

## More Information

Copies of the design guide, the plan change and the accompanying report (prepared to meet the requirements of Section 32 of the Resource Management Act) can be viewed on the Council's website or at libraries and service centres.

The Council has also prepared a Background Report, which examines the need for the plan change in depth.

For further information, contact David Hattam on 03 3472953 or via email at [pc29@selwyn.govt.nz](mailto:pc29@selwyn.govt.nz)

## Submissions

Submissions must be written and in accordance with Form 5 of the Resource Management Regulations, available from any Council Service Centre or on the website

Submissions must be received by 5.00pm on 28 April 2011.

Please send submissions to:

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Rolleston 7643

[submissions@selwyn.govt.nz](mailto:submissions@selwyn.govt.nz)



# PROPOSED PLAN CHANGE 29: DESIGN OF DEVELOPMENT IN THE B1 ZONE

## PLAN CHANGE 29

A Proposed Plan Change to improve the design and form of development in the Business 1 zones

Plan Change 29 is a review of the way that the Council manages development in the business 1 zone.

It is aimed at ensuring that we have attractive town centres by ensuring that buildings are designed and laid out in a way that creates space which is attractive to people.

## COMMERCIAL DESIGN GUIDE

The Council has adopted the *Commercial Design Guide* to accompany the plan change. It provides guidance on how development can meet the aspirations of the plan change and illustrates what the Council considers to be good design.





## Why is the Plan Change needed?

There has been some dissatisfaction with the way that development has occurred under the District Plan.

Particular problems include the poor integration between the different sites in the B1 zone in Rolleston and the standard of public amenity in some developments.

These concerns particularly apply in Rolleston due to the volume of commercial development that has occurred since 1998. But the same issues are evident in developments that have taken place in other townships. Developments do not always compliment their setting or create pleasant places in which to spend time.

The District Plan provisions in place do not seem to be meeting the aspirations of the plan policies, which call for high amenity zones which are attractive to people.

This issue is not unique to the district and can be seen on newer developments throughout the country.



**Shops with long blank walls or positioned behind parking do not create a good street experience**



**Active frontage and traditional streets have more to interest pedestrians**

## What will the plan change achieve?

The plan change is part of a range of work the Council is undertaking to improve the District's towns. This also includes masterplanning for town centres and the careful design of Council buildings, such as the new library in Lincoln.

The aim is to create town centres which are vibrant and attractive. They should be pleasant places to visit, which integrate well with sites next door so that it is easy to walk around the town.

At present, sites are often designed with car parking placed at the front and with little thought for how people might walk between them. This may suit the individual developer, but it means that the different sites do not create a coherent town centre which attracts people and businesses.



## What does the plan change propose?

Plan Change 29 draws a distinction between smaller and larger developments.

Small developments have less impact on their surroundings and a simple rules based framework, as at present. Some new rules are proposed, including:

- Requirements for active frontage (doors and windows facing the street) to create attractive public space.
- Restrictions on colour and large signs to prevent buildings from overwhelming the street scene.
- Management of car parking so it is not located between the foot-path and shops.
- Landscaping of Car Parking.

Larger developments can have a greater effect on neighbours and public space, and they also create de-facto public space on site. Since these areas are where residents will experience the public life of a town, it is important that they are of a high quality.

These developments will have restricted discretionary status in the plan, meaning that Council will be able to examine proposals based on a series of assessment matters.