

543

Form 5
Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991

To Selwyn District Council
2 Norman Kirk Drive
PO Box 90
Rolleston
Christchurch 7614
FAX: 03-347-2799

1. Full name of submitter: Selwyn District Council

This is a submission on the following proposed Plan Change:

Plan Change 7(name and number of Plan Change)

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

Policy 4.3.68 and Appendix 36

.....(give details).

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

To include a Outline Development Plan
for Area 2 in Rolleston in Appendix 36
of the Township Volume of the Selwyn
District Plan,

The ODP meets the criteria provided
for this area as stated in Policy
4.3.68 of Plan Change 7 and a
report outlining how this is achieved
is attached to this submission,

*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:

Amend Plan Change 7 to include an
Outline Development Plan for Area 2
in Rolleston within Appendix 36

As an ODP has been submitted for
this area, Council seeks that the
zoning for this area be changed
from Living 2 Deferred to Living
2

†Give precise details, including the nature of any 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.

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

13 April 2010
Date

8. Address for service of submitter: Selwyn District Council
PO Box 90 Rolleston

Telephone: Fax:

Email: tim.harris@selwyn.govt.nz

Contact person: Tim Harris Title Planning
Manager (if appropriate)

Rolleston

Outline Development Plan Area 2

Introduction

This Outline Development Plan (ODP) applies to that area of land in Rolleston which forms a triangle between Norman Kirk Drive to the North, Rolleston Drive to the East and Markham Way to the South. The ODP of Area 2 provides a degree of certainty to all parties in the establishment of residential landuses across the site. The key elements of the ODP include the roading network, utilities and densities.

The proposal is consistent with the UDS and PC1 and provides an opportunity for residential infill in proximity to the Rolleston Township and its community facilities. The Area 2 ODP meets the objectives and policies of strategic planning documents and is in keeping with the Rolleston Structure Plan, which applies to this area.

Urban Design

The applied design principles seek to provide good Urban Design solutions with the integration of new housing into established neighbourhoods. This infill development is a way of enabling a choice of housing styles and a mixture of densities. The proposal promotes the following environmental objectives and visions:

- Creating a mixture of residential housing from medium density to high density (in the form of comprehensive housing) as and where appropriate;
- The development meets District Plan policies to achieve an overall increase in residential density using infill as a sustainable method to create a density of 20hh per ha on existing residential zoned land;
- Proximity to Rolleston Town Centre and its community facilities (shops) enables pedestrian and cycling activities and encourages walkable/cycle able neighbourhoods.

Transport Network

The majority of sites in this development will be accessed off an extension to Markham Way. This extension will most likely to be a cul de sac that is connected to Rolleston Drive via a Pedestrian/ Cycling Link. A second pedestrian/cycle link will create a connection between the new residential housing and Rolleston School and the Council Headquarters. Limited access for up to 6 private vehicle access ways is proposed off Rolleston Drive. The access off Rolleston Drive is limited due to its classification and function as a Collector Road.

The intensification of the site is in accordance with the PC1 and the minor increase in traffic volumes are not expected to give rise to any safety issues, or on the efficient operation of the road network.

Servicing Network

All services, including water, sewer, power, and phone are available to the site via the existing road network. Connection to the Sewer lateral will be supplied in the roading network in Dryden Avenue.

Existing servicing will be sufficient to service 20 households per hectare.

There is sufficient electricity and phone capacity to reticulate the proposed site.

Stormwater will be treated in a variety of ways depending on its origin within the development. Runoff from house roofs will be disposed of on site via soakage pits. Stormwater runoff from the public road and private access ways will be disposed into the Council system via kerb and channel.

Residential Density

This ODP provides for two residential uses 'Comprehensive' development and 'Medium density' development. Both have been identified as appropriate landuses due to the location and character of the site and its surrounds. Within these two types of residential development a variety of allotment sizes will create various densities of up to 20hh per ha. Sections with a minimum of 450m² and single storey houses are considered to be compulsory on the boundary with sections along Markham Way (shown as A on the ODP). A 5m setback from this boundary minimises any potential privacy issues between established and new development. All development has to be in accordance with the Selwyn District Medium Density Guidelines. Height, setback and bulk and location elements need to be considered at a subdivision stage.

Outline Development
Area
(min.net density 20hh per ha)

Proposed Road linkage

Proposed Pedestrian &
Cycle Linkage

No more than 6
accesses off Rolleston
Drive

Minimum 450m²
sections, single-storey,
5m building setback off
south-west boundary



Scale 1:1500@A4

Outline Development Plan

- AREA 2
Rolleston Drive
Rolleston

