

## Appendix 10. Recommended text amendments

**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 500m<sup>2</sup> and in the Living 3 Zone at the lesser of 10% or 400m<sup>2</sup> ~~500m<sup>2</sup>~~, unless any adverse effects on the spacious character of the area will be minor.

**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:

Any principal building shall be a permitted activity if:

- i) That apart from one vehicle crossing and access not exceeding 5 metres in width all land within 15 metres of a road frontage, excepting State Highway 1, will be devoted to landscaping; including the provision of one specimen tree capable of growing to at least 8 metres high being planted for every ten metres of frontage and to be spaced at no less than 5 metres and no greater than 15 metres.
  - ii) ~~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 250m<sup>2</sup>; and~~
  - iii) ~~The number of specimen trees in this area is not less than 1 per 10m of road frontage or part thereof; and~~
  - iv) ~~The trees are selected from the list below planted at a grade of not less than Pb95; and~~
  - v) ~~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~~
  - vi) ~~Any paved surface area within the area does not exceed 100m<sup>2</sup> in area.~~
  - vii) ~~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~~
  - viii) ~~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.~~
- ii) 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 Rural Inner Plains Zone ~~Living 3 Zone~~ identified on the Outline Development Plan in Appendix 37.

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

Zone Coverage

Living 3 Lesser of 10% or 400m<sup>2</sup> ~~500m<sup>2</sup>~~

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

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~~ 20 metres from any road boundary except that on corner lots a minimum setback of 10m applies to one road boundary

ii) 15 metres from any other boundary

**Amendment 28 (Rule 4.9.27):**

Any ~~dwelling, family flat, and any rooms within accessory buildings used for sleeping or living purposes~~ sensitive activity in the living 3 Zone or Rural Inner Plains Zone at Rolleston (as shown on the Outline Development in Appendix 38) shall be setback at least ~~150m~~ 250m from the northern boundary shared with lot 3 DP20007 containing ~~a poultry breeder farm, an Intensive Farming Activity~~, provided that this rule shall cease to have effect upon the cessation of the intensive farming operations on Lot 3 DP20007.

**Amendment 29: Rule 4.9.28:**

Any dwelling, family flat, and any rooms within accessory buildings used for sleeping or living purposes in the Living 3 Zone or Rural Inner Plains 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 28 & 31: Replace proposed rule 4.9.27 and associated assessment matter as follows:**

Any dwelling, family flat, and any rooms within accessory buildings used for sleeping or living purposes in the Living 3 Zone or Rural Inner Plains Zone at Rolleston (as shown on the Outline Development in Appendix 37) 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.

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) 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

<u>Within Bedrooms</u>	<u>35 dBA (Leq 24 hour)</u>
<u>Within Living Area Rooms</u>	<u>40 dBA (Leq 24 hour)</u>

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

**Amendment 34 (Reasons for rules – Building Position):**

In regard to the ~~Poultry~~ **Intensive Farming Activity located identified** on Lot 3 DP 20007 at Rolleston a ~~200~~ **250m** setback has been imposed in relation to the northern boundary of the Skellerup Block (as shown on the Outline Development Plan in Appendix 38). Building within this area is a discretionary activity as reverse sensitivity issues may arise if this setback area is not applied.

**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 and **Resource Recovery Park** 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 44: Insert new Rule 12.1.3.38 for Subdivision General Standard (Page C12-007) as follows:**

Rolleston

Any subdivision of land within **the Living 3 Zone and Rural Inner Plains Zone** area shown in Appendix 37 (~~Living 3 Zone~~ at Rolleston) complies with:

- i) the Countryside Area layout of the Outline Development Plan at Appendix 37;
- ii) the location of the **Rural Inner Plains lots** ~~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;
- v) **The provision of public access within the Countryside Area(s) adjacent to Dunns Crossing Road;**
- vi) **Street lighting is limited to road intersections only;**
- vii) **The minimisation of individual lots smaller than 5,000m<sup>2</sup> within the central areas shown on the Outline Development Plan in Appendix 37;**
- viii) **Full public access is maintained to internal roads so that the area shown on the Outline Development Plan in Appendix 37 does not become a gated community.**

**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~~ **80 Living 3 zone rural residential** allotments and **5 Rural Inner Plains allotments** may be created ~~by subdivision prior to 31 December 2016.~~

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

<b>Township</b>	<b>Zone</b>	<b>Average allotment size not less than</b>
Rolleston	Living 3 (Appendix 37)	<p>At least 20ha of the land within the area defined by the Outline Development Plan at Appendix 37 shall be developed as a <b><u>Rural Inner Plains Zone Lower Density Area</u></b> 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 Plan at Appendix 37 outside the above area shall be developed with an average allotment size of no less than 5000m<sup>2</sup> with a minimum allotment size of 4000m<sup>2</sup>.</p> <p>The maximum number of allotments within the area defined by the Outline Development Plan at Appendix 37 shall be <b><u>80, in addition to any Rural Inner Plains lots 102.</u></b></p>

**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 **and Rural Inner Plains 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, **including a landscaped gateway feature adjacent to the intersection of Dunns Crossing Road and Burnham School Road;**
- (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, **street lighting apart from at intersections,** and kerb and channels are avoided;
- (f) The extent to which the maximum of **102 80 Living 3 Zone and 5 Rural Inner Plains** 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 in accordance with **the Rural Inner Plains Zone provisions 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 **the Rural Inner Plains 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 **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 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.

**Changes to Maps and Appendix 37 and 38**

**PC8 Amendment 1:** Amend Planning Maps 13, 102 and 105 (Sheets 1 and 2) to identify the zoning of the site as Living 3, **and the proposed 4 hectare lots as Rural Inner Plains.**

**PC9 Amendment 1 (in the event that this Plan Change is accepted):** Amend Planning Maps 13 and 108 (Sheets 1 and 2) to identify the zoning of the site as Living 3, **and the proposed 4 hectare lots as Rural Inner Plains.**

**Appendix 37:**

Insert amended ODP

**Appendix 38: (in the event that this Plan Change is accepted):**

Insert amended ODP