

District Plan Review Selwyn District Council



BS002 – Business Interface

Planz Consultants

Quality Assurance Statement:

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REVIEW OF DISTRICT PLAN EFFECTIVENESS FOR MANAGING BUSINESS ZONES INTERFACE

1.0 Introduction and Scope

This proposal is to assist the Selwyn District Council establish the most appropriate planning mechanisms to achieve acceptable levels of amenity where business zones adjoin more sensitive residential or rural zones. The review is to include consideration of the interface that occurs adjacent to both commercial retail contexts and industrial areas. It also includes consideration of amenity-related matters where mixed use (principally residential activity) is permitted within commercial centres. The focus of this report is primarily on the interface where the two zones directly adjoin and are not separated by a road, rail corridor, or recreation reserve, although commentary is also provided for this context as it is the predominant situation in the District's townships.

In terms of scope, this report is focused on the interface issues deriving from the Business 1 and 2 zones. As such it does not consider the Business 3 zone that applies to tertiary research operations in Lincoln, the Rural Industrial zones covering the Fonterra (Darfield) and Synlait plants, or rural extractive activities such as quarrying which are located in Rural Zones. It is noted that 'out of zone' activities that occur within townships are considered through a separate, related report (BS001). Non-rural activities in Rural Zones are likewise outside the scope of this report.

In considering the effective management of interface issues, it is noted that this report will draw on separate findings into the management of District Wide matters such as noise, glare, and transport.

Any opinions expressed in this report are the author's own and are based on their twenty years experience as a planner and urban designer.

2.0 Methodology

- 1 Identify and describe the types of adverse effects that occur at business zone/activity inter-faces with more sensitive environments.
- 2 Consult with the SDC enforcement and consenting staff on known issues at business interfaces with more sensitive environments.
- 3 Undertake site visits to Leeston, Darfield, Lincoln and Rolleston, and complete photographic records of interface and boundary environments.
- 4 With respect to the bulk and location of buildings, landscape and other nuisance effects (such as glare and noise), complete an analysis of what is happening at the business zone/activity interfaces in Selwyn? Are there any particular patterns emerging?

- 5 Review the Mahaanui Iwi Management Plan and identify relevant policy guidance or outcomes anticipated in respect of managing nuisance effects between business zones and non-business zones. Any liaison or collaboration with Mahaanui Kurataio Ltd required in order to interpret and/or apply the provisions of the Plan is to be facilitated through the Selwyn District Council technical contact.
- 6 Based on the above, provide an analysis of the effectiveness of the Operative provisions in respect of building bulk and location provisions, landscape and other nuisance effects.
- 7 Review the approach taken to managing interface issues in the Christchurch, Waimakariri, and Ashburton District Plans.
- 8 Review the outcomes of draft reports relating to Noise, Lighting, Signage, Vibration and Transport.
- 9 Update the draft report to integrate the findings of those reports and provide overall findings, including gaps in the management of effects.

3.0 Interface Issue Identification and Monitoring Feedback

The types of issues that can arise along the interface of business activities and more sensitive adjoining uses differ between commercial and industrial contexts, and also vary depending on the type of sensitive neighbour e.g. whether residential or rural. The spectrum of potential effects are summarised below:

3.1 Commercial activity interface

Commercial activities are generally located in the Business 1 zones and therefore typically comprise township centres, with surrounding residential neighbours at suburban density. Commercial town centre activities include retailing, offices, food and beverage (cafes, restaurants, and bars), and community facilities. The key potential effects are those that challenge acceptable levels of residential amenity and accordingly can include the following:

- Noise, generally from late-night restaurants and bars, but can also arise from carparking areas, air conditioning units, and late-night servicing e.g. forklifts unloading pallets;
- Odour, generally from restaurant extractor fans and rear service lane waste/ bin areas;
- Glare, generally caused by light spill from carparking or service areas;
- Shading and visual dominance from commercial buildings being larger in scale than residential dwellings (this is typically only an issue for large format retail stores such as supermarkets);
- Loss of privacy caused by overlooking from upper story windows;
- Traffic and parking congestion and disturbance caused by customers parking over driveways and general 'busyness' on streets with a residential frontage;
- Patron behavior such as littering and alcohol-related activities.

3.2 Industrial activity interface

Industrial activities are provided for in the B2, B2A, and B2B zones. These zones are generally located at the edge of townships where they are recent greenfield growth areas in Rolleston or Lincoln. In the smaller townships the B2 zones are again either located towards the edge of townships, or where located in the middle of townships are reflective of long-established land use activities that are typically arranged along rail or road corridors. As with commercial areas, the key potential effects are those that challenge acceptable levels of residential amenity, albeit that their sources and character can differ from those generated by commercial activities. They include the following:

- Noise, generally from industrial processes and late-night servicing e.g. forklifts unloading pallets;
- Odour, generally from industrial processes;
- Glare, generally caused by light spill from carparking or service areas;
- Shading and visual dominance from industrial buildings being larger in scale than residential dwellings;
- Visual amenity due to industrial buildings and activities often being somewhat utilitarian in appearance;
- Traffic and parking congestion and disturbance caused by workers parking in the street during the day and from heavy vehicle movements;
- Potential risks from the use and storage of hazardous goods as part of industrial processes.

3.3 Monitoring and Enforcement Feedback

Business interface issues and the potential for complaints to be generated was discussed with Council's monitoring and enforcement officers. Their feedback was that Council receives few complaints about business activities occurring within Business Zones. Complaints from residents are much more commonly generated by business activities taking place within residential areas, or non-rural activities occurring on rural properties, especially where these are located in close proximity to existing lifestyle blocks.

The general feedback was that firstly in-zone business activities appear to be well run and do not generate unacceptable effects beyond their site boundaries, and that this operational practice is combined with resident expectations that a degree of non-residential levels of amenity are anticipated if you own a house next door to a long-established business zone. It was also noted that any odour, air, or water discharge complaints would be directed to the Canterbury Regional Council.

Overall there does not appear to be a pattern of effects that generate complaints or systemic issues along Business Zone interfaces with more sensitive activities.

3.4 Mahaanui Iwi Management Plan

The Mahaanui Iwi Management Plan has been reviewed. The IMP does not contain any policy guidance or outcomes in respect of managing nuisance effects between business zones and non-business zones. Mahaanui Kurataio Ltd have confirmed that to date they do not have any specific feedback on interface issues beyond their feedback provided as part of the District-wide work stream relating to matters such as noise, lighting, and signage.

4.0 Zone Locations and Interface Observations

4.1 Zoning overview

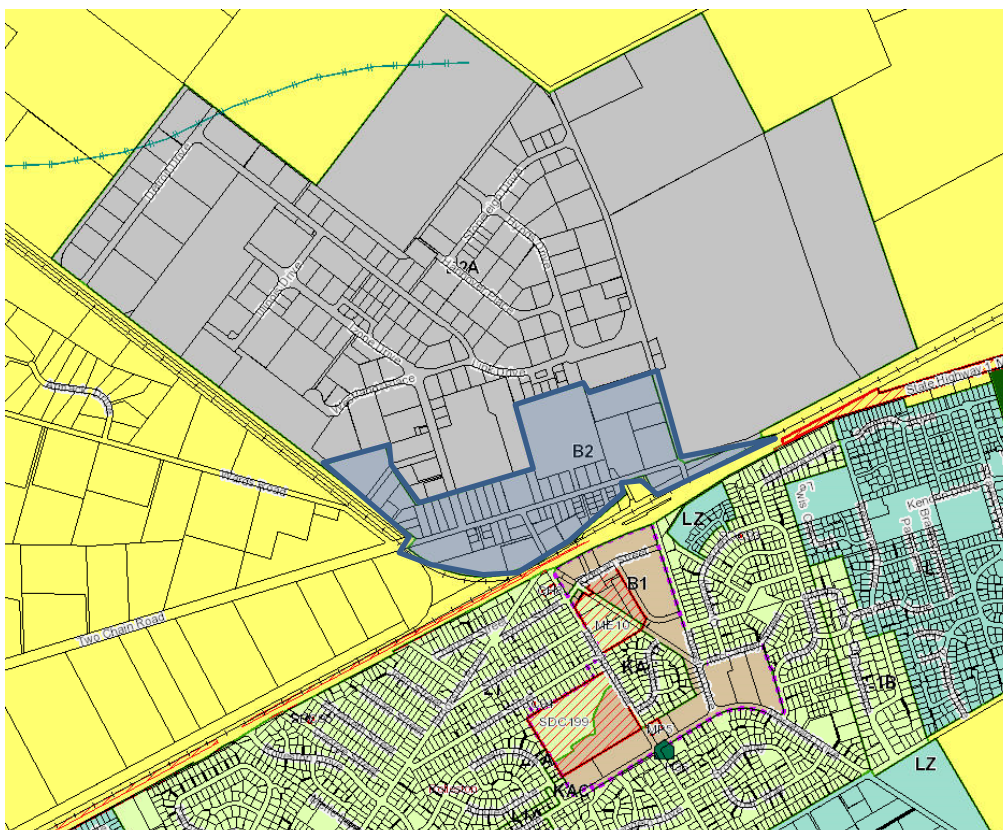
The key zones that provides for commercial and industrial activities and buildings in Selwyn District are the Business 1 and 2 zones respectively. The B1 Zone applies to commercial centres that contain retail, offices, and community facilities. These zones typically form the various town centres in the District and can range in size from relatively small blocks of shops, through the main streets of Leeston and Darfield, to the large District Centres of Rolleston and Lincoln which include larger supermarkets and in the case of Rolleston other large format anchor stores. The B1 zones, by virtue of being geographically located in town centres, are typically surrounded by residential activities, with such activities either directly adjacent 'over the back fence' of business activities, or located across the road. The smaller villages do not tend to have a Business 1 Zone and instead commercial activities tend to be located within a Residential Zone. These 'out of zone' commercial activities are subject to separate report BS001 as part of the District Plan Review background work programme.

Industrial activities are conversely provided for through the Business 2, B2A, and B2B zones. The largest of these zones is the B2A I:Zone industrial park to the north of Rolleston, with a smaller B2B zoned greenfield site located in Lincoln south of the University, and B2 areas with long-established industrial activities in Darfield, Leeston, Doyleston, Southbridge, Dunsandle, and Glentunnel.

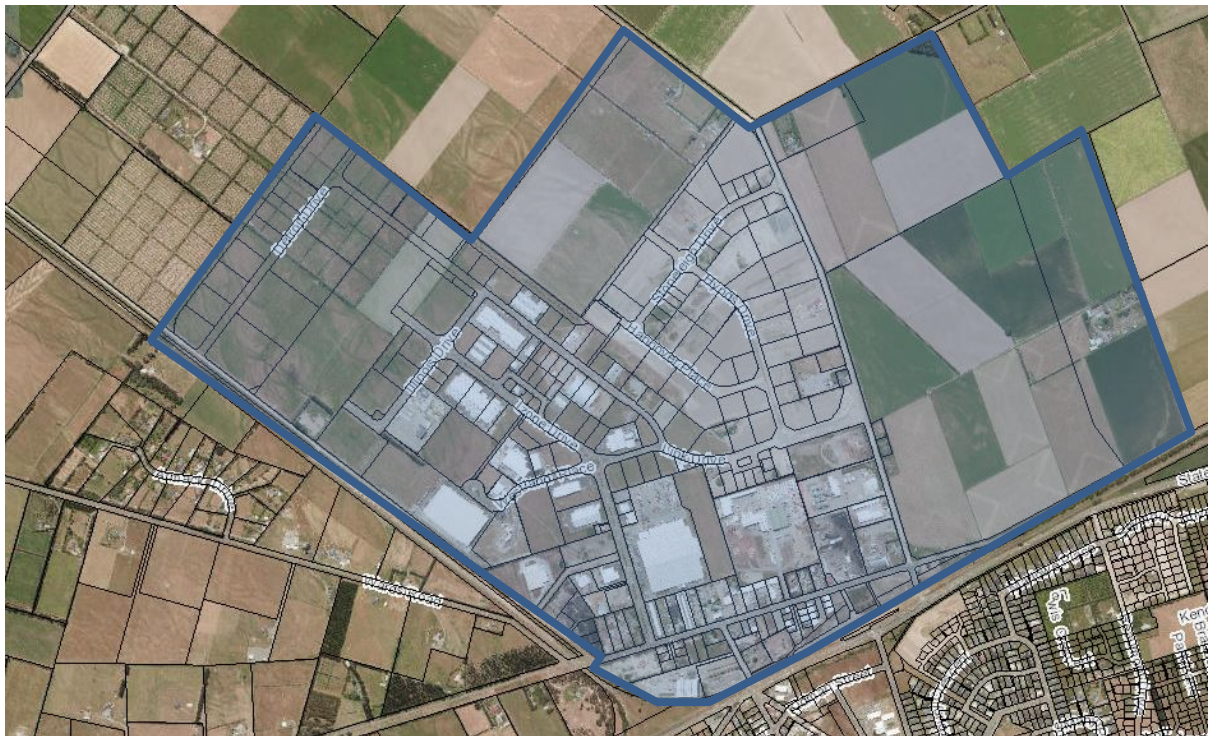
It is noted that in many townships there are also existing retail and industrial activities that are located in residential or rural zones. These 'out of zone' activities are also being separately reviewed through the BS001 work stream.

The location of the B2 zones, and the B1 zones in the larger townships, are shown below along with a brief description of the existing interface conditions.

4.2 Rolleston



Business 2 and 2A Zones

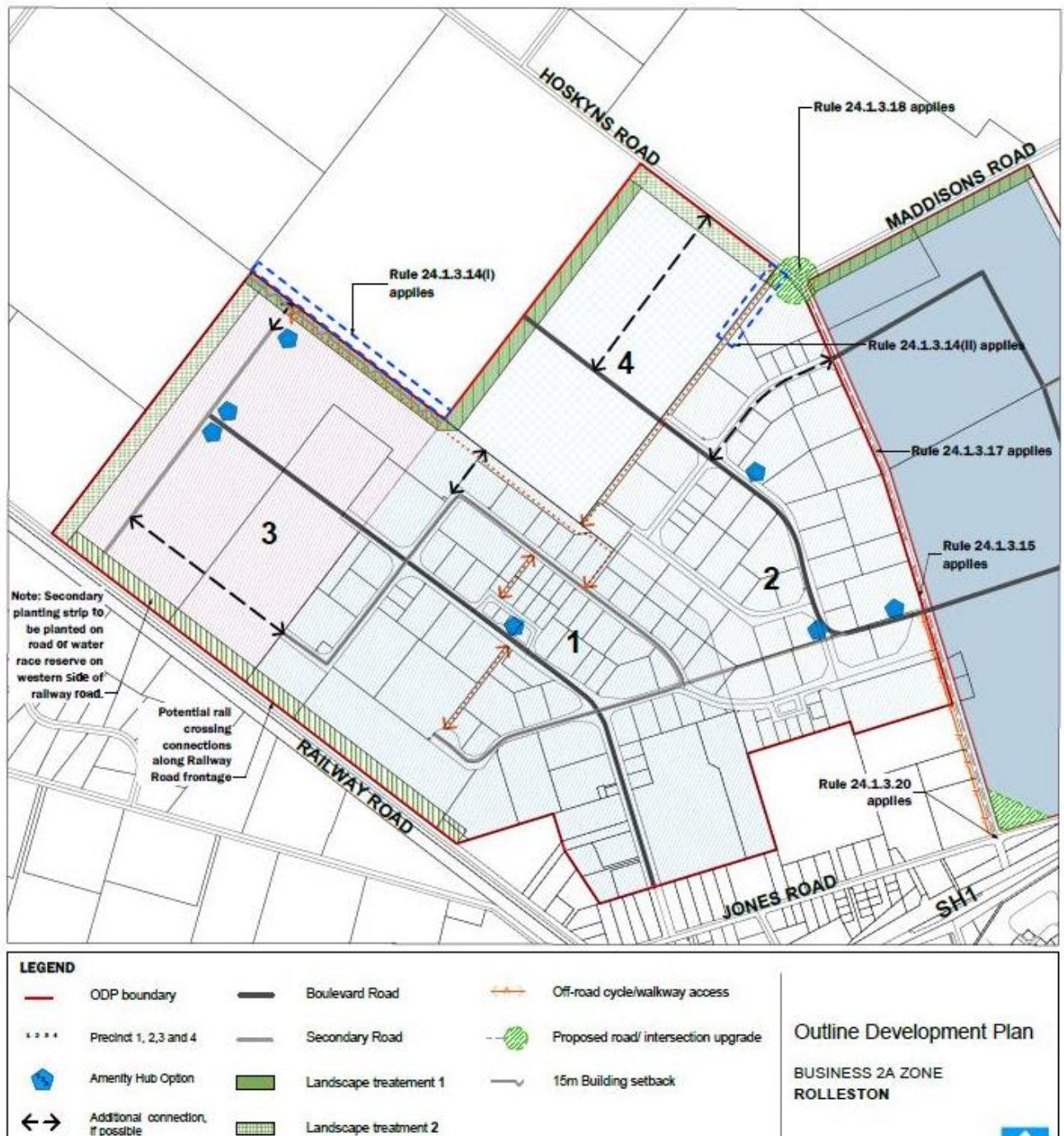


The B2 and B2A Zones to the north of Rolleston are by far the largest industrial areas in the District. This area is bounded to the north, west, and east by Rural Inner Plains zoning (permitted subdivision and dwellings of 4 hectares)¹, and to the south and west by the rail corridor, with State Highway 1 providing further separation to the south. The suburban residential areas of Rolleston are visually screened from the State Highway on the southern side of SH1 by a combination of high earth bunds, solid fencing, and landscaping, with the combination of these three screening techniques varying along the highway frontage. The combination of screening and transport corridor separation means that there is significant separation between the industrial area and Rolleston township. The rail corridor to the west of I:Zone likewise provides a separation buffer along this boundary, in combination with dense planting required as 'Landscape treatment 2' on the ODP (Appendix 23 of the Operative Plan).

To the north and east of the B2A zone the land is in the process of being subdivided and developed i.e. the B2A zone boundary is larger than the 'on the ground' extent of industrial activities. The final zone boundary interface is therefore still in the process of being developed. Landscape treatment is required along the northern and eastern zone boundaries as shown on the ODPs for these boundaries (Appendix 23 and 43). No landscape treatment is required on the eastern boundary of the area covered by the ODP in Appendix 43 as the CRPS shows the land to the east ultimately being developed for industrial purposes i.e. the current eastern zone boundary is an interim boundary and is subject to anticipated rezoning further to the east. It is nonetheless noted that as part of the resource consent associated with the establishment of Lyttleton Port Company's Inland Port that landscaped bunds have been established along the eastern B2A zone boundary as an interim treatment.

¹ Despite a 4 ha minimum, there is a long-established large lot residential area to the west of I:Zone and based around Armack Drive.

OUTLINE DEVELOPMENT PLAN-BUSINESS 2A ZONE, ROLLESTON



Business 1 Zone

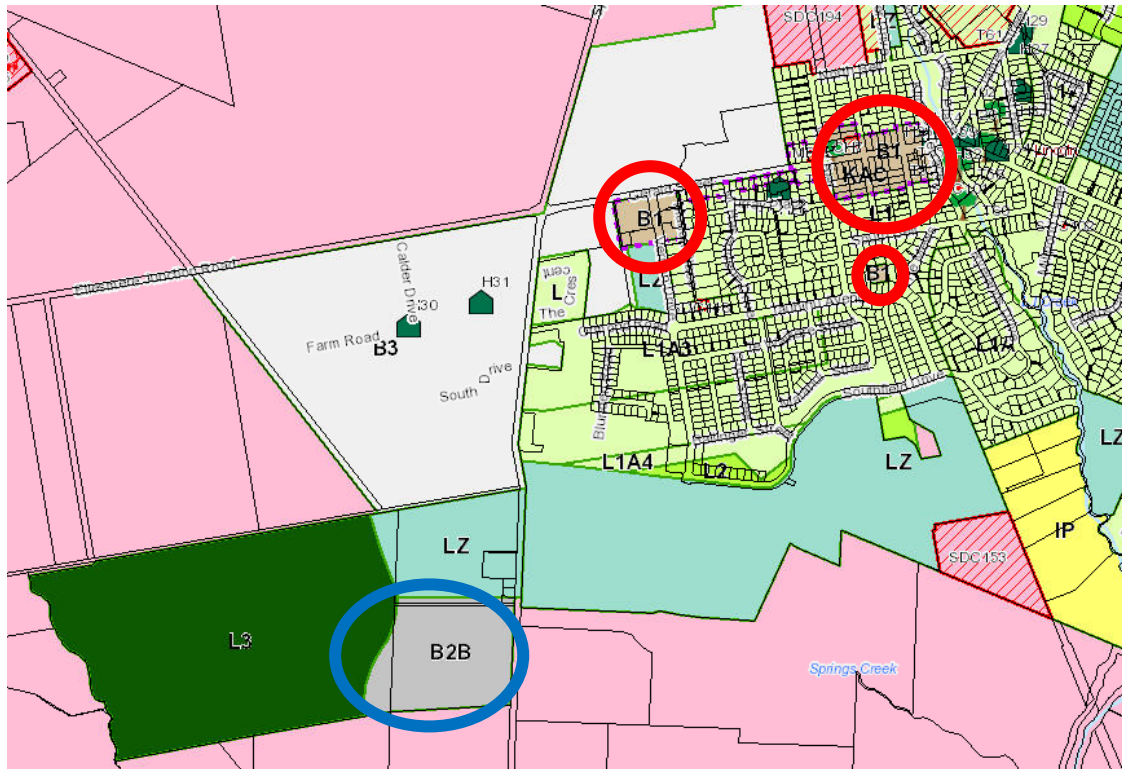


The principle B1 zone has an 'inverted Y' shape and applies to Rolleston's town centre. Small commercial areas are also located in several of the larger greenfield subdivisions. The B1 zone is generally separated by road corridors from residential areas, with directly adjoining interfaces limited to a small area east of Othello Drive, an area south and east of Markham Way and a small area to the east of the B1 Zone on Dryden Avenue. The interface is generally screened by standard 1.8m high solid timber paling fences along residential boundaries, with commercial buildings generally set back from these boundaries and the intervening space used for storage and servicing purposes. There is little landscaping along the internal boundaries.

Where located on the opposite side of a road, the interface is visually dominated by carparking with associated landscaping and then more distant views to commercial buildings set beyond the carparks. The centre does not form a main street but instead functions as a somewhat disconnected series of developments with their own independent parking areas.

There are currently no residential units that are integrated into the Rolleston B1 zone, although there are large areas of undeveloped B1 land on the current park and around the Council offices where future residential development integrated into business activities could occur. Residential activity is also permitted at first floor level, although retrospectively adding residential units onto existing single storey commercial buildings is extremely uncommon, and especially so for larger format stores such as supermarkets or 'the Warehouse' where Planz are not aware of any retrofit residential extensions to existing supermarkets anywhere in New Zealand.

4.3 Lincoln



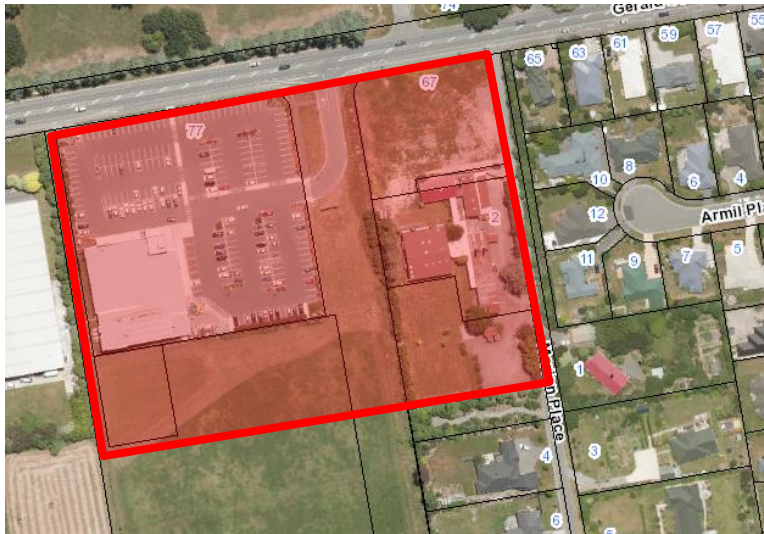
Industrial zoning in Lincoln is limited to an undeveloped B2B Zoned block to the south of the University. This block is bounded to the north and west by undeveloped Living Z and Living 3 zones respectively and to the east and south by Rural Outer Plains zones (minimum subdivision and dwelling density of 20 hectares). The ODP for this area requires the provision of landscaped bunds along Residential Zone boundaries, in combination with a building setback requirement.

Lincoln's B1 zone is oriented along Gerald Street in the town centre and is split into two sections, with one based around a New World supermarket to the west, and a second area based around the library and traditional Lincoln 'main street'. A further small B1 'spot zone' exists at the head of the Douglas Street cul-de-sac, reflecting the location of a long-established transport business.

Western B1 zone

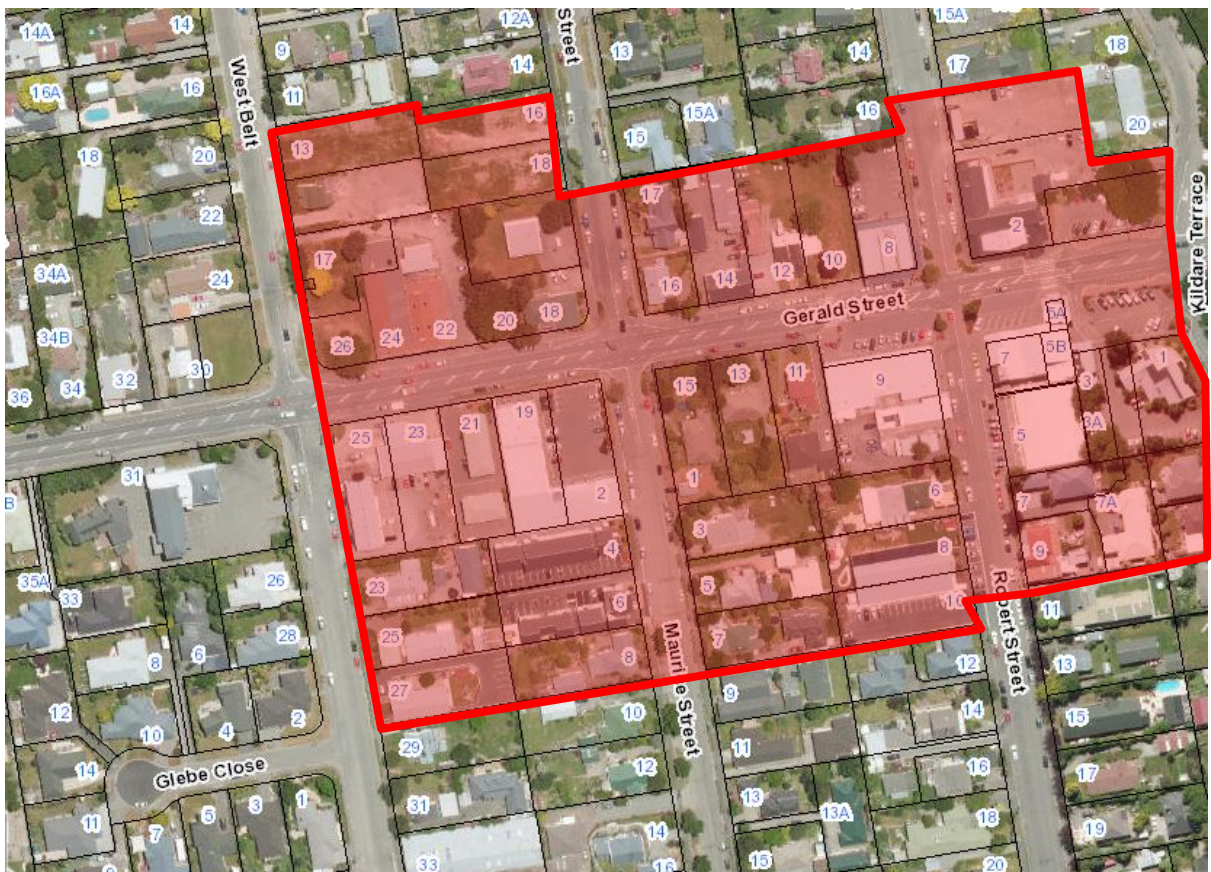
The New World supermarket adjoins an undeveloped B1 zone area with the boundary interface comprised of solid timber fencing. Further to the south of the undeveloped B1 zone the land is zoned Living Z zone. This entire southern area is currently formed as a grassed development lot with no visible differentiation between the B1 and LZ zone boundaries. It is understood that a comprehensive development is planned for this greenfield area.

On the eastern side of the road opposite the supermarket is an existing petrol station, a pet crematorium, and a new block of shops that is currently under construction. This eastern area has a direct interface with the Living 1 zone, albeit that it is bounded by the Marion Place access to the east and a landscaped walkway reserve to the south. The boundary treatment is comprised of solid timber fencing with minimal landscaping on the B1 side of the boundary.



Eastern town centre B1 zone

The eastern town centre B1 zone extends 'inland' to a depth of 2-3 sections. Commercial development generally fronts onto Gerald St, with parking and service/ outdoor storage areas to the rear. There is an uneven transition between the Business and residential zones with a number of the B1 zoned sites containing residential dwellings or being vacant grassed or graveled lots. There is therefore an 'on the ground' difference between the location of the zoned interface and the actual current activity interface. Where business activities directly adjoin residential areas the boundary is generally solidly fenced, with landscaping used inconsistently.



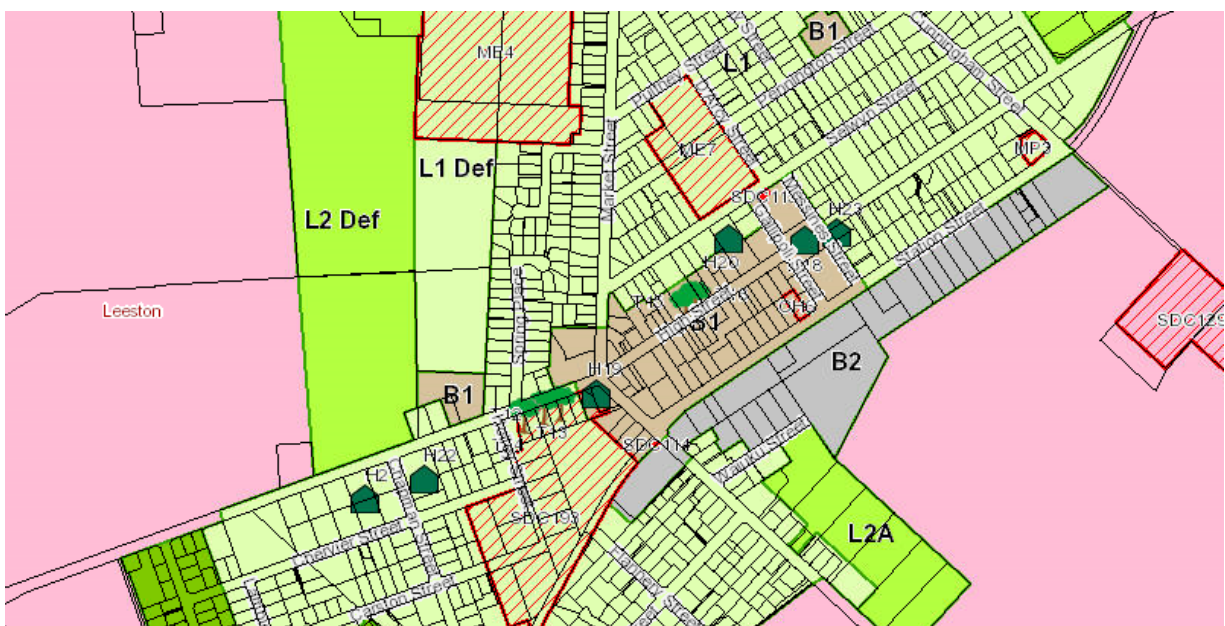
Prebbleton contains a Business 1 zone located on the corner of Springs and Tosswill Roads. The retail centre is comprised primarily of a single story strip of shops along Springs Road with an on-street parking area in front and a large undeveloped gravel carpark and paddocks to the rear. The retail area is bounded to the east by a petrol station and workshop, and to the west by the Prebbleton tavern.

Meadow Mushrooms site – Living X zone

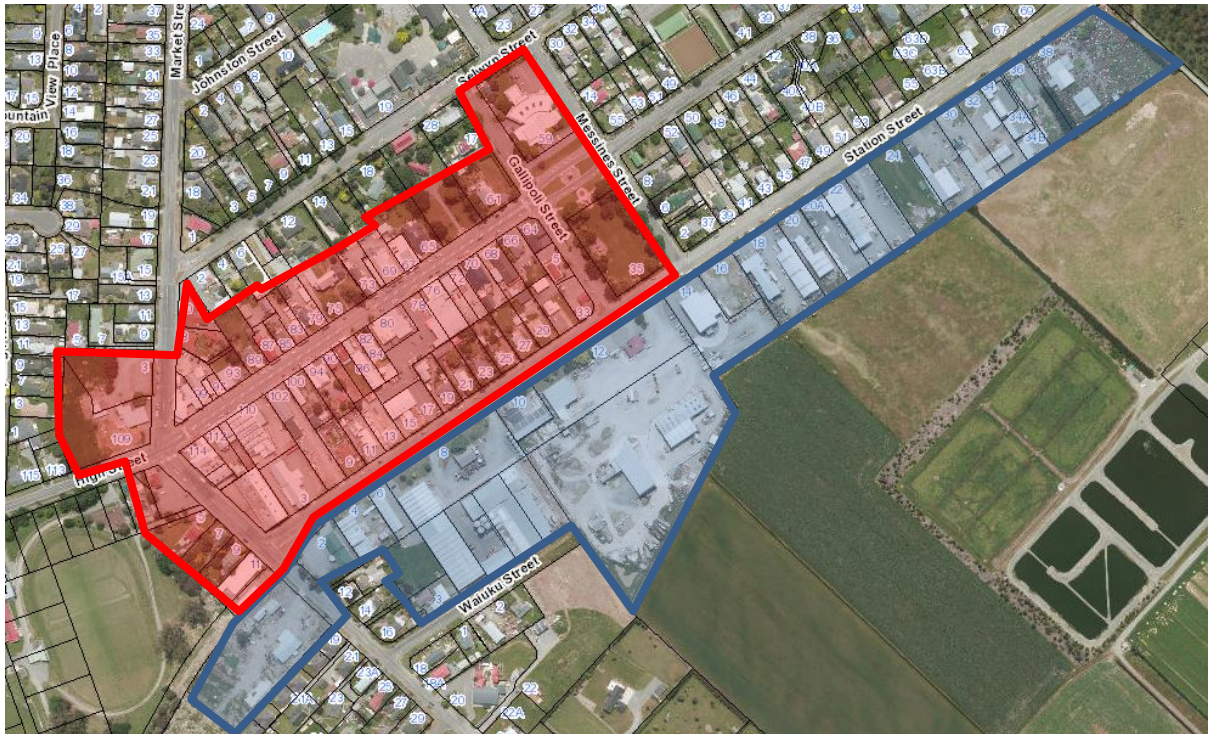


The large Meadow Mushrooms factory is located on the northern side of Springs Road and whilst it is industrial in character it has an underlying Living X zoning. The factory complex is bounded by undeveloped paddocks to the northeast and southwest and relatively new housing developments to the northwest. The interface between the factory complex and the newer housing areas is characterized by a grassed bund and solid fencing.

4.5 Leeston



Leeston B1 and B2 zones

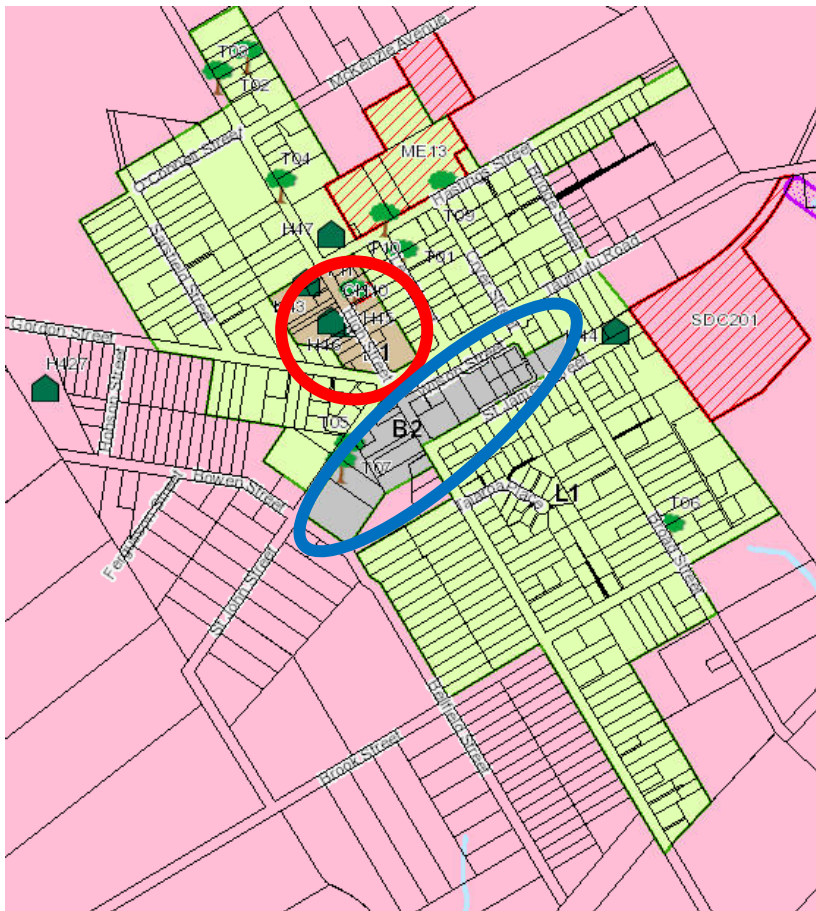


The Leeston B2 zone is located as a strip on the southern side of the township where it is generally separated by roads from B1, L1, and L2A zones. The B2 area is long-established with a range of industries and trade suppliers servicing the wider rural hinterland. The industrial area backs onto Rural Outer Plains zoned land to the south. The southern boundary with farmland is characterized by shelterbelts and outdoor storage areas. The B2 frontage to Station Street is of variable quality with buildings generally setback from the street with a mix of landscaping, outdoor storage, parking, and fencing, along with several newer trade supply businesses. Where the B1 zone is opposite the B2, the western end of the B1 zone contains a number of rear lots that provide servicing and parking space for the retail activities fronting onto High Street. The western end of the B1 frontage therefore has more of a service rather than retail character. The eastern end of the B1 zone fronting onto Station Street is conversely characterized by residential dwellings despite the underlying business zoning.

Leeston's B1 zone covers the town's main street retail area oriented along High Street. The B1 zone is generally bounded by roads, with the primary direct interface being along the northern edge where it adjoins the rear of residential properties fronting onto Selwyn Street. This interface treatment is a mix of fencing, parking and storage areas. Interspersed through the B1 zone are long-established residential dwellings, albeit that several of these dwellings appear to contain non-residential activities.

Doyleston contains two small areas of B2 zone, with the western block on the corner of Railway Tce and Petticoat Lane bounded by the Rural Outer Plains Zone and the southeastern triangle bounded by Rural Outer Plains Zoning and Living 1 zoning to the north on the opposite side of Drain Road. There is no Business 1 zone in Doyleston. The B2 zones are in effect 'spot zones' applying to long-established businesses. The rural boundaries of these zones are comprised of shelterbelts, with landscaping also present along the road frontages.

4.7 Southbridge



Southbridge B1 and B2 zones

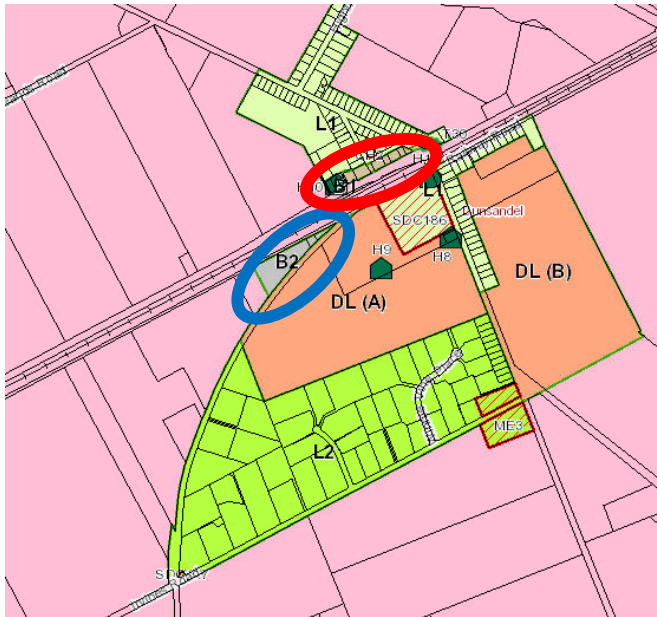


The Southbridge B2 zone is a strip through the middle of the township and as such is generally bounded by Living 1 zones across the road. The on the ground zone boundaries do not readily match the activities being undertaken, with the western end of the B2 zone covering large lot residential properties, and the Rural Outer Plains zone to the southwest is being used for industrial yard activities. To the southeast of the rural zoned yard there is a strip of Living 1 zoned land that is currently undeveloped and is used for pastoral farming activities.

As with Leeston the industrial zone is long-established and is occupied by a range of businesses servicing the rural hinterland. The frontage quality is generally poor with visible outdoor service and storage yards and patchy landscaping and fencing. The residential block to the north of the B2 zone on Wilson Street is a single section deep and accordingly the properties generally 'turn their backs' on the industrial zone through solid fencing, landscaping, locating garages to the south and facing towards Taumutu Road.

There is also a Business 1 zone in the centre of Southbridge, oriented along High Street. In practice the B1 zone is a mix of retail, community, and residential activities and therefore visually presents as occasional shops rather than a coherent 'main street'. Given the mix of activities within the B1 zone, the rear boundary interface treatment is also varied and includes a parking area behind the tavern and generally solid timber fencing along residential boundaries.

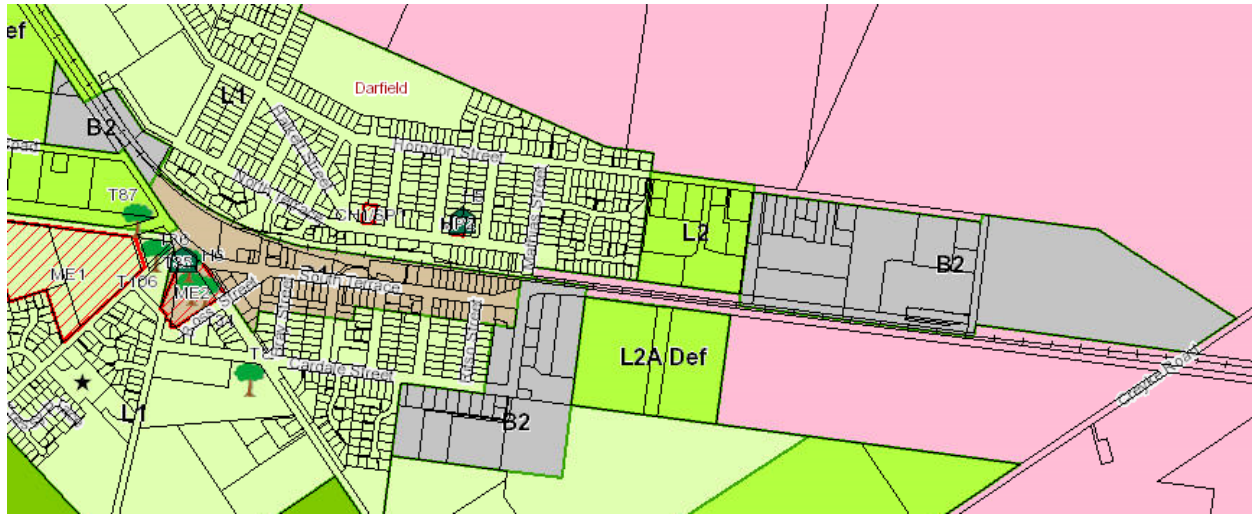
4.8 Dunsandel



Dunsandel has a large triangular shaped Business 2 zone located between SH1, the rail corridor, and Tramway Road. The B2 zone reflects a long-established yard-based activity. It is bounded on two side by transport corridors, with the southwestern boundary adjoining the Rural Outer Plains Zone with a shelterbelt along this boundary. On the far eastern side of Tramway Road is a deferred Living zone that is currently undeveloped and is in use for pastoral farming activities.

The B1 zone is oriented along SH1 and provides a mix of retail/ service activities that cater primarily to either passing travelers or to the needs of the wider rural hinterland. The eastern end of the B1 zone backs onto Kanen Road, with the street scene being dominated by rear parking areas. The western end of the B1 zone backs directly on to a Living 1 zone with the boundary generally comprised of solid timber fences and landscaping.

4.9 Darfield



There are three B2 zones in Darfield. The western zone extends either side of State Highway 73 and rail corridor. To the north it adjoins a Living 1 zone that is in use as a public recreation ground, to the west it adjoins a large lot L2A (deferred) zone that despite the deferred status does include several dwellings.

The second B2 zone on the southern side of the township directly adjoins Living 1 zoned land to the south and east, albeit that this land is currently undeveloped and is in use as pastoral farming. It is noted that a reasonable proportion of the B2 zoned land in this block is also undeveloped and comprised of paddocks. The zone boundaries therefore enable significantly more business and residential development than what has occurred on the ground. This B2 zone is separated from Living 1 zoned residential properties to the north by Cardale St, with a part of the zone on the northwest side of Cardale St directly adjoining residential properties to the west with the interface comprised of solid fencing, storage sheds built along a portion of the boundary, and yard-based outdoor storage and hardstand. The undeveloped Living 3 zone located to the south and east is subject to an Outline Development Plan (Appendix 41 in the District Plan), with the ODP requiring a 40m setback for residential dwellings from the B2 zone boundary. This site-specific setback is an important interface management tool for this industrial area.

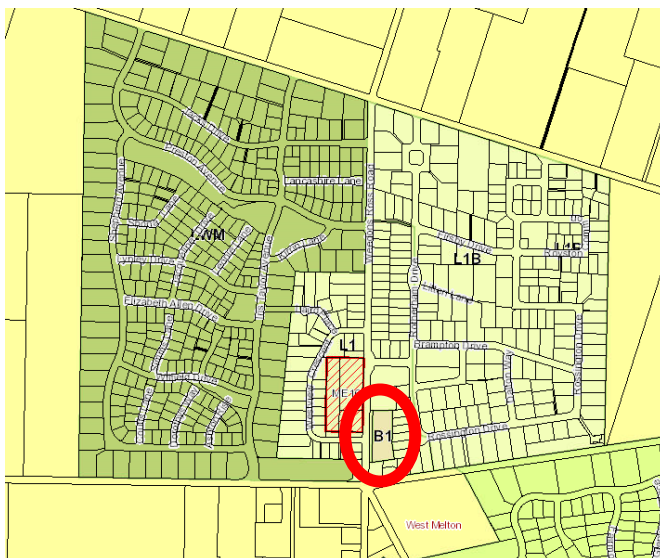
The third B2 zoned area is at the eastern entrance to Darfield and is oriented along the rail corridor. The western end of this B2 zone has an interface with a Living 2 zone, with the boundary consisting of

shelterbelts (primarily located on the L2 side) and storage sheds. A reasonable proportion of this B2 area is currently undeveloped and is in use for pastoral farming. This third B2 zone is otherwise bounded by road reserves, the rail corridor to the south, and then Rural Outer Plains zoned land beyond. The road interfaces of all three B2 zones is variable with a mix of shelterbelts, tree planting, visible transport and storage yards, industrial buildings and security fencing.

The Business 1 zone is oriented along the State Highway 73 and contains a mix of shops and services servicing both passing travelers and the wider community. The B1 zone character and function changes from west to east, with the western end generally comprised of the main retail shopping area that includes a Four Square supermarket and a mix of cafes and services. The character and function changes at a line drawn from the end of Clinton Street and the small reserve on the northern side of SH73. To the east of this line the character changes to one of more trade suppliers, motels, and residential dwellings.

To the south the B1 zone adjoins directly onto Living 1 zoned residential properties with the interface typically comprised of a mix of solid fencing, sporadic landscaping, and carparking/ service areas. On the northern side of SH73 the B1 zone back on to the rail corridor which provides significant separation between the rear of the shops and the residential areas further to the north.

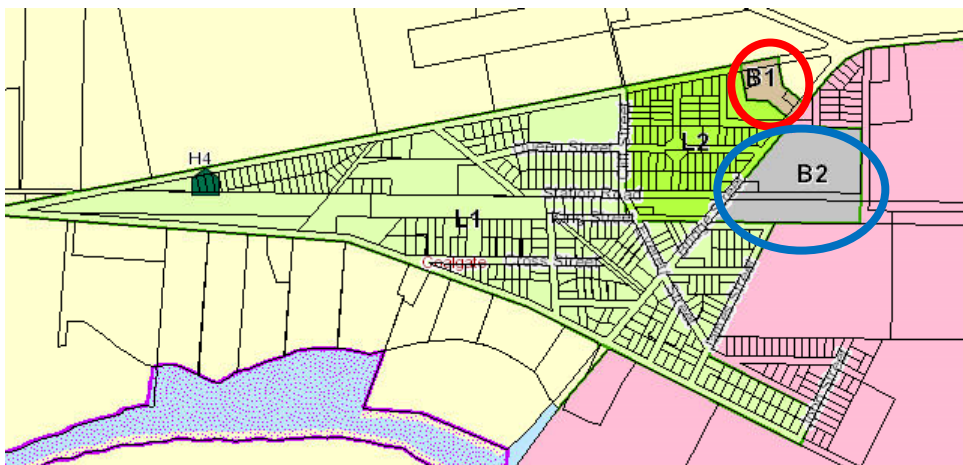
4.10 West Melton





West Melton has a single Business 1 Zone that is oriented along Weedons Ross Road. The B1 zone is the result of a relatively recent private Plan Change and as such is subject to several bespoke rules regarding boundary interface treatment. The block has recently been developed into a parade of shops with a Four Square supermarket at the southern end. To the north the B1 Zone adjoins a pre-school and to the south a church (both of which have an underlying Living 1 zoning). Along the eastern boundary interface with the Living 1 Zone is solid timber fencing and landscaping.

Figure 8 Coalgate





The Coalgate B2 zone is bounded by a Living 2 zone to the west on the far side of Bridge Street, a short section of undeveloped Living 1 zone to the south, and is otherwise bounded by Rural Outer Plains zoning. The B2 zone reflects the long-established business activity on this site and is bounded by dense shelterbelt and woodlot planting.

Coalgate also has a small B1 zone fronting Homebush Road and containing a local pub. This site is bounded by shelterbelt planting to the L2 zone to the south and a Rural Outer Plains zone to the north and east.

5.0 General Findings

5.1 Business 2, 2A and 2B Zone Interface Trends

There is a distinct contextual difference between the B2 zones, which generally reflect long-established industrial locations, and the B2A and B2B zones which are much more recent greenfield zones that have come into being during the life of the current Operative District Plan. The recent B2A and B zones are purposefully located where they do not adjoin established residential areas such that the zone location itself provides separation from more sensitive activities. These new zones are also generally accompanied by ODPs that sets out the broad structuring elements of future development and include specific requirements for zone boundary treatment. This edge treatment includes a mix of bunding, landscaping and building setbacks. These greenfield zones are still in the process of building out, such that development has either yet to occur (Lincoln) or has yet to reach the outer edges of the zone boundary in the case of the northern and eastern boundaries of the Rolleston B2A zone. As such it is therefore premature to arrive at firm conclusions as to the effectiveness of the proposed edge treatment for these newer industrial areas.

The B2 zones conversely apply to long-established industrial areas. Where they adjoin rural zones, the edge treatment is generally comprised of rural shelterbelts. The adjoining Rural (Outer Plains) zoning has a 20 hectare minimum subdivision size, and because adjacent landholdings are typically large, there is considerable locational choice with where to locate new dwellings with the result that there are limited examples of rural dwellings being located in close proximity to industrial zone boundaries.

The rural zone interface is therefore relatively straightforward in that there is a clear and visually distinct transition from industrial activities to extensive pastoral farming, with the boundary usually screened by shelterbelt planting as is common along many rural property boundaries.

Where the B2 Zones interface with Residential Zones they are generally separated by a road, with the road corridor providing a degree of visual and physical separation between the two types of activity. The streetscape amenity of the B2 zone road frontages is generally poor, reflecting long-term and ad hoc industrial development that has occurred over many years. Frontage treatment is variable and includes industrial buildings, setbacks that are used for visible outdoor storage or parking, a mix of solid or wire mesh fencing, sporadic landscaping, and in places higher amenity trade supply premises with formed and sealed customer parking areas.

Where there is a directly adjoining zone boundary with suburban density residential properties the boundary treatment generally comprises of solid timber fencing with landscaping (often planted on the residential side of the fence) and a mix of industrial buildings and yard/ storage areas. It is also noted that a number of B2 zones are not fully developed and therefore the zone boundary does not reflect the 'as built' environment, with B2 zones containing a mix of grassed paddocks and in some cases dwellings.

5.2 Business 1 Zone Interface Trends

The treatment of the B1 interface with Residential Zones generally displays an acceptable level of amenity where the two zones are separated by a road. Development within the B1 zone tends to face towards the street with glazed shop windows and verandahs which presents a reasonably attractive environment that is expected within a retail town centre area.

To the sides and rear of B1 Zones, the interface is variable with a number of zone boundaries not matching as built boundaries i.e. the B1 zone extends over properties that are in residential rather than commercial use. Whilst residential activity is permitted within the B1 Zone, from site visit observations there is a negligible amount of new residential development occurring within the Business zones. In practice residential dwellings are either located as scattered infill housing between shops as a legacy outcome with the dwellings dating back over fifty years, or are reflective of a clear on-the-ground change in landuse between a row of shops and an intact suburban residential street. In the latter situation the zone boundary (and associated interface treatment) can be incongruous with the on-the-ground outcomes, where the transition from business to residential does not occur at the zone boundary.

In the smaller townships it is likewise reasonably common for the rear of commercial sites to be relatively underdeveloped and comprised of large gravel staff parking or outdoor storage areas, with commercial buildings set some distance from the boundary i.e. the positive urban design outcomes of having commercial buildings built to the road boundary to create a main street conversely means that there is often significant areas of vacant space to the rear of these buildings which is then used for staff parking and outdoor storage/ service activities.

Where the B1 zone directly adjoins established residential areas the boundary treatment is generally 1.8m high solid timber fencing. Landscaping is often sparse on the B1 side of the boundary, although residents have often planted relatively dense hedging/ trees along the boundary on the residential side.

6.0 Operative District Plan Approach

The current Plan provisions were developed largely as part of the wider District Plan Review some fifteen years ago. The Business 2 zone provisions have remained largely unchanged since the District Plan was originally developed. More recent rezoning from rural to new industrial zones have resulted

in Industrial Zone variants (B2A and B2B zones) rather than a continuation of the standard B2 rule package. These more recent variants have enabled a rule package that is tailored to the site-specific contexts of new industrial greenfield growth areas, including specific attention to the design of the newly created zone interfaces with adjacent rural zones. The spatial context of these new growth areas can be readily distinguished from the older, more established industrial zones in that the greenfield areas are located on the periphery of townships and constitute an expansion into the rural area, as opposed to being located with immediately adjoining residential neighbours or within established residential areas

The new B2A&B variants are also accompanied by an Outline Development Plan that sets out the key spatial arrangement and network infrastructure requirements, along with zone boundary treatment.

The Business 1 zone framework governing commercial town centre areas have been subject to a higher degree of amendment since the District Plan was originally made operative. The B1 zone provisions were expanded through Plan Change 29 which introduced urban design controls to the Business 1 zone, and which were further amended for Rolleston and Lincoln via Land Use Recovery Plan (LURP) Action 27. The Land Use Recovery Plan was a strategic planning document developed for Greater Christchurch following the Canterbury Earthquakes under the Canterbury Earthquake Recovery Act 2011. The LURP identified a series of actions to enable the successful recovery of the area and to guide urban growth. Action 27 required the identification of the extent of 'Key Activity Centres' in Selwyn District and the rule package associated with those Centres. As the geographic scope of the LURP was limited to Greater Christchurch, and the Action itself was limited to the 'Key Activity Centres', the rule amendments flowing out of the LURP were limited to the Business zones in Rolleston and Lincoln. The combination of the PC29 and LURP Action 27 processes has resulted in the current regulatory controls on the management of interface issues in the Business 1 zone.

District-wide controls relating to the control of matters such as noise, glare, transport and parking, and signage have been operative for a decade or so and have remained largely unchanged over this period.

6.1 Business 1 zone interface regulatory framework

The Business 1 zone rule package is designed to where possible provide residential neighbours to commercial activities with a level of amenity commensurate with a Residential zone i.e. the onus is generally on adjacent business activities to manage their effects down to a residential level. This approach is consistently applied through both building bulk and location standards, and activity-focused controls.

The key provisions are as follows:

- Recession planes: Buildings to comply with residential recession planes along internal boundaries with Living or Rural zones (rule 16.7.1);
- Maximum height: Height generally limited to 10m² (compared to 8m in residential zones) (Table C16.1);
- Site coverage and boundary setback requirements (West Melton and Rolleston only - rules 16.5.2 and 16.7.2);
 - In Rolleston Precinct 2, building setbacks from internal boundaries with a Living Zone of 12m;

² Height increases to 12m in Lincoln precinct 1 and 15m in Rolleston precincts 1 and 8

- In Rolleston building setbacks from Rolleston Drive of 3m in Precincts 2 and 4 and 10m in Precinct 3;
- In West Melton, building setback from an internal boundary with a Living Zone of 3m;
- In Castle Hill, building setback of 6m from both road and internal boundaries;
- Outside of the above, there are no site coverage and boundary setback requirements
- Qualitative urban design assessments:
 - Outside of the Key Activity Centres ('KACs'), new buildings of less than 450m² are permitted, provided they are built to the road boundary with active frontages, verandas, and parking (if any) to the rear.
 - Outside of the KACs, developments of more than 450m² are subject to a restricted discretionary urban design assessment.
 - In the Key Activity Centres of Rolleston and Lincoln all new buildings are subject to an urban design assessment, with one of the assessment matters being "whether the site layout and location of storage and waste areas minimizes the potential for disturbance and a loss of amenity for residential neighbours"³ (rule 16.12.1 and assessment matter 16.12.2.13).
- Activity controls:
 - that make any industrial activity, transport depot, manufacture or disposal of any hazardous substance, and any activity that requires an offensive trade license issued under the Health Act 1956 non-complying⁴. There are likewise controls on residential activities establishing within the Rolleston and West Melton B1 zones;
 - A specific activity Table 13.1 that controls the range of activities that can establish in the Rolleston and Lincoln Business 1 zones.
 - Noise assessed within a Living zone or within the notional boundary of any dwelling in a Rural Zone are subject to limits set out in rule 22.4.1.2⁵. The L10 limits are 5dBA higher than those that apply within the Residential zones under rule 10.6.1

7.30am – 8.00pm	55 dBA L10
8.00pm – 7.30am	40 dBA L10
7.30am – 8.00pm	85 dBA Lmax
8.00pm – 7.30am	70 dBA Lmax

³ This assessment matter was added to the District Plan through the LURP Action 27 process in response to concerns raised by residential submitters living near the Rolleston town centre area.

⁴ Rule 13.1.10.2 also controls a range of less common activities that have the potential for amenity-related effects.

⁵ Separate noise-related requirements apply to the B1 zone in West Melton (Rule 22.4.2)

- Light spill is to be less than 3 lux on to any part of any adjoining Living Zone or within the notional boundary of any dwelling in a Rural Zone (rule 22.5.1.2). This is the same limit as applies within Living Zones under rule 10.7.1;
- Outdoor storage areas are to be screened from both roads and internal boundaries by a fence, wall, or vegetation of at least 1.8m in height (rule 22.6.1).

Summary:

The B1 rule package manages interface issues through controlling the height of buildings, requiring compliance with Living zone recession planes, requiring building setbacks from internal boundaries in a limited number of locations, requiring screening of outdoor storage areas along boundaries by fencing or hedging, limiting the establishment of activities with potential amenity effects, managing and noise and glare. The package of rules focused on the B1 streetscape outcomes also have positive implications for the amenity and outlook of residential properties on the other side of the road, namely buildings being built to the road frontage with parking to the rear, active frontage treatment, verandas, and a qualitative urban design assessment for larger developments.

6.2 Business 2, 2A & 2B zone interface regulatory framework

The Business 2 zone rule package reflects the functional requirements of industry and the need for the District Plan to adequately provide for such, combined with the locational characteristics of the majority of B2 Zoned areas on the periphery rather than the centre of townships. The rule package therefore takes an approach of screening and separation, along with restricting the establishment of sensitive activities within industrial zones.

Newer B2A and B2B zones are also subject to Outline Development Plans and bespoke rules controlling the interface and boundary treatment of these areas

In summary the key interface-related controls are as follows:

- Landscaping: The area between any principle building and the road boundary is to be landscaped (rule 16.1.1)⁶, with additional landscaping requirements in Rolleston and Lincoln;
- Heights: Limited to 15m for buildings and 25m for structures (rule 16.6 and Tables C16.1 and 16.2);
- Recession Planes: Buildings to comply with residential recession planes along internal boundaries with Living or Rural zones (rule 16.7.1)⁷;
- Setback: Buildings are to be setback 2m from both road and internal boundaries (where adjoining a Living Zone) in the B2 zone; 10m for road and rural zone boundaries in the B2A Zone, and 5m for road, 3m for rural, and 50m for Living zone boundaries in the B2B zone (rules 16.7.2.6-8);

⁶ Rules 16.1.2, 16.1.3, and 16.1.4 place additional landscaping and tree planting requirements along Railway Rd, Hoskyns Rd, and Jones Rd frontages and railway reserve of the B2 and 2A zones in Rolleston, and rule 16.1.5 places additional landscaping requirements along the boundaries of the B2B zone in Lincoln.

⁷ There is an exemption for recession planes along the eastern boundary of the B2A Zone in Rolleston (rule 16.7.1.1).

- Noise⁸, glare, and screening of outdoor storage rules that are the same as for the B1 zones set out above;
- Activity controls
 - on any activity that requires an offensive trade license issued under the Health Act 1956. Within the B2A zone there are additional controls on a specified list of industrial processes/ activities that have the potential to generate amenity-related effects, either as a controlled or fully discretionary activity (rule 13.1 and associated sub-clauses).
 - Activity controls in the B2 and B2A to manage the establishment of sensitive activities within these zones, including non-custodial residential units, visitor accommodation, and hospitality.

6.3 Summary of findings from noise & vibration, lighting, and signage workstreams

The separate reports on noise and vibration, lighting, and signage have been reviewed in terms of their implications for interface issues. Both the noise and lighting reports confirm the principle of managing activities in business zones so that their effects at the boundary with residential zones are in keeping with the residential zone standards. In essence a home owner in a residential zone should experience a residential level of amenity in terms of light spill and noise regardless of whether they are adjacent to a residential or business zoned site. Both the lighting and noise reports recommend changes to how the light spill and noise rules are drafted to improve their effectiveness and alignment with widely accepted New Zealand Standards. The implications of these recommendations are that noise and light spill effects should be better managed in the future to both preserve a reasonable level of amenity and to concurrently enable business zones to function effectively.

A more challenging interface issue arises where there is a mix of business and residential activities occurring within business zones. Whilst the Operative Plan permits residential development within the Business 1 zones (and controls it within the industrial B2 zones), site visit observations have shown that take-up of residential development opportunities in the B1 zones is extremely limited. Such mixing of activities ‘on the ground’ is more reflective of historic development patterns where older dwellings are located within areas that have since had a business rather than residential zoning i.e. dwellings within the B1 zone are older homes that have been in place for decades, rather than recent development undertaken within the life of the Operative Plan. To date there therefore appears to be little market desire to develop residential units in the B1 zones, although this may change over the life of the new District Plan, especially as the main town centres of Rolleston and Lincoln mature and the range of amenities increase. Given that such zones are primarily for business activities, and residents moving into a commercial area should have different amenity expectations from alternative suburban locations, the retention of business zone noise and light spill standards applying within the B1 zone appear reasonable.

In terms of signage, the primary zone boundary interface issue arises where a commercial centre is located on the opposite side of the road from a residential zone. The amenity and outlook anticipated for residential occupants in such locations is necessarily different from that which would occur were they located opposite residential dwellings. Whilst a different outlook is anticipated, an outlook towards commercial development should still be attractive through wider District Plan directions to achieve good quality urban design outcomes in the District’s town centres. The recommended signage controls necessary for achieving attractive commercial streetscapes will also address outlook

⁸ There are small differences in permitted L10 and Lmax limits for the B2A and B2B zones

outcomes from nearby residential zones. The recommended controls on LED and illuminated signage where opposite more sensitive locations are also relevant in maintaining an appropriate environmental outcome along zone interfaces.

7.0 Review of other District Plans

The District Plans of nearby Canterbury Territorial Authorities have been reviewed to identify if there are common mitigation approaches to managing interface issues, and to determine whether the Operative Selwyn Plan approach is markedly out of step with that of neighbouring Councils. In undertaking this review, given the multitude of zones across the various District Plans, the focus has been on the interface rule package between commercial retail zones and suburban residential, and between general industrial zones and suburban residential. It is noted that for industrial zones there are often additional rules that apply to recent greenfield rezoned blocks to ensure interface issues are managed through techniques such as bunding, landscaping, and building setbacks.

7.1 Retail/ Residential Interface

	Selwyn	Christchurch (Commercial Local) ⁹	Christchurch (Commercial Core)	Waimakariri (Business 1 zone) ¹⁰	Ashburton (Business A zone)
Activity rules limiting industrial	Yes	Yes	Yes	No	Yes
Activity rules limiting sensitive activities	No (residential not permitted at ground level in Rolleston and not at all in West Melton)	No – sensitive activities permitted	Yes – residential first floor only	No	Yes – residential first floor only
Height	10m (12m in parts of Lincoln and 15m in parts of Rolleston)	8m (commercial local) or 12m	12m ¹¹	12m (Rangiora & Kaiapoi)	10m (15m Ashburton centre)
Recession plane with	Comply with Residential zone	Comply with Residential zone	Comply with Residential zone	Comply with Residential zone	Comply with Residential zone

⁹ The Commercial Local zone applies to smaller suburban blocks of shops. The Commercial Core zone applies to larger neighbourhood centres (usually of a scale that includes a supermarket) and District Centres (KACs/ large malls). Note quoted rules are for identified key pedestrian frontages.

¹⁰ Rangiora & Kaiapoi. Note quoted rules are for identified key pedestrian frontages.

¹¹ For Commercial Core zones the height limit is 12m for neighbourhood centres. For district centres it is 12m if within 30m of a residential zone, and 20m otherwise.

Residential Zone					
Building setback with Residential Zone	No (although some limited location-specific rules)	3m	3m	No requirement	4.5m
Landscaping - internal boundaries with Residential Zone	No requirement	1 tree/ 10m of boundary	1 tree/ 10m of boundary	No requirement	2m strip, tree planting to screen buildings at maturity
Outdoor Storage - screening	Outdoor storage screened by 1.8m fencing or landscaping	Outdoor storage screened by 1.8m fencing or landscaping	Outdoor storage screened by 1.8m fencing or landscaping	1.8m solid fence on internal boundaries	Screened from 'public view'. 1.8m solid fence on internal boundaries
Outdoor Storage - location	No requirement	No requirement	Set back 3m from Residential Zone boundary	No requirement	To rear of buildings
Road boundary – setback & glazing	Built to road with active frontage	Built to road with 60% glazing ground floor	Built to road with 60% glazing ground floor	Built to road with 60% glazing ground floor	Built to road, 65% glazing ground floor
Pedestrian entrance	no	Yes	Yes	Yes	Yes
Veranda	Yes	No	Yes	Yes	Yes
Road boundary - landscaping	No requirement	No requirement	Landscape strip of 1.5m with 1 tree/ 10m frontage where opposite a residential zone or has frontage to a local road ¹²	Landscaped between buildings and street where setback more than 2m.	No requirement
Hours of operation –	No requirement,	No requirement,	No requirement	No requirement but subject to	¹³ 0700-2100 Mon-Fri

¹² In practice this rule applies to frontages that are not retail frontages e.g where the sides of centres adjoin a road.

¹³ Where located on a site adjoining a Residential Zone, no activity, other than residential, visitor accommodation, or emergency service call outs shall operate outside of the specified hours.

residential boundary	but subject to noise standards	but subject to noise standards	but subject to noise standards	noise standards	0900-1700 Sat, Sun, public holidays
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7.2 Industrial/ Residential Interface

	Selwyn	Christchurch ¹⁴	Ashburton ¹⁵	Waimakariri ¹⁶
Activity controls limiting heavy industry	Yes	Yes	Yes	No but subject to noise standards and hazardous substances controls
Activity controls limiting sensitive activities	Yes	Yes	Yes – custodial residential only	No
Height	15m (buildings) and 25m (structures)	15m if within 20m of a Residential Zone	15m	15m
Recession plane with Residential Zone	Comply with Residential zone	Comply with Residential zone	Comply with Residential zone	Comply with Residential zone
Building setback with Residential Zone	2m	3m	4.5m (both Residential & rural zones)	10m (both Residential & rural zones)
Landscaping - internal boundaries with	No requirement	1 tree/ 10m of boundary ¹⁷	2m strip, tree planting to screen buildings at maturity	No requirement

¹⁴ Industrial General Zone provisions. The Christchurch Plan also has an Industrial Heavy zone, with the IG zone applying to locations in close proximity to residential areas i.e. it is designed as an interface/ buffer zone.

¹⁵ Business D zone provisions. The Ashburton Plan also has Business E and F zones which provide for heavy industry and freezing works

¹⁶ Business 2 zone provisions. The Waimakariri Plan also has Business 3-6 which provide for large format retail and site-specific industries/ spot zones

¹⁷ For internal boundaries with open space or education zones 1.8m high screening is required but no tree planting.

Residential Zone				
Outdoor storage - Screening	Outdoor storage screened by 1.8m fencing or landscaping with Residential Zone boundaries.	Outdoor storage screened by 1.8m fencing or landscaping with Residential Zone boundaries. No road boundary screening required	Screened from 'public view'. 1.8m solid fence on internal boundaries	1.8m solid fence on internal boundaries
Outdoor storage - location	No requirement	Not within the road boundary setbacks below. No setback required from Residential Zone Boundary	Located to the rear of buildings	No requirement
Road Boundary - building setback	2m (different rules for B2A & B)	3m if opposite a Residential Zone; 1.5m otherwise	5m (all roads)	10m
Road Boundary - Landscaping –	No requirement	Where opposite a residential zone 1.5m landscape strip and 1 tree/ 10m frontage; Otherwise no requirement	1 tree/ 10m frontage	2m deep landscape strip; 1 tree/ 10m frontage (specified locations)
Hours of operation – residential boundary	No restriction but subject to noise standards	No restriction but subject to noise standards	0700-2100 Mon-Fri 0900-1700 Sat, Sun, public holidays	No restriction but subject to noise standards

8.0 Recommendations

8.1 Business 1 zone interface recommendations

The as-built interface outcomes are generally providing an acceptable level of amenity where the Business 1 zone is separated from a Living Zone by a road i.e. retail and residential are on opposite sides of the street. The operative B1 rule package aimed at achieving a building line along the road frontage with glazing generally results in appropriately scaled and designed commercial buildings in a town centre context. In the smaller settlements carparking is generally reliant on on-street spaces, apart from larger businesses such as small supermarkets or pubs where some on-site parking is generally provided. No significant changes are therefore considered to be necessary for managing B1 interface issues where the zones are separated by a road. Subject to the findings of the separate transport provisions, from an interface perspective there would be merit in removing the requirement to provide on-site parking for

smaller developments and instead rely on on-street provision which is generally more than adequate in the smaller townships.

Where B1 Zones directly adjoin residential properties such boundaries tend to be through the middle of blocks i.e. along the rear of properties. As such the residential properties tend to be oriented towards a residential street with commercial activities over the back fence. These boundaries were typically fenced with solid timber paling fences at 1.8m in height i.e. similar to typical fencing found throughout suburbia.

Unlike the other reviewed District Plans, the Operative Selwyn Plan does not require a minimum building setback from internal boundaries with a Living Zone. To a certain extent the recession plane requirement means that most commercial buildings will need to be set back at least a couple of metres in order to comply. The key amenity outcome to be achieved for adjoining residential zone neighbours through the built form rules on building height and boundary setbacks is a sense of outlook commensurate with a residential environment, and screening from potentially unsightly activities. The following methods are therefore recommended:

Recommendations on activity-based controls:

1. On the basis that the proposed District Plan will have an 'activities-based' structure, retain the restrictions on activities locating within Business 1 zones that have the potential to generate nuisance effects for residential neighbours e.g. industrial activities. Such an approach is consistent with that of the other reviewed District Plans;
2. Retain the Operative Plan approach of permitting residential activities within B1 zones for centres to reflect the generally long-established pattern of residential dwellings being located within the Business 1 zones. This is especially important for the smaller townships where the B1 zone extent is generally larger than the as-built extent of commercial activities. Such enablement will also facilitate the size of these centres to shrink or redevelop for housing if there is little market demand for further commercial development and reflects the mixed-use outcomes anticipated in the B1 zones outside of the KACs. Enforcement feedback does not reveal any systemic issues with having residential activities mixed in with commercial in the smaller townships. A different approach may be appropriate in Rolleston given its KAC function and the larger scale and intensity of both retail and hospitality activities. Rolleston also does not have a history of residential properties being interwoven within the B1 zone.
3. Manage nuisance/ amenity effects generated by outdoor storage and waste areas through the District-wide rule package on noise and lighting, in tandem with Council's (and ECan's) environmental health responsibilities regarding the management of odour and extraction fan management. Support the principle of noise emissions received at residential boundaries being the same as that required in Residential Zones

Recommendations on built form controls:

4. Retain the recession plane requirement along zone boundaries;
5. Retain the solid fencing/ screening requirement along zone boundaries;
6. Retention of the Operative Plan recession plane controls and height limits of 10m is generally appropriate and in the smaller townships most B1 development has to date been single story. Taller height limits in the centre of Rolleston may be appropriate given that centre's KAC role and the location of the B1 zone that is generally to the south of residential properties or is separated from such zones by road corridors.
7. A building setback requirement is not considered to be necessary per se, as the recession plane control forces a setback for larger buildings and from site visit observations

commercial buildings are generally of a scale and appearance that is compatible with reasonable levels of residential outlook amenity. Provided buildings are set back sufficiently to enable a residential zone level of sunlight and outlook then building mass along the interface should be little different to what might be anticipated for residential development. From a visual amenity perspective, and from site visit observations across multiple locations, the use of rear yards for outdoor storage resulted in lower levels of amenity. It is therefore recommended that a landscaping rule be introduced to require a minimum 2m deep landscape strip along internal boundaries (where not otherwise occupied by a building) with either solid hedging of a species capable of achieving a height of at least 2m at maturity, or one tree per 10m of boundary. A depth of 2m is adequate to enable dense shrub planting to provide effective screening. Greater depth of landscaping will reduce the useable area available for business activities with little gain in visual amenity or additional screening that could not otherwise be achieved through a 2m deep strip.

8. Where B1 zones are separated by a road from a Residential Zone the Operative Plan provisions are generally delivering an acceptable level of amenity from an urban design perspective. From a residential interface perspective it is therefore recommended that the operative provisions requiring building to the road boundary, glazing (active frontages), and verandahs be retained, along with an urban design assessment for larger developments.
9. Expand the geographic scope of the current KAC urban design assessment matter relating to interface treatment so that it is a matter that can be considered for all development that triggers an urban design assessment.
10. Subject to the findings of the transport review, consider removing the requirement to provide on-site parking for smaller developments.

Recommendation on non-District Plan tools:

11. There is an important role for Council to play as road asset manager in terms of streetscape enhancement, pavement widths, landscaping and integration of on-street parking in producing an acceptable level of amenity for residents living opposite local commercial centres.

8.2 Business 2 zone interface recommendations

As identified earlier in the report, there are two distinct contexts for the industrial business zones in Selwyn, namely those that reflect long-established areas of industrial activity, and greenfield areas that have been created within the life of the Operative District Plan through an associated plan change process. These are reflected in the zoning and associated zone provisions employed by the District Plan. Namely long-established industrial areas are subject to Business 2 zone provisions, whilst the newer, greenfield industrial areas are subject variously to Business 2A and 2B zone provisions.

Business 2 Zones:

For the established B2 zones, any changes in regulatory approach through the District Plan Review will be relatively limited in effect due to the established nature and existing use rights of much of these areas. That said, interspersed through many of the B2 zones there are underdeveloped blocks, older houses, and sites that are used for yard-based storage and vehicle parking and that have the potential for more intensive development.

With the move towards an activities-based plan format, whilst it is outside the scope of this report it is recommended that careful consideration be given to the range of activities that can occur within B2 zones where they have either internal boundaries with residential zones or are over the road from a residential or B1 zone. For example the Christchurch Plan has an Industrial

General and an Industrial Heavy Zone framework, with the Industrial General zone providing for 'lighter' activities. The Industrial General Zone covers either small isolated industrial sites or forms a buffer edge between Industrial Heavy Zones and residential areas. This zone model has been in place in Christchurch for several decades and seems to have been reasonably successful in managing interface issues. Certainly there was little opposition to continuing with this framework at the recent Christchurch review hearings.

As well as managing interface issues, the Plans reviewed generally also contained controls aimed at limiting the establishment of new sensitive activities within established industrial zones i.e. avoiding potential reverse sensitivity effects. It is recommended that a similar approach is maintained in the Selwyn Plan. The caveat on this approach is where in the Selwyn context a number of the industrial zones are both relatively small and are adjacent to established residential areas. A number of these properties visually appear to be close to the end of their economic lives or are underdeveloped. As such there may over the life of the Plan be a legitimate desire to redevelop such sites for non-industrial purposes e.g. trade supply retailing or residential. There is therefore a tension between limiting new sensitive activities being introduced into actively used industrial areas, yet conversely having a Plan framework in place that also facilitates brownfield redevelopment to higher amenity uses for sites where ongoing industrial use may not be appropriate. Whilst outside the scope of this paper with its focus on managing interface amenity, it is recommended that the wider review of Business zone provisions carefully considers the strategic policy approach and balance between managing urban growth, providing for the ongoing needs of industry, and enabling appropriate redevelopment of brownfield sites in appropriate locations. The Christchurch Plan contains a clear policy framework that addresses brownfield sites that may provide a helpful starting point for consideration.

For the established B2 zones, there are three typical interface contexts, namely directly adjoining internal boundaries with residential zones, across the road from residential zones, or directly adjoining internal boundaries with a rural zone. The below recommendations are arranged to reflect these three contexts.

In summary it is recommended that there are three different interface management frameworks for:

- B2 zones in all towns except Rolleston;
- B2 (Jones Road) which is located well away from residential areas and functionally forms part of the wider I:Zone and I:Port developments; and
- B2A and B2B zones which have a more recent greenfield history and have associated Outline Development Plans and tailored boundary interface provisions.

8.3 Activity-based recommendations

1. Retain the existing operative Plan approach to controlling heavy industrial activities on sites that are close to Residential zones. This recommendation does not apply to the B2 (Jones Rd) and B2A zones in Rolleston given their significant separation from residential neighbours.
2. Retain the existing operative Plan approach to controlling the establishment of sensitive activities within Industrial zones, noting the above discussion that there would be merit in a brownfields policy approach that provides a route forward for the redevelopment of isolated and redundant industrial sites to residential or commercial activities.

8.4 Road boundary interface recommendations

1. Require a minimum 3m building setback. This dimension aligns with the recently adopted approach in the Christchurch District Plan for a similar context of Industrial Zones opposite Residential Zones. The 3m dimension will also assist with providing space to enable the establishment of landscaping along the road boundary, whilst concurrently limiting the costs to business through the loss of productive business land which larger setbacks and landscaping strips would entail;
2. Require the space between the building and the road to be landscaped, with a minimum of 1 tree per 10m of frontage. This recommendation aligns with a similar approach undertaken in the Ashburton, Christchurch, and Waimakariri plans which all seek to facilitate the establishment of tree planting along streets where industrial businesses are located opposite residential zones. The combination of building setbacks and specimen tree planting will over time result in an improvement in street scene amenity along these zone boundaries;
3. Require outdoor storage and yard areas to be screened by solid fencing or landscaping of at least 1.8m in height. One of the consistent observations from site visits was the adverse amenity effects that results from visible yard/ outdoor storage areas where these are located opposite a residential Zone. Where these were screened there was an observable improvement in interface amenity;
4. Require offices and ancillary or trade-based retail activity to be located at the front of the site, with the road-facing façade required to include windows/ active frontage in order to provide higher amenity uses in the locations where they are most visible. Such an arrangement is also consistent with both the usual market and functional preferences of industrial developers and also reflects the requirements often found in private developer covenants for industrial areas.

8.5 Internal Boundary interface recommendations – Residential zones

1. Retain the requirement to meet recession plane requirements along residential zone boundaries;
2. Retain the current height limit of 15m as being appropriate in an industrial context and in combination with the recession plane requirement which will push taller buildings away from residential boundaries;
3. Introduce a landscaping rule to require a minimum 2m deep landscape strip along internal boundaries with either solid hedging of a species capable of achieving a height of at least 2m at maturity, or one tree per 10m of boundary. This recommendation will achieve consistency with the recently reviewed Christchurch and Ashburton Plans and will enable a degree of screening to be achieved along the zone boundary interface;
4. Require buildings to be set at least 3m from internal boundaries to enable the establishment of screening landscaping and to provide a degree of visual separation given the typically greater scale, mass, and utilitarian appearance of industrial buildings;
5. Retain current requirement for solid fencing at least 1.8m in height along internal boundaries.

8.6 Internal Boundary interface recommendations – Rural zones:

The adjoining zones tend to have a Rural Outer Plains zoning with an associated limit of one dwelling per 20 hectares. This density requirement in practice means that any future dwellings will be located some distance from the interface given the locational choice inherent in a 20 hectare block and the likely preference to located dwellings away from industrial boundaries given that choice. The exception to this would be where the adjoining rural zone is identified as an urban growth area for residential activities, although in that situation it is expected that the growth area would be subject to an ODP with attendant boundary interface requirements such as bunding and landscaping within the newly created residential zone.

1. Remove the recession plane requirement along Rural Outer Plains zone boundaries as there is little benefit of avoiding shading of paddocks on extensive rural landholdings, and it is unlikely that the benefits of such control will outweigh the costs in s.32 terms;
2. Retain recession plane requirement along Rural Inner Plains zone boundaries;
3. Introduce a landscaping rule to require a minimum 3m deep landscape strip that is planted in shelterbelt planting of a species capable of achieving at least 10m in height.
4. A solid fencing requirement along rural boundaries is not required, with visual screening addressed via the above shelterbelt recommendation.

8.7 Business 2A, 2B, and new greenfield zone interface recommendations:

The B2A and B2B industrial zones have been established through relatively recent plan change processes that included the provision of ODPs and where appropriate associated requirements for bunding, landscaping, and building setbacks along interface boundaries. Given that these provisions have been recently established and that these blocks are still being developed (and where to date on-the-ground development has not generally reached the outer zone edge) it is recommended that the existing ODPs and interface rules be retained and carried forward.

For new industrial blocks that may be rezoned through the life of the new Plan, it is recommended that a policy framework be in place to provide guidance on the sorts of locations where such rezoning might be appropriate, and secondly to provide direction as to the form such development should take to interface treatment. Put simply, at a policy level the first step is to locate new industrial business zones in locations where they will not give rise to interface effects i.e. away from residential areas, and secondly if this is not possible due to wider urban form and servicing/ access considerations then to have a carefully considered interface treatment identified on an ODP where directly adjoining residential and Rural Inner Plains areas e.g. bunding, landscaping, and reasonable activity setbacks).