

## REQUEST TO CHANGE THE SELWYN DISTRICT PLAN UNDER CLAUSE 21 OF THE FIRST SCHEDULE OF THE RESOURCE MANAGEMENT ACT 1991

**Request by:** Four Stars Development Ltd and Gould Developments Ltd

C/- Aston Consultants Ltd  
PO Box 1435  
Christchurch 8140, Attn Fiona Aston

**To:** The Selwyn District Council

**Involving the:** Operative Selwyn District Plan

**The location** to which this application relates is:

A 53.89 ha site located at Rolleston and bounded by Levi, Lincoln Rolleston Roads and Nobeline Lane.

**The names of the owners and occupiers** of the land to which this application relates are:

131 & 139 Levi Road	Lot 2 DP 322710	M Purdon and NC Rasmussen	28.0900ha
Rear of 139 Levi Road	Lot 2 DP 416195	M Purdon and NC Rasmussen	2.3400 ha
294 Lincoln Rolleston Road	Lot 1 DP 67190	S R Chapman & NM Chapman	4.0000 ha
274 Lincoln Rolleston Road	Lot 2 DP 67190	2 Degrees Real Estate Ltd	4.0000 ha
232 Lincoln-Rolleston Road	Lot 3 DP 67190	PW Scott and RJ Scott	3.2820 ha
5 Nobeline Drive	Lot 7 DP 483709	L File Smith & Partners Trustee	4.0805 ha
15 Nobeline Drive	Lot 8 DP 483709	JM & TL Whittaker Limited	4.0558 ha
25 Nobeline Drive	Lot 9 DP 483709	JM & TL Whittaker Limited	4.0393 ha
<b>TOTAL</b>			<b>53.88 HA</b>


The titles are attached as **Appendix 18** to this Plan Change request.

**The Proposed Plan Change** (the Proposal) seeks to amend the operative Selwyn District Plan (OSDP) to enable development of the 53 ha site ('the Site') for residential purposes, including some medium density lots, in a sustainable and integrated manner that will provide for the needs of the Rolleston and Selwyn community. The rezoning will enable Rolleston to fulfil its planned role as a key service centre (the District Centre) in the Selwyn District.

The Proposal includes the following changes to the Selwyn District Plan and associated Planning Maps:

- a) Amend the District Planning Maps to rezone and identify the subject land Living Z and Living Z Deferred in the locations shown on the Rolleston Outline Development Plan attached in **Appendix 1**.

- b) Add Rolleston Outline Development Plan Area 5 attached in **Appendix 1** for the Site to ensure a coordinated and consistent approach to land development;
- c) Add an additional rule to the Operative Selwyn District Plan which states that the Deferred LZ status of land currently under the Christchurch International Airport (CIAL) 50 dBA Ldn noise contour as shown on Rolleston Outline Development Plan Area 5 in **Appendix 1** shall no longer apply if and when the CIAL airport noise contours are revised and become publicly available and no longer apply to this land.
- d) Any consequential, further or alternative amendments to the Operative Selwyn District Plan to be consistent with and give effect to the intent of this plan change application and the interests of the applicant.

Signed: .....  .....  
Fiona Aston, for and on behalf of ~~Trices Road Rezoning Group~~ **Four Stars Development Ltd and Gould Developments Ltd**

Dated: 10<sup>th</sup> November 2020

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