

Proposed Plan Change 32 - Rural Residential Activities

Summary of Decisions Sought

Introduction

The period for making submissions to Plan Change 32 to the District Plan closed on 4 May 2012. This is the second stage of the public submission process where people have the opportunity to make further submissions.

Further submissions give the opportunity for the public to either support or oppose the submissions received and summarised or aspects of these submissions. Please note it is not another opportunity to make fresh

The further submission Form 6 is available at all Council offices and online at: <http://www.selwyn.govt.nz/services/planning/planning-forms/form-6-further-submissions>. It is noted that all specific provisions identified in submissions are referenced in the following summary in *Italics*, with all deletions referenced by strike through and additions underlined

THE SUMMARY

Sub No.	Submitter	Wish to be Heard	Request	Decision No	Decision(s) Sought
S01	PIANZ & EPFNZ	Yes	Support	D1.1	Supports PC 32 on the grounds that it guides decision makers when assessing plan change applications for new Living 3 zone locations, including specifically Amendments 65, 66, 68, 74, 75, 81, 83, 85, 109, 112, 119 and 125
			Support in part	D1.2	Council review the minimum lot size standard for the Inner Plains Zone as part of PC 32, with the intention of making the minimum lot size larger than 4ha
S02	A McCully	Yes	Oppose	D2.1	To permit subdivision of Rural 2 zoned land to lot sizes of less than 4ha within 3-4km of towns or of the Christchurch Southern Motorway
				D2.2	To prevent the establishment of separate enclaves of smaller sites (e.g. 3,000m ²) outside of existing town areas
S03	NZ Fire Service	Unstated	Support	D3.1	Support the inclusion of Policy B1.2.3 (Amendments 8 and 9), which requires reticulated water services to be provided for rural residential properties and designed to accord with fire fighting standards prescribed in the Engineering Code of Practice and associated NZ Safety Standards
S04	Transpower	Yes	Support	D4.1	Retain Objective B3.4.6 (Amendment 65), specifically references to high voltage transmission lines
				D4.2	Retain the Explanation and Reasons for Objective B3.4.6 (Amendment 66), specifically references to high voltage transmission lines
				D4.3	Retain Policy B3.4.3 (b) (Amendment 68), specifically references to high voltage transmission lines
				D4.4	Retain the Explanation and Reasons for Policy B3.4.3 (b) (Amendment 69), specifically references to high voltage transmission lines
S05	M & B Claxton	No	Support	D5.1	Support the change from a Council lead allocative approach to a first in first served approach lead by private plan change requests
			Oppose	D5.2	Oppose the restricted household allocations provided to the District, particularly given the demand arising from the recent earthquakes
S06	P & K Van der Molen	Yes	Oppose	D6.1	To permit subdivision of Rural 2 zoned land to lot sizes of less than 4ha within 3-4km of towns or of the Christchurch Southern Motorway
				D6.2	To prevent the establishment of separate enclaves of smaller sites (e.g. 3,000m ²) outside of existing town areas
S07	B & M Coles	Yes	Oppose	D7.1	That the allocation prescribed in Objective B3.4.6 (Amendment 65) be increased to a maximum of 380 households for the period up to 2016 and that provision be made for the transfer of rural residential development rights between sites
				D7.2	Selwyn District Council request a change to Chapter 12A to give effect to the relief sought

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				D7.3	Selwyn District Council confirm that an average lot size of 5,000m ² can be provided for under the definition of 'rural residential development', or if this is not the case, that the definition be amended to allow for this (Amendment 121)
				D7.4	All consequential amendments to PC32 necessary to give effect to this submission and the relief sought above
S08	K & D McIntosh, W Jung & Se Kyung Lee	Yes	Oppose	D8.1	That the last sentence of Amendment 3 be amended to read as follows: <i>"The intensification of rural land to Living 3 zone densities is expected to be through a comprehensive plan change process, other than appropriate small scale proposals which meet the L3 zone criteria and which can be addressed by resource consent. All rural residential proposals should to avoid unconsolidated urban sprawl, inefficiencies in the provision of infrastructure and services, loss of rural character and adverse reverse sensitivity effects"</i> . Any consequential changes to Amendments 76, 90, 94, 120, 126 & 130 and additional changes necessary to be consistent with and give effect to the above, including discretionary status for small scale rural residential proposals which meet the Living 3 Zone criteria
				D8.2	That the allocation prescribed in Objective B3.4.6 (Amendment 65) be increased to a maximum of 380 households for the period up to 2016 and that provision be made for the transfer of rural residential development rights between sites
				D8.3	Selwyn District Council request a change to Chapter 12A to give effect to the relief sought
				D8.4	All consequential amendments to PC32 necessary to give effect to this submission and the relief sought above
S09	Federated Farmers	Yes	Support in part	D9.1	Amend PC 32 to better enable development and choice, while managing undesirable effects such as inefficient use of infrastructure and reverse sensitivity
				D9.2	Keep subdivision into lots sizes of 4 to 20ha outside the scope of PC32
				D9.3	Amend the last sentence of paragraph 8 of Table A4.5 (Amendment 3) to read: <i>"The intensification of rural land to Living 3 Zone densities is expected to be through a comprehensive plan change process to avoid unconsolidated urban sprawl, manage urban and rural residential development in a way that prevents inefficiencies in the provision of infrastructure services, loss of rural character, and reverse sensitivity"</i>
				D9.4	Ensure that objectives and policies that address issues pertaining to Outstanding Natural Features and Landscapes do not unduly restrict sustainable development on the edges of existing settlements
				D9.5	Remove the arbitrary limit of 200 residential lots per decade from proposed Objective B3.4.6 (Amendment 65), including the removal of the desired outcomes of: (1) <i>"avoid cumulative loss of productive rural land and rural character that will result from incremental rural residential development..."</i> ; (2) <i>"avoid incompatible amenity expectations between different land uses, particularly between rural residential living environments and the sensitive boundary interfaces of the Living 3 Zone with Townships and Rural Zoned Land..."</i> ; and (3) provide for primary production alongside other important activities within the text of Objective B3.4.6 and Policy B3.4.3 (Amendment 68)
				D9.6	Retain the broad terminology of avoiding, remedying or mitigating in proposed Policy B4.2.13 (Amendment 80)
				D9.7	Remove 'view shafts' as an assessment matter under proposed Rule 12.1.4.85 (Amendment 119)
S10	AgResearch	Yes	Support in part	D10.1	Amend the identified Quality of Environment Issues (Amendments 65, 66, 68 and 69) by adding the following explanation of the reverse sensitivity issues after "...around landfills" to read as follows: <i>"The establishment of rural residential zones and activities outside the urban limits will require assessment as to the proximity to, and impacts on, tertiary education and research farm activities. The continued operation of activities associated with strategically important national and regional tertiary education and research activities should not be placed under threat from reverse sensitivity effects as a result of rural residential development establishing."</i>

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				D10.2	Amend the Quality of Environment Strategy (Amendments 64) by including the following 3rd bullet point to read as follows: " <u>- The Objectives, Policies and Rules manage the establishment of rural residential activities outside the Urban Limits and their proximity to land used for primary and other strategic and nationally important facilities operating within the eastern area of the District, such as agricultural research farms and tertiary education facilities associated with Crown Research Institutes and Lincoln University.</u> "
				D10.3	Amend the 8th bullet point of proposed Objective B3.4.6 (Amendment 65) to read as follows: "- Avoid significant reverse sensitivity effects with strategic infrastructure, including quarrying activities, Transpower High Voltage Transmission Lines and associated infrastructure, Burnham military Camp, Council's Rolleston Resource Recovery Park and wastewater treatment plants in Rolleston and Lincoln, West Melton Military Training Area, <u>tertiary education facilities and</u> agricultural research farms associated with Crown Research Institutes and Lincoln University."
				D10.4	Amend the 5th paragraph of the Explanation and Reasons for Objective B3.4.6 (Amendment 66) to read as follows: "...such as <u>tertiary education activities and</u> agricultural research farms associated with Crown Research Institutes and Lincoln University..."
				D10.5	Amend the 1st and 7th bullet points of proposed Policy B3.4.3 (b) (Amendment 68) to read as follows: "- such as <u>tertiary education</u> and agricultural research farms associated with Crown Research Institutes and Lincoln University..." and "- ...Townships on at least one boundary, <u>are not located within</u> future urban growth areas identified in <u>Chapter 12A of the Regional Policy Statement</u> , Township Structure Plans, and areas currently zoned Living Z, or the Regional Policy Statement "
				D10.6	Amend the Explanation and Reasons for Policy B3.4.3 (b) (Amendment 69) to read as follows: "...wastewater treatment plants in Lincoln and Rolleston, <u>tertiary education and</u> agricultural research farms..."
				D10.7	Amend 6th bullet point of existing Policy B4.1.3 (Amendment 76) to read as follows: "...- Reduce the exposure to <u>Ensure</u> reverse sensitivity effects <u>are avoided, or mitigated</u> ;"
				D10.8	Amend the Explanation and Reasons for Policy B4.1.3 (Amendment 78) to read as follows: "...The need to avoid adverse reverse sensitivity effects is also particularly important to protect strategic infrastructure and nationally important <u>tertiary education</u> and research facilities located..."
				D10.9	Amend the Explanation and Reasons for Policy B4.2.13 (Amendment 81) to read as follows: "...loss of rural character or adverse reverse sensitivity effects than may undermine legitimate rural activities, <u>and tertiary education and research activities operating in the district</u> . The provision of..."
				D10.10	Add a 7th bullet point to the Anticipated Environmental Results for the Subdivision of Land (Amendment 83) to read as follows: "- <u>avoid any potentially adverse reverse sensitivity effects on established education and research facilities within the district.</u> "
				D10.11	Add a specific outline development plan criteria to Policy B4.3.11 (Amendment 85) to read as follows: " <u>An Outline Development Plan shall include primary elements that achieve the following outcomes: - Avoid reserve sensitivity effects with established activities in rural, residential and business zones.</u> "
				D10.12	Amend the Explanation and Reason for Policy B4.3.11 (Amendment 86) to read as follows: "This requirement is necessary to ensure that rural residential activities integrate well with settlements without significantly undermining rural character or..."
				D10.13	Amend the Reasons for Building Rules (Amendment 115) to include a reference to include a criteria for considering the ODP required under this Policy, as per D10.13 above.
				D10.14	Support the 4th bullet point of the subdivision assessment matters outlined in Amendment 119 in its current form

Sub No.	Submitter	Wish to be Heard	Request	Decision No	Decision(s) Sought
				D10.15	Amend Policy B3.4.20 of the Rural Volume (Amendment 125) to read as follows: "...reduce the risk of potentially adverse reverse sensitivity effects on the productive function of rural zoned land <u>and on tertiary education and research facilities</u> ."
				D10.16	Amend the Explanation and Reasons for Policy B3.4.20 of the Rural Volume (Amendment 126) to read as follows: "...including local, regional and nationally important strategic infrastructure, <u>tertiary education</u> and research facilities. <u>In Lincoln, for example, agricultural research farms and education facilities associated with the University and Crown Research Institutes have long been established in proximity to the township. Such locations are strategically important to ensure access to township and rural-based facilities, availability of farmland and to reduce potential for conflict with neighbours. It is important that the operation of these facilities is not undermined by the proximity of rural residential living. The strategic management of...</u> "
S11	Lincoln University	Yes	Support in part	D11.1	Amend the identified Quality of Environment Issues (Amendments 65, 66, 68 and 69) by adding the following explanation of the reverse sensitivity issues after "...around landfills "to read as follows: " <u>The establishment of rural residential zones and activities outside the urban limits will require assessment as to the proximity to, and impacts on, tertiary education and research farm activities. The continued operation of activities associated with strategically important national and regional tertiary education and research activities should not be placed under threat from reverse sensitivity effects as a result of rural residential development establishing.</u> "
				D11.2	Amend the Quality of Environment Strategy (Amendments 64) by including the following 3rd bullet point to read as follows: " <u>- The Objectives, Policies and Rules manage the establishment of rural residential activities outside the Urban Limits and their proximity to land used for primary and other strategic and nationally important facilities operating within the eastern area of the District, such as agricultural research farms and tertiary education facilities associated with Crown Research Institutes and Lincoln University.</u> "
				D11.3	Amend the 8th bullet point of proposed Objective B3.4.6 (Amendment 65) to read as follows: "- Avoid significant reverse sensitivity effects with strategic infrastructure, including quarrying activities, Transpower High Voltage Transmission Lines and associated infrastructure, Burnham Military Camp, Council's Rolleston Resource Recovery Park and wastewater treatment plants in Rolleston and Lincoln, West Melton Military Training Area, <u>tertiary education facilities and</u> agricultural research farms associated with Crown Research Institutes and Lincoln University."
				D11.4	Amend the 5th paragraph of the Explanation and Reasons for Objective B3.4.6 (Amendment 66) to read as follows: "...such as <u>tertiary education activities and</u> agricultural research farms associated with Crown Research Institutes and Lincoln University..."
				D11.5	Amend the 1st and 7th bullet points of proposed Policy B3.4.3 (b) (Amendment 68) to read as follows: "- such as <u>tertiary education</u> and agricultural research farms associated with Crown Research Institutes and Lincoln University..." and "- ...Townships on at least one boundary, <u>are not located within</u> future urban growth areas identified in <u>Chapter 12A of the Regional Policy Statement</u> , Township Structure Plans, and areas currently zoned Living Z, or the Regional Policy Statement "
				D11.6	Amend the Explanation and Reasons for Policy B3.4.3 (b) (Amendment 69) to read as follows: "...wastewater treatment plants in Lincoln and Rolleston, <u>tertiary education and</u> agricultural research farms..."
				D11.7	Amend 6th bullet point of existing Policy B4.1.3 (Amendment 76) to read as follows: "...- Reduce the exposure to <u>Ensure</u> reverse sensitivity effects <u>are avoided, or mitigated</u> ;"
				D11.8	Amend the Explanation and Reasons for Policy B4.1.3 (Amendment 78) to read as follows: "...The need to avoid adverse reverse sensitivity effects is also particularly important to protect strategic infrastructure and nationally important <u>tertiary education</u> and research facilities located..."

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				D11.9	Amend the Explanation and Reasons for Policy B4.2.13 (Amendment 81) to read as follows: "...loss of rural character or adverse reverse sensitivity effects than may undermine legitimate rural activities <u>and tertiary education and research activities operating in the district</u> . The provision of..."
				D11.10	Add a 7th bullet point to the Anticipated Environmental Results for the Subdivision of Land (Amendment 83) to read as follows: " <u>- avoid any potentially adverse reverse sensitivity effects on established education and research facilities within the district.</u> "
				D11.11	Add a specific outline development plan criteria to Policy B4.3.11 (Amendment 85) to read as follows: " <u>An Outline Development Plan shall include primary elements that achieve the following outcomes: - Avoid reserve sensitivity effects with established activities in rural, residential and business zones.</u> "
				D11.12	Amend the Explanation and Reason for Policy B4.3.11 (Amendment 86) to read as follows: " <u>This requirement is necessary to ensure that rural residential activities integrate well with settlements without significantly undermining rural character or...</u> "
				D11.13	Amend the Reasons for Building Rules (Amendment 115) to include a reference to include a criteria for considering the ODP required under this Policy, as per D10.13 above.
				D11.14	Support the 4th bullet point of the subdivision assessment matters outlined in Amendment 119 in its current form
				D11.15	Amend Policy B3.4.20 of the Rural Volume (Amendment 125) to read as follows: "...reduce the risk of potentially adverse reverse sensitivity effects on the productive function of rural zoned land <u>and on tertiary education and research facilities.</u> "
				D11.16	Amend the Explanation and Reasons for Policy B3.4.20 of the Rural Volume (Amendment 126) to read as follows: "...including local, regional and nationally important strategic infrastructure, <u>tertiary education and research facilities. In Lincoln, for example, agricultural research farms and education facilities associated with the University and Crown Research Institutes have long been established in proximity to the township. Such locations are strategically important to ensure access to township and rural-based facilities, availability of farmland and to reduce potential for conflict with neighbours. It is important that the operation of these facilities is not undermined by the proximity of rural residential living. The strategic management of...</u> "
S12	Plant and Food	Yes	Support in part	D12.1	Amend the identified Quality of Environment Issues (Amendments 65, 66, 68 and 69) by adding the following explanation of the reverse sensitivity issues after "...around landfills" to read as follows: " <u>The establishment of rural residential zones and activities outside the urban limits will require assessment as to the proximity to, and impacts on, tertiary education and research farm activities. The continued operation of activities associated with strategically important national and regional tertiary education and research activities should not be placed under threat from reverse sensitivity effects as a result of rural residential development establishing.</u> "
				D12.2	Amend the Quality of Environment Strategy (Amendments 64) by including the following 3rd bullet point to read as follows: " <u>- The Objectives, Policies and Rules manage the establishment of rural residential activities outside the Urban Limits and their proximity to land used for primary and other strategic and nationally important facilities operating within the eastern area of the District, such as agricultural research farms and tertiary education facilities associated with Crown Research Institutes and Lincoln University.</u> "
				D12.3	Amend the 8th bullet point of proposed Objective B3.4.6 (Amendment 65) to read as follows: "- Avoid significant reverse sensitivity effects with strategic infrastructure, including quarrying activities, Transpower High Voltage Transmission Lines and associated infrastructure, Burnham Military Camp, Council's Rolleston Resource Recovery Park and wastewater treatment plants in Rolleston and Lincoln, West Melton Military Training Area, <u>tertiary education facilities and</u> agricultural research farms associated with Crown Research Institutes and Lincoln University."

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				D12.4	Amend the 5th paragraph of the Explanation and Reasons for Objective B3.4.6 (Amendment 66) to read as follows: "...such as <u>tertiary education activities and agricultural research farms associated with Crown Research Institutes and Lincoln University...</u> "
				D12.5	Amend the 1st and 7th bullet points of proposed Policy B3.4.3 (b) (Amendment 68) to read as follows: "- such as <u>tertiary education and agricultural research farms associated with Crown Research Institutes and Lincoln University...</u> " and "- ...Townships on at least one boundary, <u>are not located within future urban growth areas identified in Chapter 12A of the Regional Policy Statement, Township Structure Plans, and areas currently zoned Living Z, or the Regional Policy Statement</u> "
				D12.6	Amend the Explanation and Reasons for Policy B3.4.3 (b) (Amendment 69) to read as follows: "...wastewater treatment plants in Lincoln and Rolleston, <u>tertiary education and agricultural research farms...</u> "
				D12.7	Amend 6th bullet point of existing Policy B4.1.3 (Amendment 76) to read as follows: "...- Reduce the exposure to <u>Ensure reverse sensitivity effects are avoided, or mitigated;</u> "
				D12.8	Amend the Explanation and Reasons for Policy B4.1.3 (Amendment 78) to read as follows: "...The need to avoid adverse reverse sensitivity effects is also particularly important to protect strategic infrastructure and nationally important <u>tertiary education and research facilities located...</u> "
				D12.9	Amend the Explanation and Reasons for Policy B4.2.13 (Amendment 81) to read as follows: "...loss of rural character or adverse reverse sensitivity effects than may undermine legitimate rural activities <u>, and tertiary education and research activities operating in the district . The provision of...</u> "
				D12.10	Add a 7th bullet point to the Anticipated Environmental Results for the Subdivision of Land (Amendment 83) to read as follows: "- <u>avoid any potentially adverse reverse sensitivity effects on established education and research facilities within the district.</u> "
				D12.11	Add a specific outline development plan criteria to Policy B4.3.11 (Amendment 85) to read as follows: " <u>An Outline Development Plan shall include primary elements that achieve the following outcomes: - Avoid reserve sensitivity effects with established activities in rural, residential and business zones.</u> "
				D12.12	Amend the Explanation and Reason for Policy B4.3.11 (Amendment 86) to read as follows: " <u>This requirement is necessary to ensure that rural residential activities integrate well with settlements without significantly undermining rural character or...</u> "
				D12.13	Amend the Reasons for Building Rules (Amendment 115) to include a reference to include a criteria for considering the ODP required under this Policy, as per D10.13 above.
				D12.14	Support the 4th bullet point of the subdivision assessment matters outlined in Amendment 119 in its current form
				D12.15	Amend Policy B3.4.20 of the Rural Volume (Amendment 125) to read as follows: "... <u>reduce the risk of potentially adverse reverse sensitivity effects on the productive function of rural zoned land and on tertiary education and research facilities.</u> "
				D12.16	Amend the Explanation and Reasons for Policy B3.4.20 of the Rural Volume (Amendment 126) to read as follows: "... <u>including local, regional and nationally important strategic infrastructure , tertiary education and research facilities. In Lincoln, for example, agricultural research farms and education facilities associated with the University and Crown Research Institutes have long been established in proximity to the township. Such locations are strategically important to ensure access to township and rural-based facilities, availability of farmland and to reduce potential for conflict with neighbours. It is important that the operation of these facilities is not undermined by the proximity of rural residential living. The strategic management of...</u> "
S13	Environment Canterbury	Yes	Support	D13.1	That PC32 be approved in the form as notified

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S14	D & S Anderson	Yes	Oppose	D14.1	Amend Objective B3.4.6 (Amendment 65) as follows: " To manage enable rural residential development activities by facilitating a maximum of 200 households in each of the periods to 2016, 2017 to 2026 and 2027 to 2041 through the Living 3 Zone, which are to be located establish outside the Urban Limits but adjoining in close proximity to Townships in the Greater Christchurch Urban Development Strategy Area to: ..." and "- <u>Where appropriate</u> , be integrated with existing settlements to promote efficiencies in the provision of cost effective infrastructure, including the requirement to connect to reticulated wastewater and water services"
				D14.2	Amend Policy B3.4.3 (b) (Amendment 68) to read as follows: " To facilitate rural residential living environments primarily through the Living 3 Zone. Where new Living 3 Zone areas are proposed, such areas are to adjoin <u>be outside the</u> Urban Limits identified in the Regional Policy Statement..."
				D14.3	Add an additional sentence to the Explanation and Reasons for Policy B3.4.3 (b) (Amendment 69) to read as follows: " Where a small number of rural residential lots are involved and where the criteria are satisfied, it may be appropriate to provide for this development through the resource consent process "
				D14.4	Amend the 7th bullet point of Policy B3.4.3 (b) (Amendment 68) to read as follows: "- are adjacent to the urban edge of Townships on at least one boundary, while avoid ing future urban growth areas identified in the Township Structure Plans, areas currently zoned Living Z or the Regional Policy Statement"
				D14.5	Amend PC32 to make provision for on-site wastewater disposal to be an acceptable form of rural residential infrastructure where conditions are suitable and there is compliance with Regional Rules.
S15	M, G & R Crabbe	Yes	Oppose	D15.1	Amend Policy B2.1.9 (Amendment 35) to read as follows: " All land zoned developed to rural-residential densities to have legal and physical access to a sealed road, but not directly to a strategic, Arterial or a State Highway. All access points should ensure that the safety and efficiency of the transport network is maintained "
				D15.2	Amend Objective B3.4.6 (Amendment 65) as follows: " To manage enable rural residential development activities by facilitating a maximum of 200 households in each of the periods to 2016, 2017 to 2026 and 2027 to 2041 through the Living 3 Zone, which are to be located outside the Urban Limits but adjoining in close proximity to Township in the Greater Christchurch Urban Development Strategy area to:..."
				D15.3	Amend Policy B3.4.3 (b) (Amendment 68) to read as follows: " To facilitate rural residential living environments primarily through the Living 3 Zone. Where new Living 3 Zone areas are proposed, such areas are to adjoin <u>be outside the</u> Urban Limits identified in the Regional Policy Statement..."
				D15.4	Add the following sentence to the Explanation and Reasons for Policy B3.4.3 (b) (Amendment 69) to read as follows: " Where a small number of rural residential lots are involved and where the criteria are satisfied, it may be appropriate to provide for this development through the resource consent process. Regional Policy Statement ... "
				D15.5	Amend the 7th bullet point of Policy B3.4.3 (b) (Amendment 68) to read as follows: "- are adjacent to the urban edge of Townships on at least one boundary, while avoid ing future urban growth areas identified in the Township Structure Plan..."
S16	B & A George	Yes	Support	D16.1	Support PC32, particularly the retention of Objective B3.4.6 and Policy B3.4.3 (b) (Amendments 65 & 68)
S17	Denwood Trustees	Yes	Support in part	D17.1	That provision be made for the transfer of rural residential development rights between sites
				D17.2	Selwyn District Council confirm that an average lot size of 5,000m ² can be provided for under the definition of 'rural residential development'
				D17.3	All consequential amendments to PC32 necessary to give effect to this submission and the relief sought

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				D17.4	Amend the Living 3 Zone description in Table A4.4 (Amendment 2) to read as follows: "...Similar to the Living 2 Zone, larger sections (with a lower building density than Living 2), more space between dwellings, panoramic views and <u>semi</u> rural outlook <u>and in some landscape settings, and in circumstances where there is not a preference for shelter planting, panoramic views,</u> are characteristics of the Living 3 Zone common boundary..."
				D17.5	Amend the 2nd and 3rd bullet points on Objective B3.4.6 (Amendment 65) as follows: "...- Avoid <u>remedy or mitigate</u> significant adverse landscape and visual effects on rural character and amenity" and "- Avoid the cumulative loss of productive rural land and rural character that will result from the incremental <u>unmanaged</u> rural residential development and..."
				D17.6	Amend the 1st, 4th and 9th bullet points of proposed Policy B3.4.3 (b) (Amendment 68) to read as follows: "- avoid <u>or mitigate</u> adverse effects on identified constraints, including strategic and nationally important facilities operating within the eastern area of the District, such as..." and "- are efficiently serviced with network infrastructure, particularly water, wastewater and roading..." and "- appropriate layouts and household numbers that allow easy and safe movement through and between neighbourhoods, achieve the necessary a degree of openness and rural character and avoid the collective effects of high densities of built form"
				D17.7	Amend the 10th paragraph of the Explanation and Reasons for Policy B4.3.3 (b) (Amendment 69) to read as follows: "...These areas are to avoid the constraints identified in the Regional Policy Statement, <u>and</u> Selwyn District Plan and the Rural Residential Background Report , and assist in the consolidated management of..."
				D17.8	Amend the 7th paragraph of the Explanation and Reasons for the Residential Density Objectives (Amendment 75) to read as follows: "...Additional locations for rural residential densities should satisfy the criteria set out in Objective 3.4.6 and Policy B3.4.3 (b) and contextual analyses detailed in the Rural Residential Background Report and align with the growth management provisions in the Regional Policy Statement." ... OR a less preferred option of "...Additional locations for rural residential densities should satisfy the criteria set out in Objective 3.4.6 and Policy B3.4.3 (b) <u>and have regard to the</u> contextual analyses detailed in <u>Chapter 5 and Chapter 6 of the Rural Residential Background Report where they remain relevant and accurate</u> and align with the growth management provisions in the Regional Policy Statement.
				D17.9	Amend the Explanation and Reasons for Policy B4.1.3 (Amendment 78) to read as follows (strike through): "...There is a risk that the distinction between rural and urban forms of development may be eroded. and that the productive capacity of rural land may be lost to residential forms of development may be eroded ... " and "...The additional transport movements and trip lengths necessary to access employment, education, retail and community services from a more isolated and dispersed settlement pattern impact directly on carbon dioxide emission levels. and can also exacerbate localised congestion concerns... " and "...Finally, pressure on adjacent rural land can then occur through land speculation for further development and a... "
				D17.10	Amend the 6th bullet point in the Anticipated Environmental Results (Amendment 79) to read as follows: "...- Living 3 Zone are low density rural residential areas that contain a lower ratio of built form to open space than low density residential environments to achieve the character elements that are commensurate with rural residential areas, such as panoramic views <u>a predominance of natural rather than built elements, a semi rural outlook, and a sense of open space</u> <u>and in some landscapes settings, and in circumstances where there is not a preference for shelter planting, panoramic views.</u> "
				D17.11	Amend Policy B4.2.13 (Amendment 80) to read as follows: "...To facilitate rural residential living opportunities adjacent to Townships in the Greater Christchurch Urban Development Strategy area through the Living 3 Zone, whilst avoiding, remedying or mitigating all potentially adverse effects arising from this form of development."

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				D17.12	Amend the Explanation and Reasons for Policy B4.2.13 to read (Amendment 81) as follows: "...The provision of rural residential households is required to be limited to the number of households set out in the Regional Policy Statement (Chapter 12A, Policy 6), and the effects arising from this form of development is to be monitored and managed, to ensure that development of this nature does not compromise the consolidated and integrated management of urban growth and the on-going protection of rural character and the productive capacity of <u>the wider rural land resource</u> ..."
				D17.13	Amend the 1st and 5th bullet points of the Subdivision of Land - Anticipated Environmental Results (Amendment 83) to read as follows: "...- avoid identified constraints, including areas prone to natural hazards, locations underneath the Christchurch International Airport noise contour, locations that may be unreasonably susceptible to damage caused from the lateral displacement of land and liquefaction arising from large earthquake events, areas in close proximity to strategic infrastructure , or areas of high natural, historic or cultural value..." and "- avoid, remedy or mitigate the loss of the productive rural land resource and any potentially adverse reverse sensitivity effects with established rural based activities <u>including agricultural research farms or strategic infrastructure</u> ..."
				D17.14	Amend Rule 4.9.32 (i) (Amendment 109) to read as follows: "(i) A setback from the road boundary of not less than 20m 15m"
				D17.15	Amend the assessment matters that apply to Rule 12.1.4.80 (Amendment 119) to read as follows: "How any areas and/or natural and physical features of cultural, historical, landscape or ecological value have been protected and <u>or</u> enhanced;"
				D17.16	Amend the first sentence of the 4th paragraph of the Explanation and Reasons for Policy B4.1.4 (b) (Amendment 131) to read as follows: " <u>The development and intensification of rural zoned land to residential densities in the Greater Christchurch Urban Development Strategy area will compromise rural character, the productive capacity of surrounding farmland and the amenity contrast between rural and urban forms of development...</u> "
S18	S & S Cunningham	Yes	Support	D18.1	Support PC32, particularly the retention of Objective B3.4.6 and Policy B3.4.3 (b) (Amendment 68)
S19	NZ Defence Force	Yes	Oppose	D19.1	Supports the specific reference to the West Melton Military Training Area in Objective B3.4.6 (Amendment 65), but seek that the following be incorporated into the 8th bullet point: "- Avoid significant reverse sensitivity effects with strategic infrastructure, including quarrying activities, Transpower High Voltage Transmission Lines and associated infrastructure, Burnham Military Camp, Council's Rolleston Resource Recovery Park and wastewater treatment plants in Rolleston and Lincoln, <u>avoiding compromising the operational capacity of the West Melton Military Training Area, agricultural research farms...</u> "
				D19.2	Supports the specific reference to the West Melton Military Training Area in the Explanation and Reasons for Objective B3.4.6 (Amendment 66), but seek that the following be incorporated: "...It is important to ensure that the provision of rural residential living environments do not impose unnecessary constraints on the use of rural land for primary production and other strategic and nationally important facilities operating within the eastern area of the District, such as agricultural research farms associated with Crown Research Institutes and Lincoln University, Council's Rolleston Resource Recovery Park and wastewater treatment plants in Lincoln and Rolleston, Transpower High Voltage Transmission lines and associated infrastructure, Burnham Military Camp and West Melton Military Training Area, <u>including the Noise Boundary which has an essential function in protecting the operational capacity of the training area</u> ".

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				D19.3	Support the specific reference to the West Melton Military Training Area in Policy B3.4.3 (b) (Amendment 68), but seek the following be incorporated into the 1st bullet point: <i>"- avoid identified constraints, including strategic and nationally important facilities operating within the eastern area of the District, such as agricultural research farms associated with Crown Research Institutes and Lincoln University, Council's Rolleston Resource Recovery Park and wastewater treatment plants in Rolleston and Lincoln, Transpower High Voltage Power Lines and associated infrastructure, Burnham Military Camp and <u>avoiding compromising the operational capacity of the</u> West Melton Military Training Area."</i>
				D19.4	Support the specific reference to the West Melton Military Training Area in Explanation and Reasons for Policy B3.4.3 (b) (Amendment 69), but seek the following be incorporated: <i>"For example, quarrying, Transpower High Voltage Transmission lines and associated infrastructure, Burnham Military Camp, West Melton Military Training Area, <u>including the Noise Boundary</u>, Council's Rolleston Resource Recovery Park and ..."</i>
				D19.5	Seek the inclusion of a Noise Boundary plan with associated rules restricted discretionary consent required for activities within this area to be incorporated into the subdivision assessment matters (Amendment 119), whereby subdivision within the identified Outer Noise Boundary would be subject to further provisions (i.e. noise insulation and outdoor living space orientation).
				D19.6	Requests that the approach taken with the Preferred Growth of Townships provisions be applied to West Melton, including specifically amendment to Policy B4.3.96 to read as follows: <i>"Provide a primary focus for new residential, <u>Living 3 Zone rural residential activities</u>, or business development north of State Highway 73 and south of Halkett Road, and to allow a limited extent of new low density residential development south of State Highway 73"</i>
				D19.7	That Council amend the Objectives, Policies, Explanation and Reasons, and Rules to be implemented within the District Plan to control the development of rural residential activities within the Noise Boundaries of the West Melton Military Training Area
				D19.8	That the Noise Boundary and Predicted Contour Diagrams attached as Appendices A and B of the submission are a baseline for discussions on the following: (i) That a Noise Boundary Map with associated contours be included within the District Plan, with associated rules to control development within that boundary; (ii) That maximum noise levels be set (based on bDA Ldn) consistent with the Noise Boundary and Noise Effects Contour Predictions (as included in the Appendices); (iii) Preclude the further development of new noise sensitive land use activities within areas likely to receive >65 dBA Ldn (i.e. within the Inner Control Boundary); (iv) Managing the lower level noise effects within areas projected to receive noise exposure levels between Ldn 55dBA and Ldn 65 dBA (outside the Inner Control Boundary, but within the Outer Control Boundary) by limiting minimum lot sizes and adopting minimum acoustic insulation standards to protect indoor habitable spaces from potential adverse effects of firing and detonation sounds; (v) Requiring the outdoor living spaces associated with new dwellings be oriented away from the West Melton Military Training Area;
				D19.9	If the amendments requested in D19.1 to D19.8 are not granted then the submitter opposes any rural residential development from occurring within the Selwyn UDS area, requests Council decline PC32 and that a new plan change for the District based on Option 1 of PC32 be advanced
S20	A Joyce	Yes	Oppose	D20.1	That Council offer flexibility where it is shown that an unfair or restricting situation has been created by a zone change by relaxing criteria for approval of a non-complying activity and/or establish an intermediate special circumstances zone
				D20.2	Request the Canterbury Earthquake Recovery Authority to defer part of the Living 3 Zone in Rolleston and encourage reduced lot sizes for the Living 3 Zone to ensure availability in townships where there is the greatest demand

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				D20.3	An approved on-site sewerage treatment system be acceptable
S21	R & P Telfer, R & A Taylor and Orion	Unstated	Oppose	D21.1	The 200 households and remaining allocation provided by Chapter 12A is inadequate, with further debate and subsequent dialogue necessary to confirm whether the numbers and timeframes are appropriate
				D21.2	Council needs to respond to the demand arising from the Canterbury Earthquakes, which is particularly evident to the south-west of Prebbleton
				D21.3	The timing for when the 600 households allocated to the District should be released at once without time constraints to meet market demand and post earthquake needs and there should also be provision to withdraw the zoning of rural residential land that is not developed
				D21.4	The expense of a private plan change and the lack of household allocation available places people interested in developing their land on the 'back foot' and it is not considered to be a reasonable approach to town planning
				D21.5	Provision should be made for rural residential development to occur on both sides of Strategic Road where they already contain Living zoning and all other matters indicate that the land is suitable, including safe access, by making all necessary changes to Amendment 43
				D21.6	Amendments 91 and 92, which specify that further north-south elongation along Springs Road is inconsistent with a number of Township consolidation and urban form policies, need to be clarified as Springs Road does not follow a north-south orientation
S22	Te Taumutu Rununga	Yes	Support in part	D22.1	Support all aspects of PC32, but requests additional amendments to recognise and provide for Tangata Whenua values
				D22.2	The position taken under s32 that moves the requirement for Outline Development Plans to be prepared by Council to applicants, the effectiveness and efficiency of which has not been adequately assessed
				D22.3	First preference is for Council to retain proposed PC17, which provided greater certainty to Rununga that their values would be included in Outline Development Plans
				D22.4	Second preference is that if PC 32 is to proceed then a process needs to be formalised to ensure steps are taken to: (a) encourage any private plan change applicant to consult with Rununga in the development of Outline Development Plans; (b) that Council forwards all plan change requests to Rununga prior to any decision being made under Clause 25 of the First Schedule (RMA91); and (c) Council reviews the appropriateness of Outline Development Plans in conjunction with Te Taumutu Rununga
				D22.5	That Outline Development Plans are included as a Method for achieving Policy B1.3.2 (Ecosystems)(Amendment 21)
				D22.6	That the following additional wording be inserted into the Monitoring Schedule (Amendment 122) as follows: 'Resource Management Aspect' - " <u>Review the effectiveness of the approach in recognising and protecting ancestral lands, water, sites, wahi tapu and other taonga</u> ", under 'Indicator' - " <u>Sites developed that undermined ancestral lands, water, sites, wahi tapu and other taonga</u> ", under 'Frequency Monitoring' - " <u>2 yearly</u> "
				D22.7	That the Explanation and Reasons for Policy B4.3.11 (Amendment 86) also be included as the Explanation and Reasons for Policy B3.4.3 (b) (Amendment 69) to explain why land containing sites of cultural significance should be avoided
			Support	D22.8	The Description of the Living 3 Zone - Table A4.4 (Amendment 2), specifically the following: " <i>The retention of typically rural features are encouraged in subdivision design, including the protection, maintenance and enhancement of natural and historic features that achieve amenity benefits to residence while securing ecological, cultural and conservation benefits</i> "
				D22.9	Policy B3.4.3 (b) (Amendment 68) that requires the Living 3 Zone to meet certain strategic outcomes, including specifically the following: " <i>avoid land that contain sites of significance to tangata whenua or where development would result in significant adverse effects on ecological or indigenous biodiversity</i> "

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				D22.10	The Explanation and Reasons for Policy B3.4.3 (b) (Amendment 69) that explains how rural residential development is to avoid areas identified in the Rural Residential Background Report
				D22.11	The Explanation and Reasons for the Residential Density Objectives (Amendment 75) that states that rural residential densities should align with the growth management provisions of the Canterbury Regional Policy Statement
				D22.12	The additional subdivision outcomes to the Anticipated Environmental Results of the Subdivision of Land (Amendment 83), including specifically the following: <i>"avoid identified constraints, including... areas of high natural, historic or cultural value"</i>
				D22.13	The Explanation and Reasons for Policy B4.3.11 (Amendment 86) that sets out how the preparation of Outline Development Plans include a number of specific requirements, including specifically the following: <i>"protection of significant sites and features, including sites of cultural significance to tangata whenua (ancestral land and water, springs, mahinga kai sites, wahi tapu and wahi taonga of Te Rununga o Ngai Tahu and Te Taumutu Rununga"</i>
				D22.14	The subdivision assessment matters for restricted discretionary consent (Amendment 119), including specifically the following: "Rule 12.1.4.82 <i>The extent to which site analysis using a comprehensive design process and rationale has been taken to recognise and where appropriate protect, maintain and enhance the following elements: - existing water courses, water bodies and springs; - protect, enhance and maintain ancestral land, rivers, wetlands, groundwater, springs, Te Waihora/Lake Ellesmere, and mahinga kai sites and the wahi tapu and wahi taonga of Te Rununga o Ngai Tahu and Te Taumutu Rununga"</i> .
S23	J Chapman	Yes	Oppose	D23.1	To permit subdivision of Rural 2 land to lot sizes of less than 4ha within 3-4km of towns or of the Christchurch Southern Motorway
				D23.2	To prevent the establishment of separate enclaves of smaller sites (e.g. 3,000m ²) outside of existing town areas
S24	Prebbleton Community Assoc.	Unstated	Support in part	D24.1	Concerned with the withdrawal of PC 17 and other processes focused towards managing rural residential activity
				D24.2	Support the general adherence to the provision initial promoted through PC 17
				D24.3	Concerned at the lack of household numbers and the majority of these households have already been allocated
				D24.4	Request that urgency be placed in formalising land to the south and east of the village boundary to accommodate residents displaced by the Canterbury earthquakes
				D24.5	Support development being managed through private plan change requests where costs are covered by developers over Council initiated process
S25	V Cullen	No	Oppose	D25.1	PC32 fails to go far enough towards providing a broader range of rural lifestyle opportunities close to West Melton, where land should be able to be subdivided down to at least 2ha and possibly 1ha
				D25.2	There is a strong demand for rural lifestyle blocks in the West Melton area with no blocks available to the market, despite it being close to amenities, schools, Hornby, Christchurch Airport, Rolleston and Lincoln
				D25.3	Many people prefer smaller blocks than 4ha and allowing smaller subdivisions would reduce the demand for 4ha units and make more efficient use of the land by allowing more people to enjoy a rural lifestyle
				D25.4	Large areas of Christchurch are susceptible to liquefaction, while land in the submitters part of Selwyn District (West Melton) is not subject to liquefaction and is ideal for building larger homes that appeal to lifestylers
				D25.5	Wastewater systems can adequately support development on 1ha land holdings and there should not be a requirement to connect to the town system and there is adequate groundwater to support homes within these areas

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S26	R Cullen	No	Oppose	D26.1	PC32 fails to go far enough towards providing a broader range of rural lifestyle opportunities close to West Melton, where land should be able to be subdivided down to at least 2ha and possibly 1ha
				D26.2	There is a strong demand for rural lifestyle blocks in the West Melton area with no blocks available to the market, despite it being close to amenities, schools, Hornby, Christchurch Airport, Rolleston and Lincoln
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				D26.5	Wastewater systems can adequately support development on 1ha land holdings and there should not be a requirement to connect to the town system and there is adequate groundwater to support homes within these areas
S27	J, H, R & S Paton*	Yes	Support in part	D27.1	For the best use of highly productive soils in the Rural Inner Plains Zone (deemed lifestyle) this retention can be achieved by utilising the 1ha/dwelling sites as Rural Residential 3 Zone, and retaining the residual 3ha for productive farming
S28	B & J Smith*	Yes	Support in part	D28.1	For the best use of highly productive soils in the Rural Inner Plains Zone (deemed lifestyle) this retention can be achieved by utilising the 1ha/dwelling sites as Rural Residential 3 Zone, and retaining the residual 3ha for productive farming

* Late submissions