



Selwyn District Plan

PRIVATE PLAN CHANGE 47

M J Stratford request to rezone Rural (Inner Plains) land to Living 3 at 631 Shands Road, Prebbleton

Selwyn District Council

Clause 5 of the First Schedule, Resource Management Act 1991

Private Plan Change 47 (PC 47) proposes to change the Selwyn District Plan (Maps and Plan Text) to rezone 15.99ha of existing Rural (Inner Plains) land to Living 3 to facilitate the subdivision and development of approximately 26 rural residential households. The subject land is 631 Shands Road (Lot 1 DP 53113), which is located on the western side of Prebbleton adjoining the Kingcraft Drive Existing Development Area and the Living 3 zone. PC 47 proposes the following amendments to the Selwyn District Plan:

- Amend the District Planning Maps to rezone the subject land from Rural Inner Plains to a Living 3 zone
- Incorporates an Outline Development Plan to coordinate and guide the future development of the site
- Proposes rules that require a landscape bund and noise mitigation on the western boundary of the site where it borders Shands Road
- Incorporates land use rules and subdivision assessment matters to manage the effects of any future development on the site in accordance with the proposed amendments to the Living 3 zone provisions

The plan change request and the assessment of why it is needed can be read at Council's Rolleston Headquarters, can be viewed online at service centres and public libraries in Darfield, Leeston, Lincoln and Rolleston or 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 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 Craig Friedel on (03) 347 2800.

The closing date for submissions is 5.00pm on 23 May 2016.