New zoning confirmed for Rolleston and Lincoln Town Centres

Changes affecting the zoning of Rolleston and Lincoln town centres have now been adopted and included in the Selwyn District Plan.

The changes were made in response to the requirements of the Land Use Recovery Plan. The plan seeks to ensure that the residential, commercial and industrial business needs of Greater Christchurch are met. Action 27 of the plan required the Council to change the District Plan to identify and provide for Key Activity Centres at Rolleston and Lincoln and to ensure there was sufficient industrial land. Proposed changes to meet this action were consulted with the community last year. The changes and submissions, made by community members and stakeholders, were considered by independent commissioners who made the final recommendation to Council. Any significant changes made by commissions are explained under the precinct description.

Rolleston’s population is expected to grow from around 13,000 now to reach 20,000 in 2030 and Lincoln’s population will increase from 5,000 to over 10,000 in that time.

One of the Council’s objectives in its Selwyn 2031 – District Development Strategy is to encourage more businesses in Selwyn so people have better access to local services. Currently over 70% of local expenditure on shopping is spent outside Selwyn.

The changes identify areas of both Lincoln and Rolleston town centres as Key Activity Centres. These are focal points for commercial, community and service activity. The Key Activity Centres will allow more shops and businesses to locate in Rolleston and Lincoln to provide people with a wider range of retail stores, places to eat and local services, and to help create more local jobs. For Rolleston the changes will help implement the ideas in the Rolleston Town Centre Masterplan.

The Precincts have been divided into precincts to allow activities to locate in areas where they are considered most suitable. Existing shops or properties can continue to operate as the activity rules only apply if the activities at a property changes or if a site is redeveloped. The different precincts allow some activities to establish more easily than others so not all types of activities will be permitted in some precincts. The changes also seek to protect the viability of these activities by restricting the amount of core retail and commercial activities from locating outside the Key Activity Centres. The provisions do allow for some commercial and retail activities outside of the Key Activity Centres. A limited amount of large format retail is allowed in the Rolleston Industrial Area on the corner of Jones and Hoskyns Roads. This may develop to be similar to Tower Junction in Christchurch.

Where an activity is not permitted it may still be able to establish if a resource consent is granted. The consent process would consider the effects of the activity and whether these are compatible with the surrounding area. An urban design assessment would be undertaken on new building designs to check that buildings display good design that is appropriate for their setting.

Rolleston Key Activity Centre

Precinct 1  Core Retail Area

This area would become Rolleston’s town centre hub shopping area and the mix of shops would encourage people to visit this area for business and recreation. The community anchor/town square precinct and Rolleston Reserve nearby will also attract people to the retail area to create a vibrant town centre.

This precinct provides primarily for the establishment of retail stores, offices and ancillary offices, food and beverage shops, commercial/business services, trade suppliers, furniture equipment and lighting suppliers, education facilities and pre-schools, health care services, and public transport facilities/parking buildings.

The development of retail and commercial spaces would be funded by developers. The development of retail and commercial spaces could start from 2018/19 depending on the Reserve Exchange process, the relocation of existing sports activities to Foster Park (see Precinct 6 section) and interest from developers. Development is planned to take place over a number of years.

Change from original proposal: following submissions the commissioners decided to create Precinct 8 which was originally part of the core retail area, as a separate precinct for a community facility and town square. This change is minor as the provisions of Core Retail 1 already allowed this to happen but it was not a specific requirement.

Precinct 2  Retail Fringe Area

Two separate retail fringe areas are identified at the Rolleston Community Centre site and along some land west of Rolleston Drive. These are transitional areas between the town centre and living areas.

This precinct provides primarily for the establishment of offices and ancillary offices, food and beverage shops, health care services, visitor accommodation (motels/hotels), community facilities, emergency services, education facilities and pre-schools.

Change from original proposal: following submissions the commissioners decided to remove a small number of properties between Rolleston Community Centre and Othello Drive from this precinct, and determined that large format retail should be allowed here.

Precinct 3  Office Precinct

The Rolleston Town Centre Masterplan identifies Precinct 7 as a Community/School area. Precinct 7 was originally known as Precinct 3* and formed part of Precinct 3 but with a note that it could be for future educational or recreational purposes. The commissioners recommended that area be named a Community Precinct, rather than Office Precinct, in order to give a clearer indication of the intended use of the precinct.

These precincts provide primarily for the establishment of offices and ancillary offices, food and beverage shops, trade suppliers, health care services, visitor accommodation (motels/hotels), public transport facilities/parking buildings, community facilities, education facilities and pre-schools.

Change from original proposal: See comments above. The commissioners also decided that large format retail should be allowed in Precinct 3 and 7 but service stations, garages and workshops should not be permitted in these precincts.
Consultation on this proposal will take place this winter.

Foster Park will become the 4,500m² community facility and 30x20 metre town square, to reflect the intentions of the Rolleston Town Centre Masterplan. This precinct provides primarily for the establishment of community facilities, small and large format furniture, lighting outlets and retail stores. Other features like a community pavilion or water feature could also be developed (future consultation is planned on this as part of Rolleston Reserve’s redevelopment). Funding for the development of community facilities has been included in the Council’s Long-Term Plan. This area similar to Precinct 1 but allows for the establishment of a 4,500m² community facility and 30x20 metre town square, to reflect the intentions of the Rolleston Town Centre Masterplan.

This precinct provides primarily for the establishment of retail stores, supermarkets and department stores, offices, food and beverage shops and commercial services.

Change from original proposal: see changes under Precinct 1.

Lincoln Key Activity Centre

This precinct seeks to provide primarily for the establishment of ancillary offices, food and beverage shops, trade suppliers, furniture equipment and lighting suppliers, health care services, visitor accommodation (motels/hotels), public transport facilities/parking buildings and education facilities.

Change from original proposal: The commissioners decided that large format retail should be allowed but service stations, garages and workshops should not be permitted.

Precinct 5

Lincoln Key Activity Centre

Precinct 6

Rolleston Recreation Reserve

This precinct seeks to provide primarily for the establishment of ancillary offices, food and beverage shops, trade suppliers, furniture equipment and lighting suppliers, health care services, visitor accommodation (motels/hotels), public transport facilities/parking buildings and education facilities.

Change from original proposal: The commissioners decided that large format retail should be allowed but service stations, garages and workshops should not be permitted.

Precinct 5

Transitional Living

Precinct 6

Rolleston Recreation Reserve

This precinct seeks to provide primarily for the establishment of ancillary offices, food and beverage shops, trade suppliers, furniture equipment and lighting suppliers, health care services, visitor accommodation (motels/hotels), public transport facilities/parking buildings and education facilities.

Change from original proposal: The commissioners decided that large format retail should be allowed but service stations, garages and workshops should not be permitted.

Precinct 5

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Precinct 5

Transitional Living

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