

Urban

Urban areas in district planning are places where the majority of people live, work and shop. They include zones for residential, commercial and industrial activities. In Selwyn District, our urban areas are based on a township network, with Rolleston being at the district centre, followed by Lincoln, then service townships, rural townships, and smaller villages.

What Council consulted on	What Council has decided	Why Council made the decision
Rezoning – Residential		
<p>Reducing the more than 70 residential zones in Selwyn down to four zones: Large Lot Residential (LLRZ), Low Density Residential Zone (LRZ), General Residential Zone (GRZ) and Settlement Zone (SETZ). This reduction changed development and subdivision rights in some places.</p> <p>The notified Proposed Plan however did not propose any new residential zoning.</p>	<p>Based on submissions and to comply with new Central Government legislation to increase residential density in some areas, the Council has decided to rezone a large amount of rural land as residential, and intensify some existing townships.</p> <p>These changes include:</p> <ul style="list-style-type: none"> - Rezoning 1,922ha of most existing residential areas in Rolleston, Prebbleton and Lincoln to a medium residential density zone (MRZ). Rezoning of existing residential land in this way is known as <i>intensification</i>. - Rezoning 715ha of rural undeveloped land around Rolleston, Prebbleton and Lincoln as MRZ. Some of these areas have already been through a Council process as a private plan change, where MRZ is now being applied. Others are new requests where a decision has been made on a piece of land for the first time. Rezoning of rural land in this way is known as <i>greenfield</i> development. - Additional to this, in Rolleston, 117ha of developed land has been rezoned MRZ where resource consent for new housing was granted under the Housing Accords and Special Housing Areas Act 2013, but the underlying land has remained, until now, zoned as rural. - Outside of these main growth areas, 792ha of residential 	<p>The Council received lots of submissions to rezone land through the consultation hearings process. While not all submissions were accepted, the Council has approved a large number based on their merits and consistency with the Proposed District Plan as well as regional and national policies. Council has also ensured that there is consistency with previous decisions made in private plan changes after the Proposed District Plan was notified (October 2020).</p> <p>In addition, the Council has had to comply with new legislation (the Resource Management Enabling Housing Supply and Other Matters Amendment Act 2021). The legislation requires Council to rezone certain areas of the district (Rolleston, Lincoln and Prebbleton) as MRZ. This includes applying MRZ to private plan changes made under the current (Operative) District Plan for residential zones in Rolleston, Lincoln and Prebbleton.</p>

	<p>intensification and greenfield development has been zoned for around the district. This is a combination of land that has already been through a Council process as a private plan change, as well as new proposals where a decision is being made for the first time.</p> <ul style="list-style-type: none"> - In addition, a small amount of undeveloped commercial and industrial land has been rezoned as residential in Lincoln, Castle Hill and Darfield. 	
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What Council consulted on	What Council has decided	Why Council made the decision
Subdivision in residential zones		
<p>The Council proposed a number of changes through the notified Proposed District Plan. These include:</p> <ul style="list-style-type: none"> - Introducing a broader requirement for a minimum site size for all residential zones. - Introducing minimum frontage width requirements. - Clarifying that a site in a township must be connected to reticulated water and/or wastewater, where available. - Introducing additional matters to be considered where sites are in the coastal environment or include areas of significant indigenous biodiversity. - Extending the consideration of noise to dairy factories, ports, the West Melton Rifle Range and the railway. 	<p>While these changes have been kept, the Council has confirmed a number of additional changes:</p> <ul style="list-style-type: none"> - A new subdivision standard for MRZ. Subdivision within MRZ for residential use is a controlled activity with all other uses being a discretionary activity. Any vacant site created through subdivision must be a minimum of 16m x 23m in area and have a building square not less than 8m x 15m. Subdivision that creates vacant sites below this size will be processed as a discretionary activity. 	<p>The Council has had to comply with new legislation the Resource Management Enabling Housing Supply and Other Matters Amendment Act 2021. The legislation requires the Council to rezone certain areas of the district (Rolleston, Lincoln and Prebbleton) as MRZ. The subdivision rules will now come into legal effect and will be treated as operative. Under the legislation, subdivision for residential development where compliant with the legislation must be processed as a controlled activity.</p>

What Council consulted on	What Council has decided	Why Council made the decision
Residential built form standards		
<p>Renaming 'family flat' to 'minor residential unit' and removing the family occupation requirement.</p> <p>Fences in residential zones are now required to be 1-1.2m in height at the road boundary and 2m in height elsewhere.</p> <p>Outdoor living space is now a requirement for a greater range of residential development, not just more intense medium density development.</p>	<p>While these changes have been kept, the Council has confirmed a number of additional changes:</p> <ul style="list-style-type: none"> - Relocatable houses will no longer require a resource consent to be moved onto a site. - Medium Density Residential Standards (MDRS) apply in all MRZ. These have had immediate legal effect in Selwyn District since August 2022. This is to comply with the Resource Management Enabling Housing Supply and Other Matters Amendment Act 2021 	<p>Relocatable buildings and their state of repair are already addressed by way of building consent and therefore do not require a separate resource consent.</p> <p>MDRS are a legal requirement (the Enabling Housing Supply Act 2021) and will continue to apply in MRZ which is located in Rolleston, Lincoln and Prebbleton.</p>

What Council consulted on	What Council has decided	Why Council made the decision
Activities in Residential Zones		
<p>No requirement to live permanently on-site for visitor accommodation (up to five paying guests allowed).</p> <p>Home business is reduced to 40m² in residential zones.</p> <p>New activity of retirement villages.</p> <p>Commercial and industrial activities discouraged in most areas. A new Rolleston Transitional Precinct has been created in Rolleston to allow some commercial developments in a residential area over time. Some townships without existing business zones have become SETZ where business rules are more relaxed.</p>	<p>The Council has kept these changes with the addition of a retirement village activity rule in MRZ.</p>	<p>The addition of a retirement village rule ensures consistency with other residential zones and recognises the unique aspects of this activity.</p>

What Council consulted on	What Council has decided	Why Council made the decision
Rezoning – Commercial and Industrial		
Introducing new zones for business, industrial and other	The Council has decided to rezone substantially more industrial land in	Rezoning requests have been approved on their

<p>economic activities such as the Synlait and Fonterra dairy factories, to comply with National Planning Standards and to enable more diverse business services and employment opportunities.</p> <p>In the notified Proposed District Plan, the Council decided not to proactively rezone any additional commercial or industrial land except a small area of industrial land in Leeston and small amounts of commercial land in Rolleston and Lincoln that were identified as transitional precincts or has previously been consented.</p>	<p>Rolleston to reflect decisions on private plan changes (specifically PC66 and PC80) as well as agreeing to new rezoning requests where a decision is being made on a piece of land for the first time.</p> <p>The Council has also decided to change the Local Centre Zone (LCZ) in Prebbleton to a Town Centre Zone (TCZ), expand the TCZ in Rolleston and rezone small amounts of additional commercial land in several other settlements.</p> <p>In total 194ha of land has been rezoned industrial and 18.5ha of land has been rezoned (including intensified such as from LCZ to TCZ) as commercial.</p>	<p>merits and consistency with planning policy and to achieve consistency with any other previous decision by Council (such as on a private plan change made on the Operative District Plan in the last three years).</p>
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What Council consulted on	What Council has decided	Why Council made the decision
Subdivision in commercial and industrial zones		
Subdivision in commercial and industrial zones is proposed to be a restricted discretionary activity. This rolls over the approach in the Operative District Plan.	No change to what was consulted on.	

What Council consulted on	What Council has decided	Why Council made the decision
Commercial and industrial built form standards and activities		
The provisions of the current (Operative) District Plan have largely been carried over to the Proposed District Plan. There are similar built form standards and tweaks in some areas, including landscaping and setbacks. The number of commercial and industrial zones has been consolidated and simplified, with precincts included instead of multiple zones to reflect areas where different standards are to apply.	<p>There have been changes to activity rules in the General Industrial Zone (GIZ). These changes allow certain correction activities and changes to the status of a number of associated rule requirements on outdoor storage, landscaping and street interface, from discretionary to the less restrictive standard of a 'restricted discretionary activity'. A number of new matters of control and discretion have been added for these activities.</p> <p>In Commercial zones (CMUZ), there have been several changes to activity standards including reducing the activity status of residential development above ground floors in</p>	The changes are relatively minor and are designed to improve the efficiency of the process and provide more certainty for development.

	CMUZ from restricted discretionary to a controlled activity. Processes for supermarkets, up to 1000m ² are more flexible than was in the notified Proposed Plan. Supermarkets are now allowed in the Large Format Retail zone. As for GIZ, several rule requirements have been lowered from a discretionary to restricted discretionary activity status.	
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