

# REQUEST TO CHANGE THE SELWYN DISTRICT PLAN UNDER CLAUSE 21 OF THE FIRST SCHEDULE OF THE RESOURCE MANAGEMENT ACT 1991

**Request by:** Brookside Road Residential Limited  
 C/- ~~Aston Consultants Ltd~~ Novo Group Limited  
 PO Box ~~1435~~ 365  
 Christchurch 8140, Attn ~~Fiona Aston~~ Jeremy Phillips

**To:** The Selwyn District Council

**Involving the:** Operative Selwyn District Plan

**The location** to which this application relates is:

A 109.7744ha ha site located on the south western edge of Rolleston with frontage to Dunns Crossing Road, Brookside Road and Edwards Road.

**The names of the owners and occupiers** of the land to which this application relates are outlined in Table 1. Records of Title are attached in **Appendix 1**.

Table 1

Registered Owner	Address	Title	Appellation	Area (ha)
Gallina Nominees Limited	203 - 263 Dunns Crossing Road	Lot 3 & 4 DP 20007	CB772/69	46.3188ha
White Gold Limited		Lot 1 DP 82068	CB47B/859	44.0055 ha
PA and KD McIlraith	152 Edwards Road	Lot 1 DP 72132	CB41D/425	9.4494 ha
PA and KD McIlraith	152 Edwards Road	Lot 2 DP 72132	CB41D/426	10.0010 ha
<b>TOTAL</b>				<b>109.7744 ha</b>

**The Proposed Plan Change** seeks to amend the Operative Selwyn District Plan (OSDP) to enable development of the 109.7744 ha site (the Site) for residential purposes in a sustainable and integrated manner that will provide for the needs of the Rolleston and Selwyn community.

The Plan change includes the following changes to the Operative Selwyn District Plan and associated Planning Maps:

- Amend OSDP Planning Maps by rezoning the land identified above from Rural Outer Plains to Living MD and Business 1; and

- b) Insert the Outline Development Plan attached in **Appendix 2** to ensure a coordinated and consistent approach to land development; and
- c) Amendments to Objectives and Policies as below (unaltered text shown in italics, additions in **bold and underlined italics**, no deletions to current District Plan provisions are proposed~~strike through~~). The amendments proposed in the plan change request as notified are **highlighted and struck out** below.

In summary, the purpose of these changes is to provide: a policy basis for the proposed outline development plan; building setback rules that implement the odour constrained area; subdivision rules that stipulate pre-requisites to development; and provide subdivision assessment matters specific to the ODP area.

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:

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**Outline Development Plan Area 38 (Brookside)**

- a. Provision of a Primary road network on a north-south and east-west alignment across the ODP area;
- b. Provision of a secondary road network internal to the ODP area and providing connections to the south and north of the ODP area;
- c. Provision of a neighbourhood park centrally and adjacent the Primary road;
- d. Provision of pedestrian and cycle links within and through the ODP area to connect to adjoining urban areas;
- e. Provision of reticulated water supply and wastewater systems that have sufficient capacity for the ODP area;
- f. Provision of a comprehensive stormwater system that has sufficient capacity for the ODP area;
- g. Provision of a minimum net density of 12 households per hectare averaged over the ODP Area.
- h. Potential provision of educational facilities.

**Permitted Activities — Buildings and Building Position**

The following shall be permitted activities...

**Rolleston**

4.9.39 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 Plan in Appendix 39 (Holmes Block) located outside the 'Odour Constrained Area' as shown in Appendix 40 (Skellerup Block)) or located outside the 'Odour Constrained Area' shown in Appendix 38 (Brookside).

**Non-Complying Activities — Buildings and Building Position...**

4.9.58 Erecting any new dwelling in the Countryside Area or the 'Odour Constrained Area' identified on the Outline Development Plan in **Appendix 38**, Appendix 39 and Appendix

40.

[Subdivision Rule] 12.1.3.50

(c) In respect of the land identified at Appendix 38 (Brookside):

- i. A consent notice or similar mechanism shall be registered on the title of lots within this ODP area ensuring there are no occupied dwellings here prior to:
  - a. the completion of the upgrade to the SH1 / Dunns Crossing Road intersection; and
  - b. upgrade to the Lowes Road / Dunns Crossing Road intersection; and
  - c. realignment of the Brookside Road at Dunns Crossing Road.
- ii. 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.

12.1.4 Matters over which the Council has reserved its control or restricted the exercise of its discretion:

12.1.4.77A In respect of the land identified at Appendix 38 (Brookside):

- a. Whether, following consultation with the Ministry for Education, any land is required to be provided for education purposes within Outline Development Plan Area 38.
- b. Whether the pattern and staging of development commences adjacent to Dunns Crossing Road and/or adjacent land development to maximise connectivity and the efficient provision of infrastructure.
- c. The appropriateness of any mechanism proposed to address boundary treatment requirements identified within the Outline Development Plan.
- d. For subdivision of land that will result in any more than 1320 residential allotments or provide for more than 1320 residential units, in total, within the Outline Development Plan area, the recommendations of an Integrated Transport Assessment.
- e. How land within the Odour Constrained Area is to be managed and integrated into the development, while ensuring activities sensitive to odour are avoided within this area.

**Subdivision Rule 12.1.3.50 (a) In respect of the land identified at Appendix 38 (Brookside ODP):**

**A. A consent notice or similar mechanism shall be registered on the title of lots within this ODP area ensuring there are no occupied dwellings here prior to:**

**i. the completion of the upgrade to the SH1 / Dunns Crossing Road intersection; and**

**ii. upgrade to the Lowes Road / Dunns Crossing Road intersection; and**

**iii. realignment of the Brookside Road at Dunns Crossing Road.**

- d) Insert new provisions attached in **Appendix 16** to give effect to s77G Resource Management Act 1991 for Medium Density Residential requirements as proposed by Selwyn District Council. ~~However, in regards to density, a modification (in the form of a cap on household numbers, set out within the ODP) is proposed in order to accommodate a qualifying matter and in response to the findings in the transport assessment in Appendix 7.~~
- e) Any consequential, further or alternative amendments to the Operative Selwyn District Plan to be consistent with and give effect to the intent of this application and the interests of the Applicant.

**Signed:**



~~Fiona Aston~~ Jeremy Phillips, for and on behalf of Brookside Road Residential Limited

Dated: 11 March 2022 (Updated 16 August 2022)

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