

## Appendix 35: Spatial Assessment of Guest Accommodation and Community Facilities Zone

Table to Identify Locations Suitable for Visitor Accommodation and Community Facilities Zone

Criteria	Riccarton Road		Papanui Road		Bealey Avenue	
	Comments	Criteria Met	Comments	Criteria Met	Comments	Criteria Met
Existing concentration of non Residential Uses	Wide range of commercial services, visitor accommodation and community services.	√ The only place without is the area around Auburn Ave.	There are a significant range of community services, community facilities, visitor accommodation and retail uses between Bealey Ave and Heaton Street. Whilst there are some non residential uses between Heaton Street and Papanui commercial area, these are less concentrated than to the southern end of Papanui Street	√ Between Bealey Avenue and Heaton Street.	Many older residential properties have been converted for use as health facilities, visitor accommodation and commercial services. The concentrations are greatest between Barbadoes and Victoria Street but in general the whole road has a mix of uses.	√
Prevalence of existing medium density housing	Between Deans Ave and Matipo Street there is mainly visitor accommodation. Between Matipo Street and the Bush Inn centre apartments and visitor accommodation dominate although some traditional houses remain.	√ to the east of Westfield and to the west as far as Antonio Hall	Between Bealey Ave and Heaton Street there is a majority of visitor accommodation. There are some residential properties between Webb Street and St Albans Street – these are a mix of traditional housing and apartments. Whilst there are increasing numbers of higher density options along Papanui between Heaton Street and the Papanui commercial centre, there is still a majority of traditional housing.	√ Between Bealey Avenue and Heaton Street.	Majority of flats and visitor accommodation. Low proportion of standalone housing.	
Proposed residential medium density zoning	The dominant zoning from the Deans Ave to Matipo Street is commercial. Other zones are RMD and RSDT. On the northern side of Riccarton from Kauri Street up to the Bush Inn the dominant zone is RS.	√ to the east of Westfield	The area between Bealey and Heaton is primarily zoned RMD and RSDT. Existing L5 Zone dominates the southern end of Papanui Road. Between Heaton Street and Blighs Road the area is proposed as RS.	√ Between Bealey Avenue and Heaton Street.	The south side of Bealey is proposed as Central City Living which anticipates a greater scale and density of residential development. The northern side of Bealey is proposed as RMD.	√
Location on a higher order road (major or minor arterial)	Minor arterial road	√	Minor arterial road	√	Major arterial road	√
Good availability of public transport	Core high frequency PT corridor	√	Core high frequency PT corridor	√	Connecting public transport route	√
Close proximity to a larger commercial centre	Riccarton – District Centre (Westfield Mall) Bush Inn – Large Neighbourhood Centre	√	Merivale Mall – Neighbourhood Centre Northlands – District Centre	√	City Centre	√

## Notes:

## Riccarton Road

The built form and range of activities along Riccarton Road varies with a particular change just to the west of the Westfield Mall. From Hagley Park to the Mall there is a clear mix of uses with minimal residential activity other than visitor accommodation. Between the mall and the Bush Inn Centre it is more difficult to clearly ascertain where the residential coherence has been compromised. There are a significant number of visitor accommodation uses along the northern side of the road (from the mall west) and in addition an increasing number of community services and community facilities such as doctors, dentists and physios. The least comprised area is that around Auburn Avenue which is also a SAM area. Whilst it would be possible to identify that the area is suitable for this zone, the impact on this particular area of rezoning away from residential uses may be considered too significant.

Key issue – would forthcoming applications for mixed use be resisted if the zone retains residential zoning? If not, we should legitimise the opportunities in the area and retain control of those matters we deem most significant.

## Papanui Road

The built form and range of activities along Papanui Road changes quite clearly at Heaton Street. The area between Heaton Street and Bealey Avenue is very mixed in terms of activities – retail, hospital, schools, motels, health facilities and some housing. Between Heaton Street and Papanui commercial centre there are some non residential uses (health facilities in particular) but in general the area retains much more of a residential coherence.

## Bealey Avenue

There is a significant concentration of non residential uses along Bealey Avenue. Whilst the Living proposals for the Recovery Plan (Central City Living zone) identify the southern side of Bealey Avenue as residential, the rules relating to this area specifically note that a greater scale of non residential activity is acceptable. As such it is considered that the proposed Visitor Accommodation and Community Facilities Zone is not inconsistent with the Recovery Plan proposals (a mix of residential and non residential activities are envisaged under both).

Table to Identify Locations Suitable for Visitor Accommodation and Community Facilities Zone

Criteria	Sherborne / Cranford Street		Lincoln Road, Addington		Airport	
	Comments	Criteria Met	Comments	Criteria Met	Comments	Criteria Met
Existing concentration of non Residential Uses	There is a mix of visitor accommodation and some community facilities and commercial services, particularly along Sherborne up to Edgeware Road. Residential uses are however still the predominant uses.	×	There is a mix of retail, office and commercial services in this area. Significant post earthquake development occurred in this location. This area is however zoned commercial already and is identified as a centre. Further to the south west the corridor does have some non residential uses but these are not dominant.	×	A mix of uses including visitor accommodation can establish in the Special Purpose Airport Zone with few restrictions, provided it is for Airport purposes consistent with the designation.	
Prevalence of existing medium density housing	Prevalence of visitor accommodation and flats/apartments along Sherborne Street up to Edgeware Road. From Edgeware Road north there is a gradual change to a dominance of traditional housing.	√ Between Bealey and Edgeware Road	There are some examples of md in the streets behind Addington's commercial centre but along the corridor there are relatively few examples – some visitor accommodation and elderly persons housing.	×	Residential development is not encouraged within this area.	×
Proposed residential medium density zoning	RMD from Bealey to Edgeware Road RSDT from Edgeware to Innes Road.	√ Some	The majority of this corridor (as far as Barrington/Whiteleigh) is zoned commercial. The remaining sections are zoned residential medium density. As the corridor extends to the south west, the area becomes RSDT and then RS.	√ Some	No	×
Location on a higher order road (major or minor arterial)	Minor arterial	√	Minor arterial from Moorhouse to Whiteleigh Major arterial from Whiteleigh to Curletts	√	Major arterial – Memorial and Russley	
Good availability of public transport					Limited – public transport does access the airport. High frequency?	
Close proximity to a larger commercial centre	Edgeware – neighbourhood centre	×	Addington – neighbourhood centre	×	None Whilst some retail development is permitted within the airport, this is not considered a centre.	×

#### Sherborne / Cranford Street

This area was one of the potential corridors where extensive landuse surveying was undertaken. Whilst the area has definitely seen increasing levels of non residential use, surveys indicate that this is not to the point it could be described as a concentration of non residential. For this reason it is not considered that this should be promoted as a visitor accommodation and community facilities zone.

#### Lincoln Road, Addington

This area has seen significant change post earthquake with a dramatic increase in the amount of office and commercial development. The commercial zoning has been extended (Phase 1 of the review) and now follows the length of the corridor from Moorhouse almost as far as Whiteleigh Road. This area accommodates both small local retail, large office blocks, food and drink and some visitor accommodation. Further south west past the extent of the commercial zoning, the area quickly transitions to a more residential scale and whilst there are some non residential uses, these are very limited and not at the concentrations to suggest the Visitor Accommodation and Community Facilities Zone would be applicable.

The area is however on a busy arterial route and, as a result of greenfield residential growth further to the south west, will become busier in future years. In addition, another centre (Halswell KAC) and a key regional attraction (Ngai Puna Wai sporting complex) will develop along this corridor over the next 5-10 years and may change the form/demand within this corridor. At this point it will be appropriate to re-evaluate the scope of this area for zoning as Visitor Accommodation and Community Facilities Zone.

#### Airport

The airport does have a need for some visitor accommodation but it is not a residential area and therefore this zone (with anticipated uses such as residential medium density and community facilities) is incompatible with the outcomes anticipated for the airport. Visitor accommodation is enabled within the SPAZ but further development of this outside of the airport zone into either rural or residential areas is not encouraged. Whilst the airport therefore meets some of the same criteria as this zone, the broader aims of airport development and those for this zone are not aligned.

Table to Identify Locations Suitable for Visitor Accommodation and Community Facilities Zone

Criteria	Metro Centre, Health Precinct, Park Terrace, CPIT etc – City Centre		Ferry Road		University	
	Comments	Criteria Met	Comments	Criteria Met	Comments	Criteria Met
Existing concentration of non Residential Uses	Mix of retail, office and mixed uses.	√	Mix of retail and commercial services uses in some locations	√ Limited	There have been some consents for food and drink and visitor accommodation on roads adjacent to the University. These have however been limited. The bulk of these are along Riccarton Road (see entry under Riccarton Road)	x
Prevalence of existing medium density housing	There is limited residential development in the central city to the south of the city centre although residential pockets adjacent to Hagley Park along Hagley Ave do exist.	X	There are some pockets of medium density but the traditional residential areas still dominate.	x	Some evidence of higher density residential – within the University campus and on sought after residential roads within the Fendalton, Ilam areas.	√ Pockets
Proposed residential medium density zoning	Central City Living Zone enables residential development – concentrations of this zone are located adjacent to Hagley Park and to the north and east of the city. The Central City Mixed Use Zone also allows for residential development.	√	There are some areas of medium density along Ferry Road (between Nursery Road and Bordesley Road close to the city). A further area of RSDT is proposed between Bordesley and Woolston Park.	√ Limited	Proposed RSDT along Creyke Road and down Waimari Road	x
Location on a higher order road (major or minor arterial)		√	Major/minor	√	Creyke – Minor arterial Ilam – Collector Waimari – Collector/Minor arterial	√ Some
Good availability of public transport	Close to the main PT interchange the proposed Hospital superstop.	√	Public transport is available but this is not a high frequency corridor	x	Relatively good transport – no main PT interchange however	x
Close proximity to a larger commercial centre	City Centre	√ City Centre	Woolston Ferrymead neighbourhood centres	x	Bush Inn neighbourhood centre	√ Some areas of the campus

## Notes:

## City Centre

The City Centre is the focus of many existing tourist attractions (Botanic gardens, museum, art gallery) and proposed developments such as the Metro Centre, convention centre, Health precinct etc will draw further tourism and business visitors. Central City Zones (Mixed Use Zone, anchor projects designations etc) already allow for the development of visitor accommodation and this is entirely compatible with the objectives of the proposed District Plan in relation to visitor accommodation (to fully support it within the Central City). Other than the proposed Visitor Accommodation and Community Facilities Zone on the south side of Bealey Ave (part of the Central City) there is therefore no need to propose this zone in any part of the central city as the current/proposed zones allow for the same outcomes (medium density residential, visitor accommodation and community facilities).

## Ferry Road

Ferry Road is the main road to Sumner and the industrial areas serving the Port. It passes through Woolston and older residential areas such as Philipstown, Linwood, Woolston and onto Ferrymead. As a result there are some parts of the road that do offer concentrations of non residential uses, namely the centres of Woolston and Ferrymead. The demand for non residential uses along the length of this road has not however been similar to that in Riccarton or Papanui where visitor accommodation and larger scale community facilities have sought to locate along the corridor. In addition there has been a much more limited take up of existing residential sites for medium density residential development. As such, this area is not considered appropriate for the proposed Visitor Accommodation and Community Facilities Zone.

## University

Whilst it is appropriate that a range of non residential uses are enabled within the University campus, it is not considered that the Visitor Accommodation and Community Facilities Zone should be applied to the roads aligning the University. In some areas there have been consents for non residential uses but it remains appropriate that these be considered within the context of a residential zone rather than a more enabling Visitor Accommodation and Community Facilities Zone.