

Actions the Board proposes through the Metropolitan Planning Scheme.

District Centres

STRATEGIC OBJECTIVES

5B (8) The activity centre strategic objectives are:

(b) To encourage and facilitate the function of areas coloured and delineated as district centres on the strategic framework plan as secondary administrative, commercial, cultural and entertainment centres within the metropolitan area to serve the needs of the population of the surrounding districts;

(e) To encourage development of activity centres (in this case district centres) that is consistent with their function described in these objectives in such a manner that:

- (i) there is effective use of land and buildings having potential for redevelopment;
- (ii) access to the centre by public transport is improved;
- (iii) pedestrian accessibility within the centre is not unduly hampered by natural or man-made barriers, in particular, railways and major roads;
- (iv) walking distances between retail and other facilities are minimised;
- (v) the design of adjacent roads, the circulation and diversion of vehicular traffic and access to parking stations and areas accord with the physical constraints of the centre;
- (vi) open or quiet areas are integrated with the overall development of the centre;
- (vii) the environment of the centre is enhanced by the integration of natural physical features, buildings or features of architectural, historic or visual significance;
- (viii) adequate daylighting, privacy and open areas are provided for dwelling units;
- (ix) multi-level development is designed in sympathy with its surroundings;
- (x) the centre provides goods and services appropriate to:
 - (a) its residential catchment;
 - (b) its industrial, commercial and recreational base;
 - (c) its visitor or tourist appeal.

(Numbers are clause numbers in Amendment 150)

HOW OBJECTIVES CAN BE ACHIEVED

In Amendment 150:

- 1.1 A new zone is introduced for district centres to reflect the objectives for their development.
- 1.2 'Office Category I', defined as having a floor area greater than 4 000 square metres, requires a planning permit issued by the Board in the District Centre Zone.
- 1.3 A greater range of land uses is allowed without permit for the District Centre Zone subject to the endorsement of plans, including office developments up to 4 000 square metres in floor area.
- 1.4 Provision is made for car parking requirements to take account of proximity to public transport.
- 1.5 Provision is made for a mixture of residential and non-residential uses within buildings in district centres.

Ongoing Programme:

- 1.6 Provide for the expansion of district centres having regard to the Ministerial guidelines in relation to retail development and the trading patterns/activities, physical environment, chosen location and existing physical structure of the centre.



LOCAL DEVELOPMENT SCHEMES

Actions the Councils are expected to take through Local Development Schemes.

- 2.1 Provide for the location of different types of residential, industrial, commercial and community uses appropriate to the particular centre.
- 2.2 Clarify and minimise control over uses in the District Centre Zone.
- 2.3 Provide for the movement of people and goods within and around district centres and particularly for short and long term car parking and the creation of pedestrian precincts.
- 2.4 Facilitate intensive housing within and in proximity to district centres.

SUPPORTING MEASURES

Actions the Board and Councils can take.

- 3.1 Prepare guidelines for residential, commercial, retail, industrial and community uses having regard to the basic identity of the area.
- 3.2 Set aside a sum annually to enable the expeditious provision of any new service normally provided by the Board or the council in order to overcome delays which otherwise could occur in the augmentation of services.
- 3.3 Examine the granting of a reduction of up to 50 percent of the present area contributions in respect of development or redevelopment.
- 3.4 Examine the provision of a rate 'holiday' of not more than two years to apply during the construction or renovation period of any new development or redevelopment, provided that where any part of a development or redevelopment is sold or leased during that period of time then those parts sold or leased would then be subject to normal rates.
- 3.5 Investigate the provision of funds for the purchase of lands for the purpose of amalgamating sites, facilitating resubdivision or for such other purpose required to implement a redevelopment scheme, any land so acquired thereafter being placed on the market to enable private enterprise to implement the redevelopment scheme.
- 3.6 Investigate the provision of funds for temporary finance to councils (where councils accept responsibility for development or redevelopment and such development or redevelopment proposals will be in accordance with the Metropolitan Planning Scheme) for the purchase and/or development of the land.

ADVOCACY

Actions which the Board will urge other authorities to take.

- 4.1 Amendment to regulations to allow for shared easements (common trenching) for electricity, telephone, gas and other services where appropriate.
- 4.2 Encourage and promote plans for the rehabilitation and improvement of district centres.
- 4.3 Development and implementation of traffic management schemes.
- 4.4 Upgrade local transport services to and between centres.
- 4.5 Encourage the provision of special funding to expedite development in district centres.

Other Centres

5B (8) The activity centre strategic objectives are:

(c) To facilitate the function of commercial and community centres to serve the needs of the surrounding community;

(d) To facilitate the function of local commercial and community development in residential areas which is necessary to serve the needs of the neighbourhood; and

(e) To encourage development of activity centres that is consistent with their function described in these objectives in such a manner that -

(i) there is effective use of land and buildings having potential for redevelopment;

(ii) access to the centre by public transport is improved;

(iii) pedestrian accessibility within the centre is not unduly hampered by natural or man-made barriers, in particular, rail-ways and major roads;

(iv) walking distances between retail and other facilities are minimised;

(v) the design of adjacent roads, the circulation and diversion of vehicular traffic and access to parking stations and areas accord with the physical constraints of the centre;

(vi) open or quiet areas are integrated with the overall development of the centre;

(vii) the environment of the centre is enhanced by the integration of natural physical features, buildings or features of architectural, historic or visual significance;

(viii) adequate daylighting, privacy and open areas are provided for dwelling units;

(ix) multi-level development is designed in sympathy with its surroundings;

(x) the centre provides goods and services appropriate to:

(a) its residential catchment;

(b) its industrial, commercial and recreational base;

(c) its visitor or tourist appeal.

(Numbers are clause numbers in Amendment 150)

In Amendment 150:

- 1.1 Provision is made for car parking requirements to take account of proximity to public transport.
- 1.2 'Office Category 1', defined as having a floor area greater than 4 000 square metres and Office Category 2, defined as having a floor area in excess of 2 500 square metres but less than 4 000 square metres, are prohibited in these centres.
- 1.3 Office developments of 1 000 to 2 500 square metres in floor area (Office Category 3) will require a planning permit in Restricted Business, Office and Special Use 10 Zones. Development of this size will be prohibited in Local Business Zones.
- 1.4 Office development of less than 1 000 square metres in floor area (Office Category 4) is allowed without permit in these centres subject to the endorsement of plans or issue of a permit.

Ongoing Programme:

- 1.5 Monitor and review planning scheme provisions relating to these centres.

LOCAL DEVELOPMENT SCHEMES

Actions the Councils are expected to take through Local Development Schemes.

- 2.1 Provide for the distribution of different types of residential, light/service industrial, commercial and community uses appropriate to the particular centre.
- 2.2 Clarify and minimise control over uses within centres.
- 2.3 Provide for the movement of people and goods within and around centres, in particular for car parking and the creation of pedestrian precincts, where appropriate.

SUPPORTING MEASURES

Actions the Board and Councils can take.

- 3.1 Prepare guidelines for residential, commercial, retail, industrial and community uses having regard to the basic identity of the area.

ADVOCACY

Actions which the Board will urge other authorities to take.

- 4.1 Promote plans for the rehabilitation and improvement of centres.