



## SELWYN DISTRICT PLAN

### Private Plan Change Request - Plan Change 3

#### *Clause 5 of the First Schedule, Resource Management Act 1991*

Plan Change 3 to the Selwyn District Plan (Township Volume) proposes to rezone approximately 85 hectares of existing urban zoned land to the west of Weedons Ross Road and north of State Highway 73 to a new Living WM (West Melton) zone to enable the subdivision and development of the land which is currently zoned for urban purposes but on a deferred basis. The key changes proposed by Plan Change 3 include:

- Mixed density residential development (ranging from average allotment densities of <1,150m<sup>2</sup> to >5,000m<sup>2</sup>).
- A residential yield of 280 allotments.
- Incorporation of an Outline Development Plan with which subdivision and development shall accord.
- Road connections to Halkett Road, Weedons Ross Rd and State Highway 73.
- Defined internal road pattern and provision for partial off street pedestrian and cycle routes.
- Public open space and reserve running west to east through the middle of the site, with further reserve areas being located adjacent to Weedons Ross Rd.
- Internal stormwater conveyance and treatment system with sewage disposal to be provided by connecting to the existing West Melton to Rolleston sewer pipeline.

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).

#### **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 interested persons 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 decline, accept or accept with modifications the plan change. Any submitter who is not satisfied with the Council's decision may then appeal to the Environment Court.

#### **THE CLOSING DATE FOR SUBMISSIONS IS 5PM WEDNESDAY 3 MARCH 2010.**

For further information regarding this plan change or the process outlined above, please contact David Smith on (03) 347 2938 or (03) 318 8338 or email [pc3@selwyn.govt.nz](mailto:pc3@selwyn.govt.nz).