

Draft Plan Change 10

Business 2A Zone at Rolleston

A Draft Plan Change to the District Plan to rezone 49ha of rural land for business purposes and to introduce a new Business 2A Zone at Rolleston



BUSINESS GROWTH IN ROLLESTON

Selwyn District continues to be one of the fastest growing districts in New Zealand. As part of managing ongoing growth and the demand for industrial land, the Council seeks to ensure the future growth of Selwyn through the expansion and consolidation of the Izone Southern Business Hub at Rolleston.

The existing Izone Southern Business Hub comprises some 127 hectares and is in a prime location for business and industrial activities. The Izone Southern Business Hub has experienced a positive reception from the industry since its inception in 2001. In order to meet the anticipated future demand and growth of Izone it is considered necessary to expand the business park. The Council proposes to rezone a further 49ha to the north west of Izone to provide for this anticipated growth.

In addition to rezoning some 49ha of rural land for business purposes, it is considered that given the particular type and scale of activities establishing at Izone, a new Business '2A' Zone which encompasses all of Izone is appropriate to reflect the nature and scale of activities establishing within the park.

By adopting a strategic approach to the expansion of industrial land at Izone, the District will be able to accommodate growth in a way that minimises the effect on our local environment and supports our sustainable development goals.



WE WANT TO HEAR FROM YOU

This booklet summarises the Draft Plan Change 10 to the Selwyn District Councils Operative District Plan.

We welcome and value input from the people of the Selwyn District so we can adequately reflect your views in our decision making. If you have comments to make, now is your chance.

Consultation on the plan change will be a two stage process. The plan change is currently in draft form and as such we are seeking comments on the proposal. After these comments have been considered, the next step will be formal notification of the Plan Change in which we will seek submissions.

Feedback on the draft plan change to the District Plan closes on 10 August 2009

IZONE SOUTHERN BUSINESS HUB

The Izone Southern Business Hub is on former farmland north of Rolleston which the Council has purchased to foster employment and economic development in the District. The Southern Business Hub is positioned between Railway Road and Hoskyns Road, across State Highway 1 and railway line from the residential area of Rolleston.

Through the development of the business park it has become evident that the strongest market demand has been for larger lots over 10,000m² where businesses can establish buildings of reasonably large sizes housing a variety of activities. This demand continues and is in part driven by good access to State Highway 1 and the Main Trunk Railway Line, close proximity to Christchurch City, easy access to the Airport and State Highway 73 to the West Coast.



PLANNING FOR THE FUTURE

Given the uptake of the existing Izone Southern Business Hub land (Business 2 Zone) there is predicted to be a lack of appropriately zoned land available in the locality that is capable of meeting future needs (beyond the short term) for this nature. As such, it has been to rezone further land adjacent area to provide for anticipated

The proposed additional intended to cater for this and reflects the recognition that business area of regional role it can play in supporting Greater Christchurch area.

Given the lead in time involved then obtaining subdivision works, obtaining new Titles and buildings, it is necessary to begin that process now to avoid a lack of availability of appropriately zoned land in the near future. To ensure the future viability of the Izone Southern Business Hub it is vital to maintain the supply of appropriately zoned land to continue the momentum of the market response to the existing Izone Southern Business Hub.



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business land is demand into the future Izone has become a importance given the economic growth in the

with rezoning land and consent, completing site then establishing

Urban Development Strategy and Proposed Plan Change 1 to the Regional Policy Statement

Selwyn District Council are party to the Greater Christchurch Development Strategy (UDS). The UDS establishes a settlement pattern for residential, commercial and business growth through to 2041 to enable long-term infrastructure planning and to promote integrated and sustainable development.

The UDS is to be implemented in part through Proposed Plan Change 1 to the Regional Policy Statement (RPS), by providing the policy framework for how urban growth is to be accommodated within the District.

The UDS and Plan Change 1 seek to achieve integrated urban development planning across the Greater Christchurch Area. To achieve this, urban limits have been identified to encourage intensification within Christchurch and the larger towns in the surrounding area.

The setting of urban limits is intended to promote efficient development through a more compact urban form, including sufficient provision of business land to meet the projected population growth. The sequencing of development is also intended to encourage intensification within Christchurch City and the larger towns in the surrounding area.

The land sought to be rezoned by Draft Plan Change 10 is consistent with that area identified by the Officer Report on Plan Change 1 as being appropriate to accommodate additional business growth at Rolleston.

PROPOSED CHANGES TO THE DISTRICT PLAN

THE SELWYN DISTRICT PLAN

The Selwyn District Plan is a document produced by Council (as required by the Resource Management Act 1991) to ensure the sustainable management of the natural and physical resources of the Selwyn District.

It contains rules that may affect you if you are undertaking a development or land use proposal. Any changes to the plan are made after consultation with the local community.

A full copy of the District Plan can be viewed at Council offices, district libraries, service centers and on the Council's website (www.selwyn.govt.nz).

PLAN CHANGE 10

Proposed Plan Change 10 provides additional industrial land adjacent to Railway Road, Rolleston, and also introduces specific provisions relating to a new Business 2A Zone. As a consequence, several amendments to the Selwyn District Plan (Townships Volume) are required.

Presently the Izone Southern Business Hub is specifically controlled by the Selwyn District Plan in terms of having two Outline Development Plans, and several rules applicable only to Izone (such as noise, lighting, types of activities, retailing and landscaping). As a consequence of Plan Change 5 to the Selwyn District Plan (which rezoned some 56ha of rural land to business to the east of Izone), several changes to the District Plan are now considered appropriate which address Izone in its entirety, including that land rezoned by Plan Change 5, and to endorse the use of a single Outline Development Plan.

Plan Change 10 seeks a new Business 2A zoning over the existing Izone Southern Business Hub, as well as some 49ha of rural land adjoining Railway Road. In order to better reflect the types of activities establishing at Izone, and to ensure the most efficient and sustainable use of the land resource at Izone, some aspects of the Selwyn District Plan require to be revisited. Some of these matters include the removal of an internal recession plane control, amendment to the definition of height, ability for buildings to be established to a height of 20m as a restricted discretionary activity, comprehensive boundary landscaping and other ancillary amendments/ additions/deletions to the Selwyn District Plan. These changes will ensure that future business development at Izone will make an efficient use of the land resource, whilst still maintaining a high level of amenity appropriate for its industrial zoning.

THE BUSINESS 2A ZONE OUTLINE DEVELOPMENT PLAN

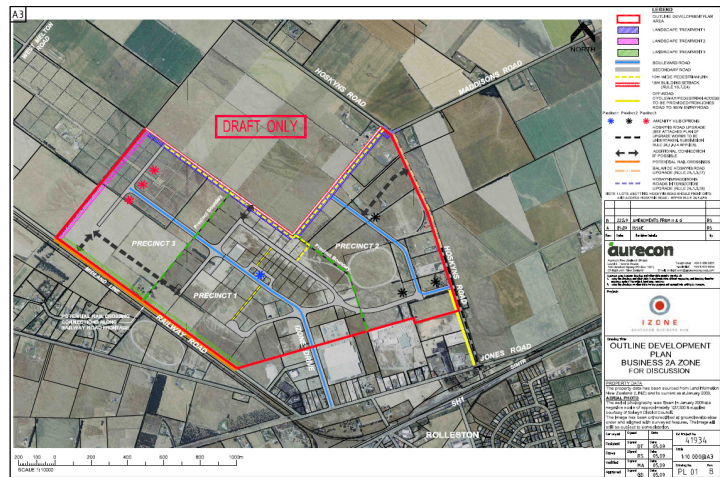


As it stands, the Izone Southern Business Hub is zoned Business 2, and is subject to two separate Outline Development Plans that in turn link to a variety of controls. Plan Change 10 seeks to simplify the provisions of the District Plan that apply to Izone, through in part, the imposition of a single Outline Development Plan. The implementation of a single Outline Development Plan will ensure that development at Izone will be undertaken in an integrated manner.

The Business 2A Zone Outline Development Plan identifies and sets out the location of the following features:

- Principal road, rail and pedestrian/cycle routes.
- Locations of 'Amenity Hubs'.
- Specific landscape treatment areas along rural boundaries.
- Various external roading improvements.

The proposed expansion is considered to be positive in that it contributes to the growth of Rolleston as a balanced town offering a choice of locations where to live and work. The continued expansion of the park to meet the anticipated demand will allow businesses to locate within the Greater Christchurch Area and provide employment opportunities and flow on social benefits. Amendments to the District Plan are considered to be the most appropriate method by which to provide for the proposed development of the site, and to adequately provide for the on-going operation of a business park of regional importance at this location.



RESPONSE FORM

Draft Plan Change 10 – A Draft Plan Change to the District Plan to rezone 49ha of rural land for business purposes and to introduce a new Business 2A Zone at Rolleston

Responses can be:

Posted to:

Policy Planner
Selwyn District Council
PO Box 90
Rolleston

Delivered to:

A Council Service Centre in Darfield,
Lincoln, Leeston or Rolleston

Email: tim.harris@selwyn.govt.nz

Please use additional sheets if necessary.

We need to receive your response by 5:00pm 10 August 2009

Your details:

Name:

Postal address:

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Telephone:

Email:

Your response:

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Signature of person making the response or person authorised to sign on behalf of person making the response:

..... Date:

If you have used extra sheets for this response please attach item to this form and indicate this below:

Yes, I have attached extra sheets

No, I have not attached extra sheets

Thank you for taking the time to provide a response

**Selwyn District Council
2 Norman Kirk Drive
PO Box 90
Rolleston
Christchurch 7643
FAX: 03-347-2799**

HAVE YOUR SAY

The Council believes that a well-structured consultation process is a key part of improved decision making, which enhances the democratic process.

You can provide your comments on the draft Plan Change by completing the form on the previous pages, or you can download the form from our website—visit
www.selwyn.govt.nz

We need to receive your response by
10 August 2009

If you require any further information on the plan change please contact Council's Planning Manager, Tim Harris
(03) 347 2850