

# Operative Selwyn District Plan

## NOTIFICATION OF PRIVATE PLAN CHANGE REQUEST 81

Rolleston Industrial Developments Limited has lodged a private plan change request (PC81) with Selwyn District Council pursuant to Clause 21 of the First Schedule, Resource Management Act 1991.

The proponent has requested changes to the Operative Selwyn District Plan to rezone approximately 28 hectares of land in Rolleston from Rural (Outer Plains) Zone to Living MD Zone, to facilitate the future development of approximately 350 residential sites.

The affected land is located on the western side of the Rolleston township, bounded by Dunns Crossing Road and Selwyn Road.

The proponent has requested amendments to the Operative Selwyn District Plan that include:

- amending the District Plan provisions to incorporate a new zone, being the Living MD Zone, which gives effect to the Medium Density Residential Standards required by the Resource Management Act
- amending the District Planning Maps to rezone the affected land to Living MD Zone
- incorporating an outline development plan to coordinate and guide the future development of the affected land.

The proponent has also requested that a qualifying matter be applied to restrict density to 350 residential sites within the area of rezoning, in order to address potential impacts on the safe and efficient operation of nationally significant infrastructure, being State Highway 1.

The private plan change request and associated documents can be read at Council's Rolleston offices, and can be viewed online at service centres and public libraries in Darfield, Leeston, Lincoln and Rolleston or at [www.selwyn.govt.nz/pc81](http://www.selwyn.govt.nz/pc81).

### Submissions

Any person or organisation may make a submission supporting or opposing any aspect of this private plan change request. Submissions must be written and in accordance with Form 5 of the Resource Management (Forms, Fees and Procedure) Regulations 2003, which is available from any Council service centre or online at [www.selwyn.govt.nz/pc81](http://www.selwyn.govt.nz/pc81).

Submissions may be:

- **posted to:** Planning Department, Selwyn District Council, PO Box 90, Rolleston 7643, Attention: Submission on PC81
- **delivered to:** A Council service centre in Darfield, Lincoln, Leeston or Rolleston.
- **emailed to:** [submissions@selwyn.govt.nz](mailto:submissions@selwyn.govt.nz) (Subject line: Submission on PC81)
- **made online:** [www.selwyn.govt.nz/pc81](http://www.selwyn.govt.nz/pc81).

**The closing date for submissions is 5pm on Monday 9 May 2022.**

### Next steps

The Council has accepted this private plan change request for notification which enables public consultation. At a later date all submissions received will be summarised and published. Further submissions will then be invited allowing certain persons and organisations to support or oppose any of the initial submissions. An Independent Commissioner will then hear all submissions and make a recommendation to Council, after which the Council will decide whether to decline or approve the private plan change request. Any party who is not satisfied with the Council's decision may then appeal to the Environment Court.

### More information

For further information regarding this private plan change request or the process outlined above, please contact Council's Strategy and Policy Planner Jocelyn Lewes on 0800 SELWYN (735 996) or [jocelyn.lewes@selwyn.govt.nz](mailto:jocelyn.lewes@selwyn.govt.nz).