

18 May 2015

Minister of Earthquake Recovery  
Canterbury Earthquake Recovery Authority  
c/- Environment Canterbury

**AMENDMENT TO LAND USE RECOVERY PLAN – MAP1: LAND USE RECOVERY PLAN FOCUS AREA -  
REINSTATEMENT OF GREENFIELDS ODP 12B ROLLESTON TO SELWYN DISTRICT PLAN – ACTION 18**

Dear Minister

As all the landowners of Selwyn District Council ODP Area 12B (Appendix 3) we are urgently seeking the reinstatement of ODP Area 12B into the LURP (Appendix 1 - Map 1) to recognise Selwyn District Council Plan changes. This land was included as Living Z in the SDC following the Minister's notification of the LURP on December 2014. However, this land does not appear in LURP Map 1 for Rolleston, and no explanation has been given as to why it has not been included.

1. Following support of **all** landowners in ODP Area 12B the SDC included this small area as part of the ODP Area 12A land Living Z zone and published it as such in its District Plan following the Ministers notice of the LURP in December 2014. A geotechnical and Preliminary Site Investigation work was also undertaken on this block of land by Tonkin and Taylor. As a result of this notification I and other land owners have now been approached by land agents acting on behalf of interested developers regarding possible sale. We were informed by the SDC planners that this land had been identification of priority areas for development required for the major CRETS road adjacent to Faringdon, primary and secondary road transport and cycleway links. Subsequently the land had been rezoned to Living Z as appears in Appendix 1.
2. I have attached the SDC planning maps which show how this ODP 12A & B was included by SDC (Appendix 1). There has been no explanation given for this removal to the landowners from the SDC or Environment Canterbury officials. We are seeking an urgent amendment to the LURP (Map 1) and SDC (Map 110 – Sheet 1 page 116) to reinstate this ODP12B land as part of ODP12A. It is unacceptable that property owners and the wider public cannot have complete confidence in the Selwyn District Plan (a regulatory documents) as published online and to arbitrarily revert zoning from Living Z a few months later is completely reprehensible.
3. Inclusion of ODP Area 12B in the residential zoning is important as it provides important transport, vehicle, cycle and pedestrian links between East Maddisons Road and Dunns Crossing Road and residential development between the existing residential zone the proposed CRETS road. It will also enhance use of infrastructure given that the land on three sides is also residential. We are now completely dismayed and at loss to understand why this amendment is no longer included in the LURP for the Selwyn District Council. It makes no sense whatsoever to the overall form and function of Rolleston Township, and the interconnectivity of transport, reserves, water and wastewater linkages for ODP 12A to have this ODP12B deliberately removed.
4. Without the CRETS collector, inner primary and secondary roads shown in Map Area ODP 12A & 12B there is a danger that future development will be delayed and ad hoc losing an important opportunity now to integrate ODP12, with ODP10, PC7, PC8, PC9 and Faringdon, and ultimately with

the new Rolleston High School and Foster Recreational Park. The roundabout intersection at Goulds and East Maddisons Road is now extremely dangerous due to increased traffic flows and the proposed CRETs road is an essential part of connectivity and safety for this area. Without the CRETs road, diversion of East Maddisons Road and the Faringdon subdivision will not be able to be completed safely and the south east cohesion of Rolleston will be entirely lost.

5. The CRETs collector road linking these areas and ODP 12B to Faringdon must be seen as an important part of the LURP and SDC's strategic and RSP planning process. Without it South East residential Rolleston including ODP10 (Goulds Road) and Faringdon will lose all transport and wastewater integration and connection with other rapidly developing sections of Rolleston. This is an important CRETs transport route supporting the Southern Motorway extension as Road of National Significance and will allow eastern Rolleston residential traffic to continue to move smoothly to towards Selwyn Road and beyond as it does now. We believe the inclusion of ODP12B with ODP12 will greatly assist in safe and efficient transport routes for this area connecting them to the wider areas of the upgraded Springston Rolleston and Selwyn Roads. This is especially important given the growth in areas such as Lincoln (Lincoln Hub), Prebbleton and Hornby.
6. It should be remembered that residential rezoning of this land is not new and submissions have been lodged with the SDC since 2008. Under the 2009 Rolleston Structure Plan (RSP 2009) these seven properties sat within SR5 proposed for residential zoned development (stage 2A) from 2017.
7. Inclusion of the land as residential also helps support the government's desire to provide more affordable housing through greater supply of residentially zoned land. Interestingly in the Christchurch Press on Monday 11 May the Real Estate Institute is quoted to saying "Rising land prices have also added to new-home costs. New sections are smaller than five years ago but prices have jumped from \$160,000 to \$190,000." Reducing the scarcity of land for residential development will provide a platform for more affordable housing. Although much is said about the Auckland housing market there is an opportunity to ensure that the greater Christchurch area does not finish up with the same dilemma.
8. The comment has been made that there is conflict between the planning communities and the Christchurch City Council who wish to limit high growth of areas such as Rolleston to prevent people moving outside of the CCC boundaries. This is also completely reprehensible, contrary to Government Policy and should not be supported by CERA or central government.
9. Given the SDCs publication of the plan we intend to copy this submission to the Minister of Local Government. Also perhaps a copy to the Minister of Housing. We have been informed that there a no planning instruments available to seek rectification of this reprehensible situation (e.g. a private plan change under the RMA).

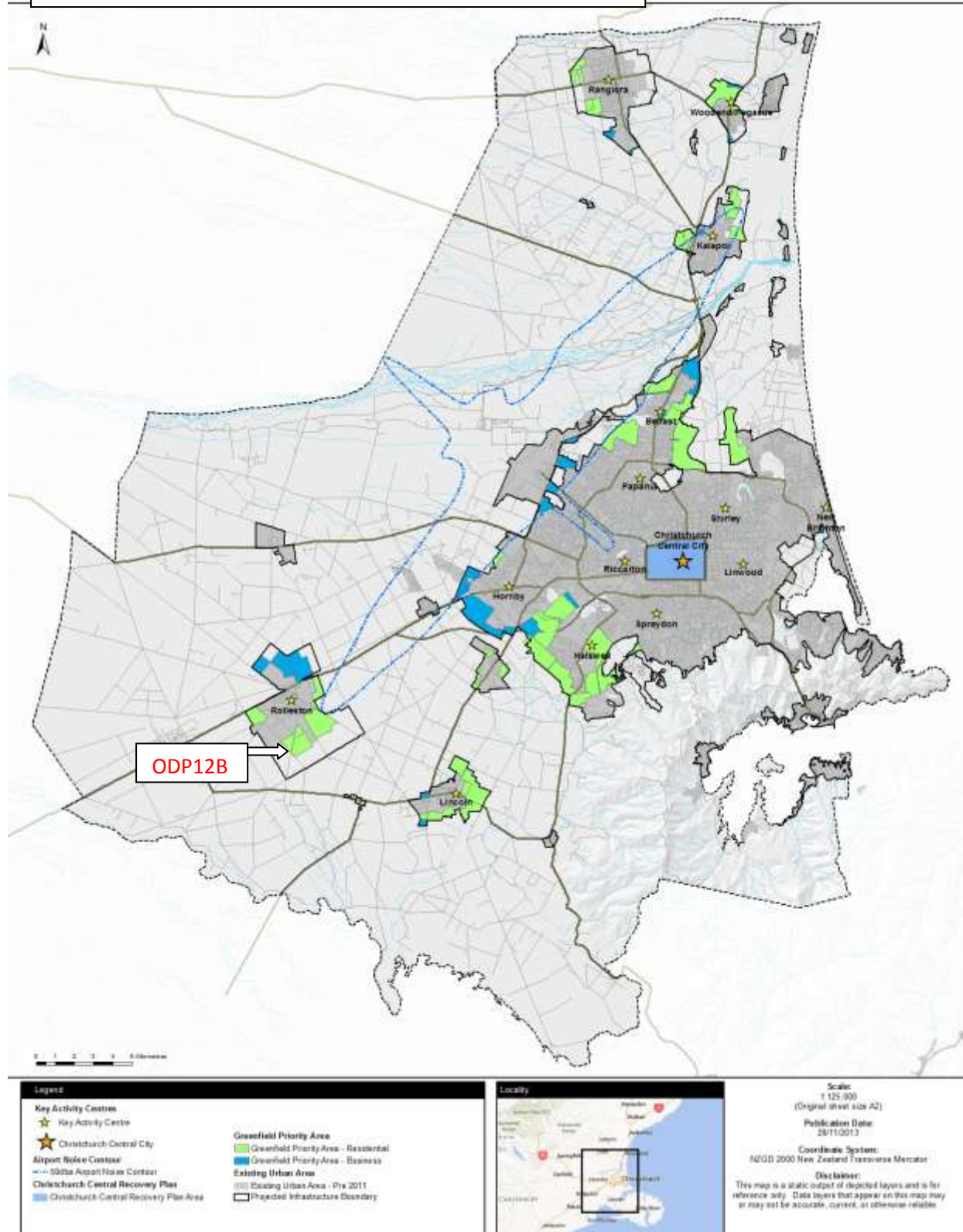
We look forward to the reinstatement of ODP 12 in its entirety in the SDC District Plan and LURP.

Yours sincerely



Outline Development Plan 12B Landowners

c/- APPENDIX 1 LURP MAP 1 with missing ODP12B –  
 SDC Rolleston

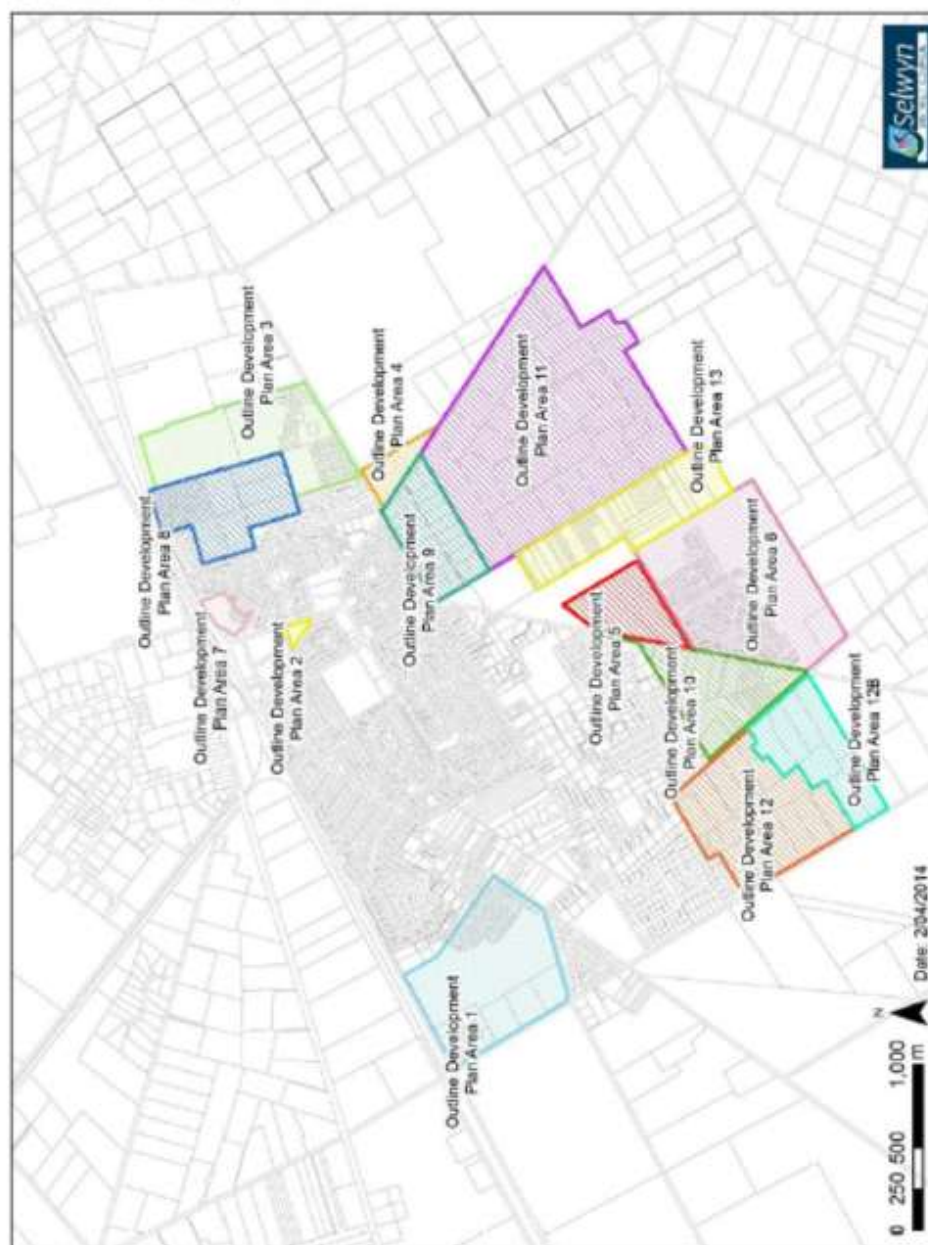


## Appendix 2 –

Selwyn District Council District Plan Appendices amended to include Outline Development Plan Area 12 – Including CRETS Road, primary and secondary roading, cycleways, reserves and extent of Living Z zone to provide continuity between Rolleston ODP areas and Faringdon.

ODP 12b Landowners  
c/- A L Holton  
617 East Maddisons Rd  
RD7 Rolleston  
CHRISTCHURCH 7677  
03 3477409/ 0274495059

## Outline Development Areas for Rolleston



E38-002

Selwyn District Plan - Township Volume | Part E - Appendix 38

SDC Response to Actions Report Page 30

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## **OUTLINE DEVELOPMENT PLAN AREA 12**

### **INTRODUCTION**

This Outline Development Plan (ODP) is for Development Area 12. ODP Area 12 comprises 87ha and is bound by East Maddisons Road to the north-east and Dunns Crossings Road the northwest.

The area is identified in the Land Use Recovery Plan (LURP) as a greenfield priority area.

The ODP embodies a development framework and utilises design concepts that are in accordance with:

- The Land Use Recovery Plan (LURP)
- Policy B4.3.7 and B4.3.7.7 of the District Plan
- Canterbury Regional Policy Statement
- The Rolleston Structure Plan
- The Greater Christchurch Urban Development Strategy (UDS)
- The Ministry for the Environment's Urban Design Protocol
- 2007 Christchurch, Rolleston and Environs Transportation Study (CRETS)
- 2009 Subdivision Design Guide

A single Overall ODP is accompanied by three more specific plans that reference the Density, Movement Network and Green/Blue Networks.

### **DENSITY PLAN**

The ODP area shall achieve a minimum of 10 household lots per hectare. ODP Area 12 supports a variety of allotment sizes within the Living Z framework to achieve this minimum density requirement. Should this area be developed in stages, confirmation at the time of subdivision of each stage, and an assessment as to how the minimum density of 10hh/ha for the overall ODP can be achieved, will be required.

ODP Area 12 predominantly provides for low density sections, although some medium density housing options have been supported along the Primary and Secondary Roads. Medium Density areas have been identified in accordance with the design principles of Policy B3.4.3. Minor changes to the boundaries of medium density areas will remain in general accordance with the ODP provided such changes meet the criteria below and the Medium Density lots created have a consent notice registered on the title stating that they are subject to the medium density provisions:

- Ability to access future public transport provisions, such as bus routes;
- Access to community and neighbourhood facilities;
- Proximity to Neighbourhood Parks and/or green spaces;



- North-west orientation, where possible, for outdoor areas and access off southern and south-eastern boundaries is preferred;
- Distribution within blocks to achieve a mix of section sizes and housing typologies; and
- To meet the minimum 10hh/ha density requirement and development yield.

Existing dwellings and buildings will have to be taken into account when investigating subdivision layout and design

Lower density allotments with an average lot size of 1000m<sup>2</sup> are necessary on the north-western boundary to integrate the site with the adjoining Living 1B zone to achieve a progressive transition between residential and lower density residential densities. Appropriate interface treatments at the boundary between residential and low density residential activities, and the methods to protect these treatments in the long term, could include fencing and landscaping.

## MOVEMENT NETWORK

For the purposes of this ODP, it is anticipated that the built standard for a –Primary Road will be the equivalent to the District Plan standards for a Collector Road or Local-Major Road standards, and a –Secondary Road will be the equivalent to the District Plan standards for a Local-Major or Local-Intermediate Road. The ODP provides for an integrated transport network incorporating:

- Primary and Secondary Roads linking the East Maddisons Collector Road to the east, the CRETS Collector Road to the south and the Dunns Crossing Collector Road to the west;
- active transport connections at the boundary of the development area from the Dunns Crossing Collector Road to the south-west, the CRETS Collector Road to the south-east and the East Maddisons Collector Road to the north-east to adjacent neighbourhoods that facilitate the use of existing and future public transport options;
- pedestrian and cycle corridors and connections to encourage viable alternatives modes of transport to private motor vehicles.

Roading connections have been designed to achieve permeability, whilst minimising the number of new intersections and maintaining appropriate intersection spacing. The proposed roading hierarchy will deliver an accessible and coherent neighbourhood that provides safe and efficient access to the new development.

A Collector Road, identified as part of the CRETS (2007 Christchurch, Rolleston and Environs Transportation Study) is proposed at the southern boundary of the site and further supports the integration of the site with the wider transport network. This Collector Road spans across several neighbourhoods and ODP areas on the southern boundary of the township. It is significant in supporting an east-west network function and it is part of an expanded ring road system for Rolleston. Although this Collector Road is envisaged to cater for a large proportion of vehicle movements going through ODP Area 12, it is not a high-speed corridor and is intended foremost to provide direct access to adjoining sites. To this end, it is envisaged that the CRETS Collector Road will interact with the adjacent neighbourhoods, rather than creating severance between them. Its streetscape and speed environment is expected to be similar to that of Lowes Road, which serves an important transport function for the northern portion of Rolleston.

Three connections from the internal Primary Roads integrate the transport network for ODP Area 12 with the East Maddisons Collector Road to the north-east, the CRETS Collector Road to the south and the Dunns Crossing Collector Road to the south-west. The Primary Roads provide essential connections to the wider Rolleston transport network, including specifically to the surrounding Collector Roads and integration with ODP Area 10 to the east. The Primary Road

connection to Dunns Crossings Road, which runs through the centre of the site, links to the proposed CRETS Collector Road. Dunns Crossing Road is to be sealed and upgraded as part of the wider development requirements.

The transport network for ODP Area 12 shall integrate into the pedestrian and cycle network established in adjoining neighbourhoods and the wider township. The Primary and Secondary Roads will provide footpaths and cycle routes, including designated cycle lanes where appropriate. Adequate space must be provided within the tertiary road network for cyclists and to facilitate safe and convenient pedestrian movements. Two walking and cycling links that are a minimum width of 6m are proposed between the Secondary Roads in the north-eastern corner of the development block to achieve the necessary level of connectivity through the subdivision and integration with East Maddisons Road.

The proposed north-south and east-west aligned Secondary Road connections perform similar functions to the Primary Roads, providing discernible and easily navigable access arrangements throughout the site as well as good external links and connections to adjoining neighbourhoods. The alignment and position of the intersections associated with the Secondary Roads primarily support the internal roading network and the mixed density residential development sites, catering less to through vehicle traffic.

The remaining internal roading layout must be able to respond to the possibility that this area may be developed progressively over time. Road alignments must be arranged in such a way that long term interconnectivity is achieved once the block is fully developed. An integrated network of tertiary roads must facilitate the internal distribution of traffic, and if necessary, provide additional access to properties. Any tertiary roads are to adopt a narrow carriageway width to encourage slow speeds and to achieve a residential streetscape. It is anticipated that roads with a current speed limit over 70km/h will be reduced to support urban development by delivering a safe and efficient transport network.

## **GREEN NETWORK**

Seven Neighbourhood Parks are required to be established throughout the 87ha development block. The location of these reserves has been determined based on the amount of reserves established in the wider area and to ensure that an open space is provided within 500m walking radius of their homes.

The Neighbourhood Parks will provide passive recreation opportunities and will each be of a size that reflects both the reserve's purpose and the neighbourhood's character. The alignment of these open spaces along primary routes will create a connected open space network. The Foster Recreation Park provides access to active recreation opportunities.

Where possible, Medium Density Housing is located immediately adjacent to Neighbourhood Parks to compensate for the reduced private open space available for each of the individual allotments. In addition, co-locating green space reserves alongside residential housing support passive surveillance and assist in promoting enhanced safety and security for local residents and people using the green space network.

There is an opportunity to integrate the collection, treatment and disposal of stormwater with open space reserves where appropriate. Pedestrian and cycle paths are required to integrate the road network into the green network, to ensure a high level of connectivity is achieved, and to maximise the utility of the public space.

Council's open space requirements cited in the Long Term Plan and Activity Management Plans should be referred to during subdivision design.

## **BLUE NETWORK**



- Stormwater - The underlying soils are relatively free-draining that generally support the discharge of stormwater disposal via infiltration to ground. There are a range of options available for the collection, treatment and disposal of stormwater. Detailed stormwater solutions are to be determined by the developer in collaboration with Council at subdivision stage and in accordance with Environment Canterbury requirements. Systems will be designed to integrate into both the transport and reserve networks where practicable. The public stormwater system will only be required for runoff generated from within the road reserve.
- Sewer - A gravity sewer connection will be required through an extension to the existing sewer network to the boundary of the ODP area. A gravity sewer connection to the new Eastern Selwyn Sewerage Scheme pump station on Selwyn Road will required via a sewer connection through the adjoining Faringdon subdivision.
- Water - The water reticulation will be an extension of the existing Rolleston water supply. If required, an additional bore could be established within the site to assist servicing for the southern development areas in Rolleston in accordance with the upgrades identified for the township.

The provision of infrastructure to service ODP Area 12 shall align with the Council's indicative infrastructure staging plan, unless an alternative arrangement is made by the landowner/developer and approved by Council.











### Appendix 3 –

Consultation and landowner signatures and agreement on inclusion of land and transport links in Outline Development Plan Area 12 – Including CRETS Road, primary and secondary roading, cycleways, reserves and extent of Living Z zone to provide continuity between Rolleston ODP areas and Faringdon.

27 March 2014

David Smith  
Team Leader Strategy and Policy  
Gabi Wolfer  
Urban Design planner  
Selwyn District Council  
P O Box 90  
ROLLESTON 7643

**ACTION 18 – LAND USE RECOVERY PLAN - Outline Development Plan Area 12b**

Dear David Smith and Gabi Wolfer

Thank you very much for your letter dated 17 March 2014 regarding the inclusion of ODP 12b with ODP12a and proposed geotechnical and Preliminary Site Investigation work outlined by the Council. As the seven landowners of ODP12b we jointly support the inclusion of ODP Area 12b as an extension to the Outline Development Plan for Area ODP12 and Action 18 which provides for the identification of priority areas for development and rezoning of the land to Living Z. We agree to the geotechnical investigations proposed by the Council and Preliminary Site Investigations to be undertaken by Tonkin and Taylor. Within the previous Rolleston Structure Plan (RSP 2009) these seven properties sat within SR5 proposed for residential zoned development (stage 2A) from 2017.

We also agree that the Dunns Crossing – Faringdon new collector road and aligned roundabout identified as part of the Christchurch Rolleston & Environs Transport Study (CRETS ) is a logical inner boundary for ODP12b. Without the CRETS collector, inner primary and secondary roads shown in Map Area ODP 12a & 12b there is a danger that future development could become much more ad hoc losing an important opportunity now to integrate ODP12a & 12b, with ODP10, PC7, PC8, PC9 and Faringdon, and ultimately with the new Rolleston High School and Foster Recreational Park. Certainly along East Maddisons Road we have already noticed a significant increase in family pedestrian traffic with new neighbourhood connections forming between the new Faringdon and East Maddisons Road communities.

The CRETS collector road linking these areas and ODP 12a & 12b to Faringdon should be seen as an important part of the Council's strategic, RSP and LURP planning process to keep the south east section of Rolleston well integrated and connected. It will become an important alternate transport route supporting the Southern Motorway extension as Road of National Significance and will allow eastern Rolleston residential traffic to continue to move smoothly to towards Selwyn Road and beyond as it does now. We believe the inclusion of ODP12b with ODP12a will greatly assist in safe and efficient transport routes for this area connecting them to the wider areas of the upgraded Springston Rolleston and Selwyn Roads. This is especially important given the growth in areas such as Lincoln (Lincoln Hub), Prebbleton and Hornby.

ODP 12b Landowners  
c/- A L Holton  
617 East Maddisons Rd  
RD7 Rolleston  
CHRISTCHURCH 7677  
03 3477409/ 0274495059

We appreciate that the final decision on inclusion of ODP12b in the LURP is ultimately the decision of the Minister of Canterbury Earthquake Recovery and we will also be lodging this submission of joint approval with CERA.

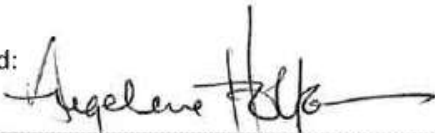
In addition to the landowner signatures provided to you on 18 March (attached) the remaining three Dunns Crossing Road landowner signatures are now also provided below.

We look forward to your reply.

Yours sincerely

**Angelene HOLTON** (03 3477409)  
617 East Maddisons Rd

Signed:



**MACKIE FAMILY TRUST (for 3/144 Dunns Crossing Rd)** (03) 3773956  
1095 Dunsandel Hororata Road, R D 2 Leeston

Signed:

  
**Peter SAVAGE** (021 0755397)  
130 Dunns Crossing Rd

Signed:



**Lindsay & Judith BLACKMORE** (03 3477650)  
108 Dunns Crossing Road

Signed:



Lot 3 DP 74311 BLK III Leeston,  
4.0650 ha

Date:

27 March 2014

Lot 3 DP 70352 BLK III Leeston  
SD-Int in R/W Easement DP  
72978 Lot 4 DP 70352, 4 ha

Date:

30/03/14

1 DP Lot 70352 BLK III Leeston  
SD, 4 ha

Date:

28 MAR 14

Lot 2 DP 61278 BLK III Leeston  
SD

Date:

29-3-14

29.3.14

ODP 12b Landowners  
c/- A L Holton  
617 East Maddisons Rd  
RD7 Rolleston  
CHRISTCHURCH 7677  
03 3477409/ 0274495059

Gabi Wolfer  
Urban Designer  
Selwyn District Council  
ROLLESTON

**LAND USE RECOVERY PLAN – L2 OUTLINE DEVELOPMENT PLAN - (OPD12)**

Dear Gabi

As landowners of the remaining 400m non-residential frontage of East Maddisons Road (Map 1) we seek to be included with ODP12 (Living Z) and in any discussions the Council enters into on ODP12.

The draft outline plan (L2 ODP) provides significant and logical opportunities for transport, curb and channelling, pedestrian and gravity fed wastewater connectivity for ODP12, ODP10, and the Faringdon Subdivision. It also offers wider community, time saving and safety benefits for PC9, PC7, and PC8 housing developments (including the new primary school) through streamlined primary roads and a major change in the intersection layout at East Maddisons Rd and Goulds Rd. The south-east ODP's and PC areas will benefit from significantly safer transport routes connecting them to the new Rolleston High School, Foster Recreation Park and Selwyn Rolleston Road.

We believe that the inclusion of our land (33.34ha) in ODP12 will assist the Selwyn District Council provide for the future community connectivity of Rolleston and as such we wish to be involved in discussions. It will also show Council's willingness to meet the requirements of LURP Action 48 by providing a supportive regulatory environment for landowners seeking to be involved in the LURP process:

*Selwyn District Council is directed, pursuant to section 24(1)(c) of the CER Act, to make any changes or variations to objectives, policies and methods in its district plan (in addition to those directed in other actions in this Recovery Plan) that it considers are appropriate to enable and support recovery and rebuilding in accordance with this Recovery Plan. If issues impeding recovery are identified, a request may be made to the Minister for Canterbury Earthquake Recovery to use interventions under the CER Act to make changes to the district plan*

We look forward to your reply.

Yours sincerely

**Angelene HOLTON**  
617 East Maddisons Rd

Signed:



**Hayley and Mike MOYNIHAN**  
627 East Maddisons Rd

Signed:



**Louise WILKINSON**  
605 East Maddisons Rd

Signed:



**Malcolm MAIN**  
597 East Maddisons Rd

Signed:



Lot 3 DP 74311 BLK III Leeston,  
4.0650 ha

Date:

10 March 2014

Lot 2 DP 74311 BLK III Leeston,  
4.8570 ha

Date:

11/3/14

Lot 1 DP 26880 BLK III Leeston,  
4.0469 ha

Date:

17-03-2014

Lot 1 DP 57004 BLK III Leeston,  
20.3750 ha

Date:

11/3/14



Angelene Holton 617 East Waddians Rd.

