

Plan Change 11: Rolleston Living 1B deferred zone structure plan

Plan Amendments

Amend Part B Issues, Objectives and Policies as follows:

- 1 Insert a new policy under Subdivision of Land – Policies and Methods:

Policy B.4.2.9

To ensure development in the Rolleston Lowes Road Structure Plan area is in accordance with the Structure Plan (Appendix 33) so that development proceeds in a logical and coherent manner that provides for internal and through connections and a high standard of public amenity by:

- a) **Providing for pedestrian, cycle and vehicle movement within and through the area in accordance with the structure plan map (Appendix 33), with such land to be vested in Council at the time of subdivision.**
- b) **Providing reserves and public amenity within the zone as identified in Appendix 33.**
- c) **Ensuring coherent, safe and attractive public areas by implementing an appropriate development pattern and density of development.**
- d) **Protecting the special character of Waterbridge Way and Fairhurst Place by ensuring: the retention of a lower density of development; the avoidance of obtrusively positioned buildings; the preservation of existing special features.**

Explanation and Reasons

The Structure Plan will promote integrated development by providing a logical road and walkway/cycleway network and providing direct street access for a larger proportion of allotments. Land required for structure plan connections will be obtained at the time of subdivision. New buildings should not be positioned in a way that would frustrate the ability of Council to obtain connections in future.

The road and walkway/cycleway connections in the structure plan have been designed to provide for permeability and for through movement. They serve the wider needs of Rolleston as well as those of the residents of the zone. Without them the area is likely to be a barrier to movement for surrounding residents.

The Structure Plan aims to provide for reserves within the area on a logical basis, taking advantage of significant features such as trees and water-races. Council will buy the land required using reserves contributions from development in the area.

Two parts of the area have been identified as having a special character:

- Waterbridge Way, due to its low density of development and unique streetscene (landscaped water-races, narrow bridges and buildings set well back from the street).
- Fairhurst Place, due to the sense of spaciousness on the street, especially for views extending south-east from Lowes Road into the distance, and the established cherry trees and front boundary planting.

A low density area (with increased setbacks) is regarded as the best way to prevent the loss of this character from cramped development. The establishment of more closely spaced (L1B density) houses and accessory buildings in locations where they are noticable from the street would undermine this. The special character results in part from the absence of any incongruously positioned dwellings in the street scene. Subdivision proposals which are likely to lead to such development due to the shape and position of lots should be avoided.

Methods

District Plan Rules

- Subdivision: General
- Buildings and Building position
- Structure Plan

LTCCP

- Development Contributions Policy

Rural Residential Re-Subdivision Design Guide

Amend Part C (Rules) as follows:

- 2 Insert new rules to give restricted discretionary status to new buildings when positioned on or near structure plan elements and introduce increased setbacks for buildings in the new L1C zone

Under 4.9 Buildings:

Permitted Activities – Buildings and Building Position

4.9.19 Within the Lowes Road Structure Plan area, any building shall be positioned at least 5m away from the indicated route of any proposed road; or 2m from any proposed walkway/cycleway; routes as shown in Appendix 33.

Special Character Low Density Areas (Living 1C zoning)

4.9.20 In Living 1C zoned areas, buildings shall have a set back from the road boundary of not less than 6m.

4.9.21 Dwellings and family flats shall be positioned at least 6m from any existing dwelling or family flat (or footprint of a planned dwelling or family flat for which a building consent has been granted within the previous 2 years).

An exception is where family flats are attached to the principle dwelling.

Renumber subsequent points.

Restricted Discretionary Activities – Buildings and Building Position

4.9.26 Any activity which does not comply with 4.9.19 shall be a restricted discretionary activity

4.9.27 Under rule 4.9.26 the Council shall restrict the use of its discretion to consideration of whether the erection of the building would frustrate the ability for the structure plan connections and reserves in Appendix 33 to be obtained at future subdivision. In assessing this, regard shall be given to:

- a) The location of the building with regard to whether it would obstruct the implementation of the structure plan.
- b) The location of the building and its impact on the amenity of proposed public space
- c) The permanence of the building
- d) Whether structure plan elements could otherwise be provided through the site:
 - i) in such a way that a logical pattern of development for the area as a whole will result.
 - ii) without compromising the ability of adjoining landowners to develop their land whilst providing for the indicated reserves and linkages.
 - iii) whilst resulting in public space of equal or better quality than the structure plan without excessive additional costs in the construction of roads or paths.

4.9.28 Any activity which does not comply with 4.9.20 or 4.9.21 shall be a restricted discretionary activity

4.9.29 Under rule 4.9.28 the Council shall restrict the use of its discretion to consideration of:

- a) the matters listed under rule 4.9.26
- b) the unique spacious character of the area and its sensitivity to incongruous or closely spaced buildings

Renumber subsequent points.

- 3 Insert new section on buildings and streetscene *

4.13 BUILDINGS AND STREETSCENE

Permitted Activities — Buildings and Streetscene

For all residential development located within the Lowes Road Structure Plan Area

- 4.13.1 The maximum height of any fence between the front building façade and the street or a private Right of Way or shared access over which the allotment has legal access, shall be 1m. For allotments with frontage to more than one road, this rule shall only apply to the façade that includes the front entrance to the allotment, with fencing on the other road frontage to be no higher than 1.8m.
- 4.13.2 Garages are to occupy no more than 50% of the width of the building façade facing the road, or a private right of way

Restricted Discretionary Activities - Buildings and Streetscene

- 4.13.3 Any activity which does not comply with 4.9.20 or 4.9.21 shall be a restricted discretionary activity
- 4.13.4 Under Rule 4.13.1 the Council shall restrict the exercise of its discretion to consideration of:
- 4.13.3.1 The degree to which an open streetscene is maintained and views between the dwelling and the public space, private Right of Way or shared accesses are retained.
- 4.13.3.2 The extent to which the visual appearance of the site from the street, or private Right of Way or shared access over which the lot has legal use of any part, is dominated by garden planting and the dwelling, rather than front fencing.
- 4.13.3.3 The extent to which the proposed fence is constructed out of the same materials as the dwelling and incorporates steps in plan, landscaping, and see-through materials such as railings or trellis.
- 4.13.4 Under Rule 4.13.2 the Council shall restrict the exercise of its discretion to consideration of:
- 4.13.4.1 The extent to which the front façade is dominated by habitable rooms and glazing rather than garaging.
- 4.13.4.2 The extent to which the opportunity for passive surveillance and overlooking of the street, private Right of Way, or shared access from the dwelling is provided.

**Note that this section is also added by Proposed Plan Change 7, which also adds the same rules, but for different zones (Greenfield Living Z). A tidying up exercise (via Clause 16 of the first schedule) is likely to be required to reconcile the numbering of the clauses if both plan changes are approved.*

4 Amend Table C12.1 – Allotment Sizes

TOWNSHIP	ZONE	AVERAGE ALLOTMENT SIZE NOT LESS THAN
Rolleston	Living 1	750m ²
	Living 1A	Minimum lot area of 300m ²
	Living 1B	1,200m ² with a minimum lot area 750m ²
	<u>Living 1C</u>	<u>2,000m² with a minimum lot area of 1,000m²</u>

5 Exclude the Structure plan area from the indicative roading requirements in for Rolleston:

12.1.4.45 Except in the Lowes Road Structure Plan Area (Appendix 33), the extent to which a failure to conform with the roading pattern identified in Appendix 23...

6 Add new assessment matters under 12.1 to require compliance with structure plan:

Restricted Discretionary Activities – Subdivision - General

Rolleston

12.1.4.48 For allotments within or adjacent to the Lowes Road Structure Plan area, that the proposed layout is in general accordance with the structure plan map in Appendix 33.

In assessing whether the layout is in general accordance with the structure plan map the following will be considered:

- a) that the ability for Council to obtain the indicated linkages is not compromised.
- b) that the ability for Council to obtain the indicated reserves is not compromised.
- c) that the layout will result in a logical pattern of development for the area as a whole.

- d) that the ability of adjoining landowners to develop their land whilst providing for the indicated reserves and linkages is not unduly compromised.
- e) That the proposal will result in public space of equal or better quality than the structure plan
- f) That the proposal will not involve excessive additional costs for Council in the construction of roads or paths funded by development contributions.

7 Add new assessment matters for subdivision in special character areas:

Rolleston Special Character Low Density Areas (Living 1C zoning)

12.1.4.49 In the Living 1C zoned area adjacent to Waterbridge Way, that the subdivision would not require the piping of a water-race or its relocation away from the path shown in the Lowes Road Structure plan unless:

- a) an alternative path of equal prominence is provided;
- b) the water-race is landscape to a standard equivalent to surrounding landholdings.

In the assessment of this matter, consideration should be given to the likely size, shape and location of any dwellings to be built on the new lots.

12.1.4.50 In the Living 1C zoned area adjacent to Waterbridge Way, that the subdivision design minimizes the need for additional crossings of the water races by sharing accessways where possible. Where this is not feasible, the water race should be crossed by a bridge of similar design, materials and colour to the existing bridges on Waterbridge Way.

12.1.4.51 In Living 1C zoned areas in Fairhurst Place, that the subdivision would not require the removal of street trees in order to provide access.

Renummer subsequent points.

8 Add a new discretionary activity to section 12.1.6

12.1.6.5 Any subdivision in a Living 1C zone with an average lot size above 1,200m².

9 Add a new non-complying activity to section 12.1.7:

Non-Complying Activities – Subdivision - General

12.1.7.4 Any subdivision in the Lowes Road Structure Plan area that is not in general accordance with the Structure Plan.

12.1.7.5 Any subdivision in a Living 1C zone with an average lot size below 1,200m².

10 Add a definition for *front building façade*

Front Building Façade: applies to a dwelling and refers to the elevation which most directly faces the road or right of way from which the site is accessed.

11 Insert Attachment 1 (Lowes Road Structure Plan) into appendices.

12 Amend Planning map zoning in accordance with Attachment 2.