



SELWYN DISTRICT PLAN

PRIVATE PLAN CHANGE REQUESTS – PROPOSED PLAN CHANGES 8 AND 9

Selwyn Plantation Board Limited request to rezone Rural (Outer Plains) land to proposed Living 3 (Rural Residential) at two separate locations on Dunns Crossing Road, Rolleston

Clause 5 of the First Schedule, Resource Management Act 1991

Plan Change 8 seeks to rezone 92 hectares of existing Rural (Outer Plains) zoned land to a Living 3 zone that will facilitate future rural residential living activities. The subject land is referenced in the request as the Holmes Block and is located at the junction of Dunns Crossing Road and Main South Road (State Highway One) to the west of Rolleston Township. The legal description of the land is Pt Sec 1 Res 309, Pt Res 302, Pt Res 1759, Rural Sec 32956 and Part of Pt Lot 1 DP 61557. The primary changes include:

- Incorporating planning maps, objectives, policies, rules and related provisions to provide a maximum of 125 rural residential allotments with a minimum lot size of 4000m² and a minimum average lot size of 5000m²;
- An Outline Development Plan to coordinate and guide the future development of the site;
- Landscape mitigation, reverse sensitivity setbacks with the State Highway and the proposed East Selwyn Sewer Scheme, community reserves, public walkways and road access points onto Dunns Crossing and Burnham School Roads.

Plan Change 9 seeks to rezone 72 hectares of existing Rural (Outer Plains) zoned land to a Living 3 zone that will facilitate future rural residential living activities. The subject land is referenced in the request as the Skellerup Block and is located on Dunns Crossing Road to the south-west of Rolleston Township. The legal description of the land is Pt RS 31354, Pt RS 31356 and Pt Sec 4 Res 1342. The primary changes include:

- Incorporating planning maps, objectives, policies, rules and related provisions to provide a maximum of 100 rural residential allotments with a minimum allotment size of 4000m² and a minimum average lot size of 5000m².
- An Outline Development Plan to coordinate and guide the future development of the site; and
- Landscape mitigation, reverse sensitivity setback with the Poultry Farm on Lot 3 DP 20007, community reserves, public walkways and road access points onto Dunns Crossing Road.

Both of these plan changes are being notified together as they are being sought by the same requester, seek similar changes to the District Plan and the two sites are located in relatively close geographical proximity to one another. Both plan changes and the assessments of why they are considered necessary 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 these plan changes. Submissions must be in writing and in accordance with Form 5 of the Resource Management Regulations, which is available from any Council Service Centre or on the Council website.

Submissions may be:

Posted to:	Planning Department, Selwyn District Council, PO Box 90, Rolleston
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 withdraw, retain or modify the plan change. Any submitter who is not satisfied with the Council's decision may then appeal to the Environment Court. These are privately requested plan changes and have no effect until the Council makes any changes operative.

For further information regarding these plan changes or the process outlined above, please contact Craig Friedel, Policy Planner on (03) 347 2800.

THE CLOSING DATE FOR SUBMISSIONS IS 5PM FRIDAY 10th SEPTEMBER 2010.