
PREFERRED OPTION REPORT TO DISTRICT PLAN COMMITTEE

DATE: July 2018

TOPIC NAME: Business Zone Framework (BS202)

SCOPE DESCRIPTION: Preferred Option Report for the Development of the Business Zone Framework

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EXECUTIVE SUMMARY

<i>Issue(s)</i>	<p><i>The key issues for this topic are:</i></p> <ul style="list-style-type: none">• <i>No clear hierarchy for centres.</i>• <i>Not delivering on Selwyn 2031 key growth concept of achieving a self-sufficient Selwyn.</i>• <i>Leakage of business activities into other zones, including commercial activities into industrial zones.</i>• <i>Lack of alignment with higher order planning documents.</i>• <i>Compliance with the draft and final National Planning Standards S-ASM Area Specific Matters – Zone Framework</i>
<i>Preferred Option</i>	<p><i>The Project Team recommends that approaches be adopted from the following options to create the preferred framework / hierarchy of business zones for the District.</i></p> <ul style="list-style-type: none">• <i>Option 3: S-ASM Zones - Amended by Submissions and</i>• <i>Option 4: S-ASM Zones + Special Purpose Zones</i>
<i>DPC Decision</i>	<p><i>“That the Committee endorses the Preferred Options for the development of the Business Zone Framework for further development and engagement.”</i></p>



1. Introduction

1.1 Purpose of this Report

The purpose of this Preferred Option Report is to make a recommendation for a zoning framework to replace the existing Business Zone structure in the Operative District Plan.

“Business” refers to both commercial, which includes retailing, and industrial activities.

The development of a preferred zone framework has involved:

- a) Identifying issues with the existing business zone types and distribution
- b) Identifying how the relevant higher order planning documents seek to manage business activities in towns and settlements
- c) Developing criteria to evaluate the options
- d) Developing options based on how the existing business zone types and distribution fit with the zones proposed within the draft first set of National Planning Standards
- e) Carrying out an evaluation to recommend preferred options.

1.2 Background

A number of Baseline (Phase 1) reports were prepared for Council as part of the Business topic. Those reports reviewed as part of this scope were:

- BS001 – Existing Out of Centre Business Activities in Small Rural Towns
- BS004 – Selwyn Business Zone Policy Assessment
- BS006 – Providing for Local Centres and Neighbourhood Centres in the District Plan
- BS007 – Planning options for providing for LFR activity at the Business 2A zone
- RU002 – Rural Business Activities

Given these baseline reports were generally focused on specific issues, there are limited recommendations from them which have directly informed the options in terms of a high level business zone framework or hierarchy for the District. Notwithstanding this, relevant recommendations from these reports include:

- a) Existing retailing and commercial services and industrial activities within the District’s small settlements (where there are no B1 or B2 zones) are recognised and provided for within the proposed Selwyn District Plan by the application of a ‘Policy Overlay’ or similar mechanism which would provide an exclusion from provisions that could limit existing business activities.¹
- b) A revised set of plan provisions will be needed to manage activities in existing Neighbourhood and Local Centres, and to guide the location and scale of new centres. This will include consideration of zoning and how to provide for them across the District.²

¹ Section 5.1 of report BS001

² Report BS006

- c) Consider the use of a precinct/overlay for the Rolleston Industrial Holdings Limited (RIHL) site³ (future large format retail and trade retail) located on the corner of Hoskyns and Jones Roads in Rolleston.⁴

2. Summary of Issues

2.1 No clear hierarchy for centres

The Operative District Plan does not provide a clear hierarchy of centres (business zones) within Selwyn District. As a consequence the Business Zone objectives and policies do not clearly articulate the purpose and functions of the various zones.

2.2 Achieving a self-sufficient Selwyn

Selwyn residents rely significantly on services in Christchurch due to a lack of options and/or the scale of services in the Selwyn District.⁵ There is limited local retail provision and variety to sufficiently support the District's current population and anticipated growth. The Proposed District Plan will need to enable a diversity of service and employment opportunities based on a hierarchy of centres to assist in achieving a greater degree of self-sufficiency.

2.3 Risk of leakage of business activities into other zones

There is no clear hierarchy of centres in the Operative District Plan, supported by clear and directive objectives and policies that reinforce the hierarchy. There are also permissive rules that enable the establishment of non-industrial activities in industrial zones. Consequently there has been a leakage of commercial activities into other zones in particular industrial zones. There is also a risk of leakage of industrial activities into the rural zones which is being addressed by Council supporting tighter controls on non-rural activities establishing in rural zones.⁶ If this issue not addressed by the Proposed District Plan there is a risk of the viability and vibrancy of town centres being undermined and industrial land being used for non-industrial purposes with the potential for reverse sensitivity issues occurring.

2.4 Higher order regional and district planning documents

While the Operative District Plan goes some way to giving effect to the Canterbury Regional Policy Statement, much stronger alignment needs to be achieved with all the higher order planning documents discussed in Section 4 of this Report.

2.5 Draft National Planning Standards

The Draft National Planning Standards - S-ASM: Draft Area Specific Matters Standard requires that if councils are to use zones, those contained in the Standard must be used for their district.

³ Site identified on Appendix 43 of the Operative District Plan

⁴ Report BS007

⁵ Selwyn 2031: District Development Strategy, Issue 23 Self Sufficiency for Selwyn

⁶ Addressed within Scope RU201 (Business Activities in Rural Zones)

The existing Business Zones in the Operative District Plan do not align well with those specified in S-ASM: Draft Area Specific Matters Standard.

Further comment is provided on the Draft National Planning Standards in Section 4.2 of this Report.

3. Statement of Operative District Plan approach

The approach of the Operative District Plan is that commercial and industrial activities and buildings are provided for within the Business 1, 2 and 3 zones.

The B1 and B1A (Castle Hill) Zones generally apply to commercial centres that contain retail, offices and community facilities. These can range in size from relatively small blocks of shops through the main streets of Leeston and Darfield, to the larger centres of Rolleston and Lincoln which include larger supermarkets and in the case of Rolleston other large format retail stores.

The description of the B1 Zone within Table A4.4 of the Operative District Plan states this zone has *'environments which are noisier and busier than Living zones, with more traffic, people, signs and building coverage. Business 1 Zones are still pleasant areas for people to live or work in, with good amenity/aesthetic values. They are also areas where higher density housing can be established as a permitted activity'*.

Areas of B1 and Living 1 zoned land within the existing town centres of Rolleston and Lincoln have been identified as Key Activity Centres (KACs). Activities to support the KACs are subject to Outline Development Plans (ODPs) and a range of provisions that apply to the KACs will not apply to other B1 or Living 1 zoned land.

The Operative District Plan currently enables Neighbourhood and Local Centres to be established within Lincoln and Rolleston where they have been identified for this purpose on an Outline Development Plan. At the time of subdivision, any lots intended for the Neighbourhood and Local Centres are to be identified and consent notices registered on the relevant certificates of title to advise that these lots are subject to Business 1 rules, despite the lots continuing to be zoned Living Z.

Industrial activities are provided for through the Business 2 (B2), B2A and B2B zones. The largest of these zoned areas are the B2A Izone and IPort industrial parks to the north of Rolleston. A smaller B2B zoned greenfield site is located in Lincoln south of the University, while there are B2 zoned areas with long-established industrial activities within Darfield, Leeston, Doyleston, Southbridge, Dunsandel and Coalgate.

Table A4.4 states B2 zones *'are areas where activities likely to be considered less pleasant by people are located. Aesthetic and amenity standards are less than those in Living or Business 1 Zones. Activities are still managed to protect natural resources and people's health or well-being. Activities likely to cause 'reverse sensitivity' issues are discouraged in Business 2 Zones e.g. residential activities'*.

The Business 3 (B3) Zone applies specifically to Lincoln University and the research organisations located at Lincoln. Table A4.4 describes the B3 zones as a 'hybrid' of B1 and B2.

It should be noted that the District's smaller settlements do not tend to have a B1 or B2 Zoned area and instead existing commercial and industrial activities tend to be 'out of zone' and located within residential or rural zones operating under either assumed existing use rights or resource consents. As set out in Section 1.2 this matter is subject to a separate workstream (BS201) which has recommended that these areas be recognised and provided for within the proposed Selwyn District Plan by the application of a 'Policy Overlay' or similar mechanism which would provide an exclusion from provisions that could limit existing business activities.

4. Summary of relevant statutory and/or policy context and other background information

Section 75(3) of the RMA sets out the RMA planning instruments that the District Plan must give effect to. In terms of the business zone framework workstream these planning instruments are:

- a) National Policy Statement on Urban Development Capacity 2016 (NPS-UDC);
- b) National Planning Standards; and
- c) Canterbury Regional Policy Statement 2013 (CRPS).

The other document that is relevant to the business zone framework workstream is Selwyn 2031: District Development Strategy (Selwyn 2031).

4.1 National Policy Statement on Urban Development Capacity 2016

How the District Plan will give effect to the NPS-UDC is subject to a separate workstream. However, in the context of this workstream it is important to note that to give effect to the NPS-UDC the District Plan must:

- Provide sufficient opportunities for the development of business land to meet demand, and which provide choices that will meet the needs of people and communities and future generations for working environments and places to locate businesses (Objective OA2).
- Provide urban environments that, over time, develop and change in response to the changing needs of people and communities and future generations (Objective OA3).
- Promote the efficient use of urban land and infrastructure (Policy PA3).

4.2 National Planning Standards

On 6 June 2018 the draft first set of National Planning Standards (Planning Standards) was released by the Ministry for the Environment (MfE) for written submission. Submissions close on 17 August and the gazettal of the first set of Planning Standards must occur by April 2019.

The purpose of the Planning Standards is to improve consistency in plan and policy statement structure, format and content. The Planning Standards were introduced as part of the 2017

amendments to the RMA. They also support implementation of other national direction such as national policy statements.

The draft Planning Standards that are of key relevance in establishing a framework for business zones are S-ASM: Area Specific Matters Standard – Zone Framework (S-ASM Standard) and F-4: Spatial Planning Tools (District) Standard (Standard F-4).

The S-ASM Standard specifies that Council can only use the zones provided for in the Standard. The only discretion Council has relates to which zones from the Standard it chooses to include in the Proposed District Plan. Council cannot include additional zones apart from special purpose zones. However, these zones can only be adopted where specific criteria can be met.

Council can still populate zones with provisions (i.e. objectives, policies and rules) determined to be fit for purpose in the local context, provided these meet the expectations of the zone purpose statement specified in the S-ASM Standard and align with the characteristic guidance relating to built form and amenity, activities and zone location set out in Initial Guidance for National Planning Standards. Beyond the zone purpose statement, no plan content is provided in the Standard. The zones that are potentially applicable for the business zone framework are set out in detail in Section 6.2 of this Report.

Standard F-4 sets out the spatial planning tools that Council can use in the Proposed District Plan. The tools are limited to those specified in the Standard, and no other tools can be applied. The tools that are relevant to the development of a business zone framework are zones, overlays, precincts, specific controls and development areas. These spatial planning tools could be used to provide for distinct local circumstances and variations not provided for by the zones specified in S-ASM Standard.

The challenge that the Council faces is that the Planning Standards are only drafts and they may change through the submission process. It will not be until April 2019 when the Planning Standards are gazetted that there will be certainty regarding their final form.

4.3 Canterbury Regional Policy Statement 2013

The CRPS through its objectives and policies Chapter 6 – Recovery and Rebuilding of Greater Christchurch, establishes a clear, strategic direction for the development and management of the Region's centres and areas. The key requirements that are relevant in establishing a framework for business zones are:

- New commercial activities are primarily directed to the Central City, KACs, and neighbourhood centres (Objective 6.2.6).
- A range of other business activities are provided for in appropriate locations (Objective 6.2.6).
- Areas used for existing industrial activities are to be used primarily for that purpose, rather than as a location for new commercial activities (Objective 6.2.6).
- Avoid development that adversely affects the function and viability of, or public investment in, the Central City and KACs (Policy 6.3.1).
- New commercial activities are primarily to be directed to the Central City, KACs and neighbourhood centres where these activities reflect and support the function and role of

those centres; or in circumstances where locating out of centre, will not give rise to significant adverse distributional or urban form effects (Policy 6.3.6).

- Ensure reverse sensitivity effects and conflicts between incompatible activities are identified and avoided or mitigated against (Policy 6.3.6).
- Encourage self-sufficiency of employment and business activities within communities across Greater Christchurch (Policy 6.3.6).

The methods identified in Chapters 6 for implementing the policies include requiring territorial authorities to:

- Investigate and implement methods in district plans for promoting development and enhancement of KACs.
- Include in district plans objectives, policies and rules (if any) to give effect to Policy 6.3.6.
- Identify trigger thresholds for office and retail commercial activities in industrial areas where these activities are likely to give rise to distributional effects, particularly on larger commercial centres, or result in reverse sensitivity effects.

As set out above, the RMA states that Council must give effect to these requirements and directives through its District Plan. It is noted that these CRPS provisions only apply to Greater Christchurch and therefore in the Selwyn context primarily to Rolleston and Lincoln. However, these provision provide useful guidance for developing a business zone framework for the wider District.

4.4 Selwyn 2031: District Development Strategy

The purpose of Selwyn 2031 is to provide an overarching strategic framework for achieving sustainable growth across the District to 2031.

Selwyn 2031 promotes three key growth concepts that are very significant in developing a zoning framework developed for the District's business zones. The concepts are:

- establishment of a township network, which provides a support framework for managing the scale, character and intensity of urban growth across the whole district;
- establishment of an activity centre network, which provides a support framework for managing the scale and intensity of business areas throughout the district townships;
- encouraging self-sufficiency at a district-wide level.

Selwyn 2031 sets out a township network and activity centre hierarchy based on the classification of the District's towns and their function. The approach to KACs reflects that proposed by the CRPS.

This network and hierarchy are important in underpinning the business zone framework. Tables 1 and 2 set out the hierarchies and functions for the Township Network and the Activity Centres.

Table 1: Township Network

Classification	Townships	Function
District Centre	Rolleston	Functions as the primary population, commercial and industrial base of the district
Sub-District Centre	Lincoln	Functions independently with a range of residential, commercial and industrial activities while providing support to surrounding Service and Rural Townships.
Service Townships	Darfield and Leeston West Melton, Prebbleton,	Function is based on providing a high amenity residential environment and primary services to Rural Townships and surrounding rural area.
Rural Townships	Arthur's Pass, Castle Hill, Coalgate, Doyleston, Dunsandel, Glentunnel, Hororata, Kirwee, Lake Coleridge, Sheffield, Southbridge, Springfield, Springston, Tai Tapu, Waddington, Whitecliffs	Function is based on village characteristics with some services offered to the surrounding rural area.

Table 2: Activity Centres

Classification	Townships	Function
Key Activity Centre	Rolleston	Rolleston is the largest activity centre and is the primary focus of much of the District's future retail and commercial activity. The Rolleston KAC will have a diverse variety and range of retail and commercial activities and in conjunction with the smaller centres will be able to support the District's retail and commercial needs.
Key Activity Centre	Lincoln	Lincoln will also have a range of retail and commercial services but not to the same extent as Rolleston. As such it will act as a secondary commercial centre to Rolleston.
Key Activity Centre	Darfield and Leeston	These centres will also have a range of retail and commercial services but will play a secondary role to the Lincoln activity centre in the overall activity centre network. These centres will likely have a rural focus on the goods and services provided compared

		to Rolleston and Lincoln. They will serve a large rural area and in some cases smaller townships in the surrounding area of each town.
Service Activity Centres	West Melton & Prebbleton	Service Activity Centres will provide goods and services to residents of the town as well as the wider rural area. However there will still be a reliance on the KACs for larger scale businesses and more variety in retail and commercial activities.
Rural Activity Centres	e.g. Southbridge, Hororata, Kirwee	Rural Activity Centres are the smallest activity centres and are primarily focused on convenience of local residents with some services offered to the surrounding rural area. For more variety in retail and commercial activities these centres will rely on the Service Activity Centres or the KACs.

Overall each activity centre will play a specific role within the District's activity centre network. A centre's composition will be more complex and varied at the KAC level, particularly at Rolleston, and becoming less so as activity centre size and the population it services reduces. Having this variation in different levels of activity centres will allow for a more efficient and stable retail / commercial market in Selwyn. This will also enable smaller activity centres to be more specific and efficient in what services and goods they provide for their local areas and residents.

4.5 Action 27 of the Land Use Recovery Plan

Under Section 24(1)(c) of the Canterbury Earthquake Recovery Act 2011 (the CER Act), the Council was directed to change or vary any objectives, policies, or methods of the Operative District Plan to give effect to Action 27 of the Land Use Recovery Plan (LURP).

The LURP was a strategic planning document developed under the CER Act for Greater Christchurch area following the Canterbury Earthquakes which identified a series of actions to enable the successful recovery of the area and to guide a coordinated approach to urban growth over the area; including the towns of Lincoln, Prebbleton and Rolleston. The LURP was approved by the Minister for Canterbury Earthquake Recovery and was gazetted on 6 December 2013.

Action 27 of the LURP required the identification of the extent of KACs in Selwyn District and the rule package associated with those centres. Given the geographic extent of the LURP was limited to Greater Christchurch and Action 27 was limited to the KACs, the resulting amendments to the Operative District Plan were limited to the Business zones in Rolleston and Lincoln only.

Action 27 of the LURP has therefore resulted in a number of the B1 rules summarised in Sections 3.1 and 3.2 of this report.

It is noted that Selwyn 2031 incorporates the actions required by the LURP as part of the strategic planning work programme for the whole of Selwyn District.

5. Approach to evaluating options

5.1 Evaluation criteria

The following criteria have been developed to evaluate the options for a zoning framework for the management of centres in the Proposed District Plan. The criteria were discussed and agreed with the Council Planners.

Strategic Outcomes

The following strategic outcome criteria are based on Chapters 5 and 6 of the CRPS and Selwyn 2031: District Development Strategy.

- Encourage sustainable and self-sufficient growth of Rolleston, Lincoln and Prebbleton
- Protect the function of key activity centres (Rolleston, Lincoln, Darfield, and Leeston)
- Retain existing industrial areas for industrial use
- Control leakage of commercial activities into non-commercial zones including industrial zones and control leakage of industrial activities into non-industrial zones
- New commercial and industrial development directed to Key Activity Centres
- Consolidate commercial and industrial development in service activity centres (Prebbleton and West Melton) and rural activity centres (Coalgate, Dunsandel, Southbridge, Castle Hill)
- Enable the ongoing use and development of existing commercial and industrial activities in small rural towns which under the operative District Plan have no business zones

Zoning Principles

The zone principles criteria are based on recognised best practice zoning approaches developed through other plan review processes and principles adopted by the Council's workstream RE007.

- Separate incompatible activities
- Zones have distinct differences and clearly defined purpose
- Zones follow a logical hierarchy based on the range, scale, distribution and characteristics of activities
- Simple logical structure with zone titles providing an indication of the zone type and purpose
- Aligns with the zones contained in Draft S-ASM Standard.

5.2 Evaluation workshop

A workshop was held on 27 April 2018 with Council Planners and Stantec Planners to evaluate options for zoning frameworks for the management of business activities across the District. A list of the workshop attendees and the notes from the workshop are attached as **Appendix 1**.

Unfortunately the outcomes and recommendations from that workshop have now been superseded by the release of the draft National Planning Standards. A number of the options considered at the workshop can no longer be progressed as they do not align with the zones proposed by the National Planning Standard S-ASM.

6. Summary of Options to address Issues

With the release of the Draft National Planning Standards, the options available to Council for the development of a business zone framework for the proposed District Plan have been significantly reduced. The options now available to Council simply relate to which zones from the Draft S-ASM Standard should be selected for inclusion in the Proposed District Plan. That said however, the Standards are in draft form and could be amended through the submission process.

Given the uncertainty over the final form of the zones proposed by S-ASM the following approach to identifying options for a business zone framework has been adopted.

Option 1: Status Quo – this option has been considered for consistency and to assess the S-ASM zones against the current situation.

Option 2: S-ASM Zones – this option has been included as it assesses all the S-ASM commercial and industrial zones and Special Purpose Zones and identifies which zones are not relevant for Selwyn and which zones in their current form are appropriate for inclusion in the business zone framework.

Option 3: S-ASM Zones - Amended by Submissions – builds on Option 2 and identifies the S-ASM zones that are not a good fit with Selwyn’s circumstances (including CRPS requirements and Selwyn 2031 directives) and that in their current form would not be suitable for inclusion in the business zone framework. This option also identifies the amendments and additions that would need to be made to the zones through the submission process to enable them to be suitable for inclusion in the business zone framework.

Option 4: S-ASM Zones + Special Purpose Zones – this option has been included as it provides a ‘fall back’ position for the Council if the amendments identified in Option 3 are not achieved through the submission process. This option considers whether additional Special Purpose Zones could be developed by the Council under S-ASM and/or if the tools identified in Standard F-4 could be used to achieve a business zone framework appropriate for Selwyn’s circumstances.

6.1 Option 1: Status Quo – Operative Selwyn District Plan

This option has been included to provide the ‘base case’ current situation against which the other options can be ranked. Table 3 below sets out the zones and their description that form the zone framework for Option 1: Status Quo – Operative Selwyn District Plan.

Table 3: Zone framework for Option 1

Zone	Description
Business 1	Larger areas within Rolleston and Lincoln (which are identified as KACs). Small blocks of shops through the main streets of townships - Prebbleton, Leeston, Darfield, West Melton and Coalgate B1A Zone Castle Hill.
Business 2	Large B2A zoned greenfield area to the north of Rolleston. B2B zoned site on southern side of Lincoln. Smaller established areas located on edges of townships - Dunsandel, Southbridge, Leeston, Darfield and Coalgate.
Business 3	Lincoln only
Other	Many of the District's smaller settlements without B1 or B2 Zoned areas have existing 'out of zone' commercial and industrial activities. These tend to be located within residential or rural zones operating under either assumed existing use rights or resource consents. Refer BS201 report.

Effectiveness in addressing issues and meeting criteria

Adopting the Status Quo Option will not address the issues set out in Section 2 of this Report. It will perpetuate the problems that the Council is currently facing with the management of business activities under the Operative District Plan.

The key areas that the Status Quo Option failed to effectively address were:

- a) Controlling leakage of commercial activities into other zones and retaining existing industrial zones for industry
- b) Achieving a logical hierarchy of zones based on function, scale and distribution
- c) Achieving alignment with the draft Planning Standards
- d) Giving effect to CRPS and Selwyn 2031
- e) Simple logical structure
- f) Zones with clearly defined purposes and differences

Risks

Non-compliance with the National Planning Standards.

Activities will seek to establish in locations that do not support the outcomes sought by the CRPS and Selwyn 2031.

Over time there is potential for the KACs to be undermined.

Budget or Time Implications:

None as no work would be required. However, it may be that issues are raised through submissions; including that the Operative District Plan is not addressing the key issues relating to the Business Zone Framework such as aligning with or giving effect to the higher order planning documents.

Stakeholder and Community Interests:

Existing and prospective land and business owners/operators in the District.

Landowners and occupiers (including residential) interfacing with existing business zones.

The Regional Council, in terms of the requirements of the CRPS.

MfE, in terms of the requirements of the National Planning Standards.

Recommendation:

That Option 1: Status Quo should not be carried forward for further consideration.

6.2 Option 2: Draft National Planning Standards Zones

Background

As discussed in Section 4.2, the S-ASM Standard requires that if councils are to use zones in their district plans, those in the standard must be used. Councils cannot include additional zones apart from special purpose zones. The only discretion a council has relates to which zones from the S-ASM Standard it chooses to include in the Proposed District Plan. The S-ASM provides for a total of 27 zones. This includes six commercial zones and three industrial zones.

Option 2 involves choosing the most applicable S-ASM zone for inclusion in the business zone framework for the Proposed District Plan along with relevant special purpose zones specified in the Standard. Option 2 has been included to assist in understanding the full suite of Commercial, Industrial and Special Purpose Zones contained in S-ASM and to consider how applicable they are to Selwyn's circumstances.

Table 4 below sets out each of the S-ASM zones and the associated purpose statements which all zone provisions must fulfil. The table also includes the characteristic guidance contained in the Initial Guidance for Draft National Planning Standards S-ASM Area Specific Matters – Zone Framework. This guidance helps to provides further information on the intent of the zones.

Table 4: S-ASM Commercial and Industrial Zones

Zone	Description
City Centre Zone	<p>Purpose Statement</p> <p>The purpose of the City Centre Zone is to provide primarily for a diverse range of commercial, community, recreational, and residential activities.</p> <p>Characteristics Guidance</p> <p><u>Built form and amenity</u></p> <ul style="list-style-type: none"> Typically characterised by high-rise, intensive development. Associated service areas including car parking, storage and access. Provision of public spaces including parks or squares. A focus on pedestrian orientation, public amenity within the city centre and at the boundaries of adjoining zones. Other amenity features include verandas, street furniture and traffic calming. <p><u>Activities</u></p>

Zone	Description
	<ul style="list-style-type: none"> • This zone is the primary destination for retail shopping, entertainment, events, dining and night life, visitor accommodation, arts and culture and tourism activities. • Primarily commercial activities (e.g., retail shops, offices, banks). • Associated activities that complement main commercial activities (e.g. health and social services, museums, art galleries, libraries, movie theatres, restaurants and cafes, hotels and visitor accommodation). • May have residential activity above community and/or commercial activities. <p><u>Location of zone</u></p> <ul style="list-style-type: none"> • It applies to areas that are the principal civic, employment and commercial centres for a city and may also be the largest commercial centre within the wider region or sub-region. • Often a focal point for city and regional public transport.
Town Centre Zone	<p>Purpose Statement</p> <p>The purpose of the Town Centre Zone is to provide primarily:</p> <ul style="list-style-type: none"> • in smaller urban areas, for a diverse range of commercial activities and associated community, recreation, and residential activities which support both residents and visitors • in secondary centres in major cities, for community, recreational, commercial and residential activities which service the immediate and wider neighbourhood areas <p>Characteristics Guidance</p> <p><u>Built form and amenity</u></p> <ul style="list-style-type: none"> • Typically characterised by medium intensity development. • Associated service areas including car parking, storage and access. • Provision of public spaces including parks or squares. • A focus on pedestrian orientation, public amenity within the city centre and at the boundaries of adjoining zones. Other amenity features include verandas, street furniture and traffic calming. <p><u>Activities</u></p> <ul style="list-style-type: none"> • This zone is a destination for shopping, entertainment, events, dining and night life, visitor accommodation, arts, culture and tourism activities. • A wide range of community and commercial activities (eg, health and social services, museums, art galleries, libraries, movie theatres, restaurants and cafes, hotels, visitor accommodation). • May have residential activity on floors above commercial and/or community activities. <p><u>Location of zone</u></p> <ul style="list-style-type: none"> • Often located on a main road and accessible by public transport.

Zone	Description
Neighbourhood Commercial Zone	<p>Purpose Statement The purpose of the Neighbourhood Commercial Zone is to provide primarily for small-scale commercial activities that directly support the immediate residential neighbourhood.</p> <p>Characteristics Guidance <u>Built form and amenity</u></p> <ul style="list-style-type: none"> • Generally low rise or consistent with surrounding residential neighbourhood built form. <p><u>Activities</u></p> <ul style="list-style-type: none"> • Primarily commercial activities (e.g. retail shops, hairdressers, cafes, convenience shops or small shopping strips). <p><u>Location of zone</u></p> <ul style="list-style-type: none"> • Generally accessible by walking and/or cycling from the surrounding neighbourhood it serves.
Local Commercial Zone	<p>Purpose Statement The purpose of the Local Commercial Zone is to provide primarily for a range of commercial activities that provide for the daily/weekly shopping needs of the residential catchment.</p> <p>Characteristics Guidance <u>Built form and amenity</u></p> <ul style="list-style-type: none"> • Generally low- to medium-rise scale local commercial centres that typically service the surrounding residential catchment. • Amenity features typically include street furniture and public open space. • May be concentrated around a local main street. <p><u>Activities</u></p> <ul style="list-style-type: none"> • Primarily commercial activities (e.g. retail shops, offices, banks, hairdressers, restaurants and cafes, small scale supermarkets). • Associated activities that complement the core commercial and retail development (e.g., health and social services, community centres and halls). • May have residential activity on floors above community and/or commercial activities. • The zone may also provide for recreational, community and residential activities. <p><u>Location of zone</u></p> <ul style="list-style-type: none"> • Often located on a main road and accessible by public transport.
Commercial Zone	<p>Purpose Statement The purpose of the Commercial Zone is to provide primarily for a broad range of commercial activities. It also provides for activities that are not sensitive to the effects generated from commercial activities.</p> <p>Characteristics Guidance</p>

Zone	Description
	<p>Built form and amenity</p> <ul style="list-style-type: none"> Typically characterised by development of low to medium intensity of built form and concentration of commercial activities. May include 'big box' large format retail. May have a pedestrian orientation. There may be associated service areas including car parking. There may be areas of public open space including parks or squares. May have a focus on amenity at the boundary with sensitive and adjoining zones. <p>Activities</p> <ul style="list-style-type: none"> May provide for a range of associated community, recreational, residential and visitor accommodation activities. <p>Location</p> <ul style="list-style-type: none"> Often located near a main transport corridor.
Mixed-Use Zone	<p>Purpose Statement</p> <p>The purpose of the Mixed-Use Zone is to provide primarily for a mix of residential, commercial, light industrial, recreational and community activities.</p> <p>Characteristics Guidance</p> <p>Built form and amenity</p> <ul style="list-style-type: none"> Generally of low- to medium-rise scale. Amenity is derived from a mixture of activities and uses in the zone. <p>Activities</p> <ul style="list-style-type: none"> A range of residential, commercial and light industrial activities not favoured over one another (e.g. apartments, retail and services). Commercial and light industrial activities may be managed to an extent, to avoid adverse effects on residents within the zone. Residential activities may be managed to an extent, due to the potential for reverse sensitivity effects. Associated activities that support residents and the wider community (e.g., health and social services, visitor accommodation, recreation, car parking). <p>Location of zone</p> <ul style="list-style-type: none"> The zone may act as a transition zone between zones that contain more and less sensitive activities. Typically located around centres and along corridors served by public transport.
Light Industrial Zone	<p>Purpose Statement</p> <p>The purpose of the Light Industrial Zone is to provide primarily for a limited range of industrial activities that are more compatible with sensitive activities.</p> <p>Characteristics Guidance</p>

Zone	Description
	<p>Built form and amenity</p> <ul style="list-style-type: none"> • Generally small to medium site sizes and medium to large scale functional buildings. • May be areas of car parking and outdoor storage. • Influenced by the surrounding working environment and may have a range of associated environmental effects (e.g. noise, dust, odour, traffic) that may require management. • Limited focus on pedestrians or provision of public spaces. <p>Activities</p> <ul style="list-style-type: none"> • Primarily light industrial activities (e.g. light manufacturing, production, wholesaling, logistics, storage, warehousing, transport and distribution). • Some associated commercial activities (e.g. offices and retail that are part of the industry on the site, convenience stores or cafes servicing workers within the area). • There may be the presence or use of hazardous substances. <p>Location of zone</p> <ul style="list-style-type: none"> • The zone may be located near to residential areas or may act as a buffer between residential areas and heavier industry.
	<p>Purpose Statement</p> <p>The purpose of the Industrial Zone is to provide primarily for a range of industrial activities. It also provides for associated activities that are not sensitive to the effects generated from industrial activities.</p> <p>Characteristics Guidance</p> <p>Built form and amenity</p> <ul style="list-style-type: none"> • Generally large scale buildings, with extensive expanses of car parking and outdoor storage. • Predominantly moderate to large sites, building scale, and areas of parking, access and storage. • Influenced by the surrounding working environment and may have a range of associated environmental effects (e.g. noise, dust, odour, traffic) that may require management. • Limited focus on visual amenity, pedestrians or provision of public spaces. <p>Activities</p> <ul style="list-style-type: none"> • Primarily industrial activities (e.g., manufacturing, processing, production, wholesaling, logistics, storage, warehousing, transport and distribution, research facilities). • Some associated commercial activities (e.g. offices and retail that are part of the industry on the site, convenience stores or cafes servicing workers within the area). • There may be the presence or use of hazardous substances. <p>Location of zone</p> <ul style="list-style-type: none"> • Good access to transport corridors (e.g. main roads, railway lines).
Heavy Industrial Zone	Purpose Statement

Zone	Description
	<p>The purpose of the Heavy Industrial Zone is to provide primarily for industrial activities that may be incompatible with sensitive activities.</p> <p>Characteristics Guidance</p> <p><u>Built form and amenity</u></p> <ul style="list-style-type: none"> • Generally dominated by large scale purpose-built utilitarian buildings. • Areas of car parking and outdoor storage. • Influenced by the surrounding working environment and may have a range of associated environmental effects (e.g. noise, dust, odour, traffic) that may require management. • Limited focus on visual amenity, pedestrians or provision of public spaces. <p><u>Activities</u></p> <ul style="list-style-type: none"> • Primarily heavy industrial activities (e.g. manufacturing, processing, production, logistics, transport and distribution). • Limited associated commercial activities (e.g. offices and retail that are part of the industry on the site, convenience stores or cafes servicing workers within the area). • There may be the presence or use of hazardous substances. <p><u>Location of zone</u></p> <ul style="list-style-type: none"> • Good access to transport corridors (e.g. main roads, railway lines).
Special Purpose: Port Zone	<p>Purpose Statement</p> <p>The purpose of the Port Zone is to enable:</p> <ul style="list-style-type: none"> • the ongoing operation and future development of ports and associated operational areas and facilities • operations relating to the transportation of people and freight <p>Characteristics Guidance</p> <p><u>Built form and amenity</u></p> <ul style="list-style-type: none"> • Could encompass large areas of land with large scale buildings and structures • Could have associated areas for parking, access and storage. • Public access to all or most of the zone could be restricted, to ensure public safety and the security of cargo and port operations. <p><u>Activities</u></p> <ul style="list-style-type: none"> • Primarily focuses on port related operations and activities (e.g. wharfs, mooring, berthing, vessel loading and unloading areas, cargo storage, cargo handling, terminal buildings, fuel storage, refuelling operations). • Provision could also be made for associated commercial and industrial activities associated with the operation of the port and cater for workers and visitors (e.g. engineering workshops, maintenance and repair, administrative offices, tank farms, biosecurity, emergency services). • There may be the storage and use of hazardous substances. <p><u>Location of zone</u></p>

Zone	Description
	<ul style="list-style-type: none"> Likely to need good access to transport corridors (eg, main roads, railway lines).
Special Purpose: Education Zone	<p>Purpose Statement The purpose of the Education Zone is to provide primarily for educational facilities.</p> <p>Characteristics Guidance <u>Built form and amenity</u></p> <ul style="list-style-type: none"> May have highly visible buildings, though balanced by open areas and landscaping. Areas of car parking and access. <p><u>Activities</u></p> <ul style="list-style-type: none"> Primary focus is on education facilities for the purpose of education, teaching, training, learning and research. May be used for private schools and a range of tertiary education facilities (universities, polytechnics, wānanga and so on). Associated support activities (e.g. administrative offices, accommodation, health services, kitchens, cafeterias, staff rooms, early childhood education, research and laboratory facilities where directly linked to the education activities). May enable a range of other activities to use the land and facilities during evenings and weekends (e.g. libraries, community health provision, social services, theatre and concert performances, adult education, and sports facilities).

Assessment

Appendix 2 contains an assessment of how each of the S-ASM zones described above aligns with the Business Zones of the Operative District Plan and with the local context of Selwyn and its future direction (based on the directions of the CRPS and Selwyn 2031). It also includes recommendations on whether a particular zone should be adopted for inclusion in the proposed District Plan or whether modifications are required to fit Selwyn's circumstances and future directions. This assessment underpins the evaluation of Options 2, 3 and 4.

The assessment of the six commercial zones proposed by S-ASM concluded that:

- Three of the zones (Town Centre, Neighbourhood Commercial and Local Commercial) had a good to reasonable degree of alignment with Selwyn's circumstances and future directions and could be included in the business zone framework. The Town Centre Zone could be applied to the KACs of Rolleston, Lincoln, Leeston and Darfield. The Neighbourhood Commercial Zone could be applied to the Neighbourhood Centres in Rolleston and Lincoln and the Local Centre in Rolleston. The Local Commercial Zone could be applied to the existing B1 Zones in Prebbleton, West Melton, Dunsandel, Coalgate, Southbridge, the B1B in Prebbleton and the B1A in Castle Hill.

- Local Commercial Zone only achieves reasonable alignment with Selwyn's circumstances and future directions. This is because the purpose statement does not recognise that this zone could be applied to commercial areas of small towns and only refers to the zone servicing residential catchments. In the Selwyn context these zones would also be servicing surrounding rural areas as well as the residential catchments of the townships. This issue could be addressed through the submission process.
- The Commercial Zone, which is the only likely option to replace the B2A Zone for the RIHL site at Jones and Hoskyns Roads in Rolleston, does not align with the requirements of the CRPS and the directions of Selwyn 2031. While the Commercial Zone will provide for large format retail it also provides for a wide range of other commercial activities along with associated community, recreational, residential and visitor accommodation activities. Consequently replacing the B2A Zone at this site with the Commercial Zone has the risk of potentially undermining the KAC of Rolleston. It also has the risk of creating reverse sensitive issues with the adjoining industrial and rural areas.
- Two of the zones (City Centre and Mixed Use) are not relevant to Selwyn's circumstances and future directions. The City Centre Zone provides for areas like the Christchurch CBD and current indications are that there is no requirement for a mixed use zone to be included in the Proposed District Plan.

The assessment of the three industrial zones proposed by the S-ASM concluded that:

- There is not a great deal to distinguish between the three industrial zones, particularly the Industrial Zone and the Heavy Industrial Zone. The guidance for the zones sets out that there may be a presence or use of hazardous substance in all three zones. All zones provide for manufacturing, production, logistics and transport and distribution and all include associated commercial activities (e.g. offices and retail that are part of the industry on the site, convenience stores or cafes servicing workers within the area). The main distinguishing feature between the zones is the intended smaller scale of buildings and sites in the Light Industrial Zone.
- The three industrial zones (Light Industrial, Industrial and Heavy Industrial) could be applied in various locations in the District. They have the potential to achieve a good degree of alignment with Selwyn's circumstances and future directions and could be included in the business zone framework.
- The Light Industrial Zone could potentially be applied to the existing small industrial areas zoned B2 in Doyleston, Leeston, Southbridge, Dunsandel, Darfield. This will need confirmation through further site visits and consultation with land and business owners to determine whether the zone will adequately provide for the existing industrial activities and their future requirements.
- The Industrial Zone could potentially be applied to the existing large industrial areas zoned B2, B2A in Rolleston and B2B in Lincoln. This will need confirmation through further site visits and consultation with land owners and industrial operators to determine whether the zone will adequately provide for the existing industrial activities and their future requirements.

- The Heavy Industrial Zone could be applied to the inland ports sites zoned B2A in Rolleston or, as discussed below, the area could be zoned Special Purpose: Port Zone. Further consultation with land and business owners should be undertaken to confirm most appropriate zone.
- While there are some heavy industries located in the B2A Zone in Rolleston, preliminary investigations indicate that they are not grouped together in a particular location to warrant a Heavy Industrial Zone.

S-ASM contains a number of Special Purpose Zones. The two most relevant for inclusion in the business zone framework are the Special Purpose: Port Zone which could be applied to the inland ports sites zoned B2A in Rolleston and the Special Purpose: Education Zone which could be applied to the B3 Zone at Lincoln.

The main concern with applying the Special Purpose: Port Zone to the inland ports sites zoned B2A in Rolleston is that the Port Zone has been designed for coastal rather than inland ports. This could be addressed through the submission process. Further consultation with the land and business owners should be undertaken to understand their zoning preferences.

The Special Purpose: Education Zone is designed primarily for education facilities including universities, schools, polytechnics, wānanga etc. The zone does not contemplate the range of non-education provided for by the existing B3 Zone or contemplated in future plans for the area. As there is no other applicable zone provided for in S-ASM, consideration should be given to establishing an additional Special Purpose Zone as enabled by S-ASM to replace the B3 Zone.

Table 5 below provides a summary of which S-ASM zones could be included in the business zone framework for the proposed District Plan, those that would require modification before they could be included and those that would cause significant issues for Selwyn if they had to be included in the framework.

Table 5: Applicable S-ASM Zone Summary

Zone	Alignment	Recommendation
Town Centre Zone	Good	This zone should be applied to the KACs of Rolleston, Lincoln, Leeston and Darfield
Neighbourhood Commercial Zone	Good	This zone should be applied to the Neighbourhood Centres in Rolleston and Lincoln and the Local Centre in Rolleston
Local Commercial Zone	Reasonable Good if amended	This zone should be applied to the existing B1 Zone in the townships of Prebbleton, West Melton, Dunsandel, Coalgate, Southbridge, the B1B Zone in Prebbleton and the B1A in Castle Hill. Amendments could be made to the zone to recognise that it could also apply to commercial areas in small towns and supports rural as well as residential catchments. However, if this amendment was not supported by MfE the zone in its current form should not result in significant issues.

Zone	Alignment	Recommendation
Commercial Zone	Very limited	Replacing the B2A Zone for the RIHL site at Jones and Hoskyns Roads in Rolleston with the Commercial Zone has the risk of potentially undermining the KAC of Rolleston. This is because the Commercial Zone provides the opportunity for the establishment of a wide range of commercial activities and associated community, recreational, residential and visitor accommodation activities. It also has the risk of creating reverse sensitive issues with the adjoining industrial and rural areas. These outcomes are contrary to the requirements of the CRPS and the directions of Selwyn 2031.
Light Industrial Zone	Good (subject to site visits and consultation)	The Light Industrial Zone should (subject to site visits and land and business owner consultation) be applied to the existing small industrial areas zoned B2 in Doyleston, Leeston, Southbridge, Dunsandel, Darfield. If site visits and consultation identifies issues with the Light Industrial Zone. Application of the Industrial Zone could be considered.
Industrial Zone	Good	The Industrial Zone should (subject to further land and business owner consultation) be applied to the existing large industrial areas zoned B2 and B2A in Rolleston and B2B in Lincoln.
Heavy Industrial Zone	Good	The Heavy Industrial Zone could (subject to further land and business owner consultation) be applied to the inland ports sites zoned B2A in Rolleston.
Special Purpose: Port Zone	Reasonable Good if amended	The inland ports sites zoned B2A in Rolleston could also be zoned Special Purpose: Port Zone. This would require further land and business owner consultation and modifications to the zone to recognise inland ports as well as coastal.
Special Purpose: Education Zone	Limited	Zone does not contemplate the range of activities provided for by the existing B3 Zone or future plans for the area. There is a risk that the zone could impede the ongoing operations and existing activities and future development and collaborations of the University and Blinc Innovation (Lincoln Hub).

Effectiveness in addressing issues and meeting criteria

Adopting all the S-ASM zones in Table 5 above in an unmodified form:

- Will introduce a hierarchy of centres, however there is a lack of clarity regarding the relationship of the Town Centre Zone and the Commercial Zone both of which are intended

to provide for a wide range of commercial activities and associated community, recreational, residential and visitor accommodation activities.

- Will give effect to the draft National Planning Standards
- Will assist in achieving a self-sufficient Selwyn
- Should consolidate commercial and industrial development the townships of Prebbleton, West Melton, Dunsandel, Coalgate, Southbridge and Castle Hill and direct new commercial and industrial development to the KACs.
- Should reduce the risk of leakage of commercial activities into industrial zones.
- Will have the potential to undermine the function of the Rolleston Town Centre as a District Centre and KAC and thereby not giving effect to the CRPS and the directions of Selwyn 2031.
- Could also impede the existing and future development of Lincoln University and Blinc Innovation (Lincoln Hub).

Risks

The inclusion of the Commercial Zone in the business zone framework for the proposed District Plan and applying it to the B2A Zone for the RIHL site at Jones and Hoskyns Roads in Rolleston has the potential to undermine the function of the Rolleston Town Centre as a District Centre and KAC and create reverse sensitivity issues with the adjoining industrial and rural areas.

The inclusion of the Special Purpose: Education Zone in the business zone framework for the proposed District Plan and applying it to the B3 Zone at Lincoln could also impede the existing and future development of Lincoln University and Blinc Innovation (Lincoln Hub).

Budget or Time Implications:

Drafting new objectives, policies and rules for the S-ASM zones and to fulfil the purpose statements and reflect the guidance for each zone. Other consequential amendments and amendments resulting from recommendations from other related workstreams.

Need to engage with landowners and business owners/operators to ensure an understanding of the process, statutory drivers and the implications of the provisions.

Stakeholder and Community Interests:

Existing and prospective land and business owners/operators in the District.

Landowners and occupiers (including residential) interfacing with existing business zones.

The Regional Council, in terms of the requirements of the CRPS.

MfE, in terms of the requirements of the National Planning Standards.

Recommendation:

That the S-ASM Town Centre, Neighbourhood Commercial Light Industrial and Industrial Zones be included in the business zone framework for the Proposed District Plan subject to site visits and further consultation.

Further consultation be undertaken with the land and business owners of the inland ports sites zoned B2A in Rolleston regarding the application of the Heavy Industrial Zone or Special Purpose: Port Zone.

6.3 Option 3: S-ASM Zones - Amended by Submissions

Option 3: S-ASM Zones Amended by Submissions comprises:

- a) the S-ASM zones identified in Option 2 as suitable in their current form for inclusion in the business zone framework;
- b) amendments to those zones identified in Option 2 as not being suitable for inclusion in the business zone framework
- c) proposed new zone to address the issues associated with the application of Commercial Zone on the RIHL site at Jones and Hoskyns Roads in Rolleston currently zoned B2A.

It is hoped that the amendments to the S-ASM zones and the introduction of a new zone could be achieved through the submission process on the Draft National Planning Standards.

Table 6 below sets out the zones requiring amendment and their proposed amendments. These are based on the findings set out in Appendix 2 and from the assessment of Option 2.

Table 6 Proposed Amendments to S-ASM Zones

Zone	Proposed Amendment
Local Commercial Zone	Amend the Purpose Statement and guidance to recognise that the zone could apply to commercial areas of small towns and that the commercial areas not only service residential catchments but also surrounding rural areas.
Special Purpose: Port Zone	Amend the Purpose Statement and guidance to recognise that the zone could apply to inland ports as well as coastal ports.

The submission should also include a request for an additional commercial zone that primarily provides for Large Format Retail activities and that limits other commercial activities to those that are ancillary to the retail operation or that serve the workers in the area.

Effectiveness in addressing issues and meeting criteria

Adopting Option 3:

- Will introduce a hierarchy of centres
- Will give effect to the National Planning Standards if proposed amendments are adopted by MfE
- Will assist in achieving a self-sufficient Selwyn
- Should consolidate commercial and industrial development the townships of Prebbleton, West Melton, Dunsandel, Coalgate, Southbridge and Castle Hill and direct new commercial and industrial development to the KACs.
- Should reduce the risk of leakage of commercial activities into industrial zones.
- Should protect the function of the Rolleston Town Centre as a District Centre and KAC

- Should give effect to the CRPS and the directions of Selwyn 2031.
- Could impede the existing and future development of Lincoln University and Blinc Innovation (Lincoln Hub). However, this could be addressed by Council creating an additional special purpose zone which is proposed under Option 4. No submission is required to achieve this as S-ASM enables the creation of special purpose zones under special circumstances.

Risks

The key risk with this option is whether or not MfE will agree to the amendments sought and especially the request for an additional commercial zone that primarily provides for Large Format Retail activities.

Budget or Time Implications:

Drafting new objectives, policies and rules for the S-ASM zones and to fulfil the purpose statements and reflect the guidance for each zone. Other consequential amendments and amendments resulting from recommendations from other related workstreams.

Need to engage with landowners and business owners/operators to ensure an understanding of the process, statutory drivers and the implications of the provisions.

Stakeholder and Community Interests:

Existing and prospective land and business owners/operators in the District.

Landowners and occupiers (including residential) interfacing with existing business zones.

The Regional Council, in terms of the requirements of the CRPS.

MfE, in terms of the requirements of the National Planning Standards.

Recommendation:

That the S-ASM Town Centre, Neighbourhood Commercial, Light Industrial and Industrial Zones be included in the business zone framework for the proposed District Plan subject to site visits and further consultation.

That submissions seeking amendments to the Local Commercial and Special Purpose: Port Zone and the introduction of an additional commercial zone that primarily provides for Large Format Retail activities be lodged with MfE.

Further consultation be undertaken with the land and business owners of the inland ports sites zoned B2A in Rolleston regarding the application of the Heavy Industrial Zone or Special Purpose: Port Zone.

6.4 Option 4: S-ASM Zones + Special Purpose Zones

Option 4 comprises the S-ASM zones identified in Option 2 for inclusion in the business zone framework and includes alternative planning mechanisms should MfE not make the amendments to S-ASM recommended in Option 3 above.

Option 4 is primarily focussed on addressing how the risks associated with the S-ASM Commercial Zone and the Special Purpose: Education Zone can be addressed by:

- a) Utilising the tools identified in F-4 Standard; and
- b) Council introducing additional special purpose zones under S-ASM.

This option also provides a 'fall back' position for the Council if the amendments and proposed new zone identified in Option 3 are not achieved through the submission process.

If MfE does not agree to include an additional commercial zone primarily for Large Format Retail in S-ASM, the following alternative planning mechanisms for managing the RIHL site at Jones and Hoskyns Roads in Rolleston for Large Format Retail have been identified:

- a) Apply the Commercial Zone and establish a precinct that restricts commercial activities to Large Format Retail activities and activities that are ancillary to the retail operation or that serve the workers in the area. This approach does not reflect good practice as it seeks to frustrate the intent of the zone which is to provide for a wide range of commercial activities not just Large Format Retail.
- b) Apply the Light Industrial or Industrial Zone and establish a precinct that enables Large Format Retail activities. This approach has more merit from a planning perspective than a) above. However, as set out in Section 7 below, from initial discussions with representatives of the owners of the IPort Business Park their preference would be for a commercial zoning rather than an industrial.
- c) Introduce under S-ASM a 'Special Purpose: Large Format Retail Zone'. This zone would be unique to Selwyn District and it could be argued that it would meet the criteria in S-ASM for establishing additional special purpose zones. This alternative is the preferred planning mechanism for managing the RIHL site at Jones and Hoskyns Roads in Rolleston for Large Format Retail.

The other component of Option 4 involves establishing a second special purpose zone (Special Purpose: Research, Education and Technology Zone) to replace the B3 Zone at Lincoln to provide for existing and future development of Lincoln University and Blinc Innovation (Lincoln Hub). There are strong grounds to support the establishment of this special purpose zone and it clearly meets the criteria in S-ASM.

Risks

The key risk with this option is that if a 'Special Purpose: Large Format Retail Zone' and a 'Special Purpose: Research, Education and Technology Zone' are included in the Proposed District Plan whether this decision would be challenged by MfE or other parties on the grounds that the requirements for establishing Special Purpose Zone in S-ASM have not been met.

Budget or Time Implications:

Drafting new objectives, policies and rules for the S-ASM zones and to fulfil the purpose statements and reflect the guidance for each zone. Other consequential amendments and amendments resulting from recommendations from other related workstreams.

Need to engage with landowners and business owners/operators to ensure an understanding of the process, statutory drivers and the implications of the provisions.

Stakeholder and Community Interests:

Existing and prospective land and business owners/operators in the District.

Landowners and occupiers (including residential) interfacing with existing business zones.

The Regional Council, in terms of the requirements of the CRPS.

MfE, in terms of the requirements of the National Planning Standards.

Recommendation:

Based on the assumption that the outcomes sought through the submission process are not achieved that the S-ASM Town Centre, Neighbourhood Commercial, Local Commercial, Light Industrial and Industrial Zones be included in the business zone framework for the proposed District Plan subject to site visits and further consultation.

That a 'Special Purpose: Large Format Retail Zone' and a 'Special Purpose: Research, Education and Technology Zone' be included in the business zone framework for the proposed District Plan.

Further consultation be undertaken with the land and business owners of the inland ports sites zoned B2A in Rolleston regarding the application of the Heavy Industrial Zone or Special Purpose: Port Zone.

Further consultation with the owners of the IPort Business Park regarding the 'Special Purpose: Large Format Retail Zone'.

Further consultation with Lincoln University and Blinc Innovation (Lincoln Hub) regarding 'Special Purpose: Research, Education and Technology Zone'.

7. Summary of stakeholder engagement

The Council has undertaken initial engagement with a number of key stakeholders.

Initial feedback from Environment Canterbury (ECan) supports Option Three and Option 4 as a 'fall back' position as these options will provide the best implementation of the CRPS. ECan has similar concerns to those raised in this Report regarding the potential for the Commercial Zone to undermine the KACs and the outcomes sought by the CRPS.

Feedback on behalf of the Carter Group, the owners of the IPort Business Park in Rolleston, indicated their support in principle for a commercial zone that provides for large format retail and a preference for one industrial zone to cover a broad range of industrial activities. This feedback also indicated that there would need to be further consideration, including as how the wider land adjacent to the inland ports in Rolleston would be zoned and understanding of how a port zone would differ from an industrial zone, before a conclusive view could be reached on whether a port zoning would be supported.

On the basis that there may still be changes to the National Planning Standards that affects how business zone framework for Selwyn District is structured, it is therefore recommended that ongoing engagement with stakeholders continues to ensure their feedback informs the development of the preferred options as the District Plan Review process progresses.

8. Preferred Option for further engagement

8.1 Explanation and rationale

Given, the uncertainty over the final form of the National Planning Standards, and in particular S-ASM, a definitive recommendation as to the preferred option for a business zone framework for the Proposed District Plan cannot be made at this stage. Consequently, the recommended preferred option for the business zone framework is proposed in three parts:

- Zones from S-ASM which in their current form could be included in the framework;
- Amended / new zones sought through the MfE submission process; and
- Additional special purpose zones Council could establish under S-ASM.

Table 7 below sets out the zones from S-ASM that in their current form could be included in the business zone framework and the locations where these zone could be applied.

Table 7: Zones from S-ASM to be included in the Business Zone Framework

S-ASM Zone	Explanation
Town Centre Zone	This zone should be applied to the KACs of Rolleston, Lincoln, Leeston and Darfield
Neighbourhood Commercial Zone	This zone should be applied to the Neighbourhood Centres in Rolleston and Lincoln and the Local Centre in Rolleston
Light Industrial Zone	This zone (subject to site visits and land and business owner consultation) should be applied to the existing small industrial areas zoned B2 in Doyleston, Leeston, Southbridge, Dunsandel, Darfield. If site visits and consultation identifies issues with the Light Industrial Zone. Application of the Industrial Zone could be considered.
Industrial Zone	This zone (subject to further land and business owner consultation) should be applied to the existing large industrial areas zoned B2 and B2A in Rolleston and B2B in Lincoln.
Heavy Industrial Zone	The Heavy Industrial Zone could (subject to further land and business owner consultation) be applied to the inland ports zoned B2A in Rolleston.

Table 8 sets out the amendments and additions required to be made to the S-ASM before these zones can be included in the business zone framework. If the amendments are not made to the Local Commercial and Special Port Zone it is considered that the Council could probably 'live with' the zones in their current form. Also the Heavy Industrial Zone is a viable alternative for the

Special Purpose: Port Zone. The table also identifies the locations where these zones could be applied if the amendments and additions are accepted by MfE.

Table 8: Proposed Amendments and Additions to S-ASM Zones before inclusion in the Business Zone Framework

Zone	Explanation
Local Commercial Zone	Amend the Purpose Statement and guidance to recognise that the zone could apply to commercial areas of small towns and that the commercial areas not only service residential catchments but also surrounding rural areas.
Special Purpose: Port Zone	Amend the Purpose Statement and guidance to recognise that the zone could apply to inland ports as well as coastal ports. This zone (subject to further land and business owner consultation) could be applied to inland ports zoned B2A in Rolleston instead of the Heavy Industrial Zone.
Large Format Retail Zone (new)	Establish an additional commercial zone that's purpose is to provide for Large Format Retail. The only other commercial activities to be enabled can only be those ancillary to the retail operation or that serve the workers in the area. This zone (subject to further land and business owner consultation) could be applied to the RIHL site located on the corner of Jones and Hoskyns Roads in Rolleston.

Table 9 sets out the additional special purpose zones Council could establish under S-ASM and include in the business zone framework. It also identifies the locations where these zones should be applied. The Special Purpose: Large Format Retail Zone is only recommended on the basis that Council is not successful with its submission to MfE to include an additional zone specifically for Large Format Retail activities in S-ASM.

Table 9: Additional Special Purpose Zones to be included in the Business Zone Framework

Zone	Explanation
Special Purpose: Research, Education and Technology Zone	This zone would provide for existing and future development of Lincoln University and Blinc Innovation (Lincoln Hub). It would replace the B3 Zone
Special Purpose: Large Format Retail Zone	This zone would specially provide for Large Format Retail. Other commercial activities would be limited to those that are ancillary to the retail operation or that serve the workers in the area. It would apply to the RIHL site located on the corner of Jones and Hoskyns Roads in Rolleston zoned B2A.

9. Matters for further consideration

9.1 Approach to Zone provisions

Objectives and policies

As discussed in Section 4.2 above, Council can still populate the S-ASM zones with provisions (i.e. objectives, policies and rules) determined to be fit for purpose in the local context, provided these meet the expectations of the zone purpose statement specified in the S-ASM and align with the characteristic guidance. Beyond the zone purpose statement, no plan content is provided in the Standard.

Therefore in terms of the objective and policies that will apply to the business zone framework, it is proposed that there be a suite of objectives and policies for the Business Zones. There will be a series of overarching objectives and policies that set the zone framework in place and direct the function and distribution of the centres (town, neighbourhood, local). The objectives and policies will also address the scale and form of the centres and the design outcomes required.

Each zone will have specific objectives and policies to reinforce the zoning framework and the functions of each zone. They will also be designed to manage site and zone boundary effects, to reinforce local character and scale and to achieve good design within the local context.

Objectives and policies must be directive, clear and unambiguous. When considering the appropriateness of objectives and policies they should be assessed against the following questions.

- a) What is the environment that the objective or policy is seeking to achieve?
- b) What particular activity ought to be enabled in that environment?
- c) What particular value/s of that environment ought to be protected?
- d) What kinds of effects of activities are relevant to the protection of the values and which of those effects are adverse in the context of the relevant environment?
- e) Are the adverse effects to be avoided absolutely or are they to be managed?
- f) If the adverse effects are to be managed, what are the thresholds or other parameters of appropriate management?

Application of F-4 Spatial Planning Tools (District)

As discussed in Section 4.2 above, Standard F-4 introduces seven spatial planning tools for inclusion in district plans. These are – zones, overlays, precincts, specific controls, development areas, designations and heritage orders. Only these spatial planning tools can be used in a district plan, and no other spatial planning tools may be created. Standard F4 is intended to be used in conjunction with S-ASM.

Further consideration will need to be given as to how these tools can be used to incorporate Rolleston Town Centre Masterplan, the Lincoln Town Centre and Outline Development Plans into the Proposed District Plan. Tools such as precinct and specific controls could be used to establish town centre primacy and provide for local variation, character, scale, activities and specific design outcomes.

Approach to Rules

The rules should be designed to:

- a) Specify activity types that will reflect the function / purpose of the zone and reinforce the zoning framework / hierarchy.
- b) Specify activity status e.g. permitted, controlled etc.
- c) Manage the scale of activities to reflect the function / purpose of the zone and reinforce the zoning framework / hierarchy.
- d) Manage site and zone boundary effects (reverse sensitivity).
- e) Achieve good design.
- f) Set standards for permitted and controlled activities to comply with.
- g) Specify matters of control for controlled activities and matters of discretion for restricted discretionary activities.

Approach to Definitions

Definitions are important planning mechanisms in ensuring the right activities are located in the right locations and will be critical in reinforcing the business zone framework.

The Draft National Planning Standards include CM-1: Draft Definitions Standard contains definitions that must be included in a district plan where relevant. The definitions contained in the Standard are particularly relevant to the business zones are:

Commercial activity - means an activity with the primary purpose of trading in goods, equipment or services

Industrial activity - means an activity for the primary purpose of—

- (a) manufacturing, fabricating, processing, packing, storing, maintaining, or repairing goods; or
- (b) research laboratories used for scientific, industrial or medical research; or
- (c) yard-based storage, distribution and logistics activities; or
- (d) any training facilities for any of the above activities

District plans may include locally defined terms that are not synonyms of a term contained in the Definitions Standard. The Standard also allows for the inclusion in a plan of guidance on how definitions relate to one another such nesting tables.

Nesting tables are useful mechanisms for gathering specific land use activities into general groups e.g. Commercial, Community, Industry, Residential and Rural. Within each table, activities are listed with the more general on the left and the more specific on the right. For example, in the Commercial nesting table set out below, retail is the more general activity which includes food and beverage, large format retail and trade suppliers as more specific activities. Those more specific components may also include more specific activities. Table 10 below provides an example of a possible nesting table for commercial activities.

Table 10: Commercial nesting table

Commercial activities	Offices		
	Retail	Food and beverage	Bars and taverns
			Restaurants and cafes
			Drive through restaurant
		Dairy	
		Large format retail	Supermarket
			Department store
		Trade supplier	
		Service station	
		Motor vehicle sales	
		Garden centres	
	Commercial services	Veterinary clinic	
		Funeral Home	
	Entertainment facilities		

10. Conclusions

The recent release of the draft National Planning Standards and in particular S-ASM which establishes a zone framework from which the Council must select the zones it wishes to include in the Proposed District Plan has significantly changed the initial approach adopted for this workstream.

As not all the S-ASM zones that could potentially be included in the business zone framework are appropriate for Selwyn's circumstances or will deliver the requirements of the CRPS and Selwyn 2031 it will be important for the Council to lodge submissions with MfE to amend and add to the S-ASM zones. This is particularly important for addressing the issue of how Large Format Retail activities will be managed in the Proposed District Plan.

S-ASM provides the opportunity for Council to include additional Special Purpose Zones in the proposed Plan. Consideration should be given to including a Special Purpose: Research, Education and Technology Zone to replace the current B3 Zone at Lincoln. A Special Purpose: Large Format Retail Zone could also be included if Council does not achieve a satisfactory outcome through the MfE submission process in terms an additional zone specifically for Large Format Retail activities.

The challenge facing the advancement of this workstream is that the final form of the National Planning Standards will not be available until it is gazetted in April 2019.

Appendix 1 – Notes from zone framework workshop

Meeting Title

Development of Business Zone Framework - workshop / 80509752 / SDC ref BS202

Date/Time: April 27, 2018 / 10:00 AM
 Place: Selwyn District Council
 Attendees: Jesse Burgess, Planning Manager, Selwyn District Council (JB)
 Justine Ashley, District Plan Review Project Lead, Selwyn District Council (JA)
 Jessica Tuilaepa, Business Topic Lead, Selwyn District Council (JT)
 Jocelyn Lewes, Residential Topic Lead, Selwyn District Council (JL)
 Robert Love, Rural Topic Lead, Selwyn District Council (RL)
 Gabi Wolfer, Senior Urban Designer, Selwyn District Council (GW)
 Paula Hunter, National Specialist – Planning, Stantec (PH)
 Andrew Cumberpatch, Senior Planner/Project Manager, Stantec (AC)
 Absentees: Ben Rhodes, Team Leader Strategy and Policy, Selwyn District Council
 Distribution: Attendees and absentees as above

Item:

Action:

Introductions

All attendees provided introduction and involvement in District Plan review project

Purpose of workshop

AC provided overview of the purpose of the workshop – to discuss the four proposed options set out within the Business Zone Framework Options paper (circulated prior to workshop) against the proposed criteria (strategic outcomes and zoning principles).

Overview of proposed options

AC briefly went over the four proposed options.

JT stated that MfE are expecting to release further details of the National Planning Standards at the end of May. This is expected to include 'mandatory requirements' which if Councils do not use, they will have to explain why.

AC explained the source of the proposed criteria for this assessment; being summarised outcomes/statements from relevant provisions within the RPS and Selwyn 2031.

PH queried if any attendees thought any additional criteria needed to be added.

JL noted the criteria of 'reasonable alignment' with MfE's possible zoning approach was fair given these are not yet finalised and subject to amendment.

JA asked if Stantec had seen and considered Council's draft strategic objectives when preparing these. Stantec had not seen these yet.

JT to provide Stantec with draft strategic objectives

Discussion on proposed options

PH asked whether the Town Centre zoning should align with the extent of the KACs. It was agreed that the KACs should be zoned Town Centre and that the precinct technique should be used to reinforce the primacy of the centres i.e. Rolleston as the primary centre, Lincoln as a secondary centre followed by Leeston and Darfield

PH asked whether it would be appropriate to adopt the same zoning i.e. Local Centre for existing neighbourhood and local centres in Rolleston and Lincoln as

Item:**Action:**

well as for the existing B1 in the rural service centres. It was decided that neighbourhood and local centres in urban locations (e.g. Rolleston and Lincoln) should be zoned as neighbourhood centres and the existing B1 Zones in the rural service centres should be zoned local centres.

In terms of the neighbourhood centres it was discussed that the size of the zoned area (along with the provisions) could control the scale of these developments. JB noted the use of ODPs will continue as required under the RPS and that the ODPs process would control the size of new neighbourhood centres so they would not develop to such an extent as to compete with the Town Centre Zones.

PH queried whether there was a need for a specific mixed use zone, particularly given the current use of the transitional residential provisions. JT explained that residential (not on ground floor) is permitted in B1 zone. JT noted Council acknowledge intensification is needed but need to ensure business land doesn't get taken up by residential land. General agreement that a mixed use zone was not required.

PH asked whether there is a need for a specific heavy industrial zone? While a definition of 'heavy' industrial would need to be established, Council did not understand there to be any specific drivers for this – or a light industrial zoning. On this basis a "generic" industrial zone was considered appropriate; with the potential need for a consent for heavy industry in the event performance standards (to be established) were not met.

JT to follow up with consultants for inland ports

The need for a specific port zone (for the inland ports in the B2 land in Rolleston) was not yet known. It is possible the industrial zone could be suitable for their operations. An option also could be a port precinct within the industrial zone. Council has attempted to make contact with the consultants for the inland ports but as of yet do not have clear idea on what their future plans are/what provisions they are seeking.

The leakage and presence of retail and other commercial activities within the B2 land in Rolleston was noted. JL suggested a Commercial Zone (separate to Town Centre) could be suitable for these activities along with the 'Carter Block' –the land with consents for future office and large format retail.

JT to provide Stantec with BS201 report when available

PH noted the importance of having clear guiding principles on making rezoning decisions (for all zones, not just business). These should be thought about and applied as part of the Plan development process and can then be applied to the assessment of rezoning requests as part of the submission process. This will ensure a robust and consistent approach to rezoning decisions.

AC noted the BS201 preferred option report for 'out of zone' business activities (not yet completed) will have to feed into this scope in terms of how it fits into this framework.

JT to provide Stantec with legal advice

GW raised concerns around controlled activity status for developments within the KACs. JB noted Council had received legal advice that amending these rules, which were part of the LURP response, as part of the District Plan review process would not likely be illegal.

GW considers that many developments do not take enough consideration of the context of their wider environment, and notes the controlled activity status prevents Council from being able to reject inappropriate developments or require consideration against the existing objectives and policies; which she thinks are good.

Item:

PH and AC queried GW as to whether the controlled activity status could be retained if there were appropriate amendments to 'tighten up' Council's matters of control. GW noted there would need to be some key fundamentals included to help achieve outcomes, including building in an urban design contextual analysis.

PH then noted that Council needs to think generally about how the plan will approach their assessment of activities (i.e. assessment criteria or not; whether discretionary activity status is more appropriate if four or more criteria are required).

GW noted Council already has a commercial design guide which is not currently utilised much as it is not embedded within the plan. PH noted an option could be that the resource consent application form includes reference to this to encourage consideration.

Car parking is a key consideration for business environments. AC noted he will need to liaise with Vicki Barker, who is leading this topic, as part of the BS203 scope.

Action:

Stantec to consider, as part of BS203 scope, how the commercial design guide could be suitably referenced

AC to liaise with Vicki Barker

Discussion on implications/linkages with other topics

JL noted a rural settlement zone would be good for these smaller townships as it would allow residential to continue as the primary land use but also allow for a mix of other retail and industrial uses (suitable for that local scale).

Of relevance, JL noted the RE008 (home-based occupations) scope is recommending a 'pulling back' of the existing permitted activity standards which currently allow for these businesses in a scale up to 300m² within living zones and 100m² in rural zones.

RL briefly summarised the RU201 (business activities in Rural zones) scope and noted the focus is largely on refining the existing plan provisions to ensure it is keeping inappropriate (non-rural) business activities out of the rural zone and ensuring the RPS is given effect to in terms of recognising rural land is generally intended for primary production activities.

Summary

Based on these discussions, the following general framework based on Option 4 Zone Hierarchy Streamlined + Precincts) was agreed to be developed further:

- Town Centre zone applying to KAC areas of Rolleston, Lincoln, Leeston and Darfield land (primacy of Rolleston and then Lincoln applied via use of precincts);
- Neighbourhood Centre zone to apply to existing neighbourhood and local centre zones in Rolleston and Lincoln;
- Local Centre zone applying to the rural centres with existing B1 zoned land;
- Rural Settlement zone to other smaller settlements which do not have B1 zoned land (but may have existing 'out of zone' business activities);
- Industrial zone applying to existing B2 (and B2A and B2B) zoned land with a possible precinct or separate port zone (depending on feedback from inland ports); and

Stantec to complete business zone framework based on outcomes of this workshop

Item:

- Commercial zone applying to existing B2 zoned land along Jones Road in Rolleston and 'Carter Block' land subject to future office and large format retail (currently consented).

Action:**Closing remarks/other matters**

AC noted the existing B3 zoning (Lincoln University) land would need to be considered further within this proposed framework. Council has attempted to make contact with the consultants for the 'Lincoln hub' but as of yet do not have clear idea on what is proposed in this area.

JT to follow up with Lincoln hub consultants

JB noted Council has sought acoustic advice on their industrial zone noise provisions as a result of a current issue from a cool pack operation (within the B2 land in Rolleston) having an adverse effect on a nearby rural-residential property. JA is unsure whether this report will consider the need for noise limits within industrial zone land (i.e. industrial to industrial boundary) as the plan does not current have them. AC noted this acoustic advice would be relevant to both the BS202 scope, given the potential implications for defining the industrial (potential heavy and light) zone(s), and the BS203 scope; which covers interface matters (including in the industrial zones).

JT to pass acoustic report to Stantec

The meeting adjourned at 12:50 PM

The foregoing is considered to be a true and accurate record of all items discussed. If any discrepancies or inconsistencies are noted, please contact the writer immediately.

Andrew Cumberpatch
30 April 2018

Attachment: Business Zone Framework Options paper

Appendix 2 – Assessment of S-ASM Commercial and Industrial Zones with Selwyn Context

Appendix 2: Assessment of S-ASM Commercial and Industrial Zones with Selwyn Context

Draft National Planning Standard Zone	Applicable Operative Zone/s	Degree of alignment with Selwyn Circumstances	Comments / Recommendations
City Centre Zone	No applicable zone	No alignment	The City Centre Zone is intended to apply to areas like the Christchurch CBD. Zone not required.
Town Centre Zone	B1 Zone that applies to KACs of Rolleston, Lincoln, Leeston, Darfield	Good alignment	Adopt the zone. Potential to use the precinct, specific control and development area tools to establish town centre primacy, to integrate the Rolleston Town Centre Masterplan and the Lincoln Town Centre Plan and existing Outline Development Plans where relevant, and provide for local character, scale and amenity.
Neighbourhood Commercial Zone	B1 Zone that applies to Neighbourhood Centres in Rolleston and Lincoln and the Local Centre in Rolleston	Good alignment	Adopt the zone. Potential to use the precinct and specific control tools to provide for local character, scale and amenity.
Local Commercial Zone	B1 Zone that applies in the townships of Prebbleton, West Melton, Dunsandel, Coalgate, Southbridge B1B Prebbleton B1A Castle Hill	Reasonable alignment Good alignment if amended	The main concern with the Local Commercial Zone is the purpose statement doesn't not recognise that this zone could also apply to commercial areas in small towns and only refers to servicing residential catchments. In the Selwyn context this zones would also be servicing surrounding rural areas. This issue could be addressed through the submission process. Adopt the zone and address issue through the submission process. Potential to use the precinct and specific control tools to provide for local character, scale and amenity.
Commercial Zone	Rolleston Industrial Holdings Limited (RIHL) site (future large format retail and trade retail) located on the corner of Hoskyns and Jones Roads in Rolleston	Very limited alignment	Prior to the release on the national planning standards it was proposed to replace the current B2A Zone at Rolleston with a commercial type zoning that limited activities to those of large format retail.

Draft National Planning Standard Zone	Applicable Operative Zone/s	Degree of alignment with Selwyn Circumstances	Comments / Recommendations
			<p>The only S-ASM zone apart from the City Centre and Town centre Zones that contemplates large format retail is the Commercial Zone. However, the purpose statement for the zone states that it is to provide primarily for a <u>broad range of commercial activities</u>. The guidance refers to the inclusion of large format retail in the range of commercial activities. There are no S-ASM zones that are limited to only large format retail. Replacing the B2A Zone with the Commercial Zone has the risk of potentially undermining the KAC of Rolleston because it provides the opportunity for the establishment of a wide range of commercial activities along with associated community, recreational, residential and visitor accommodation activities. It also has the risk of creating reverse sensitive issues with the adjoining industrial and rural areas.</p> <p>The first preference is to seek the inclusion of a new zone in S-ASM that limits commercial activities to large format retail. If that approach is not successful consideration should be given to creating either a special purpose zone for Large Format Retail.</p>
Mixed Use Zone	No applicable zone	No alignment	Initial assessment is that there is no apparent need for a Mixed Use Zone in the proposed District Plan. Zone not required.
Light Industrial Zone	B2 Zone in Doyleston, Leeston, Southbridge, Dunsandel, Darfield	Good (subject to site visits and consultation)	The Light Industrial Zone could be applied to the existing small industrial areas zoned B2 in Doyleston, Leeston, Southbridge, Dunsandel, Darfield. This will need confirmation through further site visits and consultation.
Industrial Zone	B2 and B2A Zone in Rolleston B2B Zone Lincoln	Good (subject to site visits and consultation)	The Industrial Zone could be applied to the existing large industrial areas zoned B2 and B2A in Rolleston and B2B in Lincoln. This will need confirmation through further site visits and consultation.

Draft National Planning Standard Zone	Applicable Operative Zone/s	Degree of alignment with Selwyn Circumstances	Comments / Recommendations
Heavy Industrial Zone	Inland port sites zoned B2A in Rolleston in Rolleston	Good (subject to site visits and consultation)	The Heavy Industrial Zone could be applied to the inland ports sites zoned B2A in Rolleston or the area could be zoned Special Purpose: Port Zone. Further consultation with land owners and business operators should be undertaken to confirm most appropriate zone. While there are some heavy industries in the Rolleston B2 Zone they are not grouped in any one location to warrant a Heavy Industrial Zone.
Special Purpose: Port Zone	inland ports sites zoned B2A in Rolleston in Rolleston	Reasonable alignment Good if amended	The main concern with applying the Special Purpose: Port Zone to the inland ports sites zoned B2A in Rolleston is that the Port Zone has been designed for coastal rather than inland ports. This could be addressed through the submission process. Use the submission process to ensure inland ports are covered by the Special Purpose: Port Zone. Further consultation with land owners and business operators should be undertaken to confirm most appropriate zone.
Special Purpose: Education Zone	B3 Zone Lincoln	Limited alignment	While the Special Purpose: Education Zone makes reference to universities, it is intended to be applied to a range of education facilities including schools, polytechnics, wānanga etc. The Zone does not contemplate the range of activities provided for by the existing B3 Zone or future plans for the area. This is a candidate for an additional Special Purpose Zone and is likely to meet the criteria set out in S-ASM for applying such a zone.

Appendix 3. Baseline Reports BS004 & BS206

Link to Baseline reports below:

[Selwyn Business Zone Policy Assessment \[PDF, 4829 KB\]](#) November 2017

[Providing for Local Centres & Neighbourhood Centres in the District Plan \[PDF, 652 KB\]](#) August 2017