



SELWYN DISTRICT PLAN

Clause 5 of the First Schedule, Resource Management Act 1991

PLAN CHANGE 7

Growth of Townships, Urban Development and Rezoning of Land for Urban Purposes including the introduction of a new Living Z Zone at Lincoln and Rolleston

Plan Change 7 seeks to rezone land identified in Plan Change 1 to the Canterbury Regional Policy Statement and the Lincoln and Rolleston Structure Plans to provide for the future growth of both townships in accordance with the Greater Christchurch Urban Development Strategy. It also involves changes to the objectives and policies of the Plan by amending the way the plan deals with urban growth. Changes include the following:

- New District-wide and Township specific provisions within the subdivision section of the District Plan to implement the Subdivision Design Guide, along with provisions relating to medium density housing (to implement the Medium Density Design Guide) to support the consolidation of townships while achieving good urban design outcomes.
- Rezoning approximately 585 ha of land in Lincoln and Rolleston to a new “Living Z” or “Living Z Deferred” zone for residential development, and 11 hectares of land in Lincoln to “Business 2 Deferred” for industrial development.
- The requirement to develop an Outline Development Plan (ODP) before development can occur and identifying ODP criteria that will need to be addressed within the ODP to support the implementation of the key aspects of both Structure Plans.
- Identifies when household development can occur within Phase 1 (2007-2020) and Phase 2 (2021-2041) of Plan Change 1 to the Regional Policy Statement.

PLAN CHANGE 23

Amendment of the existing Christchurch International Airport Air Noise Contours with the revised air noise contours which are included in Plan Change 1 to the Canterbury Regional Policy Statement

Plan Change 23 seeks to replace the existing 50 dBA and 55dBA airport noise contours with revised 50 dBA and 55 dBA airport noise contours and amend relevant policies and objectives in the District Plan. These revised noise contours were agreed to by a panel of experts who undertook a remodelling exercise in 2007 and have subsequently been included in the Canterbury Regional Policy Statement via the recently approved Plan Change 1.

Plan Changes 7 and 23 are being notified together as there maybe some interrelationships between the location of the airport noise contours and the location for future urban growth. Both plan changes and the assessment of why they are 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.

TO SUBMIT ON PLAN CHANGES

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

Submissions may be:

Posted to:	Planning Department, Selwyn District Council, PO Box 90, Rolleston
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 these plan changes or the process outlined above, please contact David Smith or Cameron Wood on (03) 347-2800 or Darfield on (03) 318-8338.

The closing date for submissions is 5pm Tuesday 13 April 2010.