

APPENDIX 1 – FINAL RULES PACKAGE AND ODPS

The Proposed Plan Change undertakes the following changes to the Selwyn District Plan:

1. To amend the Selwyn District Plan Planning Maps, by rezoning the site to Living Z and Business 1 (Local Centre).
2. To amend Township Volume, Appendix 39 Outline Development Plan- Holmes Block, Rolleston by inserting the ODP attached.
3. To amend Township Volume, Appendix 40 Outline Development Plan- Skellerup Block, Rolleston by inserting the ODP attached.
4. To amend the District Plan provisions as below (changes underlined or ~~struck through~~, changes of note made in response to the section 42a report are emphasised in **red text**, changes of note made in response to submitter evidence and expert conferencing are emphasised in **blue text**, and changes made in response to matters raised at the hearing are marked in **green text**).
5. Any other consequential amendments including but not limited to renumbering of clauses.

C4 LZ Buildings

~~4.2.1 Except for the Living 3 Zone at Rolleston identified in the Outline Development Plan in Appendix 39 and 40, any~~ Any principal building shall be a permitted activity if the area between the road boundary and the principal building is landscaped with shrubs and...

- *Planted in lawn, and/or*
- *Paved or sealed, and/or*
- *Dressed with bark chips or similar material.*

~~For the Living 3 Zone at Rolleston and Prebbleton identified on the Outline Development Plan in Appendix 19, Appendix 39 and Appendix 40~~ the following shall apply:

4.2.2 Any principal building shall be a permitted activity if: ...

~~Note: Rule 4.2.2 shall not apply to allotments of 4ha or greater in the Living 3 Zone identified on the Outline Development Plan in Appendix 39 and Appendix 40.~~

~~4.9.3 Except for the Living 3 Zone at Rolleston identified on the Outline Development Plan in Appendix 39 and Appendix 40, and~~ ODP Area 3 and ODP Area 8 in Rolleston, and the Living 2A Zone in Darfield, as identified in the Outline Development Plan in Appendix 47, any dwelling, family flat, and any rooms within accessory buildings used for sleeping or living purposes shall be located no closer than 40m from the edge of the sealed carriageway of State Highways with a posted speed limit of 70 Km/hr or greater.

4.9.4 Except for ~~the Living 3 Zone at Rolleston identified on the Outline Development Plan in Appendix 39 and Appendix 40, and~~ ODP Area 3 and ODP Area 8 in Rolleston, and the Living 2A Zone in Darfield, as identified in the Outline Development Plan in Appendix 47, any dwelling, family flat, and any rooms within accessory buildings used for sleeping or living purposes within 100m from the edge of the sealed carriageway of State Highways with a posted speed limit of 70 Km/hr or greater shall have internal noise levels from road traffic that do not exceed the limits set out below with all windows and doors closed.

	24 hours
Within Bedrooms	35 dBA (Leq 24 hour)
Within Living Area Rooms	40 dBA (Leq 24 hour)

Note: Living Area rooms means any room in a dwelling other than a room used principally as a bedroom, laundry, bathroom, or toilet.

4.9.37 Any bedroom in the Living Z Zone at Rolleston (as shown on the Outline Development Plan in Appendix 39) shall:

(i) be set back at least ~~15m~~ 12.8m from the sealed carriageway road boundary of Burnham School Road or Dunns Crossing Road; or

(ii) have an external to internal noise reduction of 30 dB Dtr,2m,nT,w + Ctr, as assessed by a suitably qualified and experienced acoustic engineer. The noise reduction must be achieved in conjunction with NZBC Clause G4 compliant ventilation in operation which, as windows would typically need to be closed to achieve the noise reduction, alternative compliant means of ventilation shall be installed such as mechanical ventilation. A ventilation system shall generate noise no greater than 30 dB LAeq(10sec) measured at 1.5 m from the diffuser, at 1.5 m above floor level, and at least 1 m from any wall, with the system providing a design airflow compliant with NZBC Clause G4/AS1.

~~Any building in the Living 3 Zone at Rolleston (as shown on the Outline Development Plan in Appendix 39 and Appendix 40) shall be set back at least:~~

~~i) 15 metres from any road boundary except that on corner lots a minimum setback of 10m applies to one road boundary;~~

~~ii) 5 metres from any other boundary~~

4.9.38 ~~Any dwelling, family flat, and any rooms within accessory buildings used for sleeping or living purposes, and any internal areas associated with noise sensitive activities in the Living 3 Zone at Rolleston (as shown on the Outline Development in Appendix 39) shall be setback at least 80m from State Highway 1.~~

~~For the purposes of this rule, noise sensitive activities means any residential activity, travellers accommodation, educational facility, medical facility or hospital, or other land use activity, where the occupants or persons using such facilities may be likely to be susceptible to adverse environmental effects or annoyances as a result of traffic noise from State Highway 1 over its location.~~

4.9.39 Any dwelling, family flat, and any rooms within accessory buildings used for sleeping or living purposes in the Living 3Z Zone at Rolleston (as shown on the Outline Development Plan in Appendix 39 (Holmes Block) ~~or Appendix 40 (Skellerup Block)~~ shall be located outside the 'Odour Constrained Area' ~~as shown in Appendix 40 (Skellerup Block)~~).

~~4.9.49.4 In the Living 3 Zone at Rolleston as shown in Appendix 39, whether the building development meets the internal sound levels in the table listed below:~~

Type of Occupancy/activity	Recommended Internal Design Sound Level (dBA Leq (24hr))
Dwelling/Family Flat/accessory buildings — bedroom	35
Within Bedrooms	
all other habitable spaces	40
Noise Sensitive activities	35

4.9.58 Erecting any new dwelling in the ~~Countryside Area~~ or the 'Odour Constrained Area' identified on the Outline Development Plan in Appendix 39 and Appendix 40.

Reasons for Rules...

Building Position...

Controls on side and front yard spaces apply to sites in the Living 3 Zone at Rolleston identified on the Outline Development Plan in Appendix 39, ~~40 or~~ 46 in order to retain views between residences and to assist in retaining elements of rural character and provide visual integration and visual attractiveness.

~~Building within the Countryside Area identified on the Outline Development Plan in Appendix 39 and Appendix 40 is a non-complying activity. The purpose of the Countryside Areas is to provide open space and a visual link to the surrounding rural landscape. These corridors bisect the residential activity and are to be managed in productive rural use.~~

4 LIVING ZONE RULES — BUILDINGS

Reasons for Rules

Building Position

...In regard to the Poultry Farm identified on Lot 3 DP 20007 at Rolleston a ~~300m~~ 150m setback has been imposed in relation to the northern boundary of the Skellerup Block (as shown on the Outline Development Plan in Appendix 40). Building within this area is a non-complying activity as reverse sensitivity issues may arise if this setback area is not applied.

C5 LZ Rooding

5.1.1.6 For the Living 3 Zone at Rolleston identified on the Outline Development Plan in Appendix ~~39-40 or~~ 46, the road shall include the relevant cross sectional treatment as shown in Appendix ~~39-40 or~~ 46.

5.2.1.6 The vehicle accessway is formed to the relevant standards in Appendix E13.2.1 ~~and in addition for the Living 3 Zone at Rolleston identified on the Outline Development Plan in Appendix 39 and 40, private vehicular accessways serving less than three sites shall have a maximum formed width of 3.5m at the road boundary and within 10m of the road boundary; and~~

Reasons for Rules...

~~A maximum width applies to accessways within the front 10m of sites in the Living 3 Zone at Rolleston identified on the Outline Development Plan in Appendix 39 and 40 in order to avoid dominance of landscaped front yard areas by wide paved accessway surfaces, which could compromise the rural character the zone is expected to create.~~

C10 LZ Activities

10.3.2 The keeping of animals other than domestic pets except as provided under Rules 10.3.3 to Rules 10.3.5 shall be a discretionary activity, ~~except~~

~~(a) within the Living 3 Zone Countryside Areas identified on the Outline Development Plan at Appendix 39 and 40 provided that such activities are identified by and undertaken consistent with the Countryside Area Management Plan required by Rule 12.1.3.35; and~~

~~(b) within the Living 3 Zone Lower Density Area identified on Outline Development Plan at Appendix 39 and 40 provided that this shall not include intensive livestock production or the keeping of roosters, peacocks, pigs or donkeys.~~

~~10.14 COUNTRYSIDE AREAS — LIVING 3 ZONE, ROLLESTON~~

~~Permitted Activities — Countryside Areas — Living 3 Zone, Rolleston~~

~~10.14.1 Rural activities (excluding forestry, intensive livestock production and dwellings) within the Living 3 Zone Countryside Areas identified on the Outline Development Plan at Appendix 39 and 40 shall be a permitted activity provided that such rural activities are identified by and undertaken consistent with the Countryside Area Management Plan required by Rule 12.1.3.35.~~

~~Restricted Discretionary Activities — Countryside Areas — Living 3 Zone, Rolleston~~

~~10.14.2 Rural activities (excluding forestry, intensive livestock production and dwellings) within the Living 3 Zone Countryside Areas identified on the Outline Development Plan at~~

~~Appendix 39 and 40 shall be a restricted discretionary activity except where such rural activities are identified by and undertaken consistent with the Countryside Area Management Plan required by Rule 12.1.3.35.~~

~~10.14.3 Under Rule 10.14.2, the Council shall restrict the exercise of its discretion to:~~

~~10.14.3.1 the degree to which the proposed rural activities maintain open space and/or rural character and rural amenity of the Countryside Area(s);~~

~~10.14.3.2 the extent to which potential adverse nuisance effects on occupiers of adjacent rural residential allotments will be internalised within the Countryside Area(s).~~

Reasons for Rules...

Keeping of Animals

~~...Resource consent for a discretionary activity is required for: commercial rearing of animals for sale of progeny, meat, skins, wool or other products; the keeping of animals other than domestic pets (except within the Living 3 Zone Countryside Areas identified on the Outline Development Plan at Appendix 39 and 40). Those activities may be granted resource consent, depending on whether adverse effects can be adequately mitigated, and if there is consistency with the relevant objectives and policies of the plan. The exception provided for the Living 3 Zone Countryside Areas regarding keeping of animals recognises that rural activities (subject to some specific exceptions) are anticipated and intended to occur within the designated Countryside Areas, and also within the large lot Lower Density Areas. The potential adverse effects associated with the keeping of animals other than domestic pets (e.g. horse grazing) within the Countryside Areas is managed through the requirement for a management plan to be in place prior to such activities occurring, and as such, are deemed appropriate for the Zone. A further exception is provided to enable limited grazing of the Lower Density Areas within the Living 3 Zone.~~

~~...Countryside Areas – Living 3 Zone~~

~~Rule 10.14 provides for rural activities (subject to some specific exceptions) to occur within the designated Countryside Areas within the Living 3 Zone identified on the Outline Development Plans at Appendices 39 and 40 as a means of achieving and maintaining rural character within the Living 3 Zone. While such activities have the potential to create adverse environmental effects, the requirement for those activities to be identified by and undertaken consistent with the Countryside Area Management Plan required by Rule 12.1.3.35 will ensure that any adverse effects are appropriately managed over time~~

C12 LZ Subdivision

Rolleston

~~12.1.3.49 Any subdivision of land within the area shown in Appendix 39 and 40 (Living 3 Zone at Rolleston) complies with:~~

~~(a) the Countryside Area layout of the Outline Development Plan at Appendix 39 and 40;~~

~~(b) the location of the Lower Density Area as shown on the Outline Development Plan at Appendix 39 and 40;~~

~~(c) the establishment of shelterbelt planting comprising three rows of Leyland Cypress along the common boundary with Lot 3 DP 20007 in accordance with the Outline Development Plan at Appendix 40~~

~~(d) the roading layout of the Outline Development Plan at Appendix 39 and 40;~~

~~(e) where any conflict occurs with Rule E13.3.1 the cross sections in Appendix 39 and 40 shall take precedence; and~~

~~(f) full public access is maintained to internal roads so that the area shown on the Outline Development Plan in Appendix 39 and 40 does not become a gated community.~~

12.1.3.50 (a) In respect of the land identified at Appendix 39 (Holmes Block);

A. no more than ~~97 rural~~ 1150 residential allotments may be created and a consent notice or similar mechanism shall be registered on the title of those lots ensuring there are no occupied dwellings within the Holmes Block prior to

- i. the completion of the upgrade to the SH1 / Dunns Crossing Road intersection; and
- ii. the completion of signals upgrades to the Burnham School Road / Dunns Crossing Road intersection; and
- iii. upgrade to the Newman Road / Dunns Crossing Road intersection; and
- iv. signals upgrade to the Granite Drive / Dunns Crossing Road intersection.

B. no residential allotments may be created within 1500m of the Pines Wastewater Treatment Plant buildings (as depicted by the line shown on Figure 1 in Appendix 39) prior to: Certification by Council's Asset manager that the resource management approvals required to enable the Pines Wastewater Treatment Plant to provide treatment capacity for 120,000 person equivalents of incoming flow have been obtained; or 31 December 2025, whichever is the sooner.

(b) In respect of the land identified at Appendix 40 (Skellerup Block), no more than ~~51 rural~~ 950 residential allotments may be created and a consent notice or similar mechanism shall be registered on the title of those lots ensuring there are no more than 148 occupied dwellings within the Skellerup Block prior to:

- i. the completion of the upgrade to the SH1 / Dunns Crossing Road intersection; and
- ii. the completion of signals upgrades to the Burnham School Road / Dunns Crossing Road intersection.

no subdivision shall take place to densities less than what are provided for under the Rural (Outer Plains) Zone until:

(i) a publicly owned sewerage reticulation system has been extended to the site.

~~12.1.3.51 Any subdivision application within the Living 3 Zone west of Dunns Crossing Road that includes any part of the Countryside Areas as identified on the Outline Development Plan included at Appendix 39 and 40 shall be accompanied by a Countryside Area Management Plan which addresses the following matters:~~

~~(a) The ownership and management structure for the Countryside Area(s);~~

~~(b) Mechanisms to ensure that the management plan applies to and binds future owners;~~

~~(c) The objectives of the proposed rural use of the Countryside Area(s);~~

~~(d) Identification of the rural activity or activities proposed for the Countryside Area(s), which meet the above objectives~~

~~(e) Measures to maintain and manage open space and/or rural character;~~

~~(f) Measures to manage plant pests and risk of fire hazard;~~

~~(g) Measures to internalise adverse effects including measures to avoid nuisance effects on occupiers of adjacent rural residential allotments;~~

~~(h) Measures to provide for public access within the Countryside Area(s) along Dunns Crossing Road; and~~

~~(i) Whether there is sufficient irrigation water available to provide surety of crop within the Countryside Area(s).~~

Table C12.1 –Allotment Sizes

Township	Zone	Average Allotment Size Not Less Than
... Rolleston	Living 3 (Appendix 39 & 40)	<p>At least 20ha of the land within the area defined by the Outline Development Plan at Appendix 39 and 40 shall be developed as a Lower Density Area in the location shown on the Outline Development Plan with a minimum and an average allotment size of no less than 4ha.</p> <p>The balance of the land on the Outline Development Plans at Appendix 39 and 40 outside the above area shall be developed with an average allotment size of no less than 5000m² with a minimum allotment size of 4000m².</p> <p>The maximum number of allotments within the area defined by the Outline Development Plan at Appendix 39 shall be 97.</p>

		The maximum number of allotments within the area defined by the Outline Development Plan at Appendix 40 shall be 51.
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12.1.4.76 In relation to the Living ~~3~~ Z Zone (Holmes and Skellerup) at Rolleston as shown in Appendix 39 and 40:

(a) Whether the pattern of development and subdivision is consistent with the Outline Development Plan in Appendix 39 and 40;

(b) Whether the pattern and staging of development: (i) In relation to the Living Z zone shown in Appendix 39 only, takes into account the upgrade of the Dunns Crossing Road / Main South Road (SH1) / Walkers Road intersection by Council and NZTA, including any land requirements; and (ii) commences adjacent to Dunns Crossing Road to maximise connectivity and the efficient provision of infrastructure.

(c) Within the area defined by Outline Development Plan in Appendix 39, the appropriateness of any measures proposed to avoid or mitigate potential adverse effects at the interface with West Rolleston Primary School.

(d) The appropriateness of any mechanism proposed to address specific setback or boundary treatment requirements identified within the Outline Development Plan in Appendix 39 and 40.

(e) How land within the Odour Constrained Area identified within the Outline Development Plan in Appendix 39 and 40 is to be managed and integrated into the development, while ensuring activities sensitive to odour are avoided within these areas.

(f) Whether, following consultation with the Ministry for Education, any land is required to be provided for education purposes within the Outline Development Plans in Appendix 39 or 40.

(g) For any allotment having land partly or fully within the Odour Constrained Area as shown in Appendix 39, whether a no complaints covenant in favour of the Council is proposed in relation to the operations at the Pines Wastewater Treatment Plant and Resource Recovery Park.

~~(b) Whether local roading, and trees and planting on roads and lots, are proposed in general accordance with the Outline Development Plan, road cross section(s) and associated planting schedules and requirements shown in Appendix 39 and 40;~~

~~(c) Whether the roading and lot pattern follow a rectilinear pattern with orientations generally established by the surrounding road network, consistent with the typical subdivision patterns of the Rolleston rural area;~~

~~(d) Whether the roading pattern and proposed hard and soft landscape treatments in the road reserve will create a rural character to the development and distinguish it from conventional suburban development;~~

~~(e) Whether suburban road patterns and details such as cul-de-sac, arbitrary curves, and kerb and channels are avoided;~~

~~(f) The extent to which the maximum of 97 lots (Holmes) and 51 lots (Skellerup) within the area defined by the Outline Development Plan in Appendices 39 and 40, respectively, is met;~~

~~(g) Whether the creation of open space in rural production areas is consistent with the Countryside Areas identified on the Outline Development Plan in Appendix 39 and 40;~~

~~(h) Whether the provision of public walkways is consistent with the public walkways identified on the Outline Development Plan in Appendix 39;~~

~~(i) Whether there is a need for the western public walkway taking into account the ability to connect to future public walkways to the west (Holmes Block, Appendix 39);~~

~~(j) Whether at least 20ha of land is developed as a Lower Density Area with larger allotments (4ha or more) in general accordance with the location identified on the Outline Development Plan in Appendices 39 (Holmes) and 40 (Skellerup);~~

~~(k) In the event that it is developed first, whether the development of a Lower Density Area in advance of other development avoids frustrating the intentions of the Outline Development Plan or the ability to achieve integrated development over the Outline Development Plan area;~~

~~(l) Whether shelterbelt planting will achieve screening of activities occurring on Lot 3 DP 20007 (Skellerup Block, Appendix 40).~~

~~12.1.4.77 In relation to the Countryside Area Management Plan required for the Living 3 Zone west of Dunns Crossing Road, Rolleston as shown in Appendix 39 and 40:~~

~~(a) The adequacy of the management plan to achieve open space and/or rural character across the Countryside Area(s) in a manner that is compatible with the surrounding rural residential environment;~~

~~(b) The adequacy of proposed mechanisms to maintain and manage the Countryside Area(s) long term in a consistent manner;~~

~~(c) Whether rural landscape, visual and amenity value characteristics of the Countryside Area(s) are able to be maintained;~~

~~(d) The extent to which potential adverse nuisance effects on occupiers of adjacent rural residential allotments will be internalised within the Countryside Area(s);~~

~~(e) The extent to which adverse effects of plant pests and fire hazard risks will be avoided or remedied; and~~

~~(f) The suitability of proposed access within the Countryside Area(s) along Dunns Crossing Road.~~

OUTLINE DEVELOPMENT PLAN 39 (HOLMES BLOCK)

This area comprises approximately 87.5 hectares and is situated on the southwest corner of Main South Road (State Highway 1) and Dunns Crossing Road.

Land Use

The development area shall achieve a minimum net density of 12 household per hectare, averaged over the area of the block, excluding the area identified as an 'Odour Constrained Area' where dwellings are not permitted. The zoning framework supports a variety of site sizes to achieve this minimum density requirement. Should this area be developed in stages, confirmation at the time of subdivision of each stage, and an assessment as to how the minimum net density of 12 household per hectare for the overall area can be achieved, will be required.

Medium density areas within the development area are able to be supported by adjacent amenities that include key open spaces and green corridors, a small commercial centre and the West Rolleston Primary School.

The small local commercial centre is proposed adjacent to the intersection of Dunns Crossing Road, the proposed Primary Road and West Rolleston Primary School to provide good accessibility and to meet some of the convenience needs of residents in the immediate area. The interface between the local centre and adjoining school should be managed to minimise potential conflict.

No more than 1150 sites shall be provided across the whole of the development area. However, no ~~more than 97 occupied~~ dwellings shall be established occupied across the area prior to the completion of:

- the upgrade to the SH1 / Dunns Crossing Road intersection; and
- signals upgrade to the Burnham School Road / Dunns Crossing Road intersection; and
- the upgrade to the Newman Road / Dunns Crossing Road intersection; and
- signals upgrade to the Granite Drive / Dunns Crossing Road intersection.

A consent notice or similar mechanism shall be imposed at the time of any subdivision consent to ensure this these outcomes and to accommodate the land requirements and reverse sensitivity measures required in response to this intersection upgrade.

Any sensitive activities in the development area adjoining the State Highway 1 boundary or, western boundary (with the adjacent rural zoned land) and southwest corner of the area, within the 'Odour Constrained Area', or within 1500m of the Pines Wastewater Treatment Plant buildings or Burnham School Road boundary are subject to specific setback or boundary treatment requirements, supported by an appropriate, enduring legal mechanism (such as a covenant, consent notice, etc) imposed at the time of subdivision, as follows:

- For the full length of the State Highway 1 boundary a 3m high acoustic bund and/or fence and 40m building setback shall be provided. This acoustic treatment and setback shall be adapted in the vicinity of the SH1 / Dunns Crossing Road intersection to achieve equivalent acoustic protection accounting for upgrades to that intersection and associated land requirements.
- ~~Except for gaps required for roads or cycle/pedestrian/green links, for the Burnham School Road boundary a 2m high acoustic bund and/or fence shall be provided within a 5m wide landscape strip.~~
- A building setback shall apply within the 'Odour Constrained Area' that area defined in Figure 1 the figure below.

- No residential allotments may be created within 1500m of the Pines Wastewater Treatment Plant buildings (as depicted by the line shown in Figure 1 below) prior to: Certification by Council's Asset manager that the resource management approvals required to enable the Pines Wastewater Treatment Plant to provide treatment capacity for 120,000 person equivalents of incoming flow have been obtained; or 31 December 2025, whichever is the sooner.

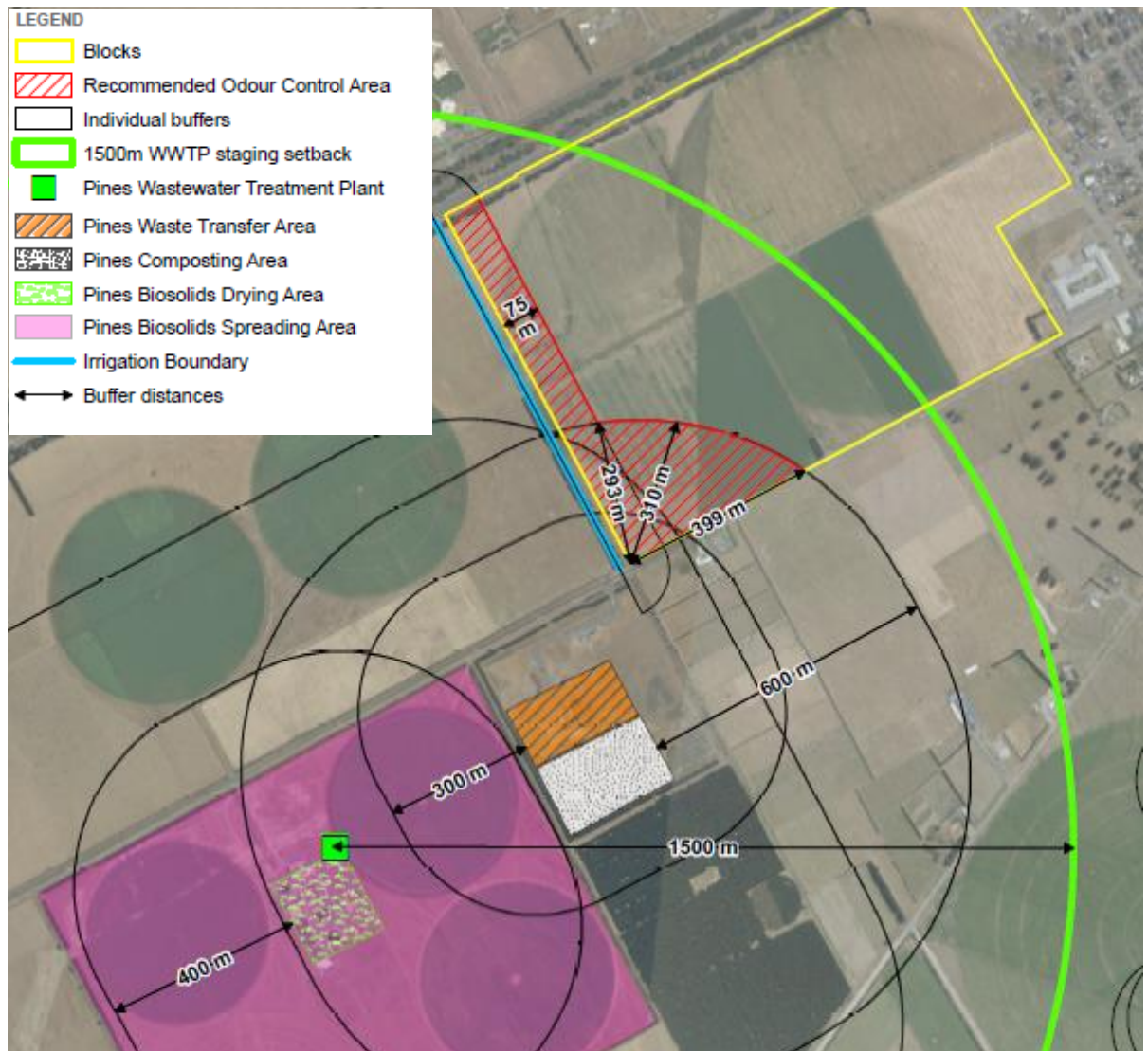


Figure 1: Odour Constrained Area and WWTP Setbacks

Access and Transport

The ODP employs a roading hierarchy that delivers a range of integrated transport options, including active transport connections at the boundary of the development area to adjacent neighbourhoods that facilitate the use of existing and future public transport routes. Roading connections shall be designed to achieve permeability, whilst minimising the number of new intersections and maintaining appropriate intersection spacing. The ODP features a primary route that provides an east-to-west route through that part of the ODP area to the west of Dunns Crossing Road and provides a connection to Burnham School Road to the south. The proposed roading hierarchy will deliver an accessible and coherent neighbourhood that provides safe and efficient access to the new development and can cater for extensions to existing public transport routes and/or new routes.

The intersection of State Highway 1, Dunns Crossing Road and Walkers Road is planned to be upgraded with a roundabout by Waka Kotahi NZTA. To accommodate this upgrade, any development within the 'future intersection upgrade' area needs to take into account any additional land requirements for this upgrade, as well as ensuring the subdivision pattern appropriately integrates with the location of the intersection. In addition, the Dunns Crossing Road / Burnham School Road intersection will require the installation of traffic signals to accommodate predicted traffic volumes. These works will require completion prior to the establishment occupation of more than 97 any homes on the ODP block. Upgrades to the Dunns Crossing Road and Burnham School Road frontages are also identified on the ODP and this may include a shared cycle and pedestrian path along Dunns Crossing Road established in collaboration with Council and Waka Kotahi NZTA.

An integrated network of roads will facilitate the safe and efficient distribution of internal traffic, provide access to properties, assist in connecting the open space reserves network both within and beyond the site and provide links to adjoining neighbourhoods. ~~Property access directly to Burnham School Road is precluded, noting the arterial status of this road and the cycle and pedestrian path extending along this length of the development area.~~

The transport network for the area shall integrate into the pedestrian and cycle network established in adjoining neighbourhoods and the wider township. Cycling and walking will be contained within the road reserve and incorporated into the roading design of the overall road network where applicable. Adequate space must be provided to accommodate cyclists and to facilitate safe and convenient pedestrian movements. Dedicated cycle and pedestrian routes are identified on the ODP, and include connections to Dunns Crossing Road and the wider network. These connections are also provided in the vicinity of West Rolleston Primary School and the proposed commercial centre, in addition to a potential public transport stop that can also support alternative transport modes for these activities.

Open Space, Recreation, and Community and Educational Facilities

A recreation reserve and pocket park are to be established within the area. The location of these reserves has been determined based on the number of reserves established in the wider area and to ensure people living within the development block have access to open space reserve is within a 500m walking radius of their homes. These neighbourhood parks will provide passive recreation opportunities, with nearby Foster Park providing access to active recreation opportunities.

There is an opportunity to integrate the collection, treatment, and disposal of stormwater with open space reserves where appropriate. Pedestrian and cycle paths are required to integrate into the green network to ensure a high level of connectivity is achieved, and to maximise the utility of the public space. Council's open space requirements cited in the Long Term Plan and Activity Management Plans should be adhered to during subdivision design.

An existing water race runs through the area. Whilst this may need to be realigned, it will remain open and fish and kākahi salvage works will be conducted in accordance with ECAN-Environment Canterbury fish salvage guidelines prior to any works occurring within the water races.

As noted above in regards to land use, buffer areas are to be provided along the north, west and southern boundaries of the area. This will ensure reverse sensitivity effects arising from conflicting land uses are avoided. Unless otherwise specified by Council, buffers will remain in private ownership and methods to protect these treatments in the long term such as private covenants, consent notices or LIM notes, shall be established. Treatments could include appropriate bunding, fencing, landscaping, and/or building setbacks. Similar interface treatment of the commercial centre shall also be provided where it faces West Rolleston Primary School to minimise potential conflict.

West Rolleston Primary School is readily accessible within the block. However, roll growth requirements may necessitate its expansion to the north or west, with consequential amendments to the ODP in a way that retains

transport connectivity for this part of the site. Other educational facilities may otherwise be required within the balance of the block, albeit subject to a needs assessment.

Servicing

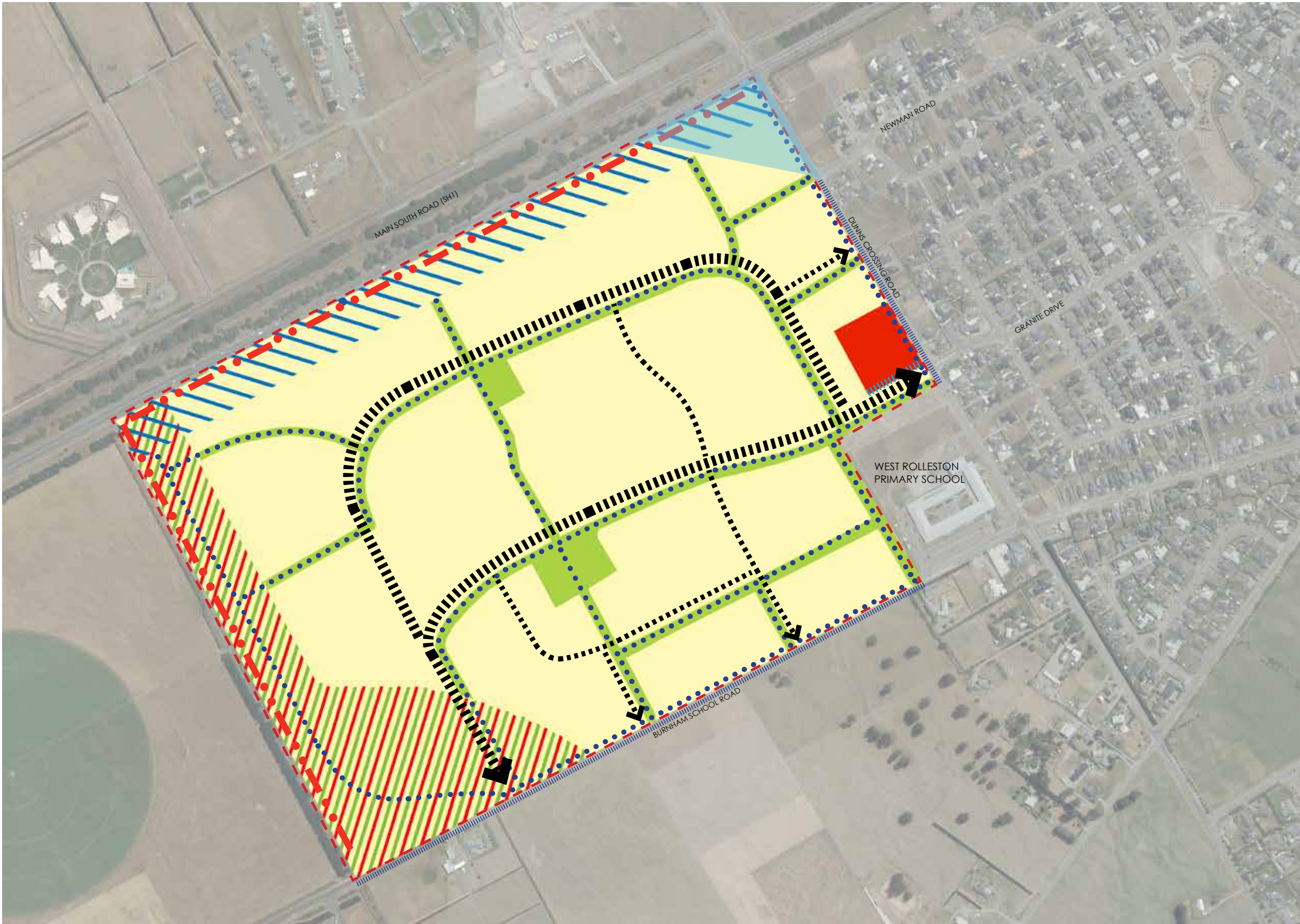
The underlying soils are relatively free-draining and generally support the discharge of stormwater disposal via infiltration to ground. There are a range of options available for the collection, treatment, and disposal of stormwater. Detailed stormwater solutions are to be determined by the developer in collaboration with Council at subdivision stage and in accordance with Environment Canterbury requirements. Systems will be designed to integrate into both the transport and reserve networks where practicable.

The provision of infrastructure to service the area shall align with the Council's indicative infrastructure staging plan, unless an alternative arrangement is made by the landowner/developer and approved by Council.

Water consents CRC203009 and CRC203010 to take and use groundwater are to be transferred and vested in Council prior to the occupation of any houses on the site.

OUTLINE DEVELOPMENT PLAN 39 - HOLMES BLOCK

- LEGEND
- Outline Development Plan Area
 - Living Z Zone
 - Business 1 Zone
 - Indicative Primary Road
 - Indicative Secondary Road
 - Indicative Cycle/Pedestrian Route
 - Reserve Location (size to be determined at time of subdivision)
 - Odor Constrained Area / Green Boundary
 - Boundary Treatment
 - Noise Control Boundary
 - Intersection Upgrade (area shown is indicative)
 - Business 1 Zone Interface Treatment / Potential Public Transport Stop
 - Extent of Burnham School Road / Dunns Crossing Road to be Upgraded



OUTLINE DEVELOPMENT PLAN 40 (SKELLERUP BLOCK)

This area comprises approximately 72.7 hectares and is situated on the west side of Dunns Crossing Road, approximately midway between Selwyn Road and Brookside Road.

Land Use

The development area shall achieve a minimum net density of 12 household per hectare, averaged over the area of the block, excluding the area identified as an Odour Constrained Area where dwellings are not permitted.

The zoning framework supports a variety of site sizes to achieve this minimum density requirement. Should this area be developed in stages, confirmation at the time of subdivision of each stage, and an assessment as to how the minimum net density of 12 household per hectare for the overall area can be achieved, will be required.

Medium density areas within the development area are able to be supported by adjacent amenities that include key open spaces and green corridors and a small commercial centre.

The small local commercial centre is proposed adjacent to the intersection of Dunns Crossing Road and the proposed central Primary Road to provide good accessibility and to meet some of the convenience needs of residents in the immediate area.

No more than 950 sites shall be provided across the whole of the development area. However, no more than 148 dwellings shall be occupied across the area prior to the completion of the upgrade to the SH1 / Dunns Crossing Road intersection and signals upgrade to the Burnham School Road / Dunns Crossing Road intersection. A consent notice or similar mechanism shall be imposed at the time of any subdivision consent to ensure this outcome.

~~Any~~ No sensitive activities are provided for in the ~~development area~~ ‘Odour Constrained Area’ adjoining the area’s northern boundary (with the adjacent rural zoned land). This Area provides ~~are subject to~~ a 150m setback from the poultry sheds existing as at 1 January 2021 located on the property at 243 Dunns Crossing Road (which is legally described as Lots 3-4 DP 20007 BLKS III VII LEESTON SD). The restrictions in this area shall be, supported by an appropriate, enduring legal mechanism (such as a covenant, consent notice, etc) imposed at the time of subdivision.

Access and Transport

The ODP employs a roading hierarchy that delivers a range of integrated transport options, including active transport connections at the boundary of the development area to adjacent neighbourhoods that facilitate the use of existing and future public transport routes. Roading connections shall be designed to achieve permeability, whilst minimising the number of new intersections and maintaining appropriate intersection spacing. The ODP features a primary route that provides three connection points to Dunns Crossing Road and land further to the east and primary roads shall otherwise extend to the north, south and west boundaries of the ODP. The proposed roading hierarchy will deliver an accessible and coherent neighbourhood that provides safe and efficient access to the new development and can cater for extensions to existing public transport routes and/or new routes.

An integrated network of roads will facilitate the safe and efficient distribution of internal traffic, provide access to properties, assist in connecting the open space reserves network both within and beyond the site and provide links to adjoining neighbourhoods.

The transport network for the area shall integrate into the pedestrian and cycle network established in adjoining neighbourhoods and the wider township. Cycling and walking will be contained within the road reserve and incorporated into the roading design of the overall road network where applicable. Adequate space must be

provided to accommodate cyclists and to facilitate safe and convenient pedestrian movements. Two pedestrian crossings are identified on Dunns Crossing Road adjacent to the northern and central primary roads.

The requirement for upgrades to Dunns Crossing Road are also identified on the ODP.

Open Space, Recreation, and Community and Educational Facilities

Two recreation reserves and a pocket park are to be established within the area. The location of these reserves has been determined based on the number of reserves established in the wider area and to ensure people living within the development block have access to open space reserve is within a 500m walking radius of their homes. These neighbourhood parks will provide passive recreation opportunities, with nearby Foster Park providing access to active recreation opportunities.

There is an opportunity to integrate the collection, treatment, and disposal of stormwater with open space reserves where appropriate. Pedestrian and cycle paths are required to integrate into the green network to ensure a high level of connectivity is achieved, and to maximise the utility of the public space. Council's open space requirements cited in the Long Term Plan and Activity Management Plans should be adhered to during subdivision design.

As noted above in regards to land use, buffer areas are to be provided along the north boundary of the area. This will ensure reverse sensitivity effects arising from conflicting land uses are avoided. Unless otherwise specified by Council, buffers will remain in private ownership and methods to protect these treatments in the long term such as private covenants, consent notices or LIM notes, shall be established.

The provision of new educational facilities can be provided within the block or in the wider area and will be subject to a needs assessment.

Servicing

The underlying soils are relatively free-draining and generally support the discharge of stormwater disposal via infiltration to ground. There are a range of options available for the collection, treatment, and disposal of stormwater. Detailed stormwater solutions are to be determined by the developer in collaboration with Council at subdivision stage and in accordance with Environment Canterbury requirements. Systems will be designed to integrate into both the transport and reserve networks where practicable.

The provision of infrastructure to service the area shall align with the Council's indicative infrastructure staging plan, unless an alternative arrangement is made by the landowner/developer and approved by Council.

Water consents CRC203009 and CRC203010 to take and use groundwater are to be transferred and vested in Council prior to the occupation of any houses on the site.

OUTLINE DEVELOPMENT PLAN 40 - SKELLERUP BLOCK

LEGEND

- Outline Development Plan Area
- Living Zone Z
- Business 1 zone
- Indicative Primary Road
- Indicative Secondary Road
- Indicative Cycle/Pedestrian Route
- Reserve Location (size to be determined at time of subdivision)
- Odor Constrained Area / Green Boundary
- Proposed Pedestrian Crossing
- Proposed Roundabout
- Potential Public Transport Stop
- Extent of Dunns Crossing Road to be Upgraded

