

10. DRAFT RETAIL VARIATION

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The purpose of this report is to provide the Board with an opportunity to make informal comments regarding proposed changes for retail activity in Christchurch (see information booklet distributed with the agenda).

The Council is introducing changes to its City Plan to better manage the distribution of business activity city-wide, especially retail proposals.

BACKGROUND

The Council lifted restrictions on retailing on industrial land in 1999. This offered more commercial opportunities, providing more jobs and greater choice for consumers.

Subsequently, large-format developments such as the Supa Centa opposite the Northwood subdivision in Belfast, Tower Junction near the railway station on Blenheim Road, and Chappie Place in Hornby, have emerged and consolidated. Ferrymead land between Ferry Road and Humphries Drive, and land between Moorhouse Avenue and the railway is also developing along these lines. The Council currently has very little policy addressing out-of-centre developments.

The aim of the proposed changes is to limit negative effects of any proposed retail development outside the central city and large shopping centres. These changes are known as the "Retail Variation". Two complementary proposals are being considered.

The first would accept that some industrial areas have developed principally as large-format retail sites by rezoning them as "retail parks". Further retailing in these areas would be restricted to large-format outlets. Small stores would be restricted from establishing as of right.

The second proposal would limit new retail centres establishing as of right in industrial zones. However, some forms of retail activity, such as building suppliers, would continue to be allowed in these areas as they do not have the same potential impact on existing centres.

Alongside these proposals, the Council would develop new policies for the distribution of business activity, particularly retail, in the city.

CONCLUSION

The changes would help Council assess the effects that proposed large-scale retail development may have on existing central city and suburban shopping centres, around which transport routes and residential housing are already planned.

In the past, Board members had some concerns around developments such as the Countdown Supermarket on Colombo Street and the redevelopment of the old Sydenham School site.

This is the Board's chance to comment on the draft Retail Variation informally before it is publicly notified. Submissions to the proposed changes for retail activity close on 23 April 2004.

Staff

Recommendation: That the Board formulate comments regarding the changes proposed for the draft retail variation to the City Plan.

Chairman's

Recommendation: For discussion, with a view to making a Board comment.