

## Coversheet for Selwyn District Plan Committee decision on:

### Preferred Option Report: BS202 BUSINESS ZONE FRAMEWORK

On the 21 November 2018 a Post Engagement Report was taken to the District Plan Committee Meeting for endorsement.

The Post Engagement Report recommended the following:

*“That the preferred option previously endorsed by DPC be progressed to the drafting and Section 32 evaluation phase, including the development of a Special Purpose Port Zone.”*

As during this committee meeting, the recommendations made in the Post Engagement Report were endorsed.

# POST ENGAGEMENT PREFERRED OPTION UPDATE REPORT TO DISTRICT PLAN COMMITTEE

**DATE:** 21 November 2018

**PURPOSE:** Post Engagement Update on Preferred Options for:

- Business Zone Framework - BS202

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## EXECUTIVE SUMMARY

<i>Summary of Preferred Option Endorsed by DPC for further engagement</i>	<p>To align the Business Zone Framework with the proposed National Planning Standards to include:</p> <ul style="list-style-type: none"> <li>• Town Centre Zone</li> <li>• Local Commercial Zone</li> <li>• Neighbourhood Commercial Zone</li> <li>• Industrial Zone(s) (<i>Option available to have Light Industrial, Industrial and Heavy Industrial Zones</i>)</li> <li>• Special Purpose Port Zone</li> <li>• Special Purpose Research, Education and Technology Zone</li> <li>• Special Purpose Large Format Retail Zone (<i>to be used in the event the National Planning Standards do not provide a Large Format Retail Zone</i>).</li> </ul> <p>These zones will be applied in a manner that recognises the Selwyn 2031 Township Hierarchy and other higher level planning documents.</p>
<i>Summary of Feedback Received</i>	<ul style="list-style-type: none"> <li>• Full support of proposed zone framework</li> <li>• Stakeholders wish to be further consulted on the future provisions within said zones (e.g. relating to activities and performance standards)</li> </ul>
<i>Recommended Option Post Engagement</i>	That the preferred option previously endorsed by DPC be progressed to the drafting and Section 32 evaluation phase, including the development of a Special Purpose Port Zone.
<i>DPC Decision:</i>	<b><i>“That the preferred option previously endorsed by DPC be progressed to the drafting and Section 32 evaluation phase, including the development of a Special Purpose Port Zone.”</i></b>



## 1.0 Introduction

### 1.1 Overview of Preferred Option Endorsed by DPC

Baseline Assessments for the Business Topic uncovered several key issues:

- No clear hierarchy for centres.
- Not delivering on Selwyn 2031 key growth concept of achieving a self-sufficient Selwyn.
- Leakage of business activities into other zones, including commercial activities into industrial zones.
- Lack of alignment with higher order planning documents.
- Compliance with the draft and final National Planning Standards S-ASM Area Specific Matters – Zone Framework

The purpose of the Preferred Option Report was to make a recommendation for a zoning framework to replace the existing Business Zone structure in the Operative District Plan in an effort to overcome the issues described above. “Business” refers to both commercial, which includes retailing, and industrial activities.

**Table 1: Zones from National Planning Standards 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.
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	<p>Amend the Purpose Statement and guidance to recognise that the zone could apply to inland ports as well as coastal ports.</p> <p>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.</p>
<p>Large Format Retail Zone (new)</p> <p>OR</p> <p>Special Purpose: Large Format Retail Zone</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>It would apply to the RIHL site located on the corner of Jones and Hoskyns Roads in Rolleston zoned B2A.</p>
Special Purpose: Research, Education and Technology Zone	<p>This zone would provide for existing and future development of Lincoln University and Blinc Innovation (Lincoln Hub).</p> <p>It would to replace the B3 Zone</p>

## 2.0 Summary of Feedback Received

### 2.1 Landowner Feedback

- The Port Companies support the inclusion of a Special Purpose Port Zone and acknowledge the recognition as being regionally significant infrastructure.
- No other stakeholders provided comment on the business zone framework, likely because the National Planning Standards largely dictate the direction Council must follow regarding zones.
- All Stakeholders welcome the opportunity to have more in-depth discussion with Council re specific provisions within the proposed zone framework (e.g. activities).
- Comments were also received about ensuring that the types of activities occurring in each zone be suitably managed.

### 2.2 Partners/Stakeholder Feedback

- Canterbury Regional Council are supportive of the preferred approach.

### 2.3 Public Feedback

- No public feedback was received in regards to the proposed Business Zone Framework.

## 3.0 Analysis of Feedback Received

A total of three items of feedback received in relation to the proposed Business Zone framework, all were generally in support, but comments where feedback was not fully aligned with preferred option are discussed in more detail below.

### Inclusion of a 'Special Purpose Port Zone'

The Preferred Option provided the option of including a Special Purpose Port Zone, or maintaining the status quo and providing for port activities within a heavy industrial zone. Both Port Companies provided feedback in support of the inclusion of a Special Purpose Port Zone. The National Planning Standards also advise that if there is not a Port Zone then rules relating to any 'Port' (be it inland or coastal), must be located in the Infrastructure chapter – as opposed to an Industrial Zone Chapter. The Port Companies were not supportive of this approach.

A definition of a 'Port' is provided in the National planning standards so this will not be a zone that other landowners could easily ask to be part of via submission or future plan change.

Given the direction of the National Planning Standards and the feedback from the relevant stakeholders, the Proposed District Plan will provide a Special Purpose Port Zone which will apply to land currently operating as inland Ports in the current B2A zone in Rolleston.

### Activities in Zones

The Preferred Option recommended careful consideration of activities occurring in zones, which is in-line with the comments received about activities in Zones during the consultation period. Relevant parties will be involved in discussion and review of proposed provisions during the drafting and S32 phase and testing of the proposed provisions will be carried out to ensure the risk of unintended consequences of rules is mitigated.

### Overall Conclusion

Feedback received is not considered to impact on the preferred approach for this topic, given that there is strong national direction. Further consultation will occur to determine the content of zone provisions.

## 4.0 Recommended Option Post Engagement

The Project Team recommends that:

- The Preferred Option for the following topic that has been previously endorsed by DPC progress to the 'Drafting and Section 32 Evaluation Phase'.
  - Business Zone Framework will include:
    - Town Centre Zone
    - Local Commercial Zone

- Neighbourhood Commercial Zone
- Industrial Zone(s) *(Option available to have Light Industrial, Industrial and Heavy Industrial Zones)*
- Special Purpose Port Zone
- Special Purpose Research, Education and Technology Zone
- Special Purpose Large Format Retail Zone *(to be used in the event the National Planning Standards do not provide a Large Format Retail Zone).*