

# Finding the Balance

## Let's plan now for a better future

Review of the District Plan



## Barrington

### What's Happening In Your Area

*Supporting the development and the viability of the commercial centre at Barrington is important to the Christchurch City Council.*

The redevelopment of the Barrington Mall, which was completed in February 2012, increased the scale and range of services provided to nearby residents. This redevelopment will allow the centre to support an increased number of residents within this catchment area in the future and provide a community focal point for the greater Barrington area.

*If medium residential density development is focused in the area surrounding the centre, this would:*

- help to provide for greater housing choice, affordability, and intensification; and
- have the consequence of economically supporting the centre.

The new draft proposed District Plan also considers transport accessibility. A greater number of people would live within close walking/cycling distance thereby reducing the use of private vehicles. In addition, more efficient use of public transport networks would be promoted because the centre is located on a core bus route.

#### What we are considering

We are considering various draft options and welcome your views on these options and any other suggestions you may have.



#### Residential

The Land Use Recovery Plan (LURP) made changes to provisions in the current operative Plan, in December 2013, to provide for housing choice and intensification. In the Barrington area the Enhanced Development Mechanism (EDM) enables sites (subject to certain criteria) to be comprehensively redeveloped to higher residential densities – please note that the EDM area is not shown on the map as it is based on a site specific location criteria assessment at the resource consent stage. See the Residential Chapter information sheet for more information about EDM and LURP.

One of the draft options is to change the residential zoning of the area surrounding the centre to allow for greater housing choice and intensification. These changes would enable an increased number of dwellings/units to be constructed on a site. However this increase in housing density may not be seen for many years ahead. The draft options would also take into account the existing character and the local community's areas of significance within the Barrington area.

The area within which housing intensification is being considered is shown on the map on the back of this page.



#### Commercial

We are considering a change to the extent of the area currently zoned commercial in the Barrington area.

One of the draft options is for the parking area on the corner of Simeon Street and Athelstan Street to be rezoned to enable commercial activities (subject to meeting design and parking requirements).

The area zoned for commercial activities, e.g. the Barrington Mall, would continue to provide for different types and scale of retail and office activity, including the height of buildings.

#### We want to hear from you

At this stage these are draft options only, open to discussion, and we would like to hear your views. You can also comment on the proposals in the proposed District Plan when it is notified for submissions later this year.

*Email the District Plan Review project team at [dpreview@ccc.govt.nz](mailto:dpreview@ccc.govt.nz) to:*

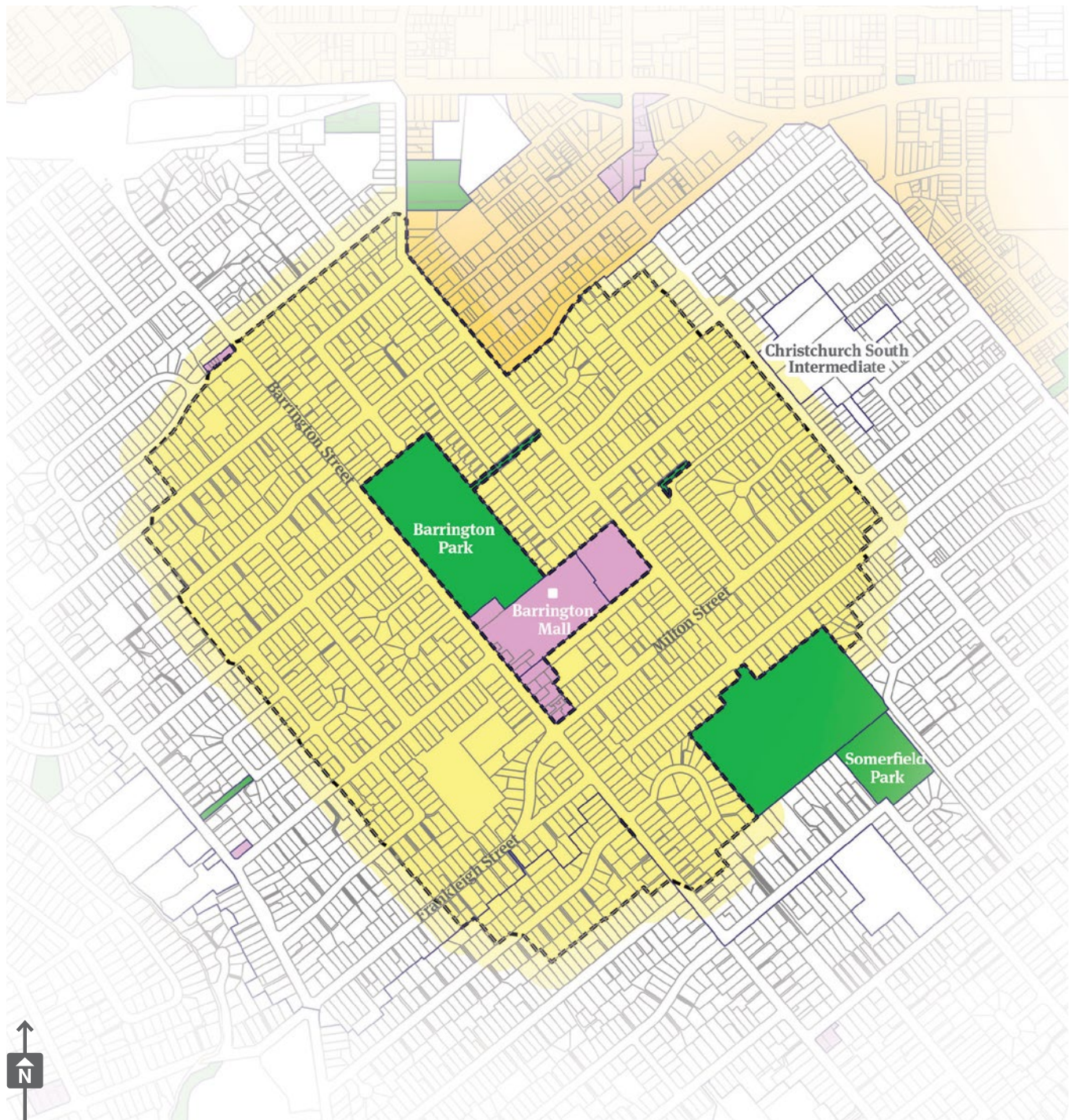
- let us know your views about the proposed changes in the Barrington area
- register for e-newsletters.

#### To find out more

- Visit [www.ccc.govt.nz/districtplanreview](http://www.ccc.govt.nz/districtplanreview)
- Visit [www.ccc.govt.nz](http://www.ccc.govt.nz) keyword 'living zone' to find out more about residential zones in the District.

# Barrington Residential Medium Density Extent

## Proposed Indicative Draft



-  Existing Living Zone 3  
(Refer to the table on the comparison of proposed and existing zones in the Residential Chapter info sheet)
-  Indicative Draft Residential Medium Density  
(Refer to the table on the comparison of proposed and existing zones in the Residential Chapter info sheet)
-  Commercial Centre
-  Open Space