

Form 5**Submission on publicly notified Plan Change****Selwyn District Plan***Clause 6 of First Schedule, Resource Management Act 1991*

To Selwyn District Council
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1. Full name of submitter: Selwyn Central Community Board

This is a submission on the following proposed Plan Change:

PLAN CHANGE 7

Growth of Townships, Urban Development and Rezoning of Land for Urban Purposes including the introduction of a new Living Z Zone at Lincoln and Rolleston

2. The specific provisions of the proposal that my submission relates to are:

Plan Change 7**Policy 3.4.3**

**Policy B4.2.9, B4.2.10, B4.2.11, B4.3.6, B4.3.7, B4.3.8,
 Policy B4.3.68 (Rolleston Outline Development Plans)**

3. *My submission in SUPPORT / ~~OPPOSITION~~ is:

The Selwyn Central Community Board generally supports Plan Change 7.

The Selwyn Central Community Board seeks amendments, alterations, and additions as discussed below.

Quality of the Environment Policy 3.4.3

The Selwyn Central Community Board seeks an amendment to Policy 3.4.3 on page 007 from "a subdivision layout that *limits* the number of rear lots;" to "a subdivision layout that minimizes the number of rear lots;"

The Selwyn Central Community Board believes the proposed wording to "limit the number or rear lots" is vague and unclear. The discussion that follows Policy 3.4.3 (page 007 & 008) does not discuss what the "limit" on the number of rear lots would be or how the limit would be determined or enforced. Is the limit 10%, 20%, or a higher or lower value?

The Selwyn Central Community Board's amendment strengthens Policy 3.4.3 by proposing that the number of rear lots be minimized. This is a stronger requirement with a clearer outcome. A subdivision plan will have to show how it minimizes the number of rear lots.

The Selwyn Central Community Board supports Policy B4.2.9, 4.2.10, and 4.2.11.

**Residential and Business Development – specific policies for townships
Rolleston Policy B4.3.68**

The Selwyn Central Community Board is concerned that the process of including Outline Development Plans in the Plan Change – particularly if Outline Development Plan is included by way of a submission on the Plan Change – limits to opportunity for the Board and concerned members of the community to comment on proposed subdivisions. An Outline Development Plan is by its very nature broad brush and not detailed – but a subdivision consent application consistent with the Outline Development Plan will most likely be non-notified. Therefore the community is robbed of an opportunity to comment on the subdivision plan (unless a developer chooses to present their subdivision master plan to the community) and the community is unable to comment in detail on an Outline Development Plan because of the lack of detail in an Outline Development Plan.

A specific example of this is the issue of reserve development contributions. Generally an existing community will wish that a subdivision gives both land and cash in the way of reserve contributions on the subdivision and a developer will often want to give only (developed and/or bare) land within their subdivision. This is an issue that can be submitted on and debated as part of a subdivision consent process – only if the subdivision consent application is publically notified. If the subdivision consent application is non-notified the community will not have an opportunity to comment on and debate the proposed level of reserve contributions in & from the subdivision.

Outline Development Plan Area 1

The Selwyn Central Community Board generally supports the criteria proposed for ODP Area 1 on page 054 of Plan Change 7.

The Selwyn Central Community Board asks that additional clause be added to criteria for ODP Area 1 **“Provision for a new primary school and early childhood facility”**

Over the next 10 years Rolleston is forecast to grow by over 2000 households. If there is an average of 0.5 primary school age children per household then there will be over 1000 more primary school age children in Rolleston, hence the need for an additional primary school. With Rolleston Primary School and Clearview School being centrally located in Rolleston it is appropriate to consider an additional school somewhere in the western edge of Rolleston. As ODP Area is the largest development proposed for the western edge of Rolleston it is appropriate to allow for a primary school and early childhood facility within ODP Area 1.

Outline Development Plan Area 2

The Selwyn Central Community Board generally supports the criteria for ODP Area 2, except for the proposed vehicle access. The Board notes that the absence of an ODP plan for ODP Area 2 further limits the opportunity to comment on ODP Area 2.

The Selwyn Central Community Board opposes restricting vehicle access to ODP Area 2 to a secondary road connection from the Markham Way cul-de-sac with no direct vehicle access onto Norman Kirk Drive or Rolleston Drive.



The proposed restriction on vehicle access would be a very inefficient way of accessing ODP Area 2. The aerial view of the area (above) shows the inefficiency of restricting vehicle access to/from Markham Way.

The Selwyn Central Community Board recommends "Vehicle access [to ODP Area 2] be via a secondary road connection to Norman Kirk Drive, with no direct vehicle access to Markham Way or Rolleston Drive. A pedestrian and cycle link should be provided from ODP Area 2 to Markham Way

The Selwyn Central Community Board notes that the Selwyn District Council is proposing that ODP Area 2 include a community housing development for older residents. It would be much better to access this area from Norman Kirk Drive – especially for emergency vehicles such as ambulances.

Outline Development Plan Area 3

The Selwyn Central Community Board generally supports the criteria for ODP Area 3.

The Selwyn Central Community Board is disappointed at the lack of detail in the Plan Change regarding ODP Area 3 as the Board understands the developers (or their agents) supplied the Selwyn District Council with more detailed proposals for this area that haven't been included in Plan Change 7.

The Selwyn Central Community Board questions the need for 1000m² allotments bordering the existing Living 1 zone to the west, as the Living 1 zone will have a 750m² allotment size. If the Living 1 zone allotments on the boundary are also 1000m² lots then the Board accepts the consistency of lot sizes at the boundary.

The Selwyn Central Community Board asks that the pedestrian and cycle links to the eastern rural edge of the ODP Area 3 be of sufficient size that they may in future be developed into secondary road linkages should future residential development occur to the east of ODP Area 3. This will ensure that the provision of linkages is future proofed in ODP Area 3.

Outline Development Plan Area 4

The Selwyn Central Community Board generally supports the criteria for ODP Area 4. The Board notes that the absence of an ODP plan for ODP Area 4 further limits the opportunity to comment on ODP Area 4.

Outline Development Plan Area 5 and Outline Development Plan Area 6

The Selwyn Central Community Board wishes to discuss ODP Area 5 & ODP Area 6 together. The Selwyn District Council proposes that ODP Area 5 contain the proposed Rolleston Recreational Precinct with no allocation of housing and ODP Area 6 be developed as a residential area.

The Selwyn Central Community Board and Rolleston Reserve Management Committee have (and continue to) argue that the proposed Recreational Precinct is not big enough and that the Selwyn District Council should instead purchase more (greater than 32 ha) land in the ODP Area 6 for the Recreation Precinct and, therefore, release the ODP Area 5 for residential development. To date the Selwyn District Council has not provided detailed analysis to justify the smaller 32 ha Recreational Precinct. As a council subcommittee the Rolleston Reserve Management Committee may be unable to lodge a submission on Plan Change 7.

The Selwyn Central Community Board seeks that the ODP Areas 5 & 6 be combined for consideration in Plan Change 7, that the recreation and open space facilities be provided in either ODP Area 5 or 6 and that the housing numbers and densities be achieved across the combined ODP Area 5 & 6.

Open Space/Reserves in ODP Areas 1, 2, 3 & 4.

The Selwyn Central Community Board requests that the amount of open space and reserves provided in ODP Areas 1, 2, 3 & 4 be restricted so that reserve contributions from these areas shall be provided as both land and cash. Development of new recreation and community facilities for Rolleston (as Rolleston grows) requires that subdivisions give a portion of their reserve contribution in cash – it is the community's desire for the ratio of cash to land to be about 50%:50%.

**Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.*

4. I seek the following decision from Selwyn District Council:

That Policy 3.4.3 be amended (in part) to read

- a subdivision layout that minimizes the number of rear lots;

That Rolleston ODP Area 1 includes provision for a new primary school and early childhood facility.

That vehicle access to Rolleston ODP Area 2 be via a secondary road from Norman Kirk Drive and that a pedestrian and cycle link be provided to/from ODP Area 2 to Markham Way.

That the provision for pedestrian/cycle linkages to the east of Rolleston ODP Area 3 be large enough to provide secondary road access to/from ODP Area 3 should (future) residential development occur in the area to the east of ODP Area 3.

That Rolleston ODP Area 5 & 6 be combined to allow development of the proposed Rolleston Recreation Precinct to be developed in either ODP Area 5 or 6 and residential development to occur in ODP Area 5 & 6 not subject to the Recreational Precinct development.

The Selwyn Central Community Board requests that the amount of open space and reserves provided in ODP Areas 1, 2, 3 & 4 be restricted so that reserve contributions from these areas shall be provided as both land and cash.

The Selwyn Central Community Board asks Plan Change 7, with the amendments, alterations, and additions requested above, be approved.

† Give precise details, including the nature of any plan change sought. Continue on a separate sheet if necessary

5. I WISH / ~~DO NOT WISH~~ to be heard in support of my submission (delete as applicable)
6. If others make a similar submission, I will consider presenting a joint case with them at a hearing
(delete if you would not consider presenting a joint case)

7. 

April 12, 2010

Signature of submitter (or person authorised to sign on their behalf)

Date

8. Address for service of submitter:

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