

## Chapter: City Centre Zone

Feed-back No.	Section	Sub-section	Plan Provision	Feedback	Relief sought
<a href="#">124.3</a>	CCZ – City centre zone	General		<p>NEW CITY CENTRE ZONE</p> <p>The CITY CENTRE ZONE promotes the primacy of the CBD as the main retail and commercial centre for our district and this has been enshrined in the new Strategic Directions chapter of the Draft District Plan. This approach is strongly supported by ██████████</p> <p>The philosophy of focussing future mixed use development intensification around existing city centres and transport hubs seems to align well with the recently adopted National Policy Statement on Urban Development (NPS-UD 2020), which requires Councils to plan well for growth and ensure a well-functioning urban environment for all people, communities and future generations.</p> <p>The controls proposed for the new CITY CENTRE ZONE are similar to the COM 1A controls, including promoting ‘mixed use’ activity, including scope for inner city residential (above ground floor level) and the avoidance of Industrial activity within the CITY CENTRE ZONE.</p>	<p>We support the additional urban design controls placed on buildings within the RETAIL CORE PRECINCT, which include Verandah, active frontage and setback controls.</p> <p>We suggest that both the <i>active frontage</i> and <i>setback</i> controls, which are part of the RETAIL CORE PRECINCT are extended to apply also to the entire new CITY CENTRE ZONE to ensure that we do not get poor urban design outcomes, when building frontages in city centres are set well back from the street edge, with parking in front (eg the <i>Warehouse Stationary</i> building in south Stafford St.).</p>
<a href="#">124.4</a>	CCZ – City centre zone	General		<p>INTEGRATION WITH CITY HUB STRATEGY</p> <p>Although the City Hub Strategy is still in development, this should be referred to in the Draft District Plan and it’s eventual conclusions and proposals should be able to be implemented and integrated into the ongoing District Plan Review process (either adopted directly into the DP, or included as a development or regeneration area framework).</p>	<p>Make reference to City Hub Strategy</p>

<p><a href="#">143.6 7</a></p>	<p>CCZ – City centr e zone</p>	<p>General</p>	<ul style="list-style-type: none"> <li>· The commercial and mixed use zones under the Draft Plan are split via the following hierarchy: <ol style="list-style-type: none"> <li>1) City Centre Zone</li> <li>2) Town Centre Zone</li> <li>3) Large Format Retail Zone</li> <li>4) Local Centre Zone</li> <li>5) Neighbourhood Centre Zone</li> </ol> <p><u>City Centre Zone (CCZ)</u></p> <ul style="list-style-type: none"> <li>· The CCZ is applied to Timaru’s central business area and is the key commercial and civic centre for the Timaru District and wider South Canterbury sub-region.</li> <li>· It is the largest commercial area in the District and provides for a diverse range of commercial, retail, hospitality, entertainment and residential activities, as well as community facilities.</li> <li>· The objectives and policies for the zone enable a range of activities, that overall ensure the area remains as Timaru’s primary retail and commercial core. They also seek to maintain the amenity of adjoining residential and open space zones, through controlling building heights/setbacks to minimise privacy and dominance effects.</li> <li>· Permitted activities within the zone include the following: <ul style="list-style-type: none"> <li>- Commercial Activity other than service stations;</li> <li>- Community facilities;</li> <li>- Visitor accommodation;</li> </ul> </li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>· ████████ oppose the permitted building heights across the Commercial Zones and seek that amendments to all five zones are made to reinforce the City Centre Zone and the Town Centre Zone in particular as focal points for the district. Building heights in the City Centre Zone could be permitted at 20m high, 15m in the Town Centre Zone and downwards from there.</li> </ul>
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			<ul style="list-style-type: none"><li>- Public Toilets; and</li><li>- Residential units where the unit is located above the ground floor (i.e. mixed-use).</li><li>· Key standards of interest to [REDACTED] include:<ul style="list-style-type: none"><li>- A maximum building height of either:<ul style="list-style-type: none"><li>o 10m; or</li><li>o 12m within the retail core precinct; or</li><li>o 20m within the retail core precinct, where the site lies north of Sefton Street;</li></ul></li><li>- Height in relation to boundary recession planes for where the site adjoins an open space or residential zone;</li><li>- A minimum building setback of 3m where the site's boundary adjoins a residential or open space zone.</li></ul></li><li>· [REDACTED] generally oppose the Commercial and Large Format Retail Zone (inferred this is what they meant - not Mixed-use zone because there isn't one) chapters under the Draft Plan for the following reasons:<ul style="list-style-type: none"><li>- The permitted activity rules and standards are inconsistent with the policy framework for the zones. This is largely due to the disparities between the intent to establish or maintain the district's commercial zones as the focal points for commercial and retail activity, and the permitted building heights between zones and their spatial extents. A snap shot from the Draft Plan's maps (see below) shows that maximum building heights in the majority of the City Centre Zone and the Large Format Retail Zone are 10m. Whereas, outside the City Centre and Town Centre Zones, maximum buildings heights of 12m or 15m apply in the Medium Density Residential Zone and General Industrial Zones respectively. Therefore, the proposed permitted building heights have the potential to create more intensive development outside the district's City Centre, which would distract from that area being the focal point for commercial and retail activity in the district. This</li></ul></li></ul>	
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<a href="#">96.61</a>	CCZ – City centre zone	Rules	CCZ-R8 Any activity not otherwise listed in CCZ	<p>Oppose</p> <p>██████ has an operational and functional requirement to be located in various zones. In the Draft Plan, there is one fire station located within the City Centre Zone, which demonstrates the needs for these emergency service facilities to be located in strategic locations.</p> <p><b>Insert</b> a new Rule as follows:</p> <p><u>CCZ-RX Emergency Service Facilities</u></p> <p><u>Permitted Activity: if standards are complied with, otherwise Restricted Discretionary</u></p>	

<a href="#">143.68</a>	CCZ – City centre zone	Standards	CCZ-S1 Height of buildings and structures	<ul style="list-style-type: none"> <li>· ████████ oppose the permitted building heights across the Commercial Zones and seek that amendments to all five zones are made to reinforce the City Centre Zone and the Town Centre Zone in particular as focal points for the district. Building heights in the City Centre Zone could be permitted at 20m high, 15m in the Town Centre Zone and downwards from there.</li> </ul>	increase height
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