

3. SELWYN DISTRICT COUNCIL - ROLLESTON PLAN CHANGE 60

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BACKGROUND

The Rolleston Planning Group promoted this change to provide for the expansion of Rolleston, affecting 542 ha of land. Under the change, residential zoning would more than double, while the rural-residential zoning would be decreased in size and extended around the perimeter of the (enlarged) township.

The Rolleston Planning Group, comprising 36 landowners owning 80% of land within the affected area, took a comprehensive approach to development beyond that provided for within the district plan. Plan Change 10 which became operative in 1994, introduced controls to allow for a population growth of 6000 people predicted for 2010. It became apparent that the amount of residential land would be inadequate to cater for long term residential growth given growth trends.

The zonings under Change 60 were to provide for future growth until 2020 and a potential population of around 14,000 people.

CHRISTCHURCH CITY COUNCIL SUBMISSIONS

The concerns for Christchurch City were, the effects of population growth on the transportation network between Rolleston and Christchurch. It was submitted that the Plan Change be deferred until the traffic effects were more fully assessed and/or that the external traffic infrastructure be physically upgraded prior to any further development, or proceeding beyond that provided by Plan Change 10.

Christchurch City Council also submitted on the basis of achieving a reasonable degree of consistency of land use controls across the boundaries of Christchurch City and Selwyn District to reduce potential for noise complaints associated with the airport, especially within the 50 Ldn dBA airport noise boundary.

DECISION AND DISCUSSION ON CHANGE 60

Transit New Zealand has become involved in a Joint Transportation Study with Selwyn District and Christchurch City Councils which will address transport implications of projected road usage in the area.

Selwyn District Council's decision on Change 60 was to allow the change to proceed and inserted a new rule which would allow subdivision to occur only after a road widening designation on State Highway 1 was in place.

The Christchurch City Council's intentions are to construct the Christchurch Southern Motorway extension, at least as far as Halswell Junction Road, and to widen State Highway 1 between Hornby and Rolleston. The first of these projects is expected within three years, while the timing of the upgrading of the State Highway is uncertain.

Within the 50 Ldn dBA airport noise contour, the Selwyn District Council's decision was to reluctantly establish a 4ha minimum subdivision pattern until all references are hard on airport noise in other plans, when a consistent approach be adopted.

CONCLUSION

References on these matters will not be pursued although the City Council may be a Section 271A party at a later stage.

Chairman's

Recommendation: That the information be received.