



Selwyn District Plan

PRIVATE PLAN CHANGE 34

Roxburgh Property Developers Limited request to rezone Rural (Outer Plains) land to Living 1 at 134 High Street, Southbridge

Selwyn District Council

Clause 5 of the First Schedule, Resource Management Act 1991

Private Plan Change 34 (PC 34) proposes to change the Selwyn District Plan (Rural and Township Maps and Plan Text) to rezone 5.93ha of existing Rural (Outer Plains) land to Living 1 to facilitate the residential subdivision and development of the site. The subject land is located at 134 High Street (Lots 1-15, 50-62 and 88-89 DP 825) and is located at the south western edge of Southbridge bounded by High Street, Brook Street and Bellfield/Robinson Street (unformed). PC 34 proposes the following amendments to the Selwyn District Plan:

- Amends the District Planning Maps to rezone the subject land to a Living 1 zone
- Incorporates an Outline Development Plan to coordinate and guide the future development of the site, including noise mitigation on the north western boundary of the site.
- Incorporates subdivision rules and assessment matters to manage the effects of any future development on the site.

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 be completed in accordance with Form 5 of the Resource Management Regulations. Form 5 of the Resource Management Regulations 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 also 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 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 Ben Rhodes on (03) 347 2824.

The closing date for submissions is 5.00pm on 12th November 2014.