

CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones

Introduction

The purpose of this chapter is to set out provisions relating to Commercial and Mixed Use Zones.

This chapter contains objectives and policies relating to:

- Centres
 - Town Centre Zone (Rangiora, Kaiapoi and Oxford are the District's identified Key Activity Centres);
 - Local Centre Zone; and
 - Neighbourhood Centre Zone.
- Other commercial zones that are not centres –
 - Large Format Retail Zone; and
 - Mixed Use Zone.

The District requires the provision of appropriate commercial opportunities in a way, and at a rate, to provide for the District's social, economic and cultural well-being. The distribution and location of commercial and civic activity plays a key role in the form, identity and growth of urban areas, provides certainty in public and private investment, and provides a strong sense of community within its town centres including Rangiora, Kaiapoi, Oxford and the emerging town centre at North Woodend. Because of this and the varied commercial activities that occur across the district, a range of distinct commercial and mixed use zones are provided.

The objectives and policies set out below apply to all Commercial and Mixed Use Zones. However, there are some specific objectives and policies that will apply to the zones and appear in each zone section along with the rules for each zone.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

Objectives	
CMUZ-O1	Commercial development and location Sustainable and self-sufficient commercial economic development occurring in a hierarchical network of consolidated commercial centres.
CMUZ-O2	Urban form, scale and design A scale, form and design of development in all Commercial and Mixed Use Zones that: <ol style="list-style-type: none"> 1. recognises and enhances the centre's role and function and the overall centres hierarchy; 2. supports achieving a good quality urban environment; 3. recognises the functional and operational requirements of activities and the existing built form; and 4. manages adverse effects on the surrounding environment.
Policies	
CMUZ-P1	Centre function, role and hierarchy Ensure commercial growth and activities are focused within a hierarchy of commercial centres to support a compact urban form, consistent with their role and function that supports and maintains:

	<ol style="list-style-type: none"> 1. town centres as the District's principal employment and commercially focused areas, and the primary focal point for community and other activities at the highest density of development; 2. local centres which provide for a range of activities to meet the daily/weekly shopping needs of residential or nearby rural areas, while protecting the role and function of the town centres; 3. neighbourhood centres which provide for a range of small scale activities to meet the mainly convenience needs of immediate residential neighbourhoods, while protecting the role and function of the town and local centres; and 4. the existing commercial centre within Belfast/Northwood in the Christchurch District.¹
CMUZ-P2	<p>Other commercial zones function and role</p> <p><u>Recognise the potential for the Mixed Use zone and Large Format Retail zone to provide a complementary role to the centres, but</u> Only provide for other commercial activities in other these Commercial and Mixed Use Zones where <u>significant adverse effects do not arise on these do not adversely affect the centres hierarchy, and the</u>² role and function of Town Centres³, and the investment in public amenities and facilities in the Town and Local Centre Zones.</p>
CMUZ-P3	<p>New Local and Neighbourhood Centres</p> <p>Provide for new Local and Neighbourhood Centres in identified development areas as specified on ODPs, where these:</p> <ol style="list-style-type: none"> 1. support the role and function of Town Centres, and do not undermine investment in public amenities and facilities in Town and Local Centres; 2. achieve the Local or Neighbourhood Centre's identified function, scale and role; and 3. provide a safe and efficient transport system which is integrated with the centre.
CMUZ-P4	<p>Centre expansion</p> <p>Enable the expansion of the Town Centre Zone, Local Centre Zone and Neighbourhood Centre Zone only where the expansion:</p> <ol style="list-style-type: none"> 1. adjoins the existing centre zone and includes a clear zone boundary to demarcate the zone edge; 2. improves access to the range of facilities, goods and services in a convenient and efficient manner; 3. enhances or consolidates the centres' function and role as identified in CMUZ-P1, TCZ-P1, TCZ-P2, LCZ-P1 and NCZ-P1; 4. supports the efficient use of investment in public amenities and facilities in the Town Centre; 5. maintains or <u>otherwise appropriately</u> mitigates <u>adverse effects on,</u>⁴ the amenity values of adjoining Residential Zones at the interface; and 6. supports a safe and efficient transport system which can be integrated with the centre.
CMUZ-P5	<p>Scale and form of development in all Commercial and Mixed Use Zones</p> <p>Support the function, role and character of all Commercial and Mixed Use Zones by enabling:</p> <ol style="list-style-type: none"> 1. the largest scale of built form including larger floor areas and building heights, and concentration of activities in the Town Centre Zone; 2. medium scale development in the Local Centre Zone and Mixed Use Zone;

¹ Ravenswood Developments Limited (RDL) [347.61]. Commercial and Mixed use s42A report.

² Woolworths [282.9]. Commercial and Mixed use s42A report.

³ RDL [347.62]. Commercial and Mixed use s42A report.

⁴ RDL [347.63]. Commercial and Mixed use s42A report.

	<ol style="list-style-type: none"> 3. small scale activities and a low rise-built form in the Neighbourhood Centre Zone that respects and integrates with the suburban residential context; and 4. larger floor areas in the Large Format Retail Zone.
<p>CMUZ-P6</p>	<p>Design and layout Require new development to be well-designed and laid out to:</p> <ol style="list-style-type: none"> 1. respond to the design of the existing built form within a site and the adjoining environment while recognising any operational requirements of the proposed activities; 2. ensure that street facing façades of Principal Shopping Streets, have active frontages to provide visual interest, and design features that support the established character, coherence and sense of place of the centre; 3. encourage pedestrian activity and pedestrian amenity along streets and in adjoining public spaces; 4. locate parking areas where they do not visually dominate or disrupt the street frontage, and avoid parking areas that have direct frontage to Principal Shopping Streets; 5. facilitate accessibility within a site and with the surrounding area by a range of modes of transport through well-defined, convenient and safe routes; 6. promote a safe environment through encouraging the application of the principles of CPTED; 7. achieve a visually attractive setting when viewed from the street and other public spaces, while managing effects on adjoining environments; 8. manage the compatibility of activities within and between developments especially for activities adjacent to Residential Zones, through: <ol style="list-style-type: none"> a. controlling site layout, landscaping and design measures, including back of house areas and storage; b. controls on emissions including noise and light; and c. the management of signs. 9. manage the adverse effects of built structures on the surrounding environment, particularly at the interface with Residential Zones and Open Space and Recreation Zones, natural waterways and sites of cultural significance to Ngāi Tūāhuriri identified in Schedule SASM-SCHED1.
<p>CMUZ-P7</p>	<p>Residential activities Residential activities are:</p> <ol style="list-style-type: none"> 1. Encouraged to locate above ground floor in all centres; 2. Avoided on ground floors fronting or adjoining the street in Town Centres to maintain commercial activity at ground level; and 3. Well-designed, sustainable and functional, and manage reverse sensitivity effects, including from higher levels of ambient noise and reduced privacy by ensuring: <ol style="list-style-type: none"> a. the provision of sufficient and readily accessible outdoor living and service spaces, and internal storage; b. the provision of acoustic attenuation; and c. minimum unit sizes.
<p>CMUZ-P8</p>	<p>Other activities</p> <ol style="list-style-type: none"> 1. Discourage activities which have objectionable odour, dust or noise, or would give rise to significant adverse effects on the character, role, anticipated activities and amenity values of all Commercial and Mixed Use Zones. 2. <u>Avoid quarry, landfill, cleanfill, mining or dam activities within urban areas⁵;</u>

⁵ Fulton Hogan [41.33], para 49, Earthworks s42A report