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**Request for Change to the Selwyn District Plan  
prepared for**

**YOURSECTION LIMITED**

**153 Lincoln Rolleston Road, Rolleston**

**December 2020**

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**prepared for**

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**153 Lincoln Rolleston Road, Rolleston**

Novo Group Ltd  
Level 1, 279 Montreal Street  
PO Box 365, Christchurch 8140  
P: (03) 365 5570  
E: [info@novogroup.co.nz](mailto:info@novogroup.co.nz)  
W: [www.novogroup.co.nz](http://www.novogroup.co.nz)

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Project Manager:	Kim Seaton, Senior Planner
Prepared by:	Kim Seaton, Senior Planner
Reviewed by	Jeremy Phillips, Senior Planner

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## Request to Change the Selwyn District Plan under Clause 21 of the First Schedule of the Resource Management Act 1991

TO: The Selwyn District Council

**Yoursection Limited requests** changes to the Selwyn District Plan as described below.

1. The location to which this request relates is:
  - The subject land is located generally on the south eastern side of the Rolleston township, adjacent to and south of the Falcons Landing residential development (ODP Area 11) and to the west of Lincoln Rolleston Road.
  - Total Area: 24.7 hectares (approximately).
  - Legal Descriptions: Lot 1 DP 50631 BLKS II IV Leeston SD and Lot 1 DP 357634. See **Attachment 1**.
  - An outline development plan proposed for the subject land is included as **Attachment 2**.
2. The Proposed Plan Change undertakes the following changes to the Selwyn District Plan (changes underlined or ~~struck through~~):
  1. To amend the Selwyn District Plan Planning Maps, by rezoning the site to Living Z.
  2. To amend Township Volume, Appendix 38 ODP Rolleston by inserting the ODP attached in **Attachment 2** as ODP Area 14.
  3. To amend the following District Plan provisions:

### ***Township Volume, B4 Growth of Townships***

#### *Policy B4.3.9*

*The phasing of any Living Z Zone shown on the Planning Maps and Appendices occurs as follows:*

- *In Rolleston ~~4314~~ Living Z areas have been identified, and an Outline Development Plan for ~~4213~~ of these areas has been incorporated into the District Plan. The remaining Living Z ODP Area has been deferred. The deferment for this area shall be lifted once an operative Outline Development Plan for that area has been incorporated into the District Plan.*
- ...

#### *Policy B4.3.77*



*Ensure that development within each of the Outline Development Plan areas identified on the Planning Maps and Appendices within Rolleston addresses the specific matters relevant to each ODP Area number listed below:*

...

*Outline Development Plan Area 14*

- *Part provision of a CRETS Collector road/Primary road on an east-west alignment in the northern half of the ODP area;*
- *Provision of a secondary road network internal to the ODP area and providing connections to the south and north of the ODP area;*
- *Provision of a neighbourhood park centrally and adjacent the CRETS Collector road/Primary road;*
- *Provision for medium density development adjacent the reserve;*
- *Provision of pedestrian and cycle links within and through the ODP area to connect to adjoining urban areas;*
- *Provision of reticulated water supply and wastewater systems that have sufficient capacity for the ODP area;*
- *Provision of a comprehensive stormwater system that has sufficient capacity for the ODP area;*
- *Provision of a minimum net density of 12 households per hectare averaged over the ODP Area.*

4. Any other consequential amendments including but not limited to renumbering of clauses.

3. An assessment is provided in **Attachment 3** in accordance with the requirements of the Resource Management Act 1991 and including Section 32 of the Act.

**Kim Seaton, Principal Planner**

**DATED:** 10 December 2020

(Signature of applicant or person authorised to sign on behalf)



**Address for service:**

Novo Group Limited  
PO Box 365  
Christchurch 8140

**Attention: Kim Seaton**

T: 03 972 5761

E: [kim@novogroup.co.nz](mailto:kim@novogroup.co.nz)

**Address for Council fees:**

Yoursection Limited  
PO Box 36511  
Christchurch 8146

**Attention: Hamish Wheelans**

T: 021 433 467

E: [hamish@yoursection.nz](mailto:hamish@yoursection.nz)