

Selwyn District Plan

Private Plan Change 54

Ballymena Holdings Ltd has lodged a private plan change request with the Council. The Plan Change seeks to rezone 31.32ha of Rural Outer Plains land near Springfield to a Residential Living 2 Zone (rural residential type development).

Selwyn District Council

Clause 5 of the First Schedule, Resource Management Act 1991

Plan Change 54 (PC54) seeks to rezone the site from an Outer Plains Rural Zone (minimum 20ha per dwelling) to a Living 2 Zone to accommodate 15 new lots plus the retention of the existing dwelling to give 16 lots in total. The lots are to have an average size of 2ha, with no individual lot to be less than 1ha in area. The rule framework being sought by PC54 relies on the existing Living 2 Zone provisions, with amendments being limited to site-specific matters. No amendments are sought to the District Plan's objective and policies beyond the inclusion of a site-specific reference in a single policy regarding site coverage. The request is accompanied by an Outline Development Plan that gives guidance as to the general size and location of lots, associated vehicle access routes and key features such as a proposed 80m setback for dwellings from the boundary of the Midland Rail Corridor to manage amenity outcomes.

The plan change request and the assessment of why it is needed can be read at Council's Rolleston Headquarters and Darfield Library and 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 Ben Rhodes on 03 347 2824.

The closing date for submissions is 5pm on Wednesday 30 May 2018.