

Selwyn District Plan
PROPOSED PLAN CHANGE 11
Rolleston Living 1B Deferred Zone Structure Plan

Selwyn District Council
Clause 5 of the First Schedule, Resource Management Act 1991

Proposed Plan Change 11 (Township Volume) is concerned with the part of Rolleston currently zoned as Living 1B deferred and with an adjacent parcel of land (726 East Maddisons Road). The Living 1B deferred zone area is subject to deferred residential zoning which is due to be lifted in January 2010. The proposed changes are intended to manage the transition of this area to urban use. The key changes are:

The introduction of new policies to Part B to manage intensification in the Rolleston Living 1B deferred area and to provide for the use of the structure plan to control subdivision.

Amendments to Part C to add new matters for discretion to ensure that subdivision and development in the area would progress according to the structure plan, and to preserve identified existing character.

Amendments to zoning to rezone the part of the area which is north of Lowes Road for Living 1 residential use (750m² minimum average allotment size), except for an area around Waterbridge Way which will be zoned as Living 1C (2000m² average allotment size and area specific rules). An area around Fairhurst Place would also be zoned as Living 1C.

The addition of the structure plan as an appendix to the plan and amendments to the relevant zone map.

The plan change and the assessment of why it is needed can be read at any of the Council's service centres and public libraries in Darfield, Leeston, Lincoln and Rolleston or online at www.selwyn.govt.nz.

Submissions

Any person or organisation may make a submission supporting or opposing any aspect of this plan change. Submissions must be written and in accordance with Form 5 of the Resource Management Regulations and is available from any Council Service Centre or on the website.

Submissions may be:

Posted to:	Planning Department, Selwyn District Council, PO Box 90, Rolleston 7643
Delivered to:	A Council service centre in Darfield, Lincoln, Leeston or Rolleston.
Faxed to:	(03) 347 2799 (if you fax your submission please post or deliver a copy to the details above)
Emailed to:	submissions@selwyn.govt.nz

At a later date, all submissions received will be summarised and published. Further Submissions will then be invited, allowing any person or organisation to support or oppose any of the initial submissions. A Council hearing will then be arranged to consider all submissions, after which the Council will decide whether to withdraw, retain or modify the plan change. Any submitter who is not satisfied with the Council's decision may then appeal to the Environment Court.

For further information regarding this plan change or the process outlined above, please contact David Hattam, Strategic Policy Planner on (03) 347 2953 or e-mail planninginfo@selwyn.govt.nz

The closing date for submissions is 5.00pm on Monday 4 August 2009.