



## **SELWYN DISTRICT PLAN**

### **Withdrawal of Plan Change 17 - Sustainable management of rural residential activities and notification of PC 32 – To incorporate additional objectives, policies and rules into the Living 3 Zone**

*Clause 5 of the First Schedule, Resource Management Act 1991*

#### **Withdrawal of Plan Change 17 (PC 17)**

Council resolved on the 28<sup>th</sup> March 2012 to withdraw PC 17 pursuant to Clause 8D of the 1<sup>st</sup> Schedule of the Resource Management Act 1991 (RMA) for the following reasons:

- The decision by the Earthquake Recovery Minister to make Chapter 12A to the Regional Policy Statement operative and to revoke Change 1 formalises the methods the Council needs to implement when managing rural residential activities within the Greater Christchurch Urban Development Strategy (UDS) area of the District. The District Plan, and any changes proposed to it, must 'give effect' to the now operative Regional Policy Statement, including in particular Chapter 12A.
- Decisions on private plan changes 8 and 9 (PC 8 and 9) have changed the planning context in which PC 17 was drafted by rezoning enough land to accommodate 148 rural residential households within the first development sequence up to 2016. It also inserted a Living 3 Zone into the District Plan to manage rural residential activities in the UDS area of the District.
- These two decisions restricted the ability for any Commissioner hearing PC 17 to allocate the full number of households proposed, as to do so would result in the District Plan failing to adhere to the households and development timeframes prescribed in the Regional Policy Statement.
- A large proportion of the submissions received on PC 17 opposed the proposed Living 4 Zone sites in preference for alternative locations.
- The substantial costs in confirming the appropriateness of the Living 4 Zone sites identified in PC 17 and to consider the large number of alternative sites nominated through submissions were considered to be unreasonable under the current set of circumstances.

#### **Public notification of Plan Change 32 (PC 32)**

Plan Change 32 has been prepared in direct response to the changing legislative and planning environment that has taken place since the notification and close of submissions on PC 17.

Plan Change 32 to the Selwyn District Plan (Township and Rural Volume) proposes to incorporate more detailed and prescriptive Living 3 Zone objectives and policies to inform the assessment of privately requested plan changes seeking a Living 3 Zone. It also proposes a number of general default rules to manage the effects of rural residential activities within the Greater Christchurch Urban Development Strategy area of the District.

PC 32 does not propose the rezoning of any sites to Living 3 Zone densities and its scope is restricted to amending and proposing new objectives, policies and rules of the District Plan.

The plan change and the assessment of why it is needed 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](http://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](mailto: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 decline, accept or accept with modifications the plan change. Any submitter who is not satisfied with the Council's decision may then appeal to the Environment Court.

**THE CLOSING DATE FOR SUBMISSIONS IS 5PM FRIDAY 4<sup>th</sup> MAY 2012.**

For further information regarding this plan change or the process outlined above, please contact Craig Friedel on (03) 347 2827.