

Appendix 3: Variation to Private Plan Change 71 – Rolleston

The proposed variation to the plan change request, as directed by clause 34 of the RMA, undertakes the following:

1. Planning Maps:

To amend the Selwyn District Plan Planning Maps, by rezoning 53ha of the PC71 site Living MD1, with the balance of the site to be retained as Rural (Inner Plains).

2. District Plan Provisions:

To amend the District Plan provisions to incorporate the Medium Density Residential Standards (MDRS) and the Living MD1 Zone. These proposed changes are based on Council's preferred approach to incorporating such amendments in the District Plan in a consistent manner and in accordance with the requirements of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021. The amendments proposed in this regard are set out in **Appendix 8**.

3. Variation to provisions proposed to be inserted as a result of the approved plan change:

To make consequential amendments to the provisions identified below and approved through the Schedule 1 process to date to take account of, and align with, the MDRS:

Part C 12 Living Zone Rules – Subdivision

12.1 Subdivision – General

12.1.3.52A In the Living MD1 Zone within ODP Area 14 as shown in Appendix 38:

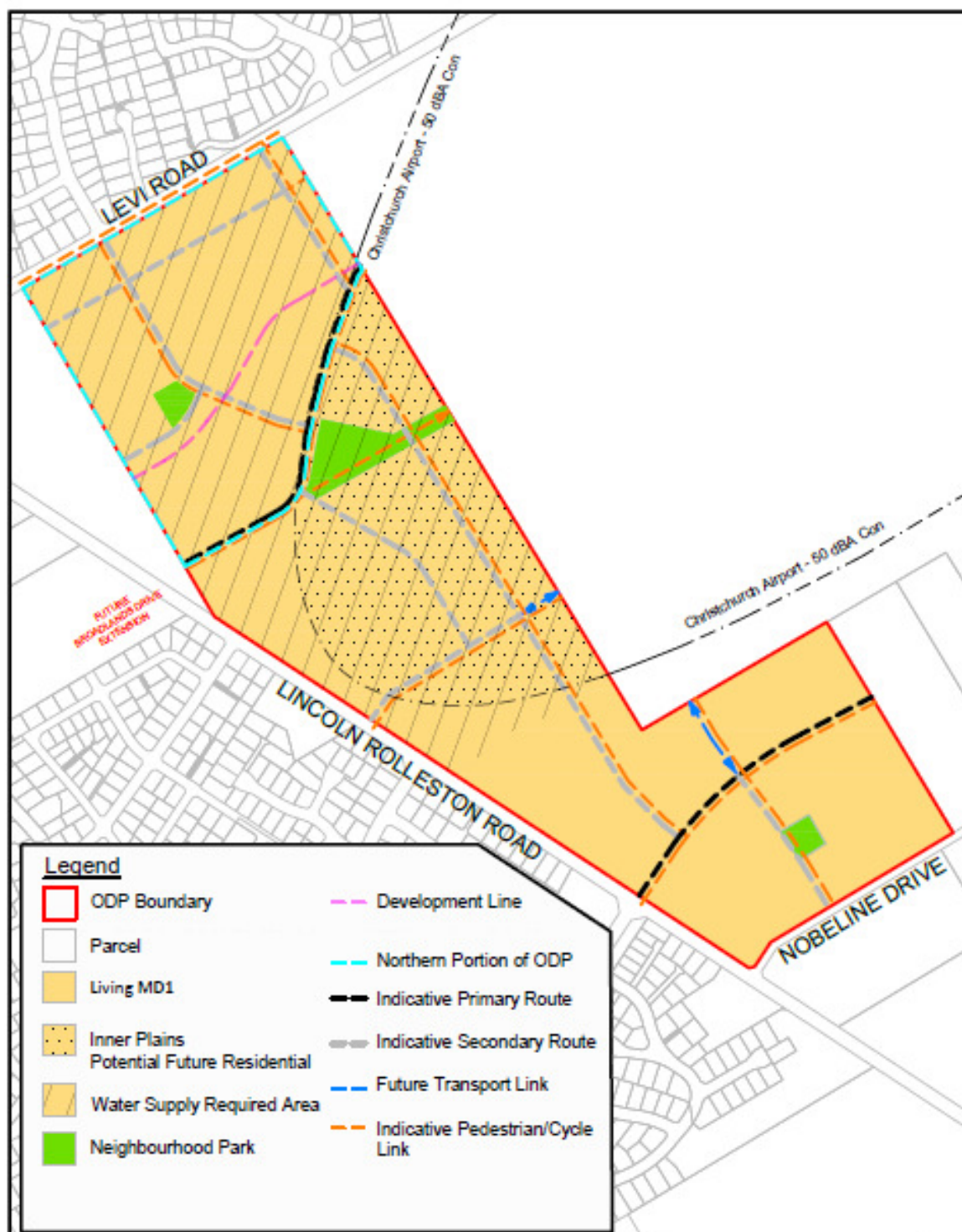
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12.1.5.11 In relation to the northern portion of the Living MD1 Zone within ODP Area 14 south of the Development Line:

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4. Outline Development Plan:

To amend the Outline Development Plan and accompanying narrative identified below and approved through the Schedule 1 process to date to take account of, and align with, the MDRS:



Note:

The location of medium density sites will be determined at the time of subdivision in accordance with the ODP guidance under 'Land Use and Density'

Outline Development Plan
OVERALL Plan
Area 14 - Rolleston

Cadastral information derived from Land Information New Zealand's Digital Cadastral Database (DCDB)



OUTLINE DEVELOPMENT PLAN AREA 14

Introduction

ODP Area 14 comprises approximately 53 ha of land at the eastern edge of Rolleston. The Area is split into three portions. The northern portion is bound by Levi Road to the north west and ODP Area 4 to the west. The southern portion is bound by Lincoln Rolleston Road to the south west and Nobeline Drive to the south. The north and south portions and the Lincoln Rolleston Road 'end' of the mid portion (outside the Christchurch International Airport 50 dBA Ldn noise contour – the CIAL noise contour) are zoned Living ~~Z~~ MD1. The balance of the middle portion is within the CIAL noise contour and is zoned Rural Inner Plains. It is notated 'Potential Future Residential' on the ODP to indicate development potential should the CIAL noise contour be removed from the planning maps, and to illustrate potential connectivity. This recognises that if the CIAL noise contour constraint is removed from the planning maps, and subject to further assessment, that land is suited for residential development.

Density Plan

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The area's proximity to the town centre of Rolleston, and the associated services and facilities contained within it, supports some ~~medium~~ higher density housing including within the centre of the ODP area, in proximity to the identified reserve area and adjacent to the future District Park.

Green Network

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The proposed reserve in the middle portion of the site located within the current CIAL noise contour forms a part of the green corridor linking Foster Park with the future District Park, the two primary reserves and the largest green spaces and recreational destinations in Rolleston. This neighbourhood park will function as the green heart of the development and offers a 'spatial break' and 'meeting place' for ~~the medium~~ higher density development and potential aged care living environments in close proximity. It promotes social interaction between a diverse range of residents and creates a hub for the local community.