



**Selwyn District Plan  
PRIVATE PLAN CHANGE 24  
Silverstream Estates Limited, Creyke Road, Darfield**

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

Private Plan Change 24 proposes to change the Selwyn District Plan by altering the existing Living 2A Deferred and Business 2 zoning of the site in accordance with the proposed Outline Development Plan (ODP), resulting in 45.3ha of Living 1 land, 45.8ha of Living 2A zoned land and 13.3ha of Business 2 zoned land. The site totals 113.4ha. The site is bordered by Creyke Road to the south-east, Telegraph Road to the south-west and West Coast Road (SH 73) to the north. There is also access to the site from Cardale Street.

At present, the District Plan requires both a water supply and the inclusion of an Outline Development Plan within the District Plan to remove the current deferral of the land. The purpose of the Plan Change is to remove the deferral across the site as well as provide for the rezoning of the land. If provision of a water supply is not finalised by the time a decision on the Plan Change is made, the proposed living zoned land will remain deferred until there is provision of a water supply. As soon as a water supply is confirmed, the deferral will be removed via a Council resolution rather than a future plan change.

There is currently no reticulated sewer system in Darfield and it is proposed that sewerage can be managed by either individual on-site sewage treatment systems or a sewer reticulation system installed using a transportable membrane bioreactor (MBR) system with adjacent disposal field. Stormwater from individual lots will be disposed off to ground via soak pits. Stormwater from roads will be conveyed by grass treatment swales to sumps then discharged to ground. Regional Council consents will be required for any discharges to ground.

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](http://www.selwyn.govt.nz). This Plan Change is a privately initiated plan change and has no effect until Council's decision is released.

**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](mailto: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 reject or approve 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 Smith on (03) 347 2938.

**The closing date for submissions is 5.00pm on Thursday 30 June 2011.**