

Rolleston

Living 1B Deferred Zone

Structure Plan



Where is the L1B Deferred zone?

The L1B deferred zone is the area within the red line in the diagram on the right.

What is the L1B Deferred Zone?

In 2003, the area was zoned as Living 1B deferred in the District Plan. This will allow it to be subdivided to a residential density, similar to surrounding areas like Oak Tree Lane. The deferral is due to be lifted in January 2010.

What is the Structure Plan?

The structure plan is a way to organise the way the area is developed. It provides routes for roads, footpaths and cyclepaths and indicates the position of reserves.

Its purpose is to ensure that the once it is developed, the area is pleasant and accessible.

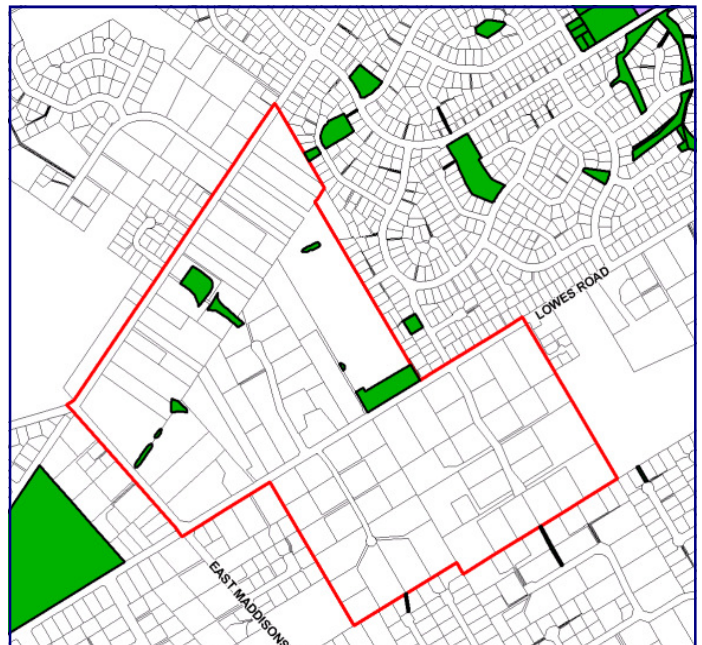
What has happened so far?

This process started in 2006, when the Council undertook a consultation exercise with residents and landowners. A draft structure plan was then produced.

This was presented to the community and feedback sought. In response to the comments (and to other changes in circumstances) some changes have been made.

What happens now?

We are seeking comments on the revised structure plan shown overleaf. Once these have been received, the structure plan will be finalized and changes made to the district plan.



Location of the Rolleston Living 1B deferred zone

Rolleston L1B deferred zone

OPEN DAY

Council will be holding an open day on the structure plan at the Rolleston Community Centre on Monday 20 April from 6.30pm to 8.30pm.

This is a drop-in session. There will be no formal presentation and you are welcome to attend at any time. Council staff will be there to talk about the structure plan proposals and answer any questions you may have.

If you are thinking about subdividing, we will be interested to discuss your ideas.

What will the Structure Plan Achieve?

It will organise development

The structure plan will provide better access and allow sections with street frontage. These create good quality streets (and can attract higher market values).

At present there is very limited road access within the area. Without a structure plan, subdivisions will rely on private rights of way for access. These developments may be attractive in their own right but they will probably not relate to the one next door.

The use of many different rights of way can create unattractive streets.

It will provide connections

There is a need for road connections through the structure plan area and also for walkway/cycleways. Without these linkages, it will be difficult to find the way through the area and people will have to make long detours.

The area is within the town boundaries and close to the geographic centre of the new urban limits. It is important that it makes a positive contribution to the town by providing connections.

It will allow the provision of services

Without the structure plan it may be difficult to service development with water and sewer pipes. The roads will provide routes for new pipes as well as access.

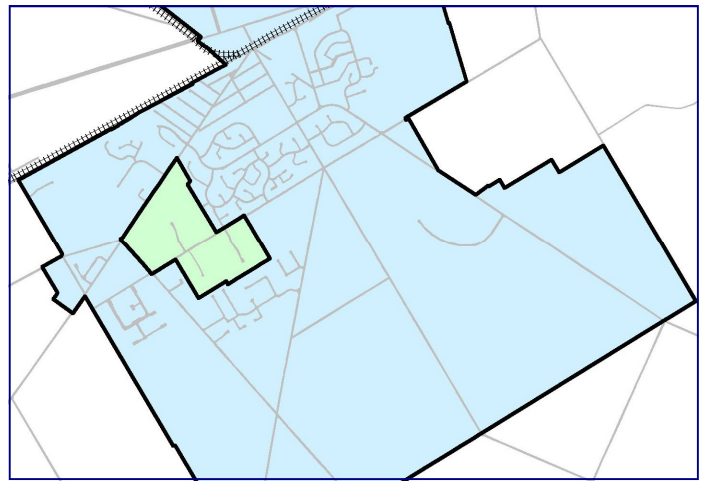
It will make sure we get the best reserves

The structure plan will allow the most suitable land to be kept for reserves. Trees and water-races can be retained in public ownership for future residents to enjoy.

It will help preserve some of the area's special character

Waterbridge Way has been identified as having a particularly unique character. It has been developed with hump-backed bridges crossing a water race. Properties are set well back from the road and apart from each other.

It is proposed that a special zone is put in place to help preserve this character by managing the density of development.



The location of the L1B deferred zone within the future town area



Waterbridge Way

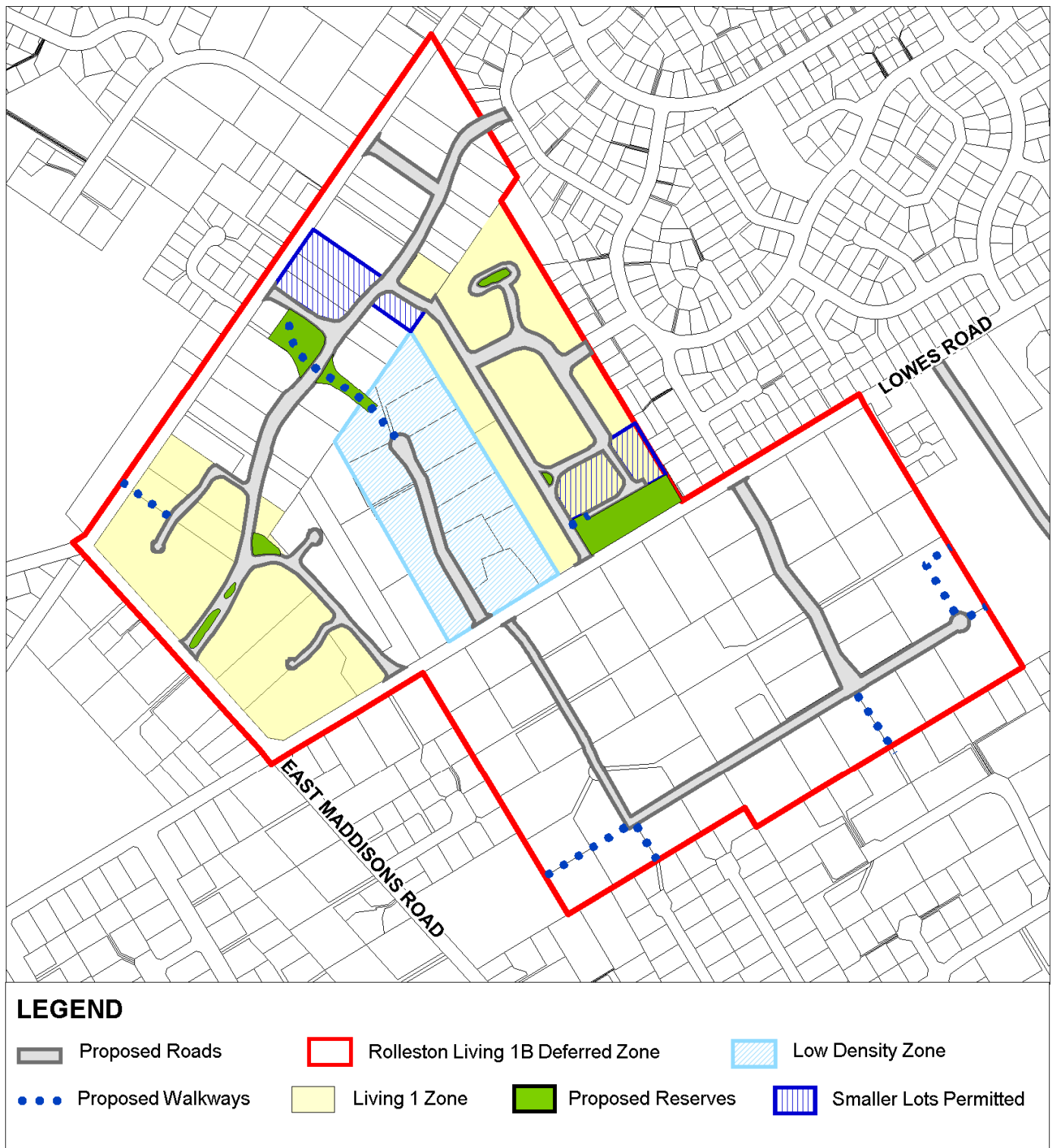
How will the Structure Plan work?

The introduction of a structure plan will affect land-owners who intend to subdivide. It will be included in the District Plan which sets the rules for subdivision.

New development will need to be designed to provide the connections shown in the structure plan. These would be vested in Council to form roads and pathways.

Subdivision proposals which did not provide structure plan connections and reserves would probably not be granted.





The Living 1B deferred zone Structure Plan

The structure plan is shown above.

The proposals include a number of new streets and footpaths, new reserves and also changes to land zoning.

These changes are described briefly in this leaflet.

More information is available from Council including a detailed Consultation Report which discusses a variety of options and proposals in detail.



Housing Density

With its existing zoning, the area could be subdivided to the Living 1B zoning standards in the District Plan. These allow a minimum section size of 750m², but the average section size in any subdivision must be 1,200m² or more.

As part of the structure plan process, the Council is considering changing the zoning over some of the area.

These proposals are outlined below:

Waterbridge Way Low Density Area

Waterbridge Way has a special character which may be lost if it was to be intensively developed (with smaller sections).

We are proposing to introduce a low density zone around Waterbridge Way. This would have a minimum size of 1,200m² and an average of 2,000m².

Living 1 Zoning

There are two areas which have been identified as having potential for subdivision at a standard Living 1 density (with a 750m average lot size). These are coloured yellow on the Structure Plan map.

These areas have larger lot sizes which are easier to develop at higher densities.

Recent Council policy (the Greater Christchurch Urban Development Strategy) emphasises the benefits of using land more efficiently.

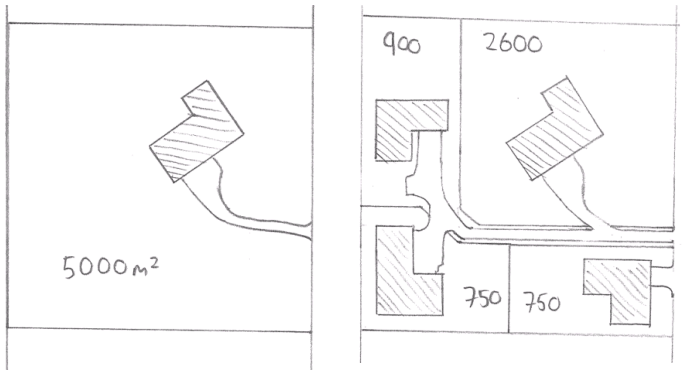
Pineglades Area

The eastern part of the zone, around the Pineglades Naturist Club is adjacent to land which has already been developed at Living 1 density.

This land is held in larger parcels and could be successfully developed at a higher density than L1B.

East Maddisons Road

This area is also held in large titles. Its position on the edge of the zone means that the effect of higher density will be less noticeable in the area.



Subdivision to Living 1B density. A 5000m² lot can be subdivided into 4 (with an average of over 1200m²), but the minimum size is 750m².

Medium-density or 450m² “townhouse” zones

These areas are coloured blue on the Structure Plan map and are situated adjacent to reserves and main streets.

This type of development would be carefully managed to fit in with its surroundings. Large, wide sites would be required prior to subdivision. Special rules would apply which would mean that large houses could not be crammed onto small sections. Front fencing would be controlled to prevent the formation of narrow alleyways.

What Happens Now?

The Council wants to hear your views on the revised L1B structure plan.

Please fill in the attached form or email your comments to David Hattam at the address below.

An open day will be held at the Rolleston Community Centre on 20 April. See the front page for details.

Feedback will be used to compile a final structure plan which will be included in the District Plan.

Want More information?

The Consultation Report for the structure plan is available on the Council's website.

Or contact David Hattam
(Strategic Policy Planner)

Phone 03 3472953

Email
david.hattam@selwyn.govt.nz

