street parking is managed in accordance with the Council's parking policies, which are available here:

<https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/policies/transport-parking-and-drones-policies/christchurch-parking-policies>