

## **CMUZ Commercial and Mixed Use Zones - Objectives and Policies**

### **Ngā Takiwā Pakihi me ngā Takiwā Hanumi - Ngā Whāinga me ngā Kaupapa Here**

#### **Overview**

The CMUZ - Commercial and Mixed Use Zones are a key part of the West Coast/Te Tai o Poutini. They include the traditional town or settlement centres, the places where communities shop, connect with transport such as buses and trains and where most public services are accessed.

CMUZ - Commercial and Mixed Use Zones are also major locations for economic activity in the districts and are the main places for employment. The economic activity within the zones also supports town viability as workers shop, use public spaces and contribute to the area's vibrancy.

The Plan provides for four different types of CMUZ - Commercial and Mixed Use Zones:

- A general COMZ - Commercial Zone which applies to areas near to, but outside of town and local centres, where a range of different types of commercial activities occur;
- TCZ - Town Centre Zone which covers the four main town centre commercial areas of Reefton, Westport/Kawatiri, Greymouth/Māwhera and Hokitika;
- NCZ - Neighbourhood Centre Zone which applies to small groups of shops and community facilities within the main settlements on the West Coast/Te Tai o Poutini; and
- MUZ - Mixed Use Zone which is primarily located on the edge of Greymouth/Māwhera and provides for a mixed commercial/residential community.

Each of these zones supports a different mix of activities and has specific design requirements supported by the CMUZ - Commercial and Mixed Use Zones and Policies which apply across the zones.

The TCZ - Town Centre Zone is found in the four main town centres of Reefton, Greymouth/Māwhera, Westport/Kawatiri and Hokitika. There are common policies and rules across the TCZ - Town Centre Zone, however each town centre has a Precinct where specific additional policies and rules apply.

#### **Commercial and Mixed Use Zones Objectives**

<b>CMUZ - O1</b>	To maintain and enhance the character and amenity values of commercial areas and town centres while enabling commercial and other activities to support the local community and visitors.
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<b>CMUZ-O2A</b>	Require commercial and other activities to avoid, remedy, or mitigate adverse effects within and adjoining the commercial areas.
<b>CMUZ - O2</b>	To maintain the integrity of the West Coast/Te Tai o Poutini town centres as a place of high-quality built environment character, community and visitor focus and identity.
<b>CMUZ - O3</b>	To recognise that Greymouth/Māwhera is the principal commercial and urban centre on the West Coast/Te Tai o Poutini and support its redevelopment through providing for a range of commercial and mixed use zones and activities within a high-quality urban environment.
<b><u>CMUZ – OX</u></b>	The region's commercial needs are provided for via a suite of commercial zones that: (a) recognise the importance of the West Coast/Te Tai o Poutini town centres; (b) serve the immediate need of the local community; (c) provide for mixed use and redevelopment opportunities at Greymouth; and (d) provide for larger scale commercial activities in appropriate locations.

## Also the Strategic Objectives and Policies

### Commercial and Mixed Use Zones Policies

#### *Activities and Development in CMUZ - Commercial and Mixed Use Zones*

<b>CMUZ - P1</b>	Where cultural landscapes are identified in commercial areas or developments, ensure activities are managed in a way that provides for the cultural relationships of Poutini Ngāi Tahu including; a. Protection of wāhi tapu and taonga sites in Schedule Three of the Plan using Poutini Ngāi Tahu culturally appropriate methods; b. Identification and utilisation of opportunities to enhance sites, values and other taonga of cultural significance to Ngāi Tahu; and c. Protection of the relationship of Poutini Ngāi Tahu with freshwater, including cultural wellbeing and use opportunities.
<b>CMUZ - P2</b>	A range of activities are anticipated within CMUZ - Commercial and Mixed Use Zones which meet the needs of the local community with convenient and safe access and opportunities for economic growth and social interaction.
<b>CMUZ - P3</b>	Residential activities and visitor accommodation may occur in the TCZ - Town Centre and MUZ - Mixed Use Zones particularly where this enables the redevelopment of important landmark and heritage buildings.

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**CMUZ - P4**

New development in CMUZ - Commercial and Mixed Use Zones should have quality design outcomes which:

- a. Acknowledge, and respond to, the context of the site and the surrounding environment;
- b. Ensure the bulk, form and siting of new buildings maintains and enhances the quality of the environment;
- c. Provide a quality street frontage with visual interest and connection with the street;
- d. Ensure visual effects from car parking areas are mitigated; and
- e. Recognises the functional or operational need of activities.

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**New Locations for CMUZ -Commercial and Mixed Use Zones**

<b>CMUZ - P5</b>	<i>Deleted from CMUZ Chapter.</i>
<b>CMUZ -P6</b>	<i>Deleted from CMUZ Chapter.</i>
<b>CMUZ - P7</b>	<i>Deleted from CMUZ Chapter.</i>

**Infrastructure in Commercial and Mixed Use Zones**

<b>CMUZ - P8</b>	<i>Deleted from CMUZ Chapter.</i>
<b>CMUZ - P9</b>	Provide a range of transport modes to and from the town centres including public transport, cycling routes and associated cycle parking and encouraging more pedestrian friendly streets.
<b>CMUZ - P10</b>	The use of energy efficient systems and products, low impact stormwater design and other environmentally sustainable elements in new building and development is encouraged.
<b>CMUZ - P11</b>	Ensure that developments are serviced with all required infrastructure in an effective and efficient manner. Where new infrastructure such as roads and wastewater, water supply, or stormwater is provided to service new commercial areas across multiple properties, then this should be vested with the Council rather than be retained as private infrastructure.
<b>CMUZ - P12</b>	Avoid reverse sensitivity effects on strategic infrastructure including: a. Hokitika and Westport Airports and Greymouth Aerodrome; b. The rail network; c. The State Highway Network; d. The Ports of Westport and Greymouth; e. Community wastewater treatment and water supply plants; f. The National Grid.

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***Policies for Specific Commercial and Mixed Use Zones***

<b>CMUZ - P13</b>	Activities in the COMZ - Commercial, MUZ - Mixed-Use and NCZ - Neighbourhood Centre Zones should: a. Maintain or enhance the amenity of the commercial areas and avoid, remedy, or mitigate do not create adverse effects beyond the boundaries of these areas, particularly in respect of residential areas; b. Provide safe urban design (including pedestrian and vehicle safety); and c. Encourage compact urban form of town centres.
<b>CMUZ - P14</b>	Trade retail and trade suppliers should locate in existing COMZ - Commercial Zone or MUZ - Mixed Use Zone but not within the TCZ - Town Centre Zone or in the NCZ - Neighbourhood Centre Zone.
<b>CMUZ - P15</b>	Activities within the TCZ - Town Centre Zones should: a. Maintain or enhance natural and historic features and built form; b. Adaptively reuse existing heritage buildings where practicable; c. Recognise and implement good urban design; d. Provide for low-speed vehicle movement; e. Allow for noise associated with commercial activities including bars and restaurants; f. Provide for commercial signs associated with on-site activities; g. Provide a high-quality pedestrian environment, with pedestrian oriented street layout; h. Have consolidated on-street parking; i. Have efficient wastewater, water supply and stormwater infrastructure that maximises the use of existing services; and j. Allow for a range of transport options.
<b>CMUZ - P16</b>	The NCZ - Neighbourhood Centre Zone should provide for retail and community facilities which serve the immediate local community and should not undermine town centre function and identity.
<b>CMUZ - P17</b>	COMZ - Commercial Zoned areas within small settlements should primarily provide access to local shopping and community facilities to serve that settlement

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<b>CMUZ - P18</b>	Encourage the redevelopment of sites within the MUZ - Mixed Use Zone.
<b>CMUZ - P19</b>	Over the long-term, promote the relocation of sporadic out-of-zone industrial activities in CMUZ - Commercial and Mixed Use Zones to INZ - Industrial Zoned areas

### ***Additional Policies for Town Centre Precincts***

#### **Town Centre Zone Greymouth/Māwhera Town Centre Precinct Policies**

<b>CMUZ - PREC1 - P1</b>	Activities and development within the TCZ - PREC1 -Greymouth/Māwhera Town Centre Precinct should reflect the Greymouth/Māwhera CBD Redevelopment Plan and any subsequent plans for the town centre redevelopment and invigoration.
<b>CMUZ - PREC1 - P2</b>	Seek to intensify activity within the TCZ - PREC1 - Greymouth/Māwhera Town Centre Precinct by fully utilising the existing building stock – including allowing offices, cafes and restaurants, residential apartments and visitor accommodation in upper floors above street level.
<b>CMUZ - PREC1 - P3</b>	Celebrate Greymouth/Māwhera’s unique historic and Poutini Ngāi Tahu heritage and identity by repurposing existing landmark and heritage buildings and the use of the Greymouth/Māwhera Town Centre Design Guidelines.
<b>CMUZ - PREC1 - P4</b>	Promote the development of green corridors connecting the Grey/Māwhera River to Victoria Park, Sawyers Creek Wetlands and the lagoon.
<b>CMUZ - PREC1 - P5</b>	Require high quality design outcomes in the TCZ - PREC1 - Greymouth/Māwhera Town Centre Precinct which adhere to the Greymouth/Māwhera Town Centre Design Guidelines. In particular, new development and additions and alterations to existing buildings are expected to: <ul style="list-style-type: none"> <li>a. Acknowledge, and respond to, the context of the site and the surrounding environment;</li> <li>b. Create visual interest and be in keeping with streetscape values;</li> <li>c. Address Poutini Ngāi Tahu and historic heritage values and design elements;</li> <li>d. Create a vibrant, active pedestrian environment;</li> <li>e. Take into account sustainable building design and Crime Prevention through Environmental Design (CPTED) principles;</li> <li>f. Utilise the Greymouth Pounamu and Māori Heritage paint palette on building frontages; and</li> <li>g. Ensure continuous verandah coverage on the Main Street Frontage of the TCZ - PREC1 - Greymouth/Māwhera Town Centre Precinct.</li> </ul>

<b>CMUZ - PREC1 - P6</b>	Encourage walking and cycling access to and along the Grey/Māwhera River to the adjacent MUZ- Mixed Use Zone, the West Coast Wilderness Trail and Māwheranui Walkway.
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### Town Centre Zone - Hokitika Town Centre Precinct Policies

<b>CMUZ - PREC2 - P7</b>	Reinforce the pedestrian priority in the TCZ - PREC2 - Hokitika Town Centre Precinct by requiring verandahs, active street frontage and a high quality pedestrian environment which reflects the Hokitika Town Centre Design Guidelines.
<b>CMUZ - PREC2 - P8</b>	Provide for and enable the inclusion of elements of Poutini Ngāi Tahu culture in the design of buildings and structures in the TCZ - PREC2 - Hokitika Town Centre Precinct.
<b>CMUZ - PREC2 - P9</b>	Promote pedestrian and cycling links and pedestrian and cycling focused activity to link the Hokitika town centre to the Gibson Quay/Hokitika River and to the Hokitika beachfront.

### Town Centre Zone - Westport/Kawatiri Town Centre Precinct Policies

<b>CMUZ - PREC3 - P10</b>	Ensure that the design, scale and layout of commercial development and buildings in the TCZ - PREC3 - Westport/Kawatiri Town Centre Precinct is compatible with the character of the town.
<b>CMUZ - PREC3 - P11</b>	Reinforce Palmerston Street between Henley St and Rintoul St as the heart of Westport/Kawatiri by requiring verandahs, active street frontage and a high quality pedestrian environment.
<b>CMUZ - PREC3 - P12</b>	Promote pedestrian and cycling links and pedestrian and cycling focused activity to link Victoria Square to the Buller/Kaiwatiri Riverfront.

### Town Centre Zone - Reefton Town Centre Precinct Policies

<b>CMUZ - PREC4 - P13</b>	Ensure that the design, scale, location and layout of development and buildings in the TCZ - PREC4 - Reefton Town Centre Precinct are compatible with the historic character of this area.
<b>CMUZ - PREC4 - P14</b>	Require new development and additions to exterior facades of buildings on the Main Street Frontage of the TCZ - PREC4- Reefton Town Centre Precinct to adhere to the Reefton Historic Town Centre Design Guidelines.