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

**ROLLESTON  
INDUSTRIAL  
DEVELOPMENTS  
LIMITED**

**Dunns Crossing Road, Rolleston**

**October 2021**

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

**ROLLESTON INDUSTRIAL DEVELOPMENTS LIMITED**

**Dunns Crossing 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:	Jeremy Phillips, Director & Senior Planner
Prepared by:	Richard Bigsby, Planner
Reviewed by	Kim Seaton, Principal 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

**Rolleston Industrial Developments Limited ('RIDL')** requests changes to the Selwyn District Plan as described below.

1. The location to which this request relates is:
  - The subject land is located at the south-western corner of the Rolleston township, to the west of Dunns Crossing Road and north of Selwyn Road.
  - The subject land is currently zoned Rural Outer Plains and is comprised of the following properties:
    - o 423 Selwyn Road, RS 23614, being the 8.2ha parcel located at the intersection of Dunns Crossing Road and Selwyn Road.
    - o 423 Selwyn Road, RS 25807, being a 20.2ha parcel with frontage to Dunns Crossing Road.
  - Total Area: 28.4 hectares (approximately).
  - Legal Descriptions: See **Attachment 1**.
  - A location plan indicating the location of the subject land is included as **Attachment 2**.
  - A plan indicating proposed amendments to the District Planning maps is included as **Attachment 3**.
  - An outline development plan proposed for the subject land is included as **Attachment 4**.
2. 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 as detailed in **Attachment 3**.
  2. To amend the Township Volume, "Appendix XX Outline Development Plan-Skellerup South Block", Rolleston by inserting the ODP attached in **Attachment 4**.
  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 'XX' Living Z areas have been identified, and an Outline Development Plan for 'XX' 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 'XX'*

- *Provision of a CRETS Collector road/Primary road on a north-south alignment across 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 5** in accordance with the requirements of the Resource Management Act 1991 and including Section 32 of the Act.



**DATED:** 14 October 2021

**Richard Bigsby, Planner**

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

**Address for service:**

Novo Group Limited  
PO Box 365  
Christchurch 8140

**Attention: Richard Bigsby**

T: 020 424 4729

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

**Address for Council fees:**

Rolleston Industrial Developments Limited  
PO Box 2726  
Christchurch 8140

**Attention: Tim Carter**

T: 03 3791650

E: [tim@cartergroup.co.nz](mailto:tim@cartergroup.co.nz)