

Schedule of Proposed Amendments – Holmes Block (28 March 2011)

For the purposes of this Plan Change Request, any existing text from the District Plan is shown in *italics*, any text proposed to be added by this Plan Change Request is shown as **bold underlined and in italics** and text to be deleted as ~~*striketrough in italics*~~. Please note that only the proposed new and amended provisions to the District Plan are shown in this section and therefore should be read in conjunction with the full text of the District Plan. The provisions proposed below may require some existing provisions to be renumbered / amended accordingly.

The following specific changes are sought to the District Plan to enable the rezoning to proceed:

Amendment 1 Amend Planning Maps 13, 102 and 105 (Sheets 1 and 2) to identify the zoning of the site as Living 3.

Amendment 2 Insert Living 3 Zone and description into Table A4.4 – Description of Township Zones (page A4-011) as follows:

<i>Zone</i>	<i>Description</i>
<u>Living 3</u>	<u>As for Living 2 Zone, but with specific controls and design elements incorporated to ensure development of the land is reflective of and retains elements of rural character expected of the Living 3 zone, which in essence is a rural residential zone, so as to visually set the development apart from the neighbouring urban area. Similar to the Living 2 zone, larger sections (with a lower building density than Living 2), more space between dwellings, panoramic views and rural outlook are characteristic of the Living 3 Zone.</u>

Amendment 3 Insert new paragraph 7 in Use of Zones (page A4-012) as follows:

As with higher density residential areas, rural residential development is provided for through Change 1 to the Regional Policy Statement. Accordingly the District Plan specifically provides for rural residential opportunities as has long been the case in Selwyn District.

Amendment 4 Amend Policy B1.2.3 for Water Supplies to include (Page B1-017) as follows:

*Require the water supply to any allotment or building in any township, **and the Living 3 Zone**, to comply with the current New Zealand Drinking Water Standards and to be reticulated in all townships, except for sites in the existing Living 1 Zone at Doyleston.*

Amendment 5 Insert new paragraph 3 in Explanation and Reasons for Objective B3.4.3 Reverse sensitivity (Page B3-036) as follows:

In the case of rural residential development there is the potential for reverse sensitivity effects to arise from the proximity to rural activities. This issue is addressed through Objective B3.4.3 and B4.1.2.

Amendment 6 Amend point 6 on discussion on Residential Density – Strategy (page B4-002) as follows:

*Density in Living 2 **and 3** Zones is kept low thus reflecting the rural character by maintaining a sense of open space, panoramic views and rural outlook.*

Amendment 7 Insert new paragraph 6 of Explanation and Reasons for Objective B4.1.2 for Residential Density (Page B4-003) as follows:

Schedule of Proposed Amendments – Holmes Block (28 March 2011)

Any Living 3 Zone being a rural residential zone shall be located beyond the 'urban limits' but where it can be economically provided with reticulated sewer and water supply, and appropriate stormwater treatment and disposal. The Living 3 Zone will have regard to providing a visual transition area between the 'urban area' and the rural area which exists beyond townships by incorporating certain design elements of rural character, which are common in rural settings so the land is visually set apart from the neighbouring urban area.

Amendment 8 Amend existing paragraph 7 of Explanation and Reasons for Objective B4.1.2 for Residential Density (Page B4-003) as follows:

*New residential areas should be attractively laid out, with allotments of an appropriate shape to build a house, and with access to sunlight. As well as functional utilities, new residential areas need some open space, plantings and landscaping to make them aesthetically pleasing. Objective B4.1.2 is to ensure future residential areas maintain the current attractive layout of Selwyn's townships. For low density Living 2 **and 3** Zones, the careful consideration and application of design treatment to such matters as road formation, kerbs, letterboxes, power supply, entry treatment, fencing, landscaping, lighting and the like will ensure the retention of open, spacious rural character. The market can be relied on to achieve this to a certain extent – many people won't buy sections in an unattractive area. However, not all people have the money to choose allotments in more attractive subdivisions. The District Plan provisions set some "bottom lines" to ensure all new residential areas achieve a standard of aesthetic appeal.*

Amendment 9 Amend Policy B4.1.2 for Residential Density (Page B4-004) as follows:

*Maintain Living 2 **and 3** Zones as areas with residential density which is considerably lower than that in Living 1 Zones.*

Amendment 10 Amend paragraph 2 of Explanation and Reasons for Policy B4.1.2 for Residential Density (Page B4-004) as follows:

*Policy B4.1.2 retains Living 2 **and 3** Zones areas with lower residential density than Living 1 Zones. The policy refers to 'considerably lower' which acknowledges that low density living zones be spacious and reflect something of the rural characteristics in which they are located. Currently they are from 6 to 12 times lower. The Council suggests average section sizes would need to remain between 3 and 6 times lower **in the Living 2 Zone and between 6 and 10 times lower in the Living 3 Zone** than that of Living 1 Zones, to have a visually discernible difference in residential density. If more intensive residential density than this is desired in Living 2 **or 3** Zones, the area should be rezoned to another Living zone.*

Amendment 11 Amend Policy B4.1.7 for Residential Density (Page B4-007) as follows:

*Maintain the area of sites covered with buildings in Living 2 Zones, at the lesser of 20% or 500m² **and in the Living 3 Zone at the lesser of 10% or 500m²**, unless any adverse effects on the spacious character of the area will be minor.*

Amendment 12 Amend paragraph 4 of Explanation and Reasons of Policy B4.1.7 for Residential Density (Page B4-008) as follows:

*Policy B4.1.7 maintains low site coverage in Living 2 **and 3** Zones. The very rationale for Living 2 **and 3** Zones is to provide a low density, residential area. The policy does include some flexibility to accommodate small increases in site coverage. Any effects on the 'spacious' look of the area should be minor. There are no limits on site coverage in Business zones.*

Schedule of Proposed Amendments – Holmes Block (28 March 2011)

Amendment 13 Amend Policy B4.1.9 for Residential Density (Page B4-008) as follows:

*Avoid erecting more than one dwelling per site in low density living (Living 2 **and 3**) Zones.*

Amendment 14 Amend paragraph 4 of Explanation and Reasons for Policy B4.1.9 for Residential Density (Page B4-008) as follows:

*Policy B4.1.9 is to avoid multiple dwellings in low density living (Living 2 **and 3**) Zones. The rationale for these zones is to provide a low density, residential area. There is no restriction on the number of dwellings per site in Business 1 Zones.*

Amendment 15 Insert new point 6 on Residential Density – Anticipated Environmental Results (Page B4-011) as follows:

Living 3 Zones are low density rural residential areas.

Amendment 16 Insert new Objective B4.3.7 of Residential and Business Development – Objectives (Page B4-030) as follows:

Objective B4.3.7

Ensure that any rural residential development occurs outside the urban limits identified in the Regional Policy Statement and such development occurs in general accordance with an operative Outline Development Plan, supports the timely, efficient and integrated provision of infrastructure, and provides for the long-term maintenance of rural residential character.

Amendment 17 Insert new paragraph 7 of Explanation and Reasons for Objective B4.3.7 for Residential and Business Development (Page B4-031) as follows:

Objective B4.3.7 seeks to ensure that rural residential development occurs outside the urban limits in a manner that accords with the Regional Policy Statement. Given the nature of rural-residential development, Objectives B4.1.1, B4.1.2 and B4.1.3 of the Rural Volume of the District Plan are also relevant when assessing the sustainability of rural land for rural residential purposes.

Amendment 18 Amend Policy B4.3.1 of Residential and Business Development – Town Form Policies (Page B4-033) as follows:

Policy B4.3.1

Ensure new residential, **rural residential or business development either:**

- **Complies with the Plan policies for the Rural Zone; or**
- **The land is rezoned to an appropriate Living Zone that provides for rural-residential development (as defined within the Regional Policy Statement) in accordance with an Outline Development Plan incorporated into the District Plan; or**
- *The land is rezoned to an appropriate Living or Business zone and, where within the Greater Christchurch area, is contained within the Urban Limit identified in the Regional Policy Statement and developed in accordance with an Outline Development Plan incorporated into the District Plan.*

Amendment 19 Amend paragraph 1 of Explanation and Reasons for Policy B4.3.1 (Page B4-033) as follows:

*Zoning is an integral part of the approach the District Plan uses to promote sustainable management of natural and physical resources. New residential, **rural residential** or business activities need to occur on land which is appropriately zoned, to ensure the most appropriate policies and rules in the Plan apply to the activity. Additional requirements apply*

Schedule of Proposed Amendments – Holmes Block (28 March 2011)

to those townships within the Greater Christchurch area, whereby new residential or business development within Greenfield areas is to be contained within the Urban Limits identified in the Regional Policy Statement and such development is to be carried out in accordance with an approved ODP that has been inserted into the District Plan. The purpose of these provisions is to consolidate and manage the rate of growth within these townships to ensure the integration of development with the appropriate provision of infrastructure, transport linkages, reserves and other community facilities.

Amendment 20 Amend Rule 4.2.1 for Buildings and Landscaping (Page C4-001) as follows:

Except for the Living 3 Zone at Rolleston identified on the Outline Development Plan in Appendix 37, 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.

Note: Except that fences on boundaries adjoining reserve areas, cycleways or pedestrian accessways identified in the Outline Development Plan for Lincoln in Appendix 18 shall not exceed 1.2m in height.

Amendment 21 Insert new Rules 4.2.2, 4.2.3 & 4.2.4 for Buildings and Landscaping (Page C4-001 & 002) as follows:

For the Living 3 Zone at Rolleston identified on the Outline Development Plan in Appendix 37 the following shall apply:

4.2.2 Any principal building shall be a permitted activity if:

- i) The area between all road boundaries (other than with State Highway 1) and a line parallel to and 15m back from the road boundary is landscaped with shrubs and specimen trees covering as a minimum the lesser of 30% of the area or 250m²; and**
- ii) The number of specimen trees in this area is not less than 1 per 10m of road frontage or part thereof; and**
- iii) The trees are selected from the list below planted at a grade of not less than Pb95; and**
- iv) Shrubs are planted at 'aa' grade of not less than Pb3 and a spacing of not less than 1 per square metre, typically located within a garden area dressed with bark chips or similar material; and**
- v) Any paved surface area within the area does not exceed 100m² in area.**
- vi) The list of suitable specimen trees for the purpose of this rule is: Maple, Silk Tree, Alder, Birch, River She Oak, Leyland Cypress, Monterey Cypress, Lacebark, American sweet gum, Magnolia, Pohutukawa, weeping Kowhai, Common Olive, Pine, Lemonwood, Kohuhu, Ribbonwood, Plane, Totara, Poplar, Oak, Elm, Michelia**
- vii) The Council will require a planting plan to be submitted at building consent stage, prepared by a suitably qualified landscape professional, identifying compliance with the above control.**
- viii) The landscaping shall be maintained and if dead, diseased or damaged, shall be removed and replaced.**

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 37.

4.2.3 All fencing or walls on a road or Rural zoned boundary or in the area between the road boundary and the line of the front of the principal

Schedule of Proposed Amendments – Holmes Block (28 March 2011)

- building or in the area between the Rural Zone boundary and the line of the rear of the principal building;*
- i) *Shall be limited to a maximum height of 1.2m, be at least 50% open, and be post and rail or post and wire only; and*
- ii) *Shall be of a length equal to or greater than 80% of the length of the front boundary, of a minimum height of 0.6m and be at least 50% open.*

4.2.4 *Within the State Highway Buffer Area (refer Outline Development Plan in Appendix 37) planting and fencing of the area of land along the common boundary of the Living 3 zone and State Highway 1 shall be established and maintained in accordance with the detail shown in Appendix 37; and*

The landscaping shall be maintained and if dead, diseased or damaged, shall be removed and replaced.

Amendment 22 Amend existing Rule 4.2.2 for Buildings and Landscaping (Page C4-002) as follows:

4.2.25 *Any activity which does not comply with Rule 4.2.1, 4.2.2, 4.2.3 or 4.2.4 shall be a discretionary activity.*

Amendment 23 Amend Rule 4.6.6 for Buildings and Building Density (Page C4-005) as follows:

The erection on an allotment of any building (other than an accessory building) which does not comply with Rule 4.6.1 shall be a non-complying activity in the Living Z, 1A, 1A2, 1A3, 1A4 zones and the Living XA Deferred Zone at Prebbleton and all Living 2, and 2A zones and Living 3 Zones.

Amendment 24 Amend 'Table C4.1 Site Coverage Allowances' (Page C4-005 & 006) as follows:

Zone	Coverage
<u>Living 3</u>	<u>Lesser of 10% or 500m²</u>

Amendment 25 Amend Rule 4.9.2 for Buildings and Building Position (Page C4-008) as follows:

Except as provided in Rules 4.9.3 to 4.9.25~~28~~, any building which complies with the setback distances from internal boundaries and road boundaries, as set out in Table C4.2 below.

Amendment 26 Amend Rule 4.9.25 for Buildings and Building Position (Page C4-011) as follows:

Except for the Living 3 Zone at Rolleston identified on the Outline Development Plan in Appendix 37, ~~Any dwelling, family flat, and any rooms within accessory buildings~~ used for sleeping or living purposes shall be located...

Amendment 27 Insert new Rule 4.9.26 for Buildings and Building Position (Page C4-011) as follows:

Any building in the Living 3 Zone at Rolleston (as shown on the Outline Development Plan in Appendix 37) 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*

Amendment 28 Insert new Rule 4.9.27 for Buildings and Building Position (Page C4-011) as follows:

Schedule of Proposed Amendments – Holmes Block (28 March 2011)

Any dwelling, family flat, 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 37) 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.

Amendment 29 Insert new Rule 4.9.28 for Buildings and Building Position (Page C4-011) as follows:

Any dwelling, family flat, and any rooms within accessory buildings used for sleeping or living purposes in the Living 3 Zone at Rolleston (as shown on the Outline Development in Appendix 37) shall not be located within the 'Odour Constrained Area' as shown in Appendix 37 (Holmes Block).

Amendment 30 Amend existing Rule 4.9.30 for Buildings and Building Position (Page C4-012) as follows:

4.9.30 Any activity which does not comply with Rule 4.9.2 and Rules 4.9.4 to 4.9.14 and 4.9.25 **to 4.9.27** shall be a restricted discretionary activity

Amendment 31 Insert new matter of discretion as 4.9.34.4 for Buildings and Building Position (Page C4-012) as follows:

4.9.34.4 In the Living 3 Zone at Rolleston as shown in Appendix 37, whether the building development meets the internal sound levels listed in the table below:

<u>Type of Occupancy/Activity</u>	<u>Recommended Internal Design Sound Level (dBA Leq (24hr))</u>
<u>Residential Dwelling/Family Flat/Accessory buildings – bedrooms.</u>	<u>35</u>
<u>Residential Dwelling/Family Flat/Accessory buildings – other habitable rooms.</u>	<u>40</u>
<u>Noise Sensitive Activities</u>	<u>35</u>

Amendment 32 Amend existing Rule 4.9.34 for Buildings and Building Position (Page C4-013) as follows:

4.9.34 Any activity which does not comply with Rule 4.9.3 **or Rule 4.9.28** shall be a discretionary activity

Amendment 33 Insert new Rule 4.9.39 for Non-Complying Activities (Page C4-0013) as follows:

Erecting any new dwelling in the Countryside Area identified on the Outline Development Plan in Appendix 37.

Amendment 34 Insert new paragraph 6 within 'Reasons for Rules – Building Position' (Page C4-024) as follows:

Schedule of Proposed Amendments – Holmes Block (28 March 2011)

Controls on side and front yard spaces applies to sites in the Living 3 Zone at Rolleston identified on the Outline Development Plan in Appendix 37 in order to retain views between residences and to assist in retaining elements of rural character and provide visual integration and visual attractiveness.

Amendment 35 Insert new paragraph 7 (immediately after new paragraph 6 as sought through Amendment 34) within 'Reasons for Rules – Building Position' (Page C4-024) as follows:

Building within the Countryside Area identified on the Outline Development Plan in Appendix 37 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.

Amendment 36 Insert new final paragraph within 'Reasons for Rules – Building Position' (Page C4-024) as follows:

In the case of Rolleston Sewage Treatment Plant an "Odour Control Setback Area" has been imposed. Building within this area is a Discretionary activity as reverse sensitivity issues may arise if this setback area is not applied.

Amendment 37 Insert new Rule 5.1.1.6 for Roading and Engineering Standards (Page C5-001) as follows:

For the Living 3 Zone at Rolleston identified on the Outline Development Plan in Appendix 37, the road shall include the cross sectional treatment as shown in Appendix 37.

Amendment 38 Amend Rule 5.2.1.6 for Roading and Engineering Standards (Page C5-002) as follows:

The vehicular accessway is formed to the relevant standards in Appendix 13 **and in addition for the Living 3 Zone at Rolleston identified on the Outline Development Plan in Appendix 37, 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

Amendment 39 Insert new paragraph 3 within 'Reasons for Rules – Living Zone Rules – Roading' (Page C5-005) as follows:

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 37 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.

Amendment 40 Amend Rule 10.3.2 for Activities and the Keeping of Animals (Page C10-003) as follows:

The keeping of animals other than domestic pets except as provided under Rules 10.3.3 to 10.3.5 shall be a discretionary activity (**except within the Living 3 Zone Countryside Areas identified on the Outline Development Plan at Appendix 37 provided that such activities are identified by and undertaken consistent with the Countryside Area Management Plan required by Rule 12.1.3.40).**

Amendment 41 Insert new Rule 10.15 Countryside Areas – Living 3 Zone, Rolleston (Page C10-011) as follows:

Permitted Activities – Countryside Areas – Living 3 Zone, Rolleston
10.15.1 Rural activities (excluding forestry, intensive livestock production and dwellings) within the Living 3 Zone Countryside Areas identified on the

Schedule of Proposed Amendments – Holmes Block (28 March 2011)

Outline Development Plan at Appendix 37 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 12.1.3.40.

Restricted Discretionary Activities – Countryside Areas – Living 3 Zone, Rolleston
10.15.2 Rural activities (excluding forestry, intensive livestock production and dwellings) within the Living 3 Zone Countryside Areas identified on the Outline Development Plan at Appendix 37 shall be a discretionary activity except where such rural activities are identified by and undertaken consistent with the Countryside Area Management Plan required by Rule 12.1.3.40.

10.15.3 Under Rule 10.15.2, the Council shall restrict the exercise of its discretion to:

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

10.15.3.2 the extent to which potential adverse nuisance effects on occupiers of adjacent rural residential allotments will be internalised within the Countryside Areas.

Amendment 42 Amend paragraph 2 of 'Reasons for Rules – Keeping of Animals' (Page C10-012) as follows:

*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 37;** and for the keeping of more than 15 domestic pets (excluding progeny up to weaner stage). 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. The potential adverse effects associated with the keeping of animals other than domestic pets (e.g. horse grazing) within the Living 3 Zone 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.***

Amendment 43 Insert new final paragraph within 'Reasons for Rules – Countryside Areas – Living 3 Zones' (Page C10-014) as follows:

Countryside Areas – Living 3 Zone
Rule 10.15 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 Plan at Appendix 37 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 12.1.3.40 will ensure that any adverse effects are appropriately managed over time.

Amendment 44 Insert new Rule 12.1.3.38 for Subdivision General Standard (Page C12-007) as follows:

Rolleston
Any subdivision of land within the area shown in Appendix 37 (Living 3 Zone at Rolleston) complies with:

Schedule of Proposed Amendments – Holmes Block (28 March 2011)

- i) the Countryside Area layout of the Outline Development Plan at Appendix 37;
- ii) the location of the Lower Density Area as shown on the Outline Development Plan at Appendix 37;
- iii) the roading layout of the Outline Development Plan at Appendix 37; and
- iv) where any conflict occurs with Rule E13.3.1 the cross sections in Appendix 37 shall take precedence.

Amendment 45 Insert new Rule 12.1.3.39 for Subdivision General Standard (Page C12-007) as follows:

In respect of the land identified at Appendix 37, no more than 102 rural residential allotments may be created by subdivision prior to 31 December 2016.

Amendment 46 Insert new Rule 12.1.3.40 for Subdivision General Standard (Page C12-007) as follows:

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 37 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, 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; and**
- (h) **Measures to provide for public access within the Countryside Area(s) along Dunns Crossing Road.**

Amendment 47 Amend 'Table C12.1 – Allotment Sizes' (Page C12-012) as follows:

Township	Zone	Average Allotment Size Not Less Than
Rolleston	<u>Living 3 (Appendix 37)</u>	<p><u>At least 20ha of the land within the area defined by the Outline Development Plan at Appendix 37 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.</u></p> <p><u>The balance of the land on the Outline Development Plan at Appendix 37 outside the above area shall be developed with an average allotment size of no less than 5000m² with a minimum allotment size of 4000m²</u></p> <p><u>The maximum number of allotments within the area defined by the Outline Development Plan at Appendix 37 shall be 102.</u></p>

Schedule of Proposed Amendments – Holmes Block (28 March 2011)

Amendment 48 Insert new matter over which Council has restricted the exercise of its discretion at Clause 12.1.4.77 (Page C12-023) as follows:

In relation to the Living 3 Zone (Holmes) at Rolleston as shown in Appendix 37:

- (a) **Whether the pattern of development and subdivision is consistent with the Outline Development Plan in Appendix 37;**
- (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 37;**
- (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 102 lots within the area defined by the Outline Development Plan in Appendix 37 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 37.**
- (h) **Whether the provision of public walkways are consistent with the public walkways identified on the Outline Development Plan in Appendix 37.**
- (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.**
- (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 at Appendix 37.**
- (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.**

Amendment 49 Insert new matter over which Council has restricted the exercise of its discretion at Clause 12.1.4.78 (Page C12-023) as follows:

In relation to the Countryside Area Management Plan required for the Living 3 Zone west of Dunns Crossing Road, Rolleston as shown in Appendix 37:

- (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 Areas are maintained;**
- (d) **The extent to which potential adverse nuisance effects on occupiers of adjacent rural residential allotments will be internalised within the Countryside Areas;**
- (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.**

Amendment 50 Insert new Rule 12.1.7.8 (page C12-025) as follows:

Any subdivision that does not comply with Rule 12.1.3.39

Schedule of Proposed Amendments – Holmes Block (28 March 2011)

Amendment 51 Insert new paragraph 6 in 'Reasons for Rules' (Page C12-031) as follows:

Rule 12.1.3.39 has been incorporated to give effect to Chapter 12A of the Regional Policy Statement in as far as it relates to the allocation of rural residential households to the Selwyn District Council within the first and second sequence periods shown on Table 1 of Chapter 12A of the Regional Policy Statement.

Amendment 52 Amend Appendix 13 – Transport 'Table E13.9 – Rooding Standards' (Page E13-009) as follows:

Type of Road	Legal Width (m)		Carriageway Width (m)		Kerb and Channel	Footpath(s)
	Min	Max	Min	Max		
<u>Local Roads – Living 3 Zone at Rolleston (as shown within the Outline Development Plan at Appendix 37)</u>	<u>18m</u>	<u>20m</u>	<u>6m</u>	<u>8m</u>	<u>nil</u>	<u>One side only</u>

Amendment 53 Insert new Standard E13.3.1.5 for Appendix 13 – Transport; Rooding Standards (Page E13-009) as follows:

Any local road in the Living 3 Zone at Rolleston shall be constructed in substantial accordance with the recommended road cross section shown in the Outline Development Plan in Appendix 37.

Amendment 54 Include the Outline Development Plan attached at **Appendix E** to this document as a new **Appendix 37** to the District Plan.

Amendment 55 Any consequential amendments and renumbering of provisions as required to give effect to the plan change request.