

SCHEDULE OF AMENDMENTS

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Name	Description
Land Use Recovery Plan	The Land Use Recovery Plan has been approved by the Minister for Canterbury Earthquake Recovery and was gazetted on 6 December 2013
Clause 20a Amendments	Various minor amendments

Please amend your District Plan by updating the following pages:

Township Volume

Amendments from 06.12.2013 to 14.01.14

Replace pages - Please recycle all pages removed

Part B4 Growth of Townships B4-077 – B4-078

Amend B4.3.68 Prebbleton ODP Area 2 by deleting 1st bullet point and inserting two new bullet points

Part E – Appendix 19 Prebbleton Living 1A, 1A1, 1A2, 1A3, 1A6, LX and 2A Zones, Prebbleton E19-007 – E19-008

Delete 1st paragraph of Living 1A Zone ODP, Green Network and replace with new.

Part E – Appendix 38 Rolleston E38-003 – E38-004

Delete 3rd paragraph of Rolleston ODP Area 1 – Density Plan, and replace with new.

Rural Volume

Amendments from 06.12.2013 to 14.01.14

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Part B4 Residential Density and Subdivision in the Rural area – Policies and Methods B4-005 – B4-008

Amend Policy B4.1.1, delete 1st sentence and replace with new

Amend Policy B4.1.4, delete 1st sentence and replace with new

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Policy B4.3.66

Encourage rezoning of any land for new business development to adjoin the existing Business 1 Zone on the east side of Springs Road.

Explanation and Reasons

Confining Business 1 Zones to one side of Springs Road may lessen the number of pedestrian and vehicle movements crossing the road than if Business 1 Zones were to occur on both sides of the road. This policy is consistent with Policy B2.1.3. Consolidating similar Business 1 Zones into one area in a township is consistent with policies B3.4.35 and B3.4.36.

Policy B4.3.67

Consider any potential adverse effects of rezoning land for new residential or business development at Prebbleton on the ‘rural-urban’ landscape contrast of the area with Christchurch City, as identified in the RPS.

Explanation and Reasons

Objective 3 and Policy 5 of Chapter 12 of the RPS identify an area of land between Christchurch City and a line extending from West Melton to Tai Tapu as having important landscape and amenity values. The RPS seeks to maintain this land in “rural and recreational” uses. Policy B1.4.17 of the District Plan addresses this issue.

Policy B4.3.68

Ensure that development within each of the Living Z zone Outline Development Plan areas identified on the Planning maps and Appendices within Prebbleton address the specific matters relevant to each ODP Area number listed below:

Prebbleton

Outline Development Area 1

- Provision of a primary loop road linking up to two access points off Blakes Road;
- Provision of a connection to The Paddocks subdivision to the north (Living 2A zone);
- Provision of pedestrian and cycle links through the ODP area to connect with the adjoining urban area to the west and east via Blakes Road;
- Provision of a comprehensive stormwater system that has sufficient capacity for the ODP area;
- Provision of a reticulated water supply and wastewater systems that have sufficient capacity for the ODP area;
- Provision of a local neighbourhood park;
- Houses developed along Blakes Road must front this road;
- Provision of a minimum net density of 10 households per hectare averaged over the ODP area.

Outline Development Area 2

- Provision of a primary north-south road connection through the area linking from Trents Road to the Cairnbrae subdivision (Living 1A6 Zone);
- Provision of pedestrian and cycle link through the ODP area to connect with the adjoining urban area in the Cairnbrae subdivision (Living 1A6 zone) to the north and to secure through connections to any future residential development that may establish on the opposite southern side of Trents Road;
- Provision of a comprehensive stormwater system that has sufficient capacity for the ODP area;
- Provision of reticulated water supply and wastewater systems that have sufficient capacity for the ODP area;
- Provision of local neighbourhood park;
- Houses developed along Trents Road must front this road;
- Houses developed along the north-western boundary with the Kingcraft Drive Existing Development Area to be of lower residential densities with appropriate fencing and boundary treatments at the rural residential/urban interface;
- Provision of a minimum net density of 10 households per hectare averaged over the ODP area.

Outline Development Area 3

- Provision of a primary north-south road connection through the area linking from Springs Road to Trents Road;
- Provision of a secondary east-west road connection through the area linking from the adjacent Sterling Park subdivision (Living X Zone) to the main north-south primary road connection within this ODP;
- Provision of pedestrian and cycle links within and through the ODP area to connect with the adjoining urban areas, including specifically a connection from Trents Road to the Prebbleton nature Park;
- Provision of a comprehensive stormwater system that has sufficient capacity for the ODP area;
- Provision of reticulated water supply and wastewater systems that have sufficient capacity for the ODP area;
- Provision of a local neighbourhood park and green links;
- Houses developed along Springs road and Trents Road must front these roads;
- Provision of a minimum net density of 10 households per hectare averaged over the ODP area;
- Houses developed along the north-western boundary with the Rural (Inner Plains) Zone to contain appropriate fencing and boundary treatments at the rural/urban interface.

LIVING 1A ZONE OUTLINE DEVELOPMENT PLAN – PREBBLETON

INTRODUCTION

This Outline Development Plan (ODP) applies to the undeveloped balance of the Living 1A zone in Prebbleton. The ODP covers 15.02ha of land comprising seven separate properties that either front or have legal access to either Toswill Road or Trices Road. The development block is contained by the Prebbleton Domain to the north-west, Rural (Inner Plains) zone to the north-east and south, and the Stonebridge Way development (being the developed portion of the Living 1A zone) to the west.

The ODP provides an overarching urban design framework to guide the future development of the land. The ODP includes Land Use, Movement, Green and Blue Networks and incorporates the wider strategic and community outcomes expressed in the Prebbleton Structure Plan.

URBAN DESIGN

The design principles that underpin this ODP are in line with the New Zealand Urban Design Protocol and accord with the Selwyn District Council Subdivision Design Guide (September 2009). The following environmental outcomes are to be achieved:

- Development that meets the District Plan policies, realises an overall increase in residential density, applies urban consolidation principles and assists in achieving a compact concentric settlement pattern for Prebbleton.
- Provision for a range of section sizes and housing typologies to respond to the wider needs of the community, whilst achieving the prescribed minimum household densities and minimum average allotment sizes.
- Subdivision layouts that integrate with adjoining neighbourhoods and incorporate existing land uses where appropriate. The wider context of the development area should influence the subdivision layout by protecting and enhancing cultural, ecological, heritage and tangata whenua values and existing built features, such as amenity trees and water races.
- Layouts and urban design treatments that create a distinguishable sense of place, assist in enhancing the wider character and amenity of Prebbleton and deliver safe, vibrant and healthy living environments. Layouts should apply Crime Prevention through Environmental Design (CPTED) design principles.
- Integrated and legible road hierarchy that supports safe and efficient connections and promotes walking and cycling. Road design and landscape treatments should contribute to the overall character of Prebbleton and assist in connecting residential development with open space reserves and other public assets and services within the township, such as the Domain, Primary School, Nature Park and the town centre.
- Sustainable methods to treat and dispose of stormwater that protect groundwater resources from contamination, while integrating with open space and reserves where appropriate.
- Installation of all the necessary infrastructure services within the ODP area, and the cost effective and efficient connection of those services to the wider network.

LAND USE

The ODP Area shall achieve a minimum net density of 8 households per hectare.

Dwellings must front Trices Road and Toswill Road to enhance passive surveillance and safety, while preserving the semi-rural streetscape. Appropriate design layouts should take into consideration the shape, orientation and aspect of sections, with internal roads supporting access that avoids housing from

backing onto Trices Road and Tosswill Road. An exception is made for the parcels that are affected by the limited access requirements onto Trices Road and Tosswill Road, which will need to be access from the internal road network.

The ODP supports three different densities, which respond to the context of the site and support a range of sections sizes, housing typologies and land use activities. Lower density sections should be established along the Tosswill Road and Trices Road boundaries to support an appropriate scale of development at the sensitive rural/urban interface. A 10m building setback for dwellings and utilities is necessary along Trices Road to provide separation and to distinguish the residential neighbourhood from the rural land holdings to the south.

Appropriate interface treatments, and methods to protect these treatments in the long term, need to be established along the Trices Road and Tosswill Road boundaries, which form a gateway to the township and transition from rural to urban. These treatments are to ensure the development integrates with the wider area and addresses any amenity conflicts that may arise at this sensitive residential/rural boundary. Treatments could include appropriate bunding fencing, retention of a portion of the existing macrocarpa hedgerows or landscaping to avoid long lengths of solid fencing or screening.

Residential housing adjacent to Prebbleton Domain must front the reserve. These lots will be accessed off a Local Minor Road. This will promote passive surveillance, support front yards facing towards the Domain and avoid a streetscape that is comprised of tall fencing or screening that may undermine the amenity afforded by the reserve. Suitable methods, such as fencing controls, landscape treatments and set backs, should be formalised to ensure all future residential development that overlooks Prebbleton Domain optimises the high amenity and open space outlook provided by the reserve.

MOVEMENT NETWORK

The overall aim is to create an integrated transport network that incorporates all modes of transport.

A Local Major Road connects Tosswill Road with Trices Road. Provision should be made for walking and cycling within this Local Major Road to support access to Prebbleton Domain and the wider circular pedestrian and cycling network identified in the Prebbleton Structure Plan.

Local Intermediate Roads provide secondary connections to Tosswill Road and Trices Road and support an integrated network to service the south-eastern portion of the development block. There is a limitation on direct access onto Tosswill Road and Trices Road in between the intersection of these roads and the Local Intermediate Roads. This restriction will assist in achieving a safe and transport network, responds to the future upgrades identified for Trices Road and enables a stepped speed reduction as vehicles enter Prebbleton from the south-east. Interface treatments along the portion of Trices Road and Tosswill Road where access is limited will need to be established at subdivision to achieve a high amenity gateway to the township as the land use activities transition from rural to urban. A Local Minor Road supports links to the Prebbleton Domain and adjacent community facilities.

The open space corridor is an important component of the overall movement network within the Township as it provides an off-road walking and cycling connection between the Domain and Trices Road. This corridor secures walking and cycling connections to the existing Domain and the proposed extensions on the opposite side of Tosswill Road, which provides an alternative to the existing alignment of the Christchurch to Little River Rail Trail. Two green link reserves support further connectivity between the Domain and the primary road network within the development block.

The remaining internal roading layout must be able to respond to the possibility that this area may be developed progressively over time. Road alignments must be arranged in such a way that long term inter-connectivity is achieved once the block is fully developed.

GREEN NETWORK

The ODP indicates a 10m wide green space corridor based around the existing water race and walking and cycling network, connecting Prebbleton Domain to Tosswill Road. A further 10m wide corridor along the alignment of the water race between the future Local Intermediate Road and Tosswill Road protects this amenity feature and establishes an additional walking and cycling connection onto Tosswill Road. The future subdivision scheme should utilise the water race as a focal point to optimise the amenity that it provides and the opportunity it presents in achieving a well connected living environment.

OUTLINE DEVELOPMENT PLAN AREA 1

INTRODUCTION

This Outline Development Plan (ODP) is for that area of land in Rolleston situated generally to the north of Burnham School Road and Brookside Road between Dunns Crossing Road and the recently developed Stonebrook Drive subdivision to the east of Stonebrook Drive.

This ODP is known as the Stonebrook Drive ODP and uses urban design principles to set the pattern of development over the area to guide future development, and provide a degree of certainty for all parties in the establishment of land uses across the site. It provides a design rationale for the key structuring elements, including the road network, cycle and pedestrian network, open space network, development pattern and utilities to service the area.

Consistent with the Greater Christchurch Urban Development Strategy and Proposed Change Number 1 to the Regional Policy Statement, the ODP provides an opportunity for the creation of an integrated development which meets the objectives of those planning documents, as well as being in keeping with the strategy set out in the Rolleston Structure Plan.

The ODP has been broken down into four plans. (Density, Movement Network, Green Network and Blue Network).

URBAN DESIGN

The design principles that underpin this ODP are in line with the New Zealand Urban Design Protocol, and promote the following environmental outcomes:

- An urban form which creates a distinguishable sense of place and encourages a community to develop.
- A safe, comfortable and healthy living environment (CPTED - Crime Prevention through Environmental Design – principles applied).
- Integration of the roads within the neighbourhood area with existing state highway and arterial roads and public transport routes.
- An integrated roading hierarchy that supports effective and efficient public transport.
- Installation of all the necessary services within the zone, and the connection of those services to all external infrastructure networks.
- Provision of a network of open spaces integrated with cycle and pedestrian routes.
- Dual purpose reserve areas, used for recreation and amenity purposes as well as for stormwater management.
- Opportunities for a wide variety of residential development at low, medium and high residential densities in order to attract a wide range of people from different economic and social groups as future residents.
- Medium density development including elderly persons housing located in conjunction with a core of community facilities and having ready access to public transport.
- Opportunity for high density buildings which relate well to each other and are strategically located in relation to open space and amenities.

- A development that meets District Plan policies to achieve an overall increase in residential density, urban consolidation and a compact urban form.
- Provisions to enable neighbourhood retail, community, or medical facilities to be located within walkable distance (400 - 800m) of any part of the zone, and be within walkable distance of a bus stop within the zone (400 - 800m).
- Provision of local shopping and small business facilities.
- A sustainable stormwater disposal system integrated with open space and reserves.
- The establishment of a master planned concept that provides a defined basis for integrated future development.
- Protection of groundwater resources from contamination.

DENSITY PLAN

The ODP provides for a variety of allotment sizes, with medium density development located close to open space areas and local business centres. More intense development concentrated around the key open space locations will provide greater amenity and encourage high quality urban design features in these areas.

The Local Centre is located with frontage to the main through road. A primary school could be located within this ODP, subject to confirmation by the Minister of Education/Ministry of Education and the landowners.

The ODP area shall achieve a net density of 11 households per hectare, based on a net area of approximately 57.5 hectares. The inclusion of medium density housing areas within the ODP covering some 5.5 hectares means that the entire area will accommodate approximately 633 households.

MOVEMENT NETWORK

A specific transport assessment completed by Traffic Design Group Ltd (TDG), May 2009, has been carried out, which describes the existing transport environment, provides an assessment of the traffic generation associated with the proposed ODP, considers the development in terms of the local, regional and national planning documents, and assesses the potential traffic effects. The assessment also takes into account the Christchurch Rolleston and Environs Transportation Study (CRETS) formalised within the Canterbury Transportation Regional Implementation Plan (CTRIP).

Access to the area is from four locations: an existing connection to Dunns Crossing Road via Newmans Road, a new road connection to Dunns Crossing Road, a new road connection to Brookside Road and a connection to Stonebrook Drive.

The internal road network includes a main road through the site that will link the southern most access point on Dunns Crossing Road through to Brookside Road, in accordance with the Rolleston Structure Plan. This will be designed in accordance with the principles of new urbanism to promote reduced vehicle speeds and increased safety to other street users. Some form of intersection treatment is appropriate at the main intersections on the main through road to reduce traffic speeds, such as roundabouts or raised tables.

Noise attenuation will be required along the boundary with SH1 to mitigate the effects of traffic noise from that route.

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The policies exempt some situations from complying with the residential density standards, because the development already exists or it will have only a minor effect. Exemptions include: replacing or adding to an existing house; and allotments which have already been subdivided for residential development and substantial progress has been made to complete the development (see Policy B4.1.5).

Objective B4.1.3 relates to subdividing land, generally. The objective is to avoid unnecessary restrictions on subdividing land, while ensuring people are not caught buying allotments that:

- Are unable to be used for their intended purpose; or
- Have unexpected costs for utility services or development contributions.

There is no minimum allotment size for subdividing land. Objective B4.1.3 is achieved through policies and rules to ensure that:

- Any allotments created is of an appropriate size and shape for its intended use, has all utility connections required under the Plan or expected for its use; and any development contributions are paid; or
- There is appropriate notation on the Certificate of Title to advise people of any limitations on use of the allotment or development contributions owing.

Objective B4.1.4 is concerned with the development of residential and visitor accommodation, commercial and associated tourist and recreation activities at the Porters Ski Area. The density of this development will be more concentrated than in other parts of the high country. This reflects the skier capacity of the Porters Ski and Recreation Area and the associated demand for on-mountain accommodation and convenient access as part of the recreation experience. It is appropriate that this residential development is concentrated to avoid the dispersal of potential environmental effects.

At Porters Ski Area the layout and form of development is able to be absorbed within the landscape. It is contained within a discrete valley some distance from the state highway and its development will remain subordinate to the mountainous location. Similarly, the scale and concentration of residential development should ensure that effects on ecological values from residential activity can be avoided, remedied or mitigated.

RESIDENTIAL DENSITY AND SUBDIVISION IN THE RURAL AREA – POLICIES AND METHODS

RESIDENTIAL DENSITY

Policy B4.1.1

Avoid residential density greater than those shown below where these are outside the areas identified in policies B4.1.3 to B4.1.6.

Area shown on Planning Map	Dwellings per Hectare
Port Hills – Lower Slopes	1:40
Port Hills – Upper Slopes	1:100
Inner Plains	1:4
Outer Plains	1:20
Malvern Hills	1:20
High Country	1:120

Policy B4.1.2

Except in the Inner Plains area, allow a house to be built on any sized allotment, provided:

- (a) The balance of land area needed to comply with Policy B4.1.1 is kept free of dwellings by covenant or some other method
- (b) The house allotment is of an appropriate size and shape to avoid adverse effects on adjoining properties, the road network or potential reverse-sensitivity effects; and
- (c) The number of houses clustered together on small allotments is kept small, to avoid creating new villages or settlements; and
- (d) The balance of land area adjoins the house allotment and is of a shape that maintains the sense of “open space”.

Explanation and Reasons

Policies B4.1.1 and B4.1.2 provide for residential growth in most parts of the Rural Zone. There are separate provisions for existing houses; papakainga; and residential development around townships, in Policy B4.1.4.

Policy B4.1.1 states a maximum residential density standard for each part of the rural area. The boundaries of each area are shown on the Planning Maps. The term dwelling is defined in the Plan. It includes a house and a family flat up to 70m² in floor area or holiday accommodation based on the number of kitchen facilities (see Part D).

The densities are based on a combination of factors. A maximum density in the rural area was established considering factors such as: groundwater; soil; natural hazards; and reverse sensitivity effects (see Barber, 1999, Rural Area Density). Effects of residential development at

this density on the landscape values and character of the rural area were assessed (see Densem, 2001, Plains Area Landscape Study).

The submissions and decisions on Plan Changes 23 and 25 to the Transitional Selwyn District Plan were also taken into account, in establishing the densities.

Policy B4.1.1 is implemented by rules. Erecting a house on an allotment which is as large as the maximum density standard or larger is a permitted activity (no resource consent needed). Erecting a house on a smaller allotment is a restricted discretionary activity (needs a resource consent). The Council shall restrict its discretion to the matters in the rule, including the method(s) used to keep the balance land needed to meet the density standard, free of houses or other large buildings.

Policy B4.1.2 allows houses to be erected on small allotments, as long as the residential density standards set out in Policy B4.1.1 are not exceeded.

The policy can be achieved by putting the balance land needed to comply with Policy B4.1.1 in some form where dwellings cannot be erected on it. The Plan does not have a set method to do this because different options may suit different people. Refer to the Council's pamphlet -Building a House in the Rural Area for further information on possible methods to comply with this policy and rule.

Policy B4.1.2 requires the house allotment to be of a size and shape to avoid adverse effects on adjoining property owners. For example: zones of influence from a well or septic tank, shading, or "reverse sensitivity" effects with other activities. The policy also limits the number of houses which may be clustered together on small allotments to avoid creating small villages or settlements. Creating new villages or settlements in the District is contrary to objectives and policies in both the Township and Rural Volumes of the Plan.

Policy B4.1.2 does not apply to the Inner Plains. The residential density standards in the Inner Plains is sufficiently high that:

- A minimum allotment size of 4 ha is needed to avoid adverse effects on adjoining properties; and
- To avoid creating clusters of houses.

Methods

District Plan Rules

- Residential Density
- Subdivision

Policy B4.1.3

Recognise Taumutu as the ancestral home of Ngāi Te Ruahikihiki and provide for papakainga housing in this area.

Explanation and Reasons

Taumutu is the ancestral home of Ngāi Te Ruahikihiki and one of the oldest settlements in the District. Policy B4.1.3 recognises the history of this area and provides for tāngata whenua to create a living environment which retains the links to their past and incorporates the traditions of tribal living and land ownership. This provision reflects the Council's duty under section 6(e) of the Plan to recognise and provide for:

“The relationship of Māori and their customs and traditions with their ancestral lands, water, sites, wāhi tapu and other taonga.”

Papakainga housing is defined in Part D of the Plan. It is the erecting of dwellings for members of the same iwi or hapū on land which is owned by that iwi or hapū. Such land cannot be subdivided or sold outside the iwi or hapū, so several dwellings need to be erected on one allotment.

The Plan allows dwellings to be erected for papakainga housing at much higher densities than other dwellings in the Rural Zone, to provide for this relationship. The rules limit the development of papakainga housing to Māori Land (within the meaning of section 129 of Te Ture Whenua Māori Act 1993) at Taumutu. Therefore, there is unlikely to be any precedent or cumulative effects on residential density in the Rural Zone. The rules also stipulate conditions to ensure that each dwelling has access to sunlight, potable water and outdoor living space to ensure a pleasant living environment within the papakainga housing area.

Methods

District plan rules

- Buildings
- Subdivision

Policy B4.1.4

Recognise Existing Development Areas, Ski and Recreation Areas and Tourist Resort Areas within the Rural Zone, but ensure new residential development at densities higher than those provided for in Policy B4.1.1, to occur within townships.

Explanation and Reasons

Past plan changes have provided for residential developments and tourist resorts in the Rural Zone, at densities higher than the ratios set out in Policy B4.1.1. Policy B4.1.4 recognises these existing developments and provides for them to be completed to the original approved plan. However, any further residential developments at these higher densities should occur in or around townships, where the services and amenity values are appropriate for the density. It is also important to maintain the character of the rural area and to reduce potential ‘reverse sensitivity’ issues by keeping the distinction between townships and the rural area.

In the case of Lots 7, 8, 10 and 11 DP 309872 at Edendale, the Council notes that the subdivision and residential density minimum and average allotment size requirements reflect the maximum development potential that could have been achieved in accordance with the relevant provisions of the Transitional District Plan. Any further development of this land that exceeds 10 dwellings and/or allotments would therefore exceed the residential density anticipated to occur within the Edendale Existing Development Area.

Policy B4.1.4 does not prevent new holiday homes, tourist resorts and other forms of visitor accommodation in the Rural Zone, provided any such development is at a scale which maintains the ratio of residential density set out in Policy B4.1.1. The Porters Ski and Recreation Area is also exempt from this policy. The zone has been created to recognise the existing Porters Ski Area and its expansion, as well as providing for a concentration of residential development at the base of the Ski Area. Due to the scale of the skier capacity and its significance as a tourist and recreation destination within the District, a greater density of residential development is proposed within the zone than is provided for in other parts of the High Country.