

What's changing in the Commercial Zones?

Commercial Central City Business, Commercial Central City Mixed Use, Commercial Central City (South Frame) Mixed Use, Commercial Core, Commercial Local, Commercial Retail Park, Commercial Banks Peninsula Commercial Mixed Use, Commercial Office Zones

There are changes in how we manage land use within commercial zones under the new Christchurch District Plan.

Some of the main changes from the Christchurch City Plan and the Banks Peninsula District Plan are highlighted here, and reflect decisions by the Independent Hearings Panel on the proposed Christchurch Replacement District Plan.

- The Plan emphasises the importance of commercial activity to the city's recovery and to community wellbeing.
- The Plan has a 'centres based' strategy that directs commercial activity to Central City, District, Neighbourhood, Local and Large Format centres and limits commercial activity in industrial and other zones. This helps centres to function as community focal points. It also supports the recovery and growth of the Central City as the primary employment, business and community focal point for Christchurch and the wider region.
- The Plan creates a hierarchy of centres based on their size and function. This supports the regeneration of the Central City and District centres by enabling a greater scale of development and activity in these centres compared with smaller Neighbourhood and Local centres. The hierarchy also seeks to establish a form and scale of development consistent with the role and anticipated outcomes for each centre. The size of retail tenancies in Neighbourhood and Local centres are limited, as is the size of office tenancies in District, Neighbourhood and Local centres. Provisions also seek to ensure development in one centre does not undermine the role of another.
- Some suburban centres are identified as 'Key Activity Centres'. They are the focus of employment, community activities, public transport and more intensive mixed-use development. These are:

Riccarton, Hornby, Papanui/Northlands, Shirley/Palms, Eastgate/Linwood, Belfast/Northwood, New Brighton, North Halswell (emerging) and Spreydon/Barrington.
- New District Plan provisions enable the development of a new Key Activity Centre / District Centre at North Halswell, on 17.3 hectares of land on Halswell Road opposite the intersection with Augustine Drive. Rules specify the size, location and key design elements in the new centre, including a limit on the total amount of retail and office floorspace to recognise its function and to support the recovery of the Central City.
- New zones replace the former business zones in Christchurch City and the Town Centre Zone in Banks Peninsula:



Central City

- Commercial zones in the Central City have been renamed Commercial Central City Business Zone, Commercial Central City Mixed Use Zone, and Commercial Central City (South Frame) Mixed Use Zone. The zones are similar to those introduced into the previous district plan by the Christchurch Central Recovery Plan.
- The Central City Business Zone is the principal commercial centre for Christchurch and provides for the widest range, scale and concentration of commercial, community, cultural, residential and guest accommodation activities.
- The Commercial Central City Mixed Use Zone provides for a diverse and compatible mix of activities that support the Commercial Central City Business Zone. In particular, it limits the scale of new retail and office activity and supports more intensive residential activity.
- The Commercial Central City (South Frame) Mixed Use Zone provides for a range of technology-based businesses, and research and health-related activities in a high amenity environment. Activities permitted in this zone are compatible with, and support, the Central City Business Zone as the principal commercial centre for Christchurch. There are limits on the scale of new retail and office activity.

Outside Central City and Banks Peninsula

- The Commercial Core Zone applies to larger suburban centres where commercial and community activities are concentrated and anticipated at a greater scale than in the Commercial Local Zone;
- The Commercial Local Zone applies to smaller scale commercial areas generally located in residential areas to meet local needs.
- The Commercial Retail Park Zones are standalone retail centres providing for the large retail stores primarily accessed by car, for example Tower Junction.
- The Commercial Mixed Use Zones recognise existing areas of retail and office activity outside identified centres so they can continue to function. However, new retail and office activity is limited in these locations, as one way to support the recovery and growth of identified centres. This zone applies to areas including Addington, New Brighton, Mandeville Street and Blenheim Road.
- The Commercial Office Zone recognises and enables large scale office activities in the former industrial business zones at Show Place and Hazeldean Business Park in Addington, sites fronting Moorhouse Avenue, the Christchurch International Airport Business Park and land off Sir William Pickering Drive in Russley.

Banks Peninsula

- The Commercial Banks Peninsula Zone applies to commercial areas in Lyttelton, Akaroa and other small settlements that serve the local community and visitors to the area.

Provisions applying outside the Central City

- New urban design rules were introduced for key parts of some suburban centres (Commercial Local Zones, Commercial Banks Peninsula Zones and 'Key Pedestrian Frontages' identified in the Commercial Core Zone) to recognise and support pedestrian activity. This includes requirements for buildings to be built up to the road boundary and windows to be provided along key building elevations. Minimum window requirements also apply to sites in the Commercial Core Zone facing an arterial or collector road.
- On sites not identified as Key Pedestrian Frontages, if buildings are not built up to the street boundary a minimum building setback from the road applies.
- Landscaping is required on the boundary of sites not identified as a Key Pedestrian Frontage, where they are opposite a residential zone, or adjoining a local road. Landscaping requirements also apply on the boundary of some commercial zones where they adjoin residential zones.
- The design of all new buildings and external alterations to existing buildings in the Commercial Banks Peninsula Zone is still assessed through a resource consent application. The Plan includes updated 'Design guidelines' for the commercial area in Lyttelton. The guidelines for Akaroa remain largely unchanged.
- The Plan encourages development in particular centres to consider any Suburban Centre Master Plan the Council has developed to assist with the centre's rebuild and recovery. District Plan rules also support the implementation of actions identified in Master Plans. For example, rezoning land known as the Sydenham School site to commercial, and consolidating the Commercial Core Zone in New Brighton.
- Buildings over a certain size in the Commercial Core Zone require resource consent so specific urban design principles and outcomes can be considered for the development. There are now two ways of doing this:
 - by lodging a restricted discretionary resource consent; or
 - by having the proposal certified by an approved urban designer to enable the development to proceed as a controlled activity resource consent (i.e. a more certain consent process where the Council must approve the development as certified). This is known as the 'certification pathway'.

Provisions applying in the Central City

- An urban design 'certification pathway' is introduced for some types of building or activity in parts of the Central City and also for rebuilding or altering Christ Church Cathedral. This pathway is similar to the process for commercial zones outside the Central City.
- Specific resource consent status and exemptions from the usual built form standards have been included for spiritual facilities and other developments on the two cathedral sites at Cathedral Square and Barbadoes Street. These provisions complement the respective historic heritage provisions in Sub-Chapter 9.3.
- Development in the Retail Precinct¹ no longer needs to keep to an approved Outline Development Plan. However, new buildings still need to be integrated into a comprehensive development of a site not less than 7,500m² (or in the case of the triangular block bound by High Street, Colombo Street and Cashel Street, the entire block).

Note: the new plan may require resource consent applications in situations where they were not previously required.

View the new Christchurch District Plan at districtplan.ccc.govt.nz

The information in this document summarises the contents of the Christchurch District Plan in general terms. This information draws on the Christchurch District Plan as it was at the time we were preparing the document, but is not the District Plan. As the Christchurch District Plan is subject to change, anyone seeking the current rules and other provisions of the Christchurch District Plan should refer to districtplan.ccc.govt.nz

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¹ The area bounded by Oxford Terrace, Lichfield, High and Hereford Streets.