



**Selwyn District Plan
PROPOSED PLAN CHANGE 29
Design of Development in the Business 1 zones**

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

Proposed plan change 29 is concerned with the provisions in the District Plan relating to new development in the business 1 zone. It is proposed to introduce three new policies. The first of these details how the Council expects new commercial development to be integrated with its surroundings. The second introduces design controls for medium density housing in the Business 1 zone. The third seeks to manage the shape of land to be rezoned to B1 to ensure it has appropriate characteristics for that use.

The Plan Change also proposes to introduce new rules to implement each of these policies. These include:

- A requirement for development to provide a minimum amount of active commercial frontage.
- Restrictions on the placement of parking and fencing for business development.
- Minimum standards for landscaping of car parks and blank walls.
- Controls on site layout for larger development.
- Limits on the use of bright colours on building facades.
- Amendments to the rules for signage in the Business 1 zone.
- The introduction of new rules and assessment matters for medium density housing in the Business 1 zone.

The plan change would not affect recession planes, building heights or setbacks

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.

The closing date for submissions is 5.00pm on Thursday 28 April 2011.