

Proposed Selwyn District Plan



Section 32: Overview

Contents

1.0 Introduction	4
2.0 Statutory and Policy Context.....	5
2.1 Resource Management Act 1991.....	5
2.2 National Statutory Planning Documents	6
2.2.1 New Zealand Coastal Policy Statement 2010 (NZCPS)	6
2.2.2 National Policy Statement Electricity Transmission 2008 (NPS-ET)	6
2.2.3 National Policy Statement for Renewable Electricity Generation 2011 (NPS-REG)	6
2.2.4 National Policy Statement on Freshwater Management 2020 (NPS-FM).....	7
2.2.6 National Policy Statement on Urban Development 2020 (NPS-UD).....	7
2.2.7 Draft National Policy Statement for Indigenous Biodiversity (currently being developed)..	8
2.2.8 Proposed National Policy Statement for Highly Productive Land (pNPS-HPL)	8
2.3 National Environmental Standards (NES).....	8
2.4 National Planning Standards	9
2.5 Regional Planning Documents	9
2.5.1 Canterbury Regional Policy Statement (RPS).....	9
2.5.2 Regional Plans.....	10
2.6 Iwi Management Plans.....	10
2.7 Other legislation and Policy Documents	11
2.8 Local Policies, Plans, and Strategies.....	12
3.0 Methodology.....	12
3.1 Councils functions.....	12
3.2 Reason for the review	13
3.3 Principles to guide the review	13
3.4 Drafting protocol.....	14
3.5 Decision making.....	15
4.0 Context.....	15
4.1 State of the environment	15
4.2 Operative District Plan approach.....	15
4.3 Resource Management Issues – Common Themes	17
5.0 Consultation	17
5.1 Approach – method	17
5.2 Consultation with iwi authorities.....	18
6.0 Proposed District Plan framework.....	19
6.1 Assessment.....	19

6.2 How the District Plan works	20
6.3 Rules v Rule Requirements.....	20
7.0 Summary	21
Appendix 1 – Operative District Plan History.....	22

1.0 Introduction

This District Plan is a community document which reflects the views and values of our community as identified through the Selwyn 2031 – District Development Strategy and as reinforced through the District Plan Review engagement process. The Plan provides a framework to guide sustainable development in our District. It is a forward-looking document, managing use and development of natural and physical resources today while protecting the interests and opportunities of future generations to also utilise those resources in a sustainable way.

The Resource Management Act 1991 (the RMA, Act) has a primary purpose to promote the sustainable management of natural and physical resources. To fulfil this purpose the Council regularly monitors development trends in the District to ensure that directions set in the Plan are appropriate to achieve sustainable land use and development in the Selwyn context.

The Plan recognises the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga, enables kaitiakitanga and takes into account the principals of the Treaty of Waitangi (Te Tiriti o Waitangi).

The operative District Plan was made fully operative in May 2016. However, the Plan was developed as two separate volumes (Rural and Township), with the Township Volume being notified in November 2000, and the Rural Volume being notified in September 2001, and the Plan becoming partially operative in June 2008. During and post these dates the Plan has been subject to many variations and plan changes. The RMA requires local authorities to commence a review the provisions of a district plan if that provision had not been subject to a review, or change by a local authority during the previous 10 years.

As part of a District Plan Review, a s32 evaluation report needs to be prepared. This report provides an overarching introduction to the purpose of a s32 evaluation, the legislative requirements and an overview of the process that the Council has undertaken to date through its Plan Review, including consultation and engagement.

This report makes up the overview of the District Plan Review process, whereas the other s32 reports covering both district wide matters, and area specific matters will analyse the resource management issues and the responses to these issues in further detail.

Key components of this report are:

- Description of the context of the District Plan Review, including the statutory requirements, Council's function and how the Proposed Plan has been developed to meet the requirements of the RMA, give effect to the relevant national policy statements and the Canterbury Regional Policy Statement (RPS), and align with other strategies and relevant plans and policies.
- Description and explanation of the Council's approach/methodology to the District Plan review, including the principles adopted to guide the review and process followed, and the decision making process.
- Description of the key issues that the operative plan does not or has not effectively addressed, the current situation and why this not working.
- Description of the Council's approach to consultation, in particular the methodology and consultation with the Iwi Authority.

2.0 Statutory and Policy Context

2.1 Resource Management Act 1991

Section 31 details the key function of a territorial authority, and subsequently the matters that are to be addressed within a district plan. However, it is noted that a district plan is only one means for a council to undertake its functions under s31 of the Act, and to achieve the purpose of the RMA.

The district plan framework that seeks to address these matters is subject to a process under s32 of the RMA, the purpose of which is to ensure that provisions are robust, evidence-based and the most appropriate means to achieve the purpose of the Act. To that end, the Council is required to undertake an evaluation of any Proposed District Plan provision before notifying those provisions. The s32 evaluation report provides the reasoning and rationale for the proposed provisions and should be read in conjunction with those provisions, with the degree of detail of the assessment correlating to the scale and significance of the anticipated effect of the provisions (s32(1)(C)).

The evaluation examines the extent to which the provisions are the most appropriate way of achieving the purpose of the Act, which in summary is the sustainable management of physical and natural resources, and is further detailed in s5 of the Act. In achieving this purpose, authorities need also to recognise and provide for the matters of national importance identified in s6, have particular regard to 'other matters' (s7), and take into account the principles of the Treaty of Waitangi (s8).

The evaluation report also identifies other options for achieving the objectives of a district plan, and the efficiency and effectiveness of the provisions in achieving these objectives. When assessing the efficiency and effectiveness of the provisions, the proposed plan must under s32(2):

- (a) "identify and assess the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including the opportunities for—*
 - (i) economic growth that are anticipated to be provided or reduced; and*
 - (ii) employment that are anticipated to be provided or reduced; and*
- (b) if practicable, quantify the benefits and costs referred to in paragraph (a); and*
- (c) assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions."*

Sections 72 – 77 set out the purpose and the processes associated with the development and operation of a district plan. With a district plan being a tool to allow a council to fulfil its functions under s72.

A district plan must be prepared under the requirements of the First Schedule. This Schedule outlines the statutory requirements for preparing a proposed plan, including consultation and process matters both prior to and post public notification (s73).

Council needs to consider higher order documents when preparing a district plan and also any Iwi Management Plans, and their bearing on the resource management issues of the district (s74).

Sections 75-77 outline what must be and what may be included in the district plan (s75), and authorises the inclusion of rules (s76) and the 'activity status' that can be given to activities (s77).

Under s79, council must commence a review of a provision of a district plan, if the provision has not been subject to a review or change during the previous 10 years.

Furthermore, s58I requires the structure and framework of a district plan to be in accordance with the recently introduced National Planning Standards.

2.2 National Statutory Planning Documents

As already discussed there are a range of higher order documents that the Council must give effect to within a district plan (s74- 75). The directions within these higher order documents will be given effect to through the Strategic Objectives, individual chapters, and within the s32 evaluation reports.

There are a number of national policy statements in draft form or currently under development. While these have no legal status they have been given some consideration.

There are a number of national environmental standards that the council must enforce and that a district plan must be consistent with. A district plan must also implement the recently adopted National Planning Standards.

2.2.1 New Zealand Coastal Policy Statement 2010 (NZCPS)

The NZCPS recognises the important natural processes and development pressures around the coast and promotes a strategic and integrated approach to coastal planning and management. The coast area within Selwyn is influenced by coastal hazards, elements and features that contribute to the natural character, landscape, visual qualities or amenity values, items of cultural and historic heritage, and physical resources and built facilities, including infrastructure such as roads, that have modified the coastal environment.

The NZCPS directs local authorities on the management of the coastal environment. It contains policies that when implemented enable the achievement of the purpose of the RMA in relation to the coast environment. Council, through the preparation and implementation of the district plan is responsible for managing the effects from the use, development, or protection of land on the landward side of the Coastal Marine Area.

The Proposed District Plan has identified a coastal environment which has a suite of provisions relating to the management of land use and subdivision in the coastal environment, with the area identified on planning maps. This is further detailed in the Coastal Environment s32 report.

2.2.2 National Policy Statement Electricity Transmission 2008 (NPS-ET)

The national grid plays a vital role in the well-being of New Zealand and its people. The NPS-ET prioritises this importance while managing the potential effects associated with this large-scale infrastructure. It achieves this by setting out the direction for the management of the effects of the electricity transmission network. This is carried out by required objectives, policies, and methods (including rules) to recognise transmission corridors, to identify transmission lines on planning maps, and to provide controls on subdivision and land use as necessary to ensure that the operation, maintenance, upgrading and development of transmission infrastructure is not compromised as a result of incompatible land uses.

The NPS-ET is further considered in the Energy and Infrastructure s32 report.

2.2.3 National Policy Statement for Renewable Electricity Generation 2011 (NPS-REG)

The NPS-REG sets out objectives and policies for renewable electricity generation which seek to provide a consistent approach to planning for renewable electricity generation across New Zealand.

This Statement applies to generation activities at any scale, and covers the construction, operation and maintenance of structures associated with generation.

The NPS-REG is further considered in the Energy and Infrastructure – Renewable Energy s32 report.

2.2.4 National Policy Statement on Freshwater Management 2020 (NPS-FM)

The NPS-FM was introduced in 2011, updated and replaced in 2014, amended in 2017, and again replaced in 2020 with changes coming into effect on 3 September 2020.

The NPS-FM sets out an objective and policies that focus on:

- Managing freshwater in a way that ‘gives effect’ to Te Mana o te Wai: (the integrated and holistic well-being of a freshwater body) in the management of fresh water;
- Prioritising the health and wellbeing of water bodies and freshwater ecosystems, followed by the health needs of people, followed by the ability of people and communities to provide for their social, economic and cultural well-being, now and in the future;
- Avoiding overallocation, improving and maximising efficient allocation and use of water and safeguarding its life-supporting capacity;
- Improving integrated management of fresh water and the use and development of land;
- Establishing a national objectives framework, monitoring progress, and accounting for freshwater takes and contaminants; and
- Providing for the active involvement of tangata whenua in freshwater management and that Maori freshwater values are identified and provided for.

While many of the objectives and policies relate to the functions of regional councils, those covering integrated management, and tangata whenua roles and interests are of relevance to the Council. Provisions relating to the management of the use and development of land to safeguard water will also be relevant to the Proposed Selwyn District Plan, but will need to be implemented in close co-ordination with Canterbury Regional Council in order to avoid overlap and duplication.

The NPS-FM is further considered in the Natural Character – Water s32 report.

2.2.6 National Policy Statement on Urban Development 2020 (NPS-UD)

The NPS-UD was introduced in 2020, took effect on 20 August 2020, and replaced the National Policy Statement on Urban Development Capacity 2016.

The NPS-UD recognises the national significance of:

- having well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.
- providing sufficient development capacity to meet the different needs of people and communities.

The NPS-UD requires that councils:

- ensure urban development occurs in a way that takes into account the principles of the Treaty of Waitangi/ te Tiriti o Waitangi.
- Ensure that plans make room for growth both ‘up’ and ‘out’, and that rules are not unnecessarily constraining growth.
- Develop, monitoring, and maintaining an evidence based about demand, supply, and prices for housing and land to inform planning decisions.

- Align and coordinating planning across urban areas.

Based on Statistics NZ data (2013), Selwyn is projected to grow significantly, with upwards of 100,000 people anticipated to be living in Selwyn by 2043.

	2013	2018	2023	2028	2033	2038	2043
Medium Population Projection ^[1]	46,700	61,900	71,900	79,200	86,200	92,900	99,500
5 Year Increase		15,200	10,000	7,300	7,000	6,700	6,600
Annual Increase		5.8%	3.0%	2.0%	1.7%	1.5%	1.4%

2.2.7 Draft National Policy Statement for Indigenous Biodiversity (currently being developed)

The main purpose for this policy statement is to improve the way regional and local government provide for indigenous biodiversity in district plans. Current approaches seeking to achieve the maintenance of biodiversity are highly variable which has resulted in uncertainty, while biodiversity continues to decline.

2.2.8 Proposed National Policy Statement for Highly Productive Land (pNPS-HPL)

The Government has proposed this policy statement to prevent loss of highly productive land and to promote its sustainable management. The overall purpose of the pNPS-HPL is to:

- recognise the full range of values and benefits associated with the use of highly productive land for primary production;
- maintain its availability for primary production for future generations;
- protect it from inappropriate subdivision, use and development.

2.3 National Environmental Standards (NES)

There are six national environmental standards which are currently in place and prescribe standards that councils must enforce. The relevance of these is summarised below:

- The NES for Telecommunication Facilities allows network operators to install some low impact telecommunication infrastructure in road reserves without the need to apply for resource consent, provided they meet specified conditions. The NES provides a set of rules for permitted telecommunication facilities. The Proposed Plan recognises these standards and ensures that no conflicts exist between rule provisions in the Proposed Plan and this NES.
- The NES for Electricity Transmissions sets out to minimise the cost to councils of implementing the NPS for Electricity Transmission and ensure planning requirements are nationally consistent for maintenance and upgrading of transmission lines. The NES only applies to existing high voltage transmission lines and does not apply to new lines or substations. The Proposed Plan has considered the provisions set out in this NES for high voltage transmission lines and is consistent with the NES requirements.
- The NES for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) is a nationally consistent set of planning controls and soil contaminant values. It ensures that

^[1] http://nzdotstat.stats.govt.nz/wbos/Index.aspx?_ga=2.51357225.16041458.1570741262-461083426.1564968873#

land affected by contaminants in soil is appropriately identified and assessed before it is developed and, if necessary, the land is remediated or the contaminants contained to make the land safe for human use. All territorial authorities are required to observe and enforce the NESCS. The council has been administering and enforcing this NES since its enactment in 2012. The Proposed Plan ensures consistency with this NES.

- The NES for Plantation Forestry seeks to maintain and improve the environmental outcomes of plantation forestry nationally and to increase certainty and efficiency in the management of plantation forestry activities. The NES provides consistent rules across the country for specified forestry related activities. The Proposed Plan ensures consistency with this NES.
- Other NESs that are primarily administered by regional councils include the NES for Freshwater that protects freshwater and freshwater ecosystems; the NES for Air Quality, which sets air quality standards for health protection for all New Zealanders; and the NES for Sources of Drinking Water, which seeks to protect human drinking water from becoming contaminated. A NES for Marine Aquaculture is also scheduled to come into force from 1 December 2020.

Council must enforce the regulations set in the national environmental standards. In some circumstances where specified in a NES, councils can impose stricter or more lenient standards. The Proposed District Plan has taken and used this ability to allow for either more lenient or stricter standards where appropriate in the local context.

2.4 National Planning Standards

The National Planning Standards were gazetted in April 2019. The purpose of the National Planning Standards (planning standards) is to improve consistency in plan and policy statement structure, format and content.

The planning standards were introduced as part of the 2017 amendments to the RMA. Their development is enabled by sections 58B–58J of the RMA. The planning standards provide mandatory direction by requiring consistent structure, definitions, format and electronic functionality and accessibility. Councils are required to implement the planning standards under section 58I. Under this section the Council is able to make consequential amendments to avoid duplication or conflict with the amendments.

The planning standards determine the sections that should be included in a district plan. Mandatory directions are also set out to determine how a district plan should be ordered.

The planning standards must be in place within five years from April 2019 or at the time that a district plan is reviewed.

2.5 Regional Planning Documents

2.5.1 Canterbury Regional Policy Statement (RPS)

Section 75(3) of the RMA requires a district plan to give effect to any regional policy statement, with the RPS providing methods which directs district councils to give consideration to. The RPS contains a multitude of issues facing the Canterbury region, and sets out a range of objectives and policies to address these. While a significant portion of the issues, objectives, and policies are wholly within the realm of regional planning documents, direction is provided for territorial authorities when creating, and implementing their district plan. Primarily this direction is in regard to infrastructure, energy, waste, indigenous biodiversity, landscape, coast and natural hazards, the protection of outstanding

natural features and landscapes, and the built environment, including the form and location of urban growth and provision for papakāinga housing.

The individual relevant components of the RPS have been further discussed within the specific s32 reports.

2.5.2 Regional Plans

Section 75(4) of the RMA requires a district plan to not be inconsistent with any regional plan that is in force. In the Selwyn District, there are a range of regional plans that are relevant to the district plan review, these being:

- Regional Coastal Environment Plan
- Canterbury Land and Water Regional Plan
- Canterbury Air Regional Plan
- Waimakariri River Regional Plan
- Canterbury Regional Pest Management Plan
- Canterbury Regional Land Transport Plan 2015-2025
- Draft Canterbury Regional Land Transport Plan 2018-2028
- Canterbury Regional Public Transport Plan 2014
- Draft Regional Public Transport Plan 2018-2028

A more detailed assessment is provided in those section 32 reports that they relate to.

2.6 Iwi Management Plans

Iwi Environmental Management Plans must be taken into account under Section 74(2A) of the RMA. Currently there are four relevant Plans, with the most significant one being the Mahaanui Iwi Management Plan 2013 (IMP). This IMP covers the takiwā of six rūnanga located within the Canterbury region and in a Selwyn context is an expression of kaitiakitanga and rangatiratanga of Te Taumutu Rūnanga and Ngāi Tūāhuriri Rūnanga who have mana whenua over Selwyn District. The IMP sets out the values important to Ngāi Tahu which require protection and enhancement, and the relationships that need to be provided for between Ngāi Tahu and the natural resources of the land. The IMP allows councils to understand issues of significance to tāngata whenua, and for how those issues can be resolved in a manner consistent with cultural values and interests. Additionally, the IMP can provide assistance in determining the nature and extent of consultation that may be required regarding particular activities or places of importance. The main areas of concern within the IMP are:

- Ranginui (Air)
- Wai Māori (Water)
- Papatūānuku (Land)
- Tāne Mahuta (Indigenous Biodiversity)
- Tangaroa (Coast)
- Tāwhirimātea (Wind Farms)
- Ngā Tūtohu Whenua (Treasured and Sacred Sites)

In addition to this IMP, the following plans have also been developed:

- Te Mahere Whakahaere o Muriwai O Whata – Muriwai/ Coopers Lagoon Management Plan 2016
- Te Taumutu Rūnanga Natural Resource Management Plan

This management plan has been prepared by Te Rūnanga o Ngāi Tahu and Te Taumutu Rūnanga to guide and support the management of the bed of Muriwai, as well as the wider catchment, in line with Ngāi Tahu values.

The plan aims to sustain the vitality of Ngāi Tahu culture by restoring resource-centred relationships, and recognising the relationships of Ngāi Tahu and their culture and traditions with the ancestral land

and taonga of Muriwai, primarily through enabling the enhancement and gathering of healthy mahinga kai.

The plan contains long-term objectives, policies and methods for effective integrated management of Muriwai. It provides for the management of the Ngāi Tahu lakebed as a primary objective, as well as advocacy for the management of the wider catchment in conjunction with other landowners and agencies.

- Te Waihora Joint Management Plan 2005

This is a statutory joint management plan between Te Rūnanga o Ngāi Tahu and the Minister of Conservation, arising from the Ngāi Tahu Claims Settlement Act (1998). It was prepared to address the integrated management of the lakebed and lake margins, and the natural and historic resources within these areas.

The relevant sections of the plans are discussed in more detail within the specific s32 reports.

2.7 Other legislation and Policy Documents

Other legislation and regulations that are relevant and have been considered when preparing the Proposed District Plan, are:

- Local Government Act 2002
- Building Act 2004
- Reserves Act 1977
- Heritage New Zealand Pouhere Taonga Act 2014
- Land Transport Act 1998
- Land Transport Management Act 2003
- Hazardous Substances and New Organisms Act 1996
- Ngāi Tahu Claims Settlement Act 1998
- Te Ture Whenua Maori Act (Maori Land Act) 1993
- Conservation Act 1987
- National Parks Act 1980
- Fire and Emergency New Zealand Act 2017
- Summit Road (Canterbury) Protection Act 2001
- Health Act 1956
- Telecommunications Act 2001
- Electricity Act 1992
- Gas Act 1992
- Utilities Access Act 2010
- Civil Defence Emergency Management Act 2002
- Railways Act 2005
- Soil Conservation and Rivers Control Act 1941
- National Water Conservation (Te Waihora/ Lake Ellesmere) Order 1990
- National Water Conservation (Rakaia River) Order 1998
- Land Use Recovery Plan 2013
- Land Transport (Road User) Rule 2004
- Civil Aviation Act 1990
- Our Land 2018
- Health and Safety at Work Act 2015
- Health and Safety at Work (Hazardous Substances) Regulations 2017
- Sale and Supply of Alcohol Act 2012
- Food Act 2014
- Litter Act 1979

The Proposed District Plan gives effect to other legislation by rules that implement the appropriate standards of the relevant Acts, with this being further discussed in detail within the specific s32 reports. Additionally, a multitude of guidance documents prepared by Central Government, Regional Government, and external parties has been relied on for technical information, and are referred to within the relevant specific s32 reports.

2.8 Local Policies, Plans, and Strategies

- Selwyn 2031
- Ellesmere and Malvern Area Plans 2031
- Lincoln Town Centre Plan 2016
- Rolleston Town Centre Master Plan 2014
- Lincoln Structure Plan 2008
- Prebbleton Structure Plan 2010
- Rolleston Structure Plan 2009
- Rural Residential Strategy 2014
- Selwyn District Parking Strategy 2019
- Long Term Plan 2018-2028
- Dog Control Bylaw 2012
- Christchurch to Little River Railtrail: Prebbleton to Lincoln Bylaw 2007
- Speed Limits Bylaw 2006
- Speed Limit Register 2018
- Public Places Bylaw 2018
- Traffic and Parking Bylaw 2009
- Waste Management and Minimisation Bylaw 2012
- Stock Droving Bylaw 2008
- Canterbury Water Management Strategy
- Open Spaces Strategy 2015
- Community Facilities Activity Management Plan
- Greater Christchurch Urban Development Strategy 2007
- Greater Christchurch Settlement Pattern Update: Our SPACE 2018 – 2048
- Environmental Services Activity Management Plan 2018- 2028
- Greater Christchurch Transport Statement 2012
- Transport Activity Management Plan 2018-2028
- Walking and Cycling Strategy 2018

The details of these documents and their relevance are discussed within the specific s32 reports.

3.0 Methodology

To ensure consistency of evaluation, the Council has developed a standard methodology and approach to its s32 evaluation. This approach has been developed taking into account guidance from the Ministry for the Environment, the Quality Planning website, case law and best practice approaches throughout New Zealand. This methodology has been applied consistently across the development of the Proposed Plan.

The Council has reviewed the Operative District Plan, commissioned technical advice and assistance from various internal and external experts and utilised this, along with internal workshops and partner, stakeholder and community feedback to assist with setting the plan framework. This work has been used to inform the identification and assessment of the environmental, economic, social and cultural effects that are anticipated from the implementation of the proposed provisions.

3.1 Councils functions

The RMA sets out those matters which must be addressed by councils in the preparation of district plans, to meet their obligations and functions. The key provisions are contained in Part 2 (Sections 5, 6, 7 and 8) and Sections 31, 72, 73, 74 and 75. In summary, the Council's functions are:

- to achieve integrated management of the effects of the use, development or protection of land and associated natural and physical resources;
- control effects of the use, development or protection of land, including for the purpose of:
 - avoiding or mitigating natural hazards;

- managing the use of contaminated land;
- recognising and providing for a range of matters of national importance;
- control the emission and effects of noise; and
- control effects of activities on the surface of lakes and rivers.

As part of preparing a district plan, the Council is also required under section 32 of the RMA to examine all objectives, policies and rules in its district plan to ensure they are necessary, efficient, effective in achieving the purpose of the RMA and do not impose costs on the community that exceed their benefits. This Proposed District Plan has been prepared in accordance with this requirement and the costs and benefits of each provision have been assessed. The evaluations prepared under section 32 are not part of the Proposed Plan itself, but are available for reference.

3.2 Reason for the review

Section 79(1)(c) of the Act requires that local authorities commence a review of any provision that has not been subject to a review or change within the previous ten years.

The Operative District Plan was made fully operative in May 2016. It was developed as two separate volumes (Rural and Township), with the Township Volume being notified in November 2000, and the Rural Volume being notified in September 2001, and the Plan becoming partially operative in June 2008. During and post these dates the Operative Plan has been subject to many variations and plan changes (both private and Council initiated).

Although some components of the Operative District Plan have been reviewed or changed within the last ten years, a full district plan review was deemed necessary, given that significant portions have not been subject to review within this timeframe.

3.3 Principles to guide the review

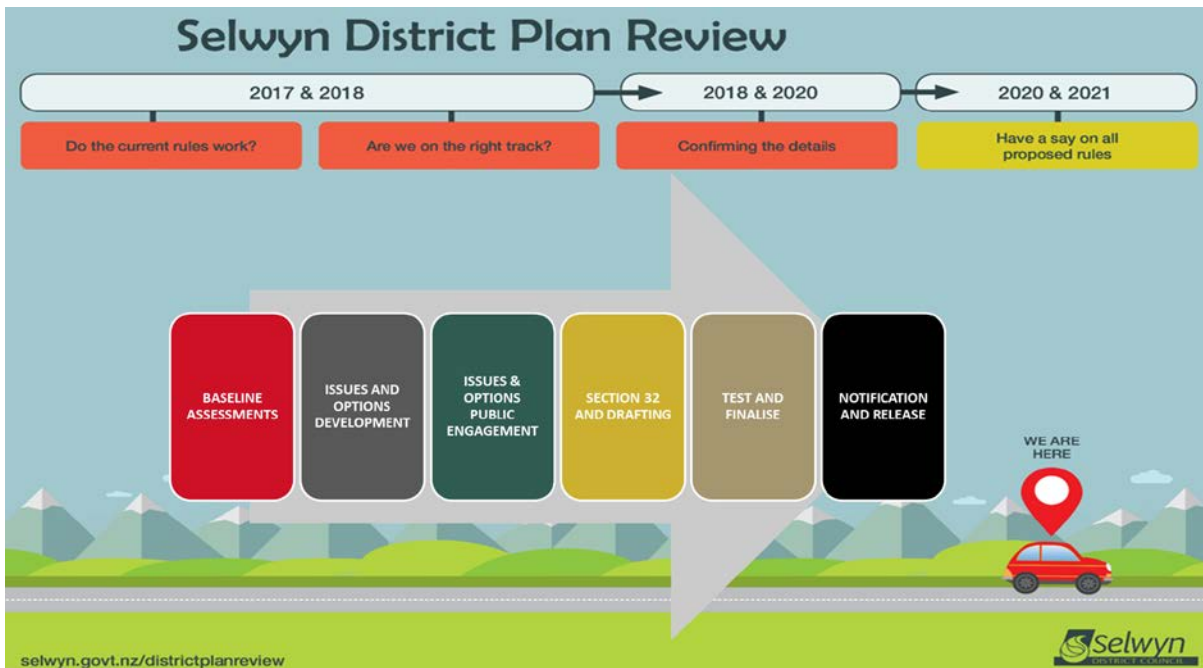
The following principles have been developed and followed through the development of the Proposed District Plan. The Proposed District Plan should:

- express a clear purpose throughout the provisions;
- be focused on what can most appropriately be done under the RMA;
- recognise that there are alternative methods outside the RMA that may be more effective in achieving desired outcomes;
- be outcome led, with a clear line of sight between issue identification, formulation of objectives and policies to address the issues, and the methods to achieve them;
- have a simple, clear and logical structure to ensure usability.

The statutory purpose of the Proposed District Plan is to promote and achieve the sustainable management of natural and physical resources. In advancing that purpose the Council has adopted the following principles that recognise that:

- enabling people's wellbeing requires allowing for people's choices;
- where constraints have been proposed, clear evidential basis needs to be provided;
- where a substantial burden is placed on a private land owner it is for a significant public interest;

- protecting resources, sustaining their potential to meet future needs, safeguarding the life supporting capacity of the environment and addressing the adverse effects of human activities on the environment are as essential as enabling people’s wellbeing.



3.4 Drafting protocol

A drafting protocol was developed to achieve consistency in plan drafting across the District Plan Review, and to ensure completeness and improve readability. Additionally, it means that statutory requirements are also fulfilled such as under s32(1)(b)(i), which requires that all reasonably practicable options for achieving the objectives are identified.

Generally the Council notes that it is seeking a district plan which is:

- contained in one volume;
- will be in an ePlan format;
- consistent with the National Planning Standards structure for district plans;
- significantly rationalises the number of Living Zones; and
- is user-friendly with clear, consistent and concise language.

And a district plan that does not contain:

- excess description or narrative beyond the scope prescribed in the National Planning Standards;
- issues;
- explanations and reasons;
- anticipated environmental results;
- methods (other than rules);
- statements in respect of monitoring;
- text which “interprets” the meaning of statutory requirements; and
- text which may date and consequently be of limited relevance in a short space of time.

3.5 Decision making

Decision making throughout the District Plan Review process has been by way of the District Plan Committee, which has included all elected representatives, as well as a representative from Canterbury Regional Council, Te Taumutu Rūnanga, and Ngāi Tūāhuriri Rūnanga who were afforded the status of Partners as part of the District Plan Review process.

4.0 Context

4.1 State of the environment

The Selwyn District lies within the Canterbury region, on the east coast of the South Island. The boundaries of the District are the Rakaia River to the south, the Waimakariri River to the north, the main divide of the Southern Alps to the west, with Christchurch City, Banks Peninsula and the coast forming the eastern boundary. The land area of the Selwyn District is in excess of 6,000 km², and is comprised of coastal beach, alluvial plains (Canterbury Plains), river terraces, rolling hill country, steep high country and alpine areas.

Scattered throughout the District are 23 townships and many small pockets or clusters of houses. These clusters may be remnants of former townships or settlements, bachs at popular recreational areas, tourism related developments, or the start of townships or settlements which never developed. These small settlements are recognised and provided for in the Operative District Plan, either as part of the Rural Zone or through specific provision as Existing Development areas (EDA).

The District contains two large urban centres, Rolleston and Lincoln, both of which contain more than 10,000 people, and a multitude of smaller townships with significant population numbers. The Selwyn population has expanded rapidly post the 2010 and 2011 Canterbury earthquakes, and is now approximately 61,000. This growth is expected to continue, with an estimated population forecast of upwards of 100,000 in 2043.

There are two Rūnanga which have their takiwā within the Selwyn District and subsequently exercise mana whenua - Te Taumutu Rūnanga and Ngāi Tūāhuriri Rūnanga.

The dominant land use in the District remains farming. Farming is becoming increasingly diverse both in terms of crops grown and livestock reared, and the methods used to undertake such activities. There are many other activities which also occur in the District and which need to be recognised and provided for as part of promoting sustainable management of natural and physical resources in the Selwyn District. More information about the specific characteristics of the District can be found in the 'Selwyn 2031' Background Report.

For more detail information please refer to the specific s32 reports.

4.2 Operative District Plan approach

Made fully operative in May 2016, the Plan is split between a Rural and Township Volume. The Operative Plan is designed around an effects based framework, which is considered to be unwieldy and difficult to understand by the community.

The Rural Volume primarily consists of land zoned 'Rural' in addition to Existing Development Areas, and other special purpose zoning, whereas the Township Volumes consists of Living and Business zoning. Where effects of activities extend across the boundary into zones administered under the other volume of the Plan, then all relevant objectives and policies of both volumes will apply to any resource consents, plan changes and variations. The Township Volume also has a policy framework for dealing with urban expansion and the growth of townships. This process can affect the surrounding rural area where it involves rezoning land from Rural to a Living or Business Zone. Therefore, the Township Volume includes policies to manage the effects of such change and to ensure patterns of residential development achieve the purpose of the RMA.

While some activities have been specified in the Operative Plan provisions, overall it is intended to be an effects based plan. For instance, an activity may not be dealt with specifically, but will have its potential effects assessed against the general provisions, covering aspects such as noise, earthworks and transportation etc. Consent is required not necessarily for the activity type but the intensity and scale of the effects associated with the activity.

While there have been a wide range of variations and plan changes since the Operative Plan was notified, Plan Change 7 (PC7), which was made operative on 5 March 2012, was the most significant.

PC7 rezoned land identified in the Proposed Change 1 of the (previous) RPS, and the Lincoln and Rolleston Structures Plan to provide for the future urban growth of both townships.

The main features of PC7 included:

- Rezoning approximately 809 hectares of land in Lincoln and Rolleston for residential development (via the new Living Z zone).
- Rezoning approximately 13 hectares of land in Lincoln for future industrial development.
- New District-wide and Township specific provisions within the subdivision section of the District Plan to implement the Subdivision Design Guide and the Medium Density Design Guide to support the consolidation of townships while achieving good urban design outcomes.
- The requirement to develop an Outline Development Plan (ODP) before development can occur and identifying ODP criteria that will need to be addressed within the ODP to support the implementation of the key aspects of both Structure Plans.
- Staging requirements for residential development to meet Phase 1 (2007-2020) and Phase 2 (2021-2041) requirements of PC1 to the RPS.

An index and short description of other Plan Changes and Variations is attached to this report (see **Appendix 1**). It should be noted that at the time of this report being written, additional applications for Private Plan Changes are being processed.

Fundamentally, the effects based approach to planning has not been effective. It has created uncertainty on where activities can locate, does not allow for a planned approach to the district's development and has led to inappropriate outcomes. The two main issues with this approach has been a lack of certainty for plan users, and no strategic focus. The first issue arises through not having a framework that clearly articulates to people what can and cannot be done on a site. This can be rectified by a move to an activities based framework, with focused and directive objectives and policies. The second issue means that no common tone has been set that guides all development within Selwyn. This issue can be resolved by including strategic objectives within the Proposed District Plan that embolden the desired big picture outcomes.

4.3 Resource Management Issues – Common Themes

Various zone and activity specific issues have been identified and are discussed in detail within the relevant chapter s32 reports. However, in summary these issues stem from the potential effects of activities, as well as structural, efficiency, and effectiveness issues with the current district plan framework. These issues could lead to the district not developing in a planned and cohesive way, affecting the ability for the District Plan to provide for the community's economic, cultural, environmental and social wellbeing.

The common themes derived from the issues identified in the specific chapter s32 reports are:

- Maintenance of character and amenity, and the appropriate response to match the quality of the character and amenity to be maintained, given the vastly different environments within Selwyn.
- Provision of adequate land for housing and business development, especially given Selwyn's place as one of the fastest growing districts in New Zealand.
- Unwieldy planning regulations can stifle development and the use of land unnecessarily, ranging from narrow housing typology choice, to having rules capturing activities with little to no effect.
- Being enabling of expected activities, while discouraging inappropriate development, or incompatible development for a particular zone or overlay area.
- The identification of those natural and physical resources that people associate particular value and importance to, and the subsequent protection of these resources.
- The interrelationship between zones and areas within zones, and the potential for cross zone boundary conflict.
- Ensuring the adequate provision of services required by the community, including the ability to access water and wastewater facilities, and emergency services.
- The need for integrated planning, development and infrastructure.

5.0 Consultation

5.1 Approach – method

The consultation process in developing the Proposed District Plan has been extensive and undertaken over a number of years. Community engagement was carried during the preferred options phase, with ongoing consultation with individual landowners and key stakeholders throughout.

Methods of consultation:

- Direct communication
- Newsletters
- Public meetings and drop in sessions
- Face to face meetings
- Community events
- Online and social media

For the initial public consultation held 16 August – 8 October 2018 some of the key consultation indicators were:

- 5,400 website views,
- 100 people attended drop in sessions,
- 272 submitted online surveys,
- 200 emails or calls were received,
- 50 face to face meetings with landowners and stakeholders.

Some of the topics that received the most interest were:

- Family flats,
- Night glow,
- Sites and areas of cultural significance,
- Housing development in residential zones,
- Home based business,
- Outstanding Natural Landscapes,
- Intensive farming.

Of the responses received, approximately 79% of respondents either lived in Selwyn or were a rate-payer, with 18.5% of responders working within Selwyn.

For details of specific consultation that occurred please see the individual s32 reports, the post engagement reports, and the communication and engagement plans developed for the District Plan Review (www.selwyn.govt.nz/districtplanreview)

5.2 Consultation with iwi authorities

Section 32(4A)(b) requires Council to include in the evaluation report a summary of all the advice received from Iwi authorities on the District Plan Review. Section 32(4A)(b) requires Council to provide a summary of how Council has responded to the advice received from Iwi authorities on the District Plan Review, including any provisions included in the Proposed District Plan that are intended to give effect to the advice.

In addition to this, it was identified early in the review process the need to bring Iwi representatives into the decision making process and form a partnership. This partnership extended to an invitation to each of the Rūnanga to join the District Plan Committee with full voting rights. Additionally, Mahaanui Kurataiao Ltd have been engaged on behalf of the Rūnanga to provide planning input by way of preparation and review of preferred option reports and review of draft provisions of most interest to Rūnanga.

Through the preparation of the Proposed District Plan the objectives and policies of the Mahaanui Iwi Management Plan have been taken into account in drafting of all Proposed Plan sections. Research reports and recommendations from mana whenua were commissioned for sections relating to kāinga nohoanga and protection of culturally significant sites and areas, and these have informed the policy approach for these matters.

In addition to the provisions for kāinga nohoanga and protection of culturally significant sites and areas, recognition of iwi values has been integrated into objectives, policies, rules and assessment matters throughout the Proposed Plan.

Examples of the consideration of iwi values in the Proposed Plan include the recognition, monitoring and protection of cultural heritage and culturally significant sites, and the prevention of development which would adversely impact the values of these wāhi taonga management areas.

This advice, and how it has been responded to is contained within specific s32 reports.

6.0 Proposed District Plan framework

6.1 Assessment

The Proposed Plan follows an activities based planning framework, as required by the National Planning Standards. Some issues are dealt with issue by issue (typically where they occur throughout a district regardless of activity type or zone) while others are zone related, with certain issues and management solutions being dealt with solely within a zone or management area.

Activity based plans allow for district-wide issues to be incorporated into the same plan as localised issues without repeating provisions in each zone or area based chapter. Those issues that are found throughout a district can be incorporated into 'District Wide Matters' and be cross-referenced from other parts of the plan. Those issues specific to an area or zone can be dealt with in discrete chapters that relate solely to those areas (Area Specific Matters).

The Proposed District Plan framework is set by the National Planning Standards. In particular the new plan:

- is a GIS driven ePlan that makes the Proposed Plan more accessible to the community;
- places a stronger focus on objectives and policies as these provide the decision making framework for resource consent applications;
- simplifies the provisions by providing separate, tailor made provisions for individual district wide matters and zones;
- simplifies the rule structure by using colour coding to indicate status, and uses a format that allows for a logical flow through different activity types.

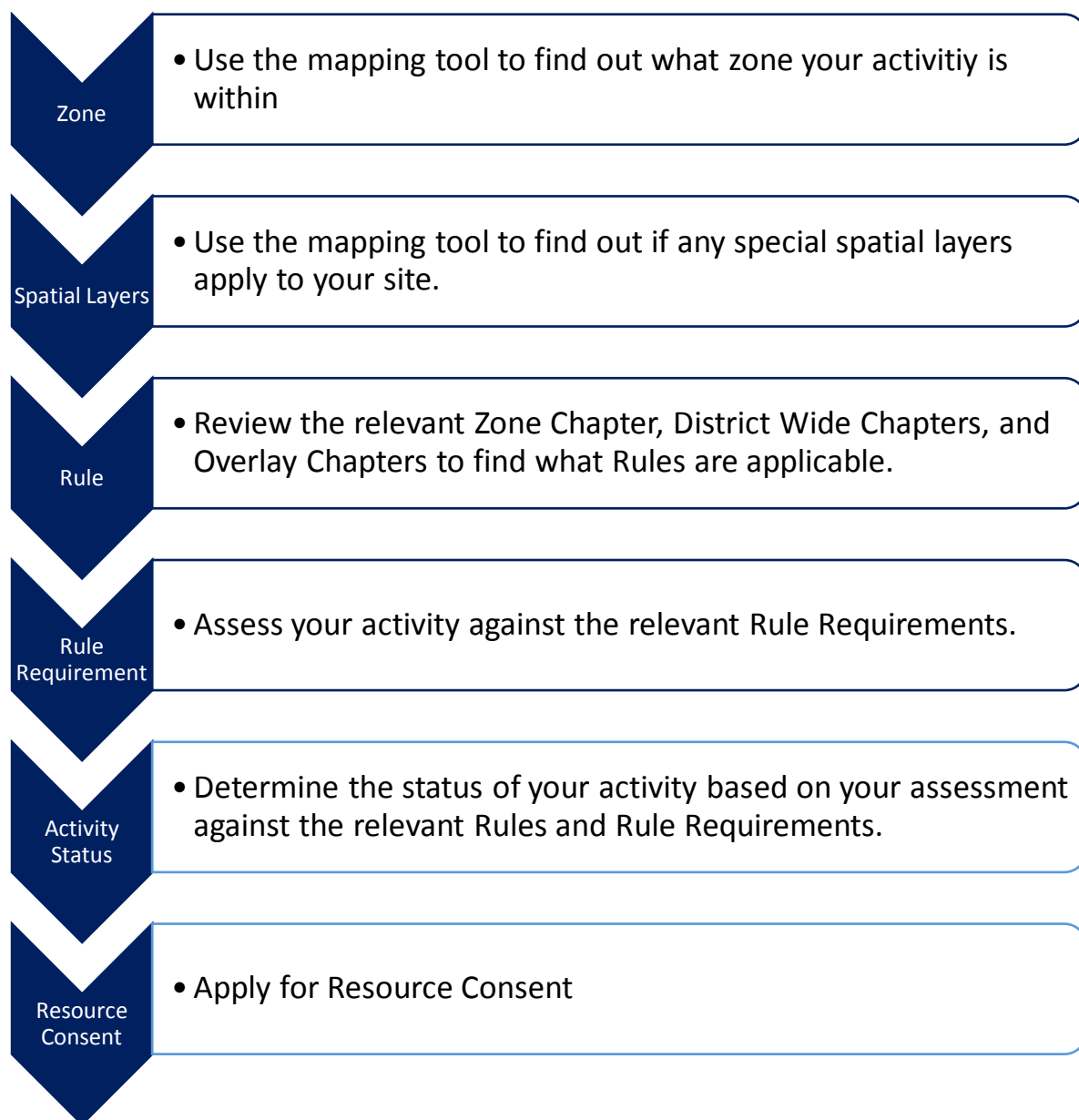
The change in method of the operation of the district plan framework from effects to activities based, and the inclusion of strategic objectives to provide an overarching tone, is considered to be the most appropriate option in addressing the administration issues identified in relation to the Operative District Plan.

The change will bring increased certainty to plan users, and increase the effectiveness and efficiency of the Proposed District Plan. While some flexibility will be lost for those activities that seek to establish 'out of zone', the protection of areas for their intended purpose will provide an overall gain for the economic and social wellbeing of the community.

The Strategic Objectives will direct decision making by expressing the outcomes to be achieved by the Proposed Plan in addressing the key resource management issues for the district. They set up the framework for the District Plan and are supported by the chapter level objectives.

The specific benefits and costs have been quantified where appropriate based on the scale and significance of the change, and these assessments can be found in the relevant chapter s32 reports.

6.2 How the District Plan works



6.3 Rules v Rule Requirements

These two methods of the District Plan operate in conjunction with one another. Rules are the starting point to control the activity type, with details provided as to any relevant rule requirements that need to be assessed.

The rule will deal with the activity, whereas the rule requirement addresses the components of the activity, usually built standards (e.g. building height), operating standards (e.g. noise), or other environmental restrictions (sensitive activity near an existing incompatible activity) applicable to that activity.

For example, when assessing a commercial activity against the provisions of the District Plan the activity type (commercial) will dictate the rule to be assessed against. The Commercial Activity Rule may then specify that various rule requirements which also need to be met, such as building height, setbacks to roads, etc.

Whether the attributes of the activity breach a particular rule requirement or not will determine the overall activity status of the activity, with some rule requirement breaches escalating the activity status.

For example, a breach of a rule requirement controlling building height may only render an activity restricted discretionary, whereas, a breach of a rule requirement controlling noise may make the activity non-complying, with the more stringent status applying to the activity as a whole.

7.0 Summary

The evaluation has been undertaken in accordance with Section 32 of the Act in order to identify the appropriateness of the proposal in achieving the purpose of the RMA. The evaluation demonstrates that this proposal is the most appropriate option as the new activities based planning framework and strategic objectives will provide increased certainty to plan users on the outcomes expected in the district.

It will achieve the desired outcomes, while being consistent and in the format prescribed by the National Planning Standards. Overall, it is considered that the approach is the most appropriate, and that the objectives and policies will provide direction and certainty to plan users on the outcomes expected for the District as per the Council's statutory obligations under the RMA in a way that provides for social, economic, environmental, and the cultural well-being of current and future generations.

Appendix 1 – Operative District Plan History

Variation 26	Hazardous substances	<p>Amended the issues, objectives, policies, rules and appendices in the District Plan relating to the control of hazardous substances</p> <p>Clarified that the provisions apply to the storage rather than the use of hazardous substances and amended the wording of the Plan to address inconsistencies between the Rural and Township Volumes</p> <p>Correcting and clarifying references to the relevant sections of the Resource Management Act (1991), the Hazardous Substances and New Organisms (HSNO) Act (1996), and introducing recognition of the HSNO codes of practice in assessing resource consent applications</p> <p>Established the classes of hazardous substances used in the Plan appendices and made the plan consistent with changes to the RMA and HSNO</p>	Operative 13 August 2008
Variation 27	Amendments regarding height restrictions, Hororata Domain	Makes amendments to the policies, rules and appendices in the District Plan relating to the height restrictions surrounding the Hororata Domain, where the Canterbury Gliding Club operate a public gliding field.	Operative 8 March 2008
Variation 28	Industrial and business activities	<ul style="list-style-type: none"> • Inserted provisions that distinguish between “rural-based” and “other” industrial activities • Provided a hierarchy of control for small to medium-large scale rural-based industrial activities and a listed activity status for all other industrial activities • Incorporated additional rules to manage the adverse effects associated with the scale of other business activities in the rural area 	Operative 13 August 2008
Variation 29	Non-rural activities	<ul style="list-style-type: none"> • Sought to manage the effects of industrial activities in all zones and other types of business and “non-rural” activities in the Rural zone • Introduced a new ‘Rural Activity’ definition 	Operative 27 May 2009

		<ul style="list-style-type: none"> • Inserted new rules to manage the effects associated with the size and scale of all activities, other than rural or residential activities 	
Variation 30	Financial contributions	<ul style="list-style-type: none"> • Amendments to the objectives and policies of the District Plan to clarify the Council's decision to require development contributions for reserves, network infrastructure and community infrastructure under the LGA and introduced a new Environmental Compensation policy • Deleted all rules and references to rules in the District Plan that required financial contributions for reserves, network infrastructure and community infrastructure • Retained provisions relating to the taking of esplanade strips / esplanade reserves and amended provisions relating to environmental damage 	Operative 8 March 2010
CERA s27 Notice	Workers Temporary Accommodation	<ul style="list-style-type: none"> • Provide certainty for accommodation providers, councils and communities by inserting an RMA regulatory environment that facilitates suitable accommodation for workers supporting the rebuild of greater Christchurch • Inserted objectives, policies and rules that apply to temporary uses and temporary buildings for workers' accommodation and will override other district plan provisions for this activity 	26 September 2012
Plan Change 2	L1A6 zone, Prebbleton	<ul style="list-style-type: none"> • Rezoned 18ha of Rural Inner Plains land on the western boundary of Prebbleton to a Living 1A6 • Included an ODP to guide the development of the site • Facilitates the subdivision and development of approximately 200hh, including low (1,000m2 minimum), medium (600m2 to 900m2) and high (400m2 to 600m2 average) density 	Operative 6 December 2010
Plan Change 3	LWM zone Preston Downs West Melton	<ul style="list-style-type: none"> • Rezoned 85ha of Living 1, Living 1 (Deferred) and Living 2 (Deferred) land on the western boundary of West Melton to a Living WM zone • Included an ODP to guide the development of the site 	Operative 19 February 2011

		<ul style="list-style-type: none"> • Facilitates the subdivision and development of approximately 292hh, including medium (500m² to 3,000m²) and low (3,000m² to 5,000m²) density 	
Plan Change 4	L1 zone Liffey Springs Lincoln	<ul style="list-style-type: none"> • Rezoned 28ha of Rural Outer Plains land on the eastern boundary of Lincoln to a Living 1 zone • Included an ODP to guide the development of the site • Facilitates the subdivision and development of approximately 234hh, at a minimum average lot size of 650m² density 	Operative 8 March 2010
Plan Change 5	I-Zone Rolleston	<ul style="list-style-type: none"> • Rezoned 53ha of Rural Inner Plains land on the western boundary of Rolleston to a Business 2 zone to add to the existing I-Zone Industrial Park • Included an ODP to guide the development of the site • Facilitates the subdivision and/or development of industrial land within the I-Zone Industrial Park 	Operative 10 June 2009
Plan Change 6	Lower Port Hills and Summit Road Protection Area	<ul style="list-style-type: none"> • Applied a Visual Amenity Landscape sub-zone to the lowest slopes of the Port Hills to help protect the Outstanding Natural Landscape from potential negative impacts of future development and other land use activities. • Incorporated development controls that apply to buildings, utility structures, utility buildings, signage and subdivision in the Visual Amenity Landscape 	Operative 6 December 2010
Plan Change 7	Growth of Township, urban development and rezoning of land in Lincoln and Rolleston	<ul style="list-style-type: none"> • Rezoned approximately 809ha of land in Lincoln and Rolleston for residential development (via the new Living Z zone) • Rezoned approximately 13ha of land in Lincoln for future industrial development • Inserted new District-wide and Township specific provisions within the subdivision section of the District Plan to implement the Subdivision Design Guide and the Medium Density Design Guide to support the 	Operative 5 March 2012

		<p>consolidation of townships while achieving good urban design outcomes</p> <ul style="list-style-type: none"> • Included ODP's with related criteria to support the implementation of the key aspects of both Structure Plans • Introduced staging requirements for residential development to meet Phase 1 (2007-2020) and Phase 2 (2021-2041) of PC1 	
Plan Change 8	L3 zone Holmes Block, Rolleston	<ul style="list-style-type: none"> • Rezoned 92ha of Rural Outer Plains land on the southwestern boundary of Rolleston to a Living 3 zone • Included an ODP to guide the development of the site • Facilitates the subdivision and development of approximately 97hh, at an average density of 2hh/ha with lots between 0.4ha to 4ha in size 	Operative 5 March 2012
Plan Change 9	L3 zone Skellerup Block Rolleston	<ul style="list-style-type: none"> • Rezoned 72ha of Rural Outer Plains land on the southwestern boundary of Rolleston to a Living 3 zone • Included an ODP to guide the development of the site • Facilitates the subdivision and development of approximately 51hh, at an average density of 2hh/ha with lots between 0.4ha to 4ha in size 	Operative 5 March 2012
Plan Change 10	Izone B2A zone Rolleston	<ul style="list-style-type: none"> • Rezoned an additional 49ha of Rural Inner Plains land on the western boundary of Rolleston to a Business 2 zone to add to the existing I-Zone Industrial Park • Included an ODP to guide the development of the site • Facilitates the subdivision and/or development of industrial land within the I-Zone Industrial Park 	Operative 1 September 2010
Plan Change 11	L1B zone Rolleston	<ul style="list-style-type: none"> • Inserted provisions to manage the progressive development of the Living 1B zone, where a deferral on development uplifted in January 2010 • Included an ODP to guide the development of the site • Rezoned the Living 1B land between Brookside Road and Lowes Road to Living 1, with an average section size of 750m² • Introduced a Living 1C zone (low density special character area) to Fairhurst Place and Waterbridge Way 	Operative 8 July 2010

Plan Change 12	Integrated transport	<ul style="list-style-type: none"> • Amended the objectives, policies, rules and appendices of the District Plan to support the integrated management of the transport and road network • Supported safe and efficient road network, including future networks • Incorporated performance standards to manage parking and prescribed a clear road hierarchy in the schedules of the Plan 	22 April 2013
Plan Change 13	Miscellaneous changes	<ul style="list-style-type: none"> • Made a number of separate and miscellaneous minor changes to the District Plan • Aimed to make both volumes consistent with each other and to provide greater certainty when assessing the need for resource consent 	27 October 2009
Plan Change 17	Rural Residential Activities		Withdrawn
Plan Change 18	Protected trees	<ul style="list-style-type: none"> • Applied a tree evaluation process to the consideration of currently-protected and newly-nominated trees • Introduced new objectives and policies in the Culture and Heritage Section of the Plan and rules to protect registered trees • Inserted new definitions for “Tree” and “Protected tree” • Update the Schedule of Protected Trees and the related Planning Maps 	16 March 2011
Plan Change 21	Prebbleton Growth Management		Incorporated into Land Use Recovery Plan
Plan Change 23	Christchurch Airport noise contour	<ul style="list-style-type: none"> • Replaced the existing 50 dBA and 55 dBA airport noise contours • Revised the location of the 50 dBA and 55 dBA airport noise contours 	23 April 2011
Plan Change 24	L2A and B2 zone Silverstream Estate, Darfield	<ul style="list-style-type: none"> • Rezoned 113ha of Living 2A (Deferred) and Living 2A land on the south-eastern boundary of Darfield to a Living 1, Living 2A and Business 2 zone • Included an ODP to guide the development of the site • Facilitates the subdivision and/or development of 13.3ha of Business 2 zoned land, 45.3ha of Living 1 zoned land at a minimum average lot size of 	24 June 2013

		650m2 and 45.8ha of Living 2A zoned land at a minimum average lot size of 1ha	
Plan Change 25	Porters Ski Area	<ul style="list-style-type: none"> • Inserted new planning maps, objectives, policies, rules and related provisions into the District Plan to facilitate ski field activities and an on mountain village • Rezoned 616ha of existing Rural (High Country) land to a Ski-area sub-zone • Removed the Outstanding Natural Landscape sub-zone • Facilitates the expansion of the Ski-Area into Crystal Valley, ski facilities, hotel and visitor accommodation buildings, chalets and dwellings, a village centre and an on mountain café/day lodge 	19 October 2012
Plan Change 26	Rakaia Huts Wahi Taonga Management Areas and Sites	<ul style="list-style-type: none"> • Implemented methods to implement the Rakaia Huts Conservation Management Plan • Amended the earthworks, Living zone buildings and Activities rules and subdivision performance standards as they apply to Sites of Significance to Tāngata Whenua (Wāhi Taonga Management Areas) • Inserted new definitions for “Historic heritage”, “Landscaping”, “Maintenance of gardens, lawns or public space”, “Silent File Area”, Wāhi Taonga Site and “Wāhi Taonga Management Area” 	24 April 2012
Plan Change 28	Denwood Trustees	<ul style="list-style-type: none"> • Rezoning 57.7 hectares of land from Rural Outer Plans to Living 3 in Lincoln - Rural Residential 	Operative 12 June 2015
Plan Change 29	Design of B1 zones	<ul style="list-style-type: none"> • Amended the Business 1 zone provisions to achieve more sustainable urban design outcomes for town and commercial centres • Inserted objectives, policies and rules to assist in creating vibrant, functional and attractive Business 1 zones • Rules manage active shop frontages, public spaces, street scenes, landscaping, signage, car parking and the integration of towns centres and commercial nodes with surrounding environments 	25 July 2012

Plan Change 30	West Melton B1 zone	<ul style="list-style-type: none"> • Rezoned an additional 8,330m² of Living 1 land on the western boundary of Rolleston to a Business 1 zone • Inserted rules to manage the scale of commercial development (3,000m² max), noise, buildings, dwellings, landscaping, access arrangements and subdivision • Facilitates the subdivision and/or development of the West Melton Business 1 zone 	12 December 2012
Plan Change 31	Darfield Integration Plan	<ul style="list-style-type: none"> • Seeks to implement the Council adopted Darfield Integration Plan into the District Plan. This process includes the six Outline Development Plans in the District Plan which has been developed for each of the deferred Developed areas. 	On hold for Selwyn 2031/ Area Plan Development
Plan Change 32	Rural Residential Activities	<ul style="list-style-type: none"> • PC 32 introduces a number of amendments to the Selwyn District Plan as it relates to the Greater Christchurch Urban Development Strategy (UDS) area of Selwyn District. These reflect the majority of provisions originally contained within PC 17 to strategically manage rural residential activities to build upon the rural residential provisions recently formalised through the Living 3 Zone. • PC 32 seeks to ensure the District Plan: <ul style="list-style-type: none"> • ‘gives effect’ to the proposed Chapter 6 of the CPRS • facilitates the development of rural residential living environments that achieve environmentally sustainable outcomes, avoid, remedy of mitigate adverse effects and meet the needs and expectations of future land owners living within these communities 	On hold for LURP
Plan change 34	Living 1 Zone, High Street, Prebbleton	Plan change to alter the Selwyn District Plan (Rural and Township Maps and Plan Text) to rezone 5.93ha of existing Rural (Outer Plains) land to Living 1 to facilitate the residential subdivision and development of the site. The subject land is located at 134 High Street.	Operative as of 23 June 2015

Plan Change 36	Rural Residential Activities	<ul style="list-style-type: none"> • Rezoning 12.4 hectares of land from Rural Inner Plains to Living 3, to enable the future subdivision and development of approximately 17 sections that range in size from between 0.5 to 1 ha. 	Operative 12 June 2015
Plan Change 39	Tree Shading	Plan Change proposes to modify and update the tree planting trees provisions of the District Plan by removing tree shading rules entirely from the Part C Rural Rules – Tree Planting and Removal of Protected Trees from the rural volume of the District Plan. The relevant objectives and policies in Part B2 and Part B3 will be retained.	Officers report pending (latest update 16 September 2015)
Plan Change 41	Rural Residential Activities	<ul style="list-style-type: none"> • Rezoning 9.2 hectares of land from Rural Inner Plains to Living 3, to enable the future subdivision and development of approximately 14 sections that range in size from between 0.5 to 1ha. 	Operative 12 June 2015
Plan Change 42	Temporary Activities	<ul style="list-style-type: none"> • PC 41 proposes to change the Selwyn District Plan (Rural and Township Maps and Plan Text) to incorporate additional provisions to appropriately manage the effects of Temporary Activities. 	Operative 4 August 2014
Plan Change 43	Rezoning of a site, Synlait	The plan change rezones the site to a proposed new Dairy Processing Management Area. The proposed DPMA will apply to 113.4ha located on the south side of SH1 approximately 7km southwest of Dunsandel. Located on the corner of Hessleron Road and SH1 and contains the existing Synlait Milk Processing Plant.	Operative as of 12 June 2015
Plan Change 44	Rezoning of land, Rolleston, Dreamtime Limited.	A private plan change request from Dreamtime Limited to rezone 20.59ha at 1535 Main South Road, Rolleston, to Living 3 to enable the future subdivision and development of approximately 36 Rural Residential Households.	Operative as of 11 November 2015
Plan Change 46	Lifting deferred status, Bangor Road, Darfield	The Plan Change to lift the deferred status over approximately 130.39 hectares of land located at 160 Bangor Road, Darfield from Living 2A	Operative as of 13 May 2016

		(Deferred) to Living 2A. The Plan Change will insert an ODP for the land subject to the Plan Change into the District Plan. The Plan Change proposes to lift the deferral to allow for subdivision down to an average of 1ha subject to consistency with the Bangor Road ODP which will allow for the creation of approximately 125 sites.	
Plan Change 47	Rezoning of land, Prebbleton	The Plan Change amends the land use zoning from Rural Inner Plains to Living 3. The request seeks to insert an ODP and site specific rules to facilitate the development of approximately 26 Rural Residential sections. The site is 631 Shands Road, Prebbleton. The property is approximately 16 hectares and is located on the Western side of Prebbleton	Operative 9 December 2016
Plan Change 48	Amend zoning, Creyke Road, Darfield	The Plan Change seeks to amend the land use zoning from Living 2A Deferred to Living 2. The request seeks to insert an ODP and site specific rules to facilitate the development of residential sections with an average size of 5000sqm. The site is on the corner of Creyke Road and Telegraph Road. The property is approximately 13.5 hectares in size	Operative 16 August 2017
Plan Change 49	Amend zoning, Tai Tapu	The Plan Change amends the land use zoning from Rural Inner Plains to Living 3. The request seeks to insert an ODP and site specific rules to facilitate the development of approximately 16 Rural Residential sections. The two properties are approximately 8.1ha in total and located along the western edge of Tai Tapu Township, bordered by Lincoln Tai Tapu Road to the north and Hauschilds Road to the east.	Operative 17 January 2018
Plan Change 50	DPMA over Fonterra Plant, Darfield	To apply a DPMA over the Fonterra Milk Processing Plant. The DPMA provisions were inserted into the plan through PC43 to recognize and provide for Dairy Milk Processing	Operative 16 August 2017

		Plants. PC50 proposes to utilize the same provisions with minor site specific changes with regard to landscaping and noise provisions and introduce a separate ODP that represents the site. The site is located to the eastern side of the West Coast Road (SH73) approximately 2.5km north of Darfield	
Plan Change 54	Rezoning, Springfield	The Plan Change seeks to rezone 31.32ha of Rural Outer Plans land near Springfield to a Residential Living 2 zone (rural residential type development).	Operative 19 March 2019
Current privately requested plan changes:			
Plan Change 59	Rezoning, West Melton	GW Wilfield Ltd has lodged a private plan change request with the Council. The Plan Change seeks to rezone Living 2 and Living 2A Zone land in West Melton to a new zone called 'Living WM South'.	Submission closed Thursday 20 June 2019. Additional information has been requested by council.
Plan Change 60	Rezoning, Kirwee	Kirwee Central Properties Limited have lodged a private plan change request with Council. The Plan Change seeks to rezone approximately 17.9 hectares of land from Living 2A to Living 1.	Request for further information was issued on 31 May 2019.
Plan Change 61	Rezoning, Darfield	Rupert and Catherine Wright have lodged a private plan change request with the Council. The Plan Change seeks to rezone approximately 30 hectares located east of Darfield from Rural Outer Plains to a mix of Business 2 (17ha) and Living 1 (7ha) zone.	Request for further information was issued on 06 September 2019.
Plan change 62	Rezoning, Leeston	A private plan change request has been lodged with Council to rezone land on the western side of the Leeston township - between High Street and Leeston Dunsandel Road and stretching out to Harmans Road. The request seeks to rezone approximately 60 hectares of Living 1 (Deferred), Living 2 (Deferred) and	Request for further information was issued on 19 September 2019.

		Rural (Outer Plains) zoned land to a mix of Living 1 and Living 2.	
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