

APPENDIX 8.1: KEY STRATEGIC DOCUMENTS

To summarise, the key messages in statutory documents that inform the direction taken in the chapter include the following:

LAND USE RECOVERY PLAN, CHAPTER 6

1. Territorial authorities to use a case management approach, through relevant instruments, to support rebuilding of commercial businesses, particularly in KACs and Neighbourhood Centres (LURP Action 24).
2. Christchurch City Council to enable in the next review of its District Plans the following measure; v. planning provisions for KACs and Neighbourhood Centres that have been subject to a suburban centre master plan process (LURP Action 24).
3. Business activities are to be provided for in a manner which: (1) Promotes the utilisation and redevelopment of existing business land, and provides sufficient additional greenfield priority area land for business land through to 2028 (Policy 6.3.6 (1) Chapter 6 of CRPS). The LURP provides for commercial development in existing KACs and Neighbourhood Centres to support an efficient transport network; meet community needs for revitalised centres; protect industrial areas and the infrastructure invested in them from being undermined by higher-value land uses; avoid conflicts over noise, odour or other environmental issues. (LURP, Section 4.3.1 (Provide for commercial needs))
4. Support and maintain the existing network of centres below as the focal points for commercial, community and service activities during the recovery period: (1) The Central City; (2) KACs; (3) Neighbourhood Centres. These centres will be high quality, support a diversity of business opportunities including appropriate mixed-use development (Objective 6.2.5).
5. New commercial activities are primarily directed to the Central City, KACs, and Neighbourhood Centres (Objective 6.2.6).
6. Business activities are to be provided for in a manner which reinforces the role of the Central City, as the city's primary commercial centre, and that of the KACs (Policy 6.3.6).
7. Recognises that new commercial activities are primarily to be directed to the Central City, KACs and Neighbourhood Centres where these activities reflect and support the function and role of those centres (Policy 6.3.6(4)).
8. Define the extent of KACs (LURP Action 45).
9. Identify the location and extent of the identified KACs (Policy 6.3.1 of CRPS).
10. Christchurch City Council to enable in the next review of its District Plans the following measure; iv. zoning that defines the extent of each KAC (LURP Action 24.)
11. (KACs) are to be developed in a way that complements recovery of the Central City and recognises that the Christchurch Central City remains the prime urban centre in the region. (LURP, Section 4.1.2 (Revitalise centres)).

12. A land use and infrastructure framework that identifies KACs which provide a focus for high quality, and, where appropriate, mixed-use development that incorporates the principles of good urban design (Objective 6.2.1).
13. Method 4 and 5 to Policy 6.3.1 - Territorial Authorities will investigate and implement methods in District Plans for promoting development and enhancement of Key Activity Centres” and “Territorial Authorities should consider appropriate administrative and financial methods to enable and encourage Key Activity Centres to fulfil their function, and to promote intensification of identified urban areas and brownfield redevelopment.
14. Maintaining local centres can support a ‘neighbourhood village’ concept. Intensification and good quality development will add vitality to Neighbourhood Centres (LURP, Section 4.1.2 (Revitalise centres)).
15. Development of greenfield priority areas must provide local retail and community spaces suited to the scale of the subdivision (LURP, Section 4.2.2 (Ensure quality of greenfield housing subdivisions)).
16. Christchurch City Council to enable in the review of its District Plans the following measure:
 - i. Community facilities within KACs and Neighbourhood Centres (LURP Action 11).
17. Christchurch City Council to enable in the next review of its District Plans the following measure; vi. mixed-use development within KACs (LURP Action 24).
18. To identify and implement programmes through the relevant Local Government Act instruments for public facilities, services and amenity improvements at KACs and Neighbourhood Centres (LURP Action 14).
19. The development and distribution of commercial activity will avoid significant adverse effects on the function and viability of these centres (Objective 6.2.5).
20. Avoid development that adversely affects the function and viability of, or public investment in, the Central City and KACs (Policy 6.3.1).
21. Recognises that new commercial activities are primarily to be directed to the Central City, KACs and Neighbourhood Centres or in circumstances where locating out of centre, will not give rise to significant adverse distributional or urban form effects (Policy 6.3.6(4)).
22. Recognises that existing business zones provide for a range of business activities depending on:
 - a. the desired amenity of the business areas and their surrounds
 - b. the potential for significant distributional or urban form effects on other centres from new commercial activity (Policy 6.3.6(6) of Chapter 6).
23. Christchurch City Council to enable in the next review of its District Plans the following measure; thresholds for commercial activities in greenfield priority areas for business where these are considered necessary to avoid reverse

sensitivity effects or effects on the viability of KACs (Action 24, LURP).

24. Business activities are to be provided for in a manner which recognises that existing business zones provide for a range of business activities depending on:
 - a. the desired amenity of the business areas and their surrounds
 - b. the potential for significant distributional or urban form effects on other centres from new commercial activity (Policy 6.3.6 (6), Chapter 6 of CRPS).
25. Method to Policy 6.3.6: Territorial authorities will (2) Identify trigger thresholds for office and retail commercial activities in industrial areas where these activities are likely to give rise to distributional effects, particularly on larger commercial centres, or result in reverse sensitivity effects.
26. The LURP recognises that some types of commercial businesses – for example, yard based retailing – may also be appropriate in these areas (LURP, Section 4.3.2 (Provide for industrial needs)).
27. Christchurch City Council to enable in the review of its District Plans the following measure;
 - i. clarity and certainty about urban design requirements (LURP Action 11).
28. Christchurch City Council to enable in the next review of its District Plans improved access to buildings, structures and public places and spaces through opportunities during rebuilding (LURP Action 11).
29. Christchurch City Council to enable in the next review of its District Plans the following measure;
 - iii. clarity and certainty about urban design requirements in KACs and other business zones.
30. Christchurch City Council to enable in the next review of its District Plans the following measure, as a matter of urgency: address standards relating to urban design that could negatively impact upon recovery (LURP Action 45).
31. (With reference to the Central City, KACs and Neighbourhood Centres) incorporate good urban design principles (Objective 6.2.5).
32. Business development adopts appropriate urban design qualities in order to retain business, attract investment and provide for healthy working environments (Objective 6.2.6).
33. Business development...and the establishment of public space is to give effect to the principles of good urban design below, and those of the New Zealand Urban Design Protocol 2005, to the extent appropriate to the context...(Policy 6.3.2).
34. Methods to Policy 6.3.2: Territorial authorities will (1) Include in District Plans objectives, policies and rules (if any) to give effect to Policy 6.3.2;
35. Territorial authorities should (2) Develop urban design guidelines to assist developers with addressing the matters set out in Policy 6.3.2. and (3) Consider the principles of good urban design as reflected in the New Zealand Urban Design Protocol (2005) in urban design processes.

