

# QUALITY



needs of people | sustainable building standards | environmentally protected areas | sense of openness

# A CBD that has a quality accessible environment.

## In 2030:

Our CBD built environment is a mix of retrofitted old and modern.

Our CBD provides for

- people from “cradle to grave” and of all abilities
- quality buildings and spaces that are environmentally sustainable
- nature to thrive alongside our built environment
- a sense of openness with views and character
- meeting the needs of residents and businesses
- creative spaces that foster ideas and human relationships.

Our built environment caters for the **needs of people**, from children to the elderly, by making it easy for them to go to places and to enjoy the attractions in the CBD.

New development meets or exceeds **sustainable building standards**, while many existing buildings have been renovated for efficiency. Our CBD promotes concentrated development close to public transportation.

Our quality environment accommodates increase in population while incorporating pocket parks and **environmentally protected areas**, including our river, street trees, community gardens and green spaces. Everyone in the CBD can spend time in nature for relaxation.

Distinctive character buildings and streets are retained alongside new development. Our CBD is carefully planned to provide a **sense of openness** and to ensure that views of our beautiful surroundings remain available to areas within and around the CBD. Taller buildings that meet the needs of large businesses are located at the commercial centre of the CBD. Medium-low dwellings for small businesses and local residents are found in other parts of the CBD.

People meet and discuss ideas and innovation in formal and informal spaces. There are places that stimulate conversations or support quiet enjoyment including sidewalks, cafés, street corners, lanes and “chill out” creative spaces.



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## OUTCOMES AND SUGGESTED INITIATIVES

The suggested initiatives listed below are ideas developed from Council and community engagement.

OUTCOMES	SUGGESTED INITIATIVES	LIKELY PARTNERS
<b>a.</b> Commitment to develop a sense of community and people-friendly CBD	<ul style="list-style-type: none"> <li>• Incorporate people priority in strategies and other relevant policies, including the needs of the elderly and people with disabilities</li> <li>• Improve accessibility and availability of public facilities, e.g. toilets</li> </ul>	Community, iwi, business, architects, planners, developers, urban designers
<b>b.</b> Adhere to quality development and management practices	<ul style="list-style-type: none"> <li>• Work with developers to establish environmentally friendly and sustainable buildings</li> <li>• Encourage buildings that make the best use of natural light, views and surroundings</li> <li>• Create easily accessible pocket parks, community gardens, and rooftop spaces, in addition to our large city parks</li> <li>• Regenerate unused and unsightly areas into green spaces, habitats and gardens, attractive and pleasant streets, service lanes, foot and cycle paths</li> <li>• Reuse and recycle old buildings where feasible</li> <li>• Use local and sustainable materials where feasible</li> <li>• District Plan to encourage sustainable urban form and quality urban design</li> </ul>	Community, iwi, business, architects, planners, developers, EECA, Ministry for the Environment, urban designers, BOINZ
<b>c.</b> Plan for an agreed future CBD skyline	<ul style="list-style-type: none"> <li>• Include in the CBD planning the need to maintain views from within and around the CBD</li> <li>• Set approach for long-term city skyline</li> <li>• District Plan to provide for possible developments</li> </ul>	Community, iwi, business, architects, planners, developers
<b>d.</b> Provide a range of living choices	<ul style="list-style-type: none"> <li>• A range of quality residential dwellings within the CBD for people from “cradle to grave”</li> <li>• Increase the number of residents living in the CBD</li> <li>• Consider reducing parking requirements for residential dwellings</li> </ul>	Community, iwi, business, architects, planners, developers, urban designers
<b>e.</b> Develop quality commercial buildings in the CBD	<ul style="list-style-type: none"> <li>• Encourage quality developments of office spaces within the CBD, e.g. 4- or 5-star green buildings</li> <li>• Identify key sites for development in the CBD</li> <li>• District Plan to provide for possible developments</li> </ul>	Business, architects, planners, developers, urban designers

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"High rise near river banks will block views - need to have height restrictions"

"We need incentives for developers to build something better"

"Building designs must be aesthetically appealing and eco-friendly"

"High concentration towards CBD - highest buildings on High Street and Queens Drive"

"A flatter city with mixed use buildings"

"Parisian skyline - kept low with no high rises - anyone standing at the river can see two thirds of the Eastern Hills"

"Identify where we want things to happen"

"Why should the CBD be one size fits all?"

"We would like to see 1950s style apartments on Daly Street"

"A city that encourages people to 'look up' at the wonderful vistas and our river"

Quotes shown here came directly from community workshops.