



Edwards Road Plan Change, Rolleston  
Graphic Attachment for Landscape and Urban Design Assessment

10 June 2025



# Document Information

Project		
Edwards Road Plan Change, Rolleston.		
Address		
Edwards Road, Rolleston.		
Client		
TAG Group		
Document		
Graphic Attachment to Landscape and Urban Design Assessment		
Status		
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# Rolleston - Development Zones

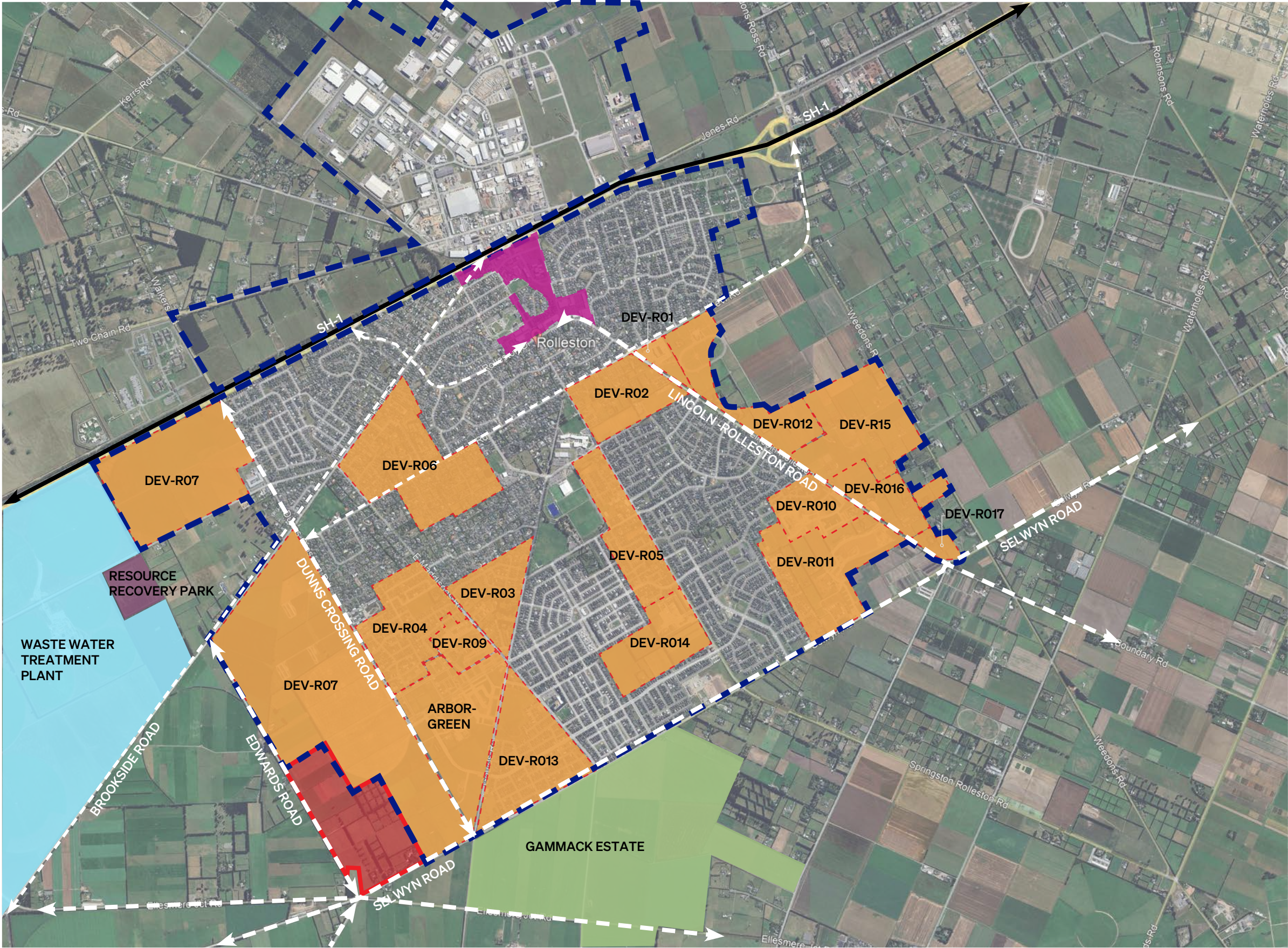
Legend

Site

DEV-R03

Rolleston Towncentre

Township Boundaries



Not to Scale  
Data Source: Selwyn District Council  
Partially Operative District Plan



# Site Location Plan

Legend

The Site

State Highway1

Railway Line

Key roads serving the Site

TownCentre

This aerial map illustrates the location of the project site within the Rolleston area. The site is highlighted in red in the bottom-left quadrant. A pink-shaded region in the center represents the town center. A thick black line with cross-ticks indicates the railway line running diagonally from the top-left to the bottom-right. A yellow line marks State Highway 1 (SH-1) at the top. Dashed black lines with arrows show key roads serving the site: Brookside Road, Dunns Crossing Road, Edwards Road, Selwyn Road, and Ellesmere Junction Road. Other labeled roads include Kerrs Rd, Two Chain Rd, Waikanae Rd, Stonebrook, Lowes Road, Braithwaite, Foster Park, Faringdon, and Selwyn Road. Landmarks such as Rolleston Prison, Resource Recovery Park, Water Treatment Plant, Rolleston College, and various parks (Levi Park, Brookside Park, Foster Park, Arbor Green) are identified. Directional arrows point towards Christchurch, Lincoln, Springston, Burnham, and Swamp Road. The map also shows an industrial zone to the north and various local roads like Weedons Rd, Waterholes Rd, and Springston Rolleston Rd.

Not to Scale  
Data Source: Google Earth Pro

RMM

TAG Group- Edwards Road Plan Change, Rolleston, Canterbury 04



# Partially Operative District Plan (Appeals Version)

Legend

The Site

Rural Density

Township Boundaries

PROPOSED PLAN CHANGE SITE AREA STATEMENT

LOT		AREA
Lot3	DP 72132	10.00Ha
Lot1	DP 20007	11.11Ha
Lot1	DP 74061	4.92Ha
Lot2	DP 74801	10.21Ha
Lot2	DP 491231	13.37Ha
Lot1	DP491231	1.95Ha
Lot1	DP 26197	4.13Ha
Lot1	DP74801	10.20Ha
Total		65.89Ha












Not to Scale  
Data Source: Selwyn District Council  
Partially Operative District Plan (Appeals Version)


RMM

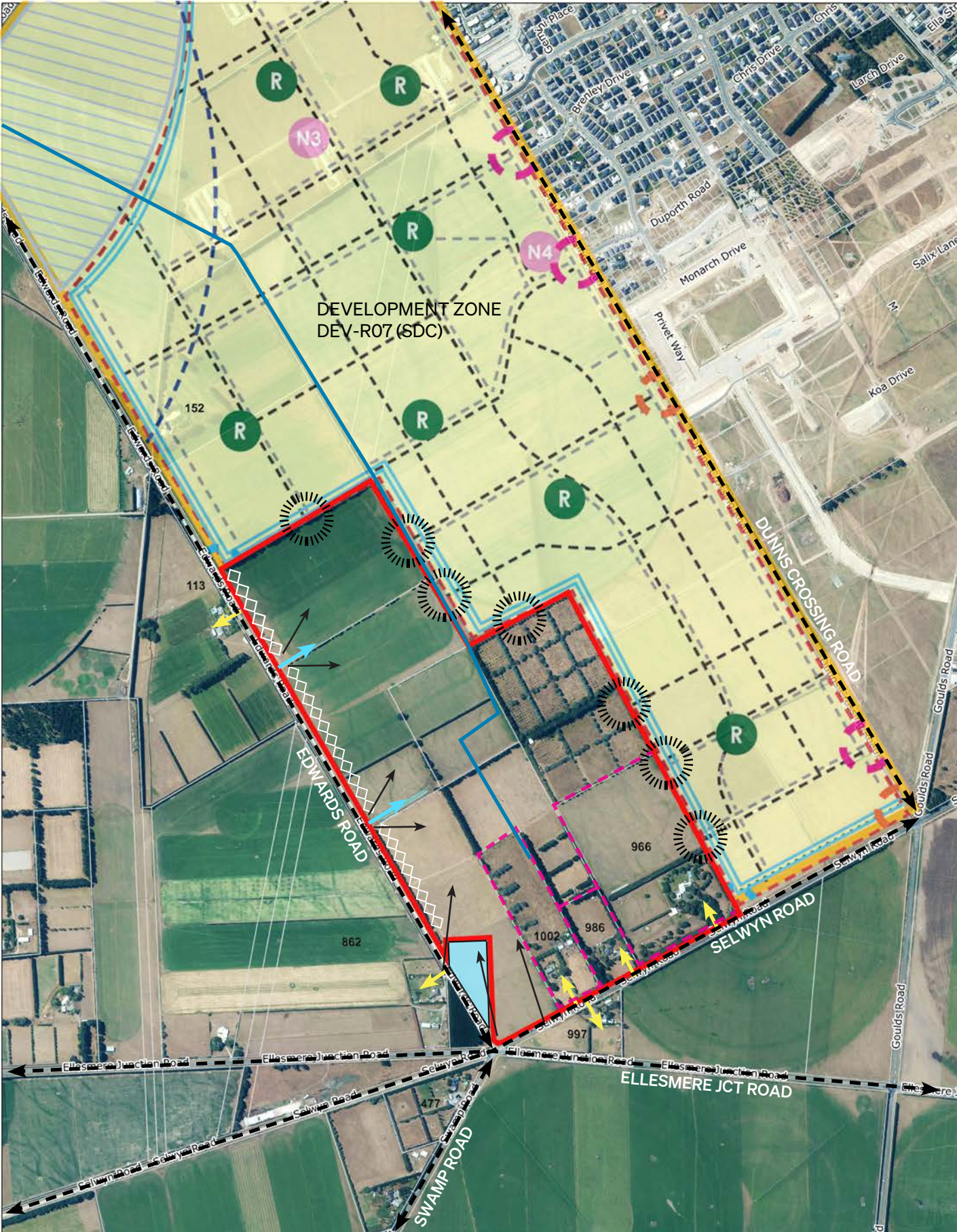
TAG Group- Edwards Road Plan Change, Rolleston, Canterbury 05



# Site Context Plan

Legend	
	The Site
	Road network
	Existing access
	Entry gates of existing properties
	Open views to Site
	Possible future links to DEV-R07
	Existing residential lots within plan change boundary
	Service area (SDC)
	Existing shelter belts along road
	Property address
	Water race

  
Scale-1:7500 @A3  
Data Source: www.grip.co.nz  
Selwyn District Council- Partially Operative District Plan(Appeals Version)





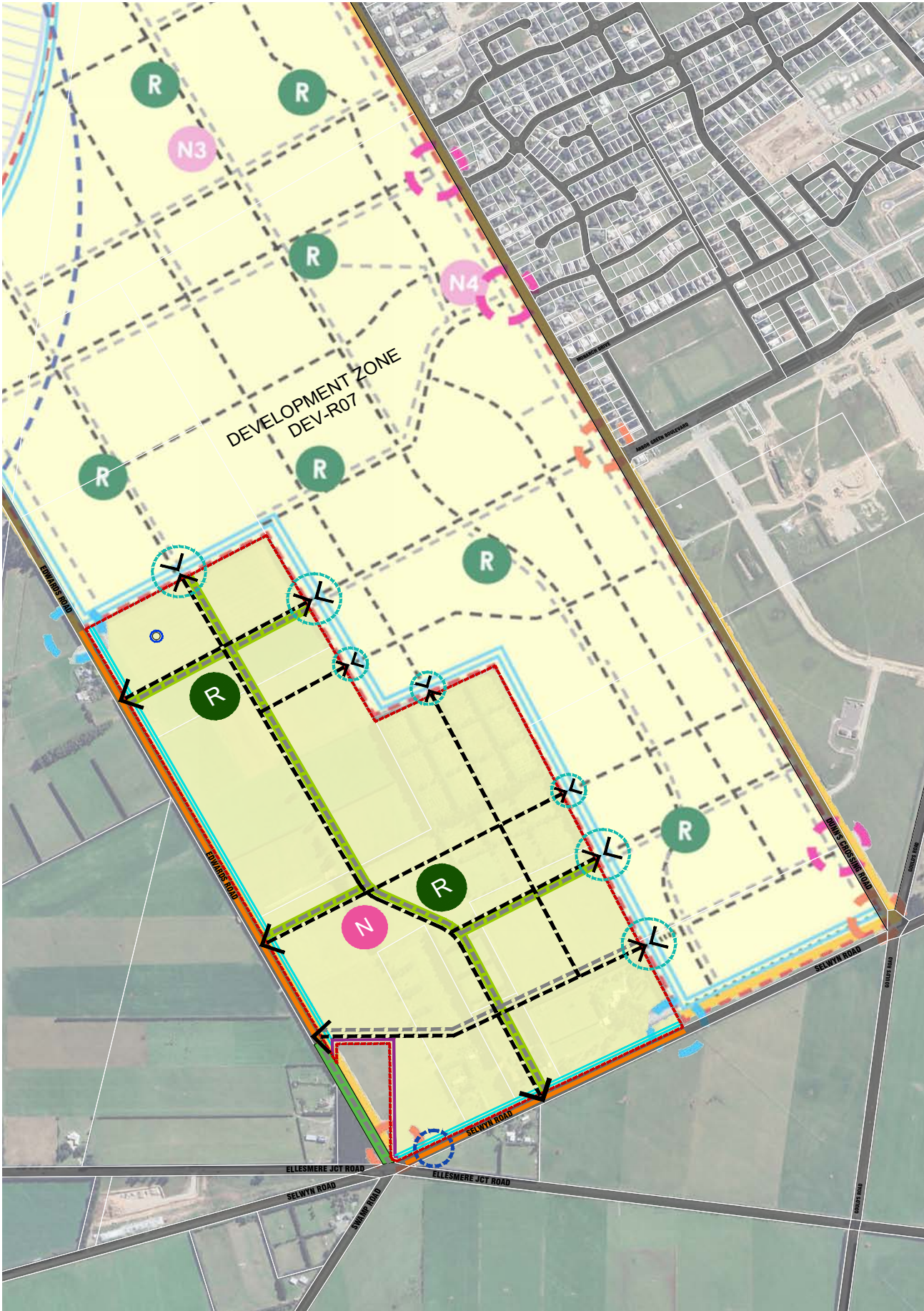
# Outline Development Plan

Legend	
	The Site
	Medium Density Residential Zone
	Indicative Road
	Indicative Pedestrian- Cycle Network
	Green Links
	Boundary Treatment
	Potential Neighbourhood Centre
	Reserve (location to be determined at the time of subdivision layout)
	Potential School
	Existing SDC Utility Lot Boundary Treatment
	Extent of Road Frontage Upgrade
	Rural Urban Gateway
	Connection with Future Neighbourhood Sub Division Development
	Proposed part Edwards Road to be pedestain and cycleway access only with limited vehicular access to existing property and service areas

Note: Medium Density housing would be designed with road frontage, integration with open green spaces and easy access to amenities. These will be detailed at the subdivision design stage



Scale-1:7500 @A3  
Data Source: Plan provided by RMM Landscape Architects





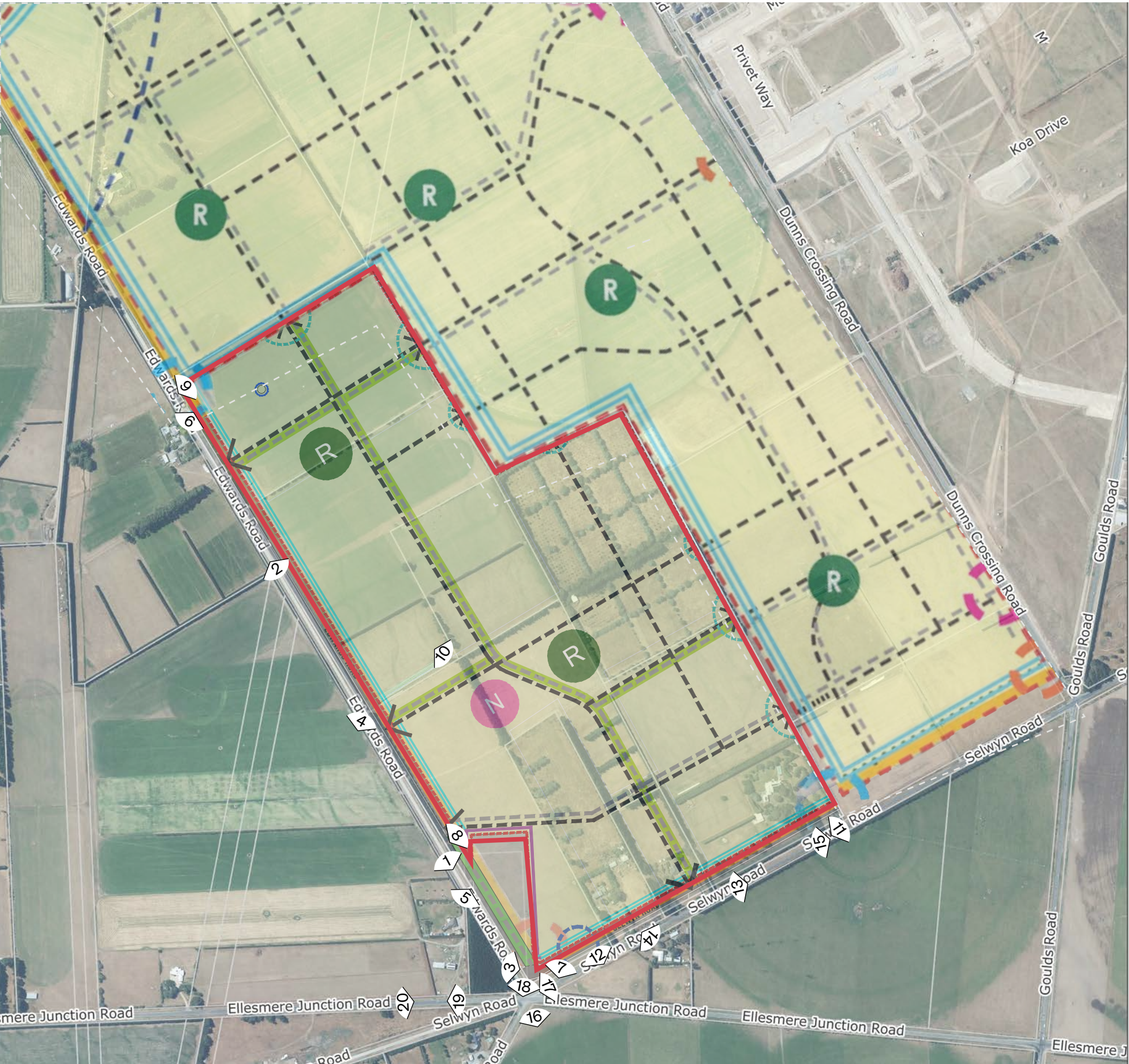
# Viewpoint Location Plan

Legend

The Site

7

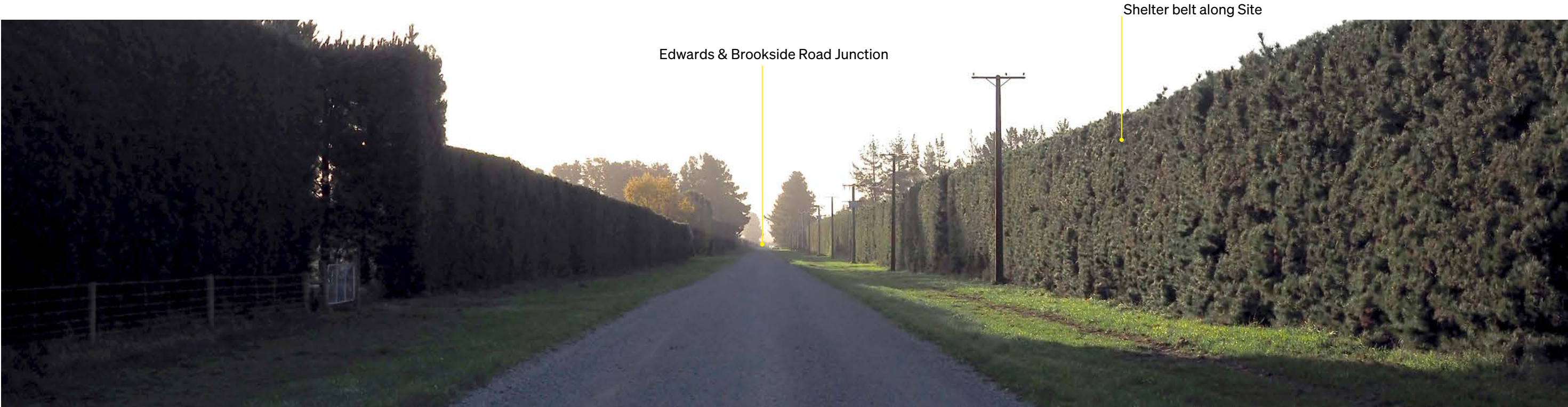
Photograph Viewpoint



Not to Scale  
Data Source: [www.grip.co.nz](http://www.grip.co.nz)



# Viewpoint Location Photographs - Edwards Road



**Viewpoint Location 1:** Looking north along Edwards Road with the Site edge to the right.



**Viewpoint Location 2:** Looking south along Edwards Road with the Site edge to the left.

- Notes:**
- Viewpoint Photographs were taken between 15:30 to 16:30hrs on 13 May 2025.
  - Photos were captured on a Olympus E-M10markII with a 25mm fixed mounted lens.
  - Panorama photos have been created from four to nine individual portrait photographs.
  - Panorama photos were created in Adobe Photoshop, using the photomerge tool.



# Viewpoint Location Photographs - Edwards Road



**Viewpoint Location 3:** Looking north along Edwards Road.



**Viewpoint Location 4:** Looking east across the Site along existing gate.



**Viewpoint Location 5:** Existing access gate to property 862 at the south end of the Site across Edwards Road.



**Viewpoint Location 6:** Existing access gate to property 113 at the northern end of the Site across Edwards Road.



# Viewpoint Location Photographs - Site



**Viewpoint Location 7:** View of the Site at the green edge near the Selwyn and Edwards Road green junction.



**Viewpoint Location 8:** View of the Site eastward along Edwards Road.



**Viewpoint Location 9:** Northern edge of the Site appox middle of Edwards Road.



**Viewpoint Location 10:** Existing treeline and fencing on Site along land parcels.



# Viewpoint Location Photographs - Selwyn Road



Viewpoint Location 11: Edge of the Site with future development zone middle of Selwyn Road.



Viewpoint Location 12: Looking north along Selwyn Road with the 6-way Junction to the left and the Site in the background.



# Viewpoint Location Photographs - Selwyn Road



**Viewpoint Location 13:** Looking west along Selwyn Roads towards the rural residential properties within the Site.



**Viewpoint Location 14:** Existing access to property 997 on Selwyn Road across the Site.

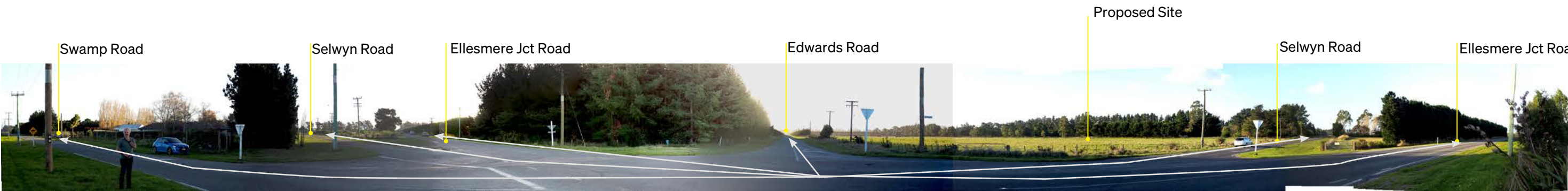


**Viewpoint Location 15:** Existing access to existing property 966 on Selwyn Road.

- Notes:**
- Viewpoint Photographs were taken between 09:30 to 10:30hrs on 02 April 2025.
  - Photos were captured on a Xiomi Redmi Mobile camera at 108 MP setting without zoom.



# Viewpoint Location Photographs



**Viewpoint Location 16:** 6 way junction at the south western edge of the Site.



**Viewpoint Location 17:** Looking down east ward on Selwyn Road with Site to the left.



**Viewpoint Location 18:** Looking into the proposed Site at the junction of Edwards and Selwyn Road.



# Viewpoint Location Photographs - Ellesmere Jct Road



**Viewpoint Location 19:** Looking south along Ellesmere Junction Road.



**Viewpoint Location 20:** Looking north along Ellesmere Junction Road.



# Proposed Outline Development Plan



- Outline development plan area

Medium density residential zone

Indicative road

indicative cycle/pedestrian route

Green links

Boundary treatment

Neighbourhood centre(location to be determined at time of subdivision)

Reserve( location to be determined at time of subdivision)

Potential school

Existing SDC utility lot boundary treatment

Extent of road frontage upgrade

Rural urban gateway

Connection with future neighbourhood subdivision developments

Proposed part Edwards Road to be pedestrian and cycleway access only with limited vehicular access to existing property and utility areas

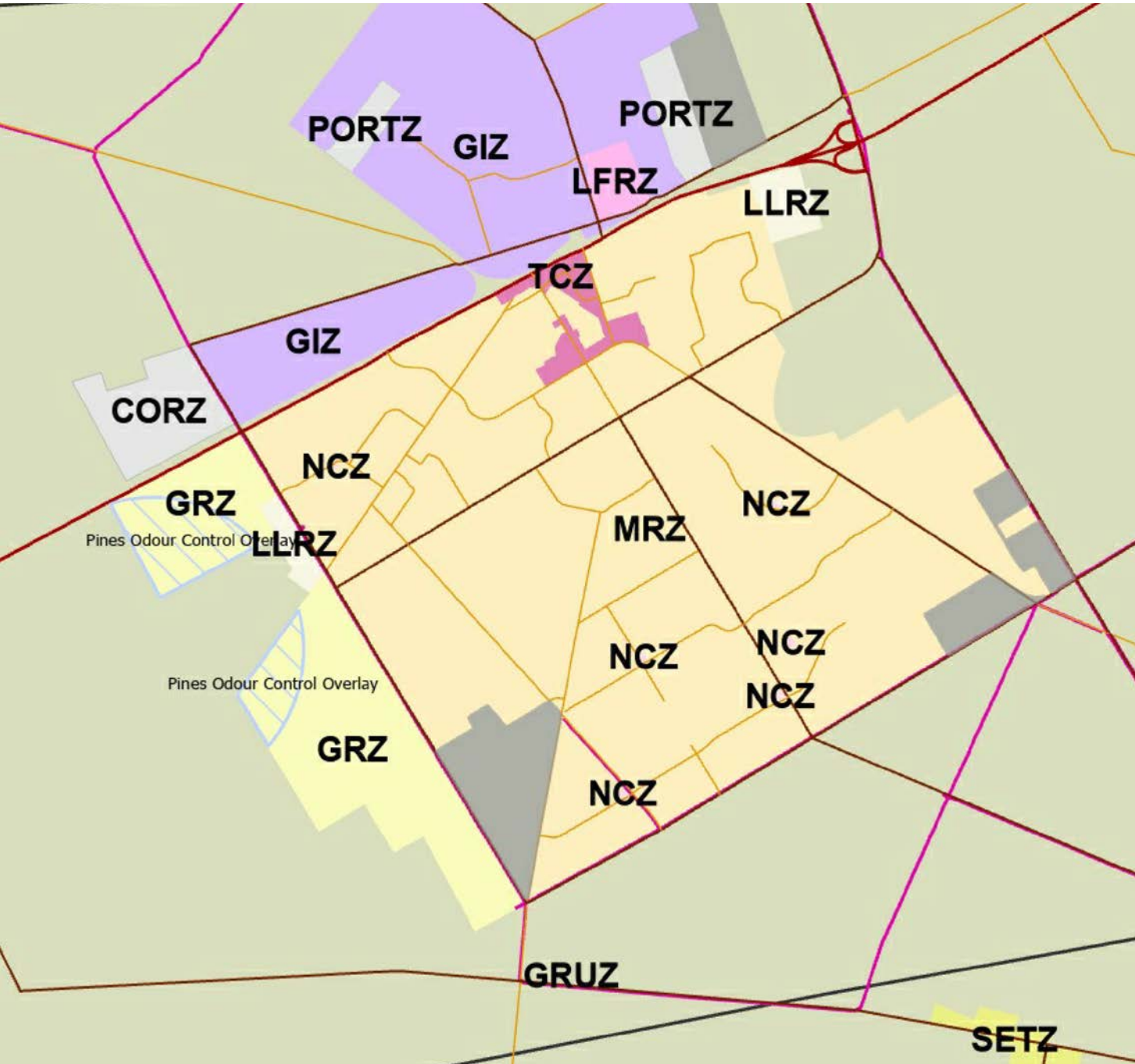
NOTE:  
Medium density housing would be designed with road frontage, integration with open green spaces, and easy access to amenities. These will be detailed at the sub- division design stage.

Scale-1:6000 @A3  
Data Source: Plan provided by RMM Landscape Architects

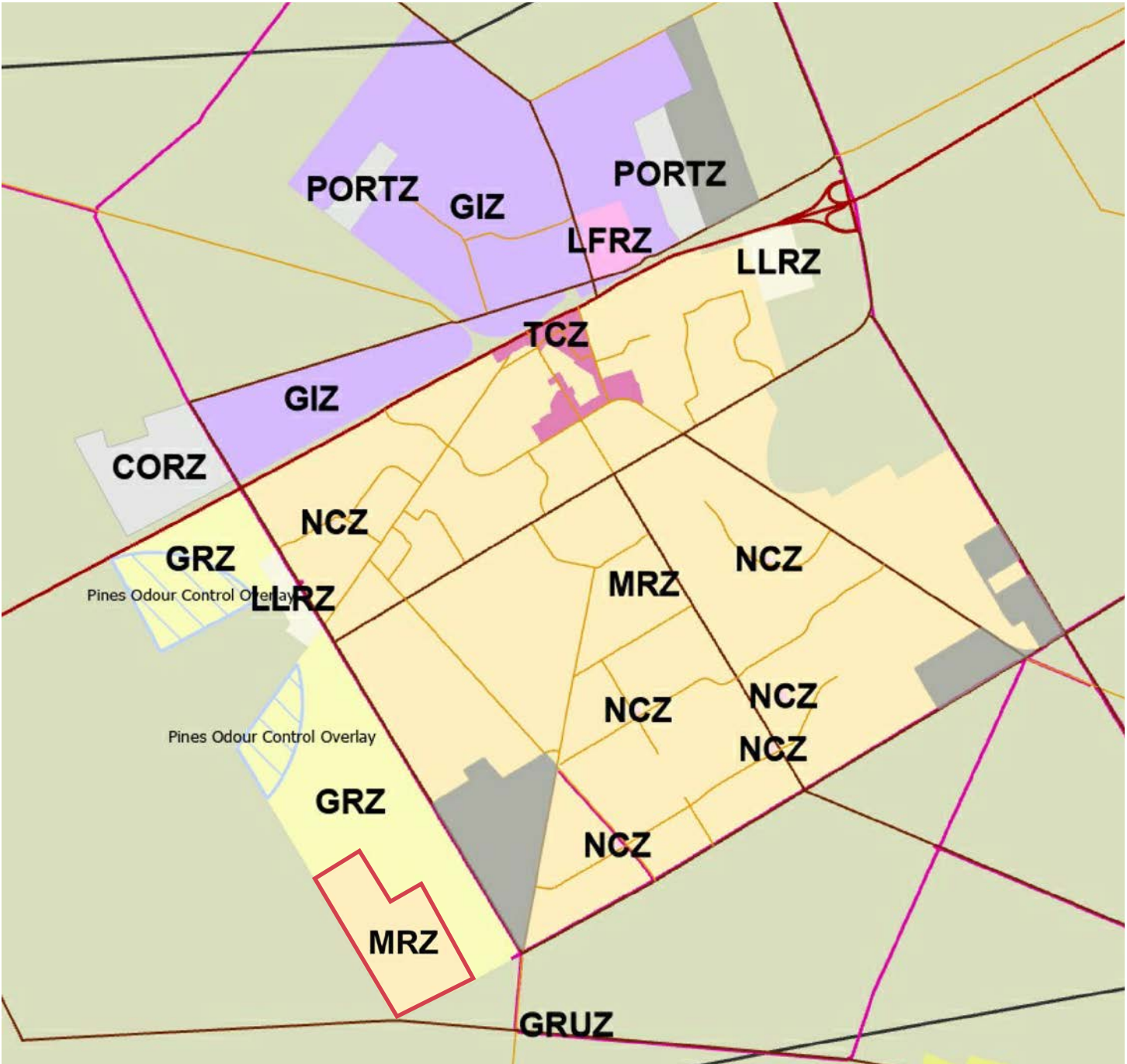




# Change in Zoning



A. Existing Selwyn District Plan (Partially Operative District Plan Appeals Version)  
(1:36000 @A3)



B. Proposed Selwyn District Plan (Partially Operative District Plan Appeals Version)  
(1:36000 @A3)

Map Legend	
Zones	
	Large lot residential zone
	Low density residential zone
	General residential zone
	Medium density residential zone
	Settlement zone
	General rural zone
	Neighbourhood centre zone
	Local centre zone
	Large format retail zone
	Town centre zone
	General industrial zone
	Special purpose zone
	Proposed Site
Odour Control Overlay	
	Odour Control Overlay
Road Classification	
	State Highway
	Arterial Road
	Collector Road



Data Source: SDC- Partially Operative District Plan(Appeals Version)



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