

APPENDIX 8.2: LINKAGES BETWEEN PROVISIONS

Linkages and grouping of provisions under proposed Policy Direction

Issue	Directions	Objectives	Policies	Rules
<p>RESOURCE MANAGEMENT ISSUE 1: Dispersal of retail and office activities has the potential for significant adverse effects on the vitality and amenity of commercial centres</p> <p>RESOURCE MANAGEMENT ISSUE 3: The current policy framework does not provide clarity on the function of different centres and their place in a hierarchy of centres. This has the potential to create uncertainty, leading to unintended outcomes</p> <p>RESOURCE MANAGEMENT ISSUE 5: Community groups and emergency services suffered damage to their</p>	<p>3.5.2.2 Christchurch has a strong Central City</p> <p>3.5.2.4 The district is a good place to do business</p>	<p>15.2.1 Objective 1: Recovery of commercial activity centres</p>	<p>Policy 1 Role of Centres</p>	<p>15.3.2 Commercial Core Zone Rules 15.3.2.1–15.3.2.6</p>
			<p>Policy 2 Extent and Development of Key Activity Centres</p>	<p>15.4.2 Commercial Fringe Zone Rules 15.4.2.1–15.4.2.6</p>
			<p>Policy 4 Activities in District and Neighbourhood Centres</p>	<p>15.7.1 Commercial Retail Park Zone Rules 15.7.2.1–15.7.2.6</p>
			<p>Policy 3 New North Halswell Key Activity Centre</p>	<p>Rule 15.3.6, Appendix 15.4 North Halswell – Land off Halswell Road, between Halswell Road and Sparks Road</p>
			<p>Policy 5 New Local Centres in Greenfield Areas</p>	<p>15.5.2 Commercial Local Zone Rules 15.5.2.1–15.5.2.6</p>

<p>accommodation and have been forced to relocate. Unless provided for, there is a risk that such groups will be displaced permanently in locations that may not be accessible to the groups they serve</p> <p>RESOURCE MANAGEMENT ISSUE 2: Areas identified for commercial activity in greenfield areas have not developed, potentially limiting the services available to local communities</p>				
			<p>Policy 6 Banks Peninsula Commercial Centres</p>	<p>15.6 Commercial Banks Peninsula Zone Rules 15.6.2.1–15.6.2.6</p>

<p>RESOURCE MANAGEMENT ISSUE 4: Inadequate controls on design could lead to poor outcomes, particularly in the rebuild of suburban centres</p>		15.2.2 Objective 2: Achieving high quality urban design outcomes	Policy 7 Scale and Form of Development	15.3.3.1 Built Form Standards – Commercial Core Zone Rules 15.3.3.1–15.3.3.8	
				Policy 8 Design of New Development	15.4.3 Built Form Standards – Commercial Fringe Zone 15.4.3.1–15.4.3.8
					15.5.3 Built Form Standards – Commercial Local Zone 15.5.3.1–15.5.3.7
					15.6.3 Built Form Standards – Commercial Banks Peninsula Zone 15.6.3.1–15.6.3.8
					15.7.3 Built Form Standards – Commercial Retail Park Zone 15.7.3.1–15.7.3.9
				15.2.2.3 Policy 2.3 Suburban centre master plans	15.6.3 Built Form Standards – Commercial Banks Peninsula Zone 15.6.3.1–15.6.3.8
					15.4.3 Built Form Standards – Commercial Fringe Zone 15.4.3.1–15.4.3.8
					Rule 15.3.8, Appendix 15.6 Sydenham – Sydenham Master Plan Overlay Area