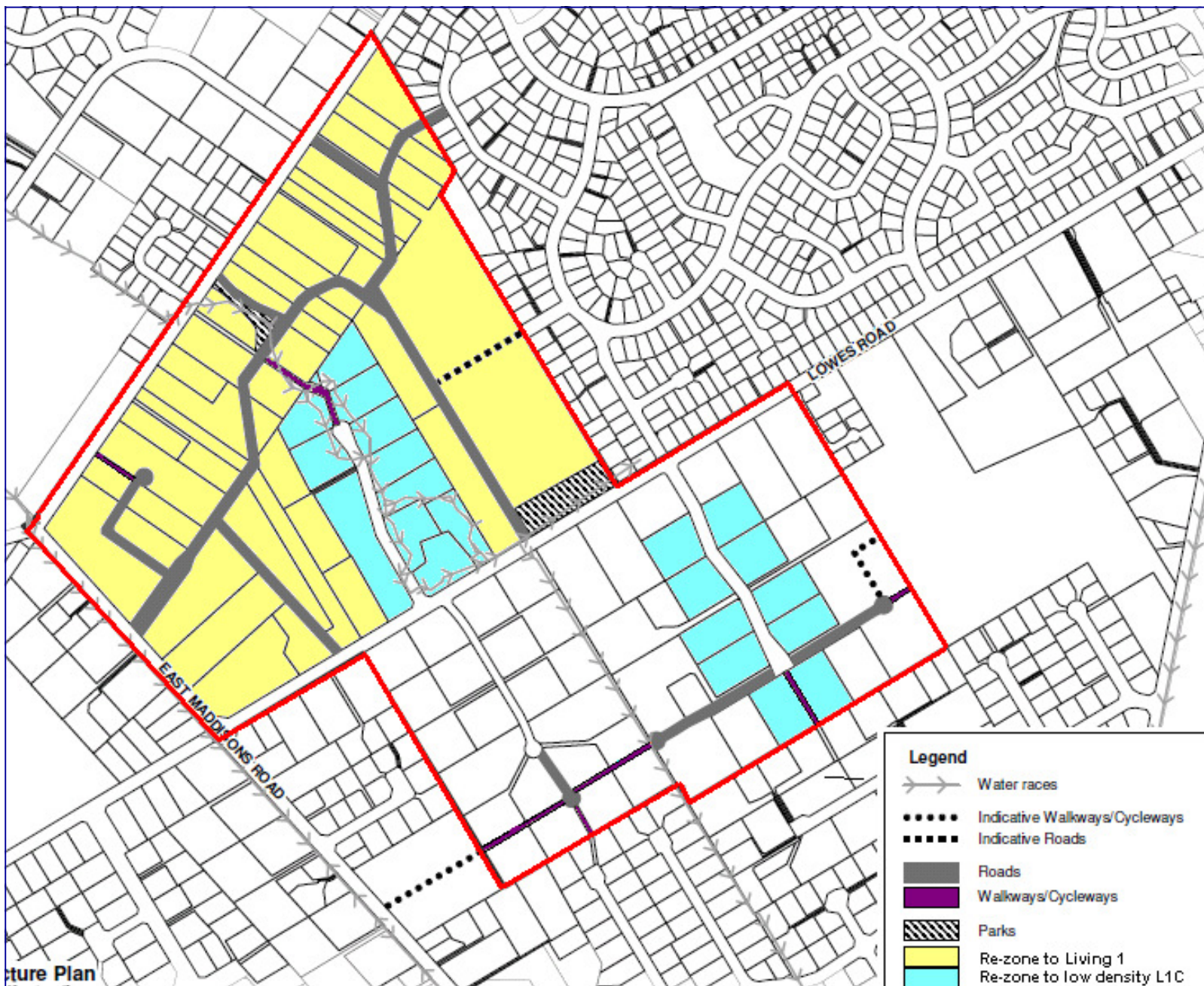


Notified Living 1B Deferred Zone Structure Plan Map

This is the structure plan that Council intends to insert into the District Plan



What Will the Plan Change do?

It makes the following changes to the District Plan:

Zoning

The area shaded yellow will be rezoned to L1 (residential 750m² density).

The areas shaded blue are rezoned to L1C (low density, 2000m² average).

The rest of the area remains at L1B density (1,200m² average)

Subdivision

Subdivisions are required to provide the land required for the reserves and connections (roads and walkway/cycleways) indicated on the map.

Indicative routes indicate a general route to be provided, the path of which is not fixed.

Building

A resource consent is now required to erect buildings on or near to the position of the roads, reserves or walkway/cycleways.

There are controls on fencing adjacent to roads and accessways

Additional restrictions apply in L1C areas.

What has happened so far?

This process started in 2006, when the Council undertook a consultation exercise with residents and landowners. A draft structure plan was produced and presented to the community for comment.

The structure plan has been refined in response to the input received.

When do the changes take effect?

The Plan Change has effect from 4 July, meaning that a resource consent may be required for certain building activities previously permitted in the zone under the District Plan.

What happens now?

The Plan Change is notified as of 4 July 2009. This is the first stage in making a change to the District Plan.

Submissions are invited on the changes as notified. Submitters will have the opportunity to appear at a hearing.

Submissions close on Monday 4 August.



Copies of the Plan Change

Copies of the Plan Change and detailed supporting information are available from the Council's service centres or libraries or from the Council's website.

Making a submission

Anyone may make a submission in support of or in opposition to the plan change.

Submissions should be made on the Council's *Plan Change or Policy form* (form 5). This is available from the Council service centres or libraries, or from the Council's website under *planning > planning forms*.

Submissions close on 4 August 2009.



Further Information

Further information is available on the Council website (www.selwyn.govt.nz)

Or contact David Hattam (Strategic Policy Planner)

Phone 03 3472953

david.hattam@selwyn.govt.nz

Notification of Plan Change 11 to the Selwyn District Plan:

Rolleston Living 1B Deferred Zone Structure Plan

Notification of Plan Change 11

On 24 June, Selwyn District Council resolved to notify Plan Change 11 to the District Plan, to manage the development of the Living 1B deferred zone in an orderly fashion.

Background

Where is the L1B Deferred zone?

The L1B deferred zone is the part of Rolleston within the red line in the diagram overleaf, located around Lowes Road and Brookside Road.

What is the L1B Deferred zone?

The area has deferred residential zoning, meaning that subdivision below 5,000m² is not currently permitted.

In January 2010, the deferral will be lifted and subdivision will be permitted at a density similar to surrounding areas like Frame Crescent.

What will the Plan Change do?

The plan change will manage the way that the area develops by making sure that roads, reserves and walkway/cycleways are provided as subdivision takes place.



It will rezone the area between Lowes Road and Brookside Road as Living 1, with a 750m² average section size.

It will also introduce low density special character areas around Fairhurst Place and Waterbridge Way.

Why Change the Plan?

The Plan Change is designed to ensure that the area is pleasant and accessible when it is developed and that some of the established character is retained.