HH Historic Heritage
Objectives
HH-O1 Heritage values are identified and protected from inappropriate subdivision, use and development.
HH-O2 The built heritage of Invercargill is appropriately recognised and utilised.
HH-O3 Heritage values are appropriately managed to avoid or mitigate the potential adverse effects of natural processes and climate change.
Policies
HH-P1 Promotion: To promote public awareness and appreciation of Invercargill's heritage. **HH-P2** Identification: To identify and prioritise sites, structures, places and areas of heritage value **HH-P3** Effects on Heritage: To avoid, remedy or mitigate the potential adverse effects of subdivision, use and development on heritage. **HH-P4** Integration: To encourage the integration of new subdivision, use and development with heritage **HH-P5** Active Management: To promote the active management, in particular the adaptive re-use, of heritage buildings to: 1. Avoid serious risk to human safety. 2. Investigate and evaluate all reasonable means of restoration, adaption, re-use and relocation as alternatives to demolition. **HH-P6** Conservation and Adaptive Re-use: To promote the conservation and adaptive re-use of heritage buildings, groups of heritage buildings, heritage facades and heritage street furniture in the Central Business District of Invercargill. **HH-P7 Cultural Sites:** To protect cultural sites from the adverse effects of land disturbance and/or modification. **HH-P8** Collaboration:

To collaborate with key stakeholders in the management of heritage

HH-P9 Natural Processes:

To manage the adverse effects of natural processes and climate change on heritage values.

BUS1Z Business 1 (Central Business District) Zone
Objectives
BUS1Z-O1 Maintenance and enhancement of the primacy of the Invercargill Central Business District as the primary centre for retailing, business, culture, entertainment, education and social services for Invercargill City and the wider Southland region. BUS1Z-02 Inner-city living is part of the land use mix within the Invercargill Central Business District other than in the Entertainment Precinct. BUS1Z-03 Identification, maintenance and enhancement of the amenity values of the Business 1 Zone. BUS1Z-04 Protection of the heritage values of the Central Business District. BUS1Z-05 A holistic approach to economic, social and geographical issues in the Central Business District is complemented through the District Plan.
Policies

BUS1Z-P1

Business 1 (Central Business District) Zone:

To establish and implement a Business 1 Zone to retain existing and encourage new commercial/retail activities in the Central Business District.

BUS1Z-P2

Precincts:

To identify within the Business 1 Zone:

1. The Priority Redevelopment Precinct

2. The Entertainment Precinct

3. The Pedestrian-Friendly Frontages Precinct

BUS1Z-P3

Urban Design:

To encourage the incorporation of the following urban design principles into the design of buildings and open space:

1. Buildings and land uses respect their context

2. Buildings and land uses reflect and enhance the character of Invercargill

3. Buildings and land uses offer diversity and choice for people

4. Buildings and land uses are clearly linked by appropriate connections

5. Buildings and land uses demonstrate creativity, encouraging innovative and imaginative solutions

6. Custodianship - Buildings and land uses should be environmentally sustainable, safe and healthy

7. Collaboration – stakeholders collaborate to achieve good urban design outcomes.

BUS1Z-P4

Pedestrian-Friendly Frontages:

To create an environment along the identified frontages that will offer safety, comfort and a stimulating and enjoyable pedestrian experience within the recognised retail area.

BUS1Z-P5

Noise:

1. To provide in the Central Business District for a level of ambient noise consistent with mixed land uses including residential.

2. To delineate an area in the Central Business District within which a reasonable level of noise associated with entertainment activities (day and night) is both expected and tolerated as an inevitable characteristic of a vibrant entertainment precinct.

BUS1Z-P6

Noise from Transportation Networks:

To recognise that some parts of the zone are subject to higher levels of noise generated by Invercargill Airport and to avoid, or mitigate reverse sensitivity effects arising from Noise Sensitive Activities establishing within these areas.

BUS1Z-P7

Odour:

To accept low levels of odour emissions whilst ensuring the absence of nuisance from objectionable odour.

BUS1Z-P8

Glare:

To accept low levels of glare.

BUS1Z-P9

Electrical Interference:

To avoid nuisance from electrical interference.

BUS1Z-P10

Lighting:

To encourage the provision of lighting associated with businesses, and also amenity and security lighting, as ancillary to a vibrant and attractive Business 1 Zone while recognising the inevitability of moderate amounts of lightspill.

BUS1Z-P11

Protection from Weather:

To require the design of structures located in the City Centre to have regard to the need to offer pedestrians shelter from rain and wind.

BUS1Z-P12

Signage:

To recognise and provide for signage that contributes to a vibrant and attractive City Centre while avoiding signage that:

1. Is not related to activities on the site on which the sign is situated

2. Has the potential to create a nuisance

3. Detracts from the amenities of the area, either because of its size, character or content.

BUS1Z-P13

Hazardous Substances:

To provide for the storage and use of substances classed as hazardous whilst having regard to the safety of the general public.

BUS1Z-P14

Dilapidated Structures and Ill-Maintained Lands:

To require that buildings in the Central Business District will be sound, well-maintained and tidy in appearance.

BUS1Z-P15

Demolition or Removal Activities:

1. To encourage owners to consider the restoration, and adaptive re-use of buildings in preference to demolition.

2. To manage the adverse effects of demolition or removal on amenity values by ensuring the clean-up, screening and maintenance of sites.

3. To encourage active utilisation of sites post-demolition by encouraging their prompt redevelopment, and in the meantime encouraging use of the site for such activities as car parking or public open space.

BUS1Z-P16

Height of Structures:

1. To control the height of structures in order to create aesthetic coherence along frontages, avoid the creation of adverse microclimate effects, and promote availability of sunlight to the public street.

2. To require that replacement buildings within the Central Business District that are required to have a pedestrian-friendly frontage have a two storey frontage to the public street or streets.

3. To require new buildings within the Priority Redevelopment Precinct and also on a street corner to be an appropriate form and scale to address and articulate the street corner.

BUS1Z-P17

Public Open Space:

1. To promote opportunities for the public to use and enjoy the Central Business District.

2. To enable activities of a public nature to be held on public space to meet the needs of the community.

BUS1Z-P19

Crime Prevention Through Environmental Design (CPTED):

To encourage the incorporation of the following CPTED principles into the design of buildings and public spaces:

1. Awareness of the environment

2. Visibility by others

3. Finding help.

BUS1Z-P20

Connectivity and Circulation:

1. To promote connectivity and legibility of access to and within the Central Business District to enable people to find their way around easily and conveniently.

2. To promote pedestrian-friendly routes along the identified pedestrian-friendly frontages.

BUS1Z-P22

Heritage Value:

To promote the retention of the character and scale of the heritage structures, buildings and places within the City Centre. Note: Refer also to Part Two Heritage (HH)

BUS1Z-P23

Concept Plan:

To include in the District Plan as APP5.1 – Appendix 5 Concept Plan – CBD – July 2013 a Concept Plan for the City Centre and encourage its implementation..