

PRIVATE PLAN CHANGE 49, Selwyn District Plan

Z & S Croft and J K Williams request to rezone Rural (Inner Plains) land to Living 3 at the corner of Lincoln Tai Tapu Road and Hauschilts Road, Tai Tapu, Clause 5 of the First Schedule, Resource Management Act 1991.

Private Plan Change 49 (PC 49) proposes to change the Selwyn District Plan (Maps and Plan Text) to rezone two properties that are 8.1 hectares in size collectively from an existing Rural (Inner Plains) Zone to Living 3 to facilitate the subdivision and development of approximately 16 rural residential households. The subject land is located on the western boundary of Tai Tapu on Lincoln Tai Tapu Road (Lot 1 DP 436571 certificate of title 537135) and Hauschilts Road (Lot 2 DP 436571 certificate of title 537136). PC 49 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
- incorporate an outline development plan to coordinate and guide the future development of the site
- propose site specific rules to manage flood risk, waste water and internal roading arrangements
- 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, or viewed online at service centres and public libraries in Darfield, Leeston, Lincoln and Rolleston and 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 Catherine Nichol on (03) 347 2800.

The closing date for submissions is **5pm on 1 March 2017.**