

Appendix 24: Economic Impact Assessment of the proposed Accommodation and Community Facilities Zone & changes to provisions

Zone changes

Current Plan requirement	Proposed Plan requirements	Community group impacted	Costs	\$cost	Benefits	\$benefits
Rezoning of properties which are currently zoned either residential or Living 5.						
<p>The Visitor Accommodation and Community Facilities Zone is proposed along three defined arterial corridors – Bealey and parts of both Papanui and Riccarton Roads.</p> <p>Sites in these corridor locations are zoned either proposed residential (Phase 1 DPR), Living 5, commercial, open space or cultural.</p>	<p>Rezone those sites which are zoned residential or Living 5 (current Travellers Accommodation Zone) to Visitor Accommodation and Community Facilities Zone.</p>	Neighbouring property owners	<p>The pepper potting approach to these facilities may be a preferable approach to some residents eg. day care facilities within residential areas.</p> <p>In all likelihood it is however considered that most residents would favour a more consolidated residential form within their neighbourhoods with fewer effects from non residential developments.</p>	Minor	<p>Promotion of visitor accommodation and larger community facilities in this area rather than the surrounding residential area, supports the ability to restrict further non residential uses in the residential areas. This will help support continued residential coherence, character and community feel in these areas.</p>	Minor
			<p>Intensified use of the corridor for visitor accommodation and community facilities may 'spill into' adjacent residential areas. This includes things such as car parking, noise etc. In reality the corridors are already dominated by these uses and some of these issues are already prevalent. The new zone provisions will seek to control these matters to ensure potential impacts of these developments on surrounding areas are mitigated.</p>	Minor - Moderate	<p>Improved accessibility to access goods and services. A greater range of larger community facilities and visitor accommodation in these corridor locations means that more facilities are locally available in easy to access locations.</p>	Minor
		Existing landowners subject to rezoning	<p>Increased rates as a result of a more commercial zoning.</p>	Minor - moderate	<p>Increase in property values – as a result of being located in a zone with increased use potential: residential, visitor accommodation and community facilities.</p>	Minor - moderate
			<p>For those properties which are still residential there is an increased likelihood of being located in an area used for a mix of activities. This may mean more noise, traffic, further loss of residential coherence and community feel. Many of these effects are already happening under the existing zoning – whilst accepting a greater range of activities within the zone the provisions will actually try and seek an improved built form and controls around matter such as noise etc.</p>	Minor	<p>These areas may be in greater demand by the market as the potential for these sites is broadened.</p>	Minor - moderate
					<p>As recognised nodes of demand with significant accessibility requirements, there is likely to be improvements in transport projects in these areas, especially opportunities for public transport.</p>	Minor
			New businesses/community providers	<p>Increasing the range of permitted activities within these areas (by rezoning) will increase the land values in these locations which may</p>	Minor	<p>Increased opportunity to establish businesses in high profile, accessible locations.</p>

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			mean these sites are no longer affordable by some users (community facilities). In reality land in these corridors is already been used for a range of activities outside the currently zoned purposes (via consent). In effect the proposed zoning is just legitimising the use of these corridors for a range of uses. The additional value of the new zoning may therefore be limited.		Provides opportunities to locate outside commercial centres (where rents may be too high, centre layout not compatible with business etc) but not in locations where plan provisions resist larger facilities i.e. above 200sqm in residential areas.	
			Zone provisions seek to ensure that there is good landscaping and presence onto the street. There may be more controls around the type of built form sought in these locations – this may mean additional costs are incurred by the developer to ensure quality outcomes eventuate.	Minor	Defined corridor locations are close to centres which means that compatible goods and services for both staff and customers are in close proximity.	Minor
			Some businesses e.g. pre schools may prefer the quieter, more traditional residential environment. By virtue of being more strongly resisted in residential areas and being 'directed' to corridor locations, some businesses may need to consider locations which are not ideal for them for a number of reasons (greater traffic levels, noise etc). The fact that this zone helps support greater restrictions in residential areas for this type of use may not be preferable for some businesses.	Minor	The zone provisions provide a balance between meeting the needs of these businesses (e.g. on site car parking) and encouraging a more pedestrian friendly, active street frontage.	Minor
		Existing businesses in adjacent centres	The zone supports a more defined concentration of non residential uses which essentially increases the demand for goods and services in these locations. Greater numbers of people visiting these areas may support additional use of existing shops and services.	Minor	Some businesses which may have considered locating within centres may be attracted into this zone outside of centres therefore reducing demand in the centre – trade diversion In reality this is unlikely – the businesses which will seek to locate in this zone have not located in centres and have merely sought to locate in residential areas by consent.	N/A – Trade diversion
			Greater demand for good access to these areas will support further improvement of roads and public transport options in these areas. This will benefit both existing businesses and those who develop within the new zone.	Minor	Greater numbers of people accessing these locations means higher traffic levels which may cause congestion and potentially discourage use of shops/facilities in these areas. Transport improvements are targeted towards areas recognised as key public transport corridors. These will help control potential transport problems.	Minor
		Wider community	There is less pepper potting of such facilities across the city which may mean people living in	Minor	Larger scale community facilities and visitor accommodation will	Minor

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			<p>the east or south of the city are further from these types of facilities.</p>		<p>develop in accessible, identifiable locations. This will mean residents will be able to reach the facilities better by a variety of means (public and private transport), have the ability to make trips multi purpose (given that the locations are close to commercial centres) and visitors will be able to benefit from the fact they are follow main routes into the central city.</p>	
			<p>Greater numbers of people accessing these locations means higher traffic levels which may cause congestion and potentially discourage people from visiting the shops/facilities in these areas. Transport improvements are targeted towards areas recognised as key public transport corridors. These will help control potential transport problems.</p>	<p>Minor</p>	<p>Greater demand for good access to these areas will support further improvement of roads and public transport options in these areas. This will benefit people accessing these new businesses/facilities.</p>	<p>Minor</p>