



STATEMENT OF PROPOSAL FOR THE RURAL RESIDENTIAL STRATEGY

THIS STATEMENT IS MADE FOR THE PURPOSES OF SECTIONS 83 AND 87
OF THE LOCAL GOVERNMENT ACT 2002

NATURE OF THE PROPOSAL

This is a statement of proposal by the Selwyn District Council (The "Council") to prepare a Rural Residential Strategy for consideration and adoption under the Local Government Act.

The Land Use Recovery Plan and Chapter 6 to the Regional Policy Statement direct Council to manage rural residential development in accordance with an adopted Rural Residential Strategy that has been through a special consultative procedure under the Local Government Act.

Rural residential development in this context includes land holdings integrated into existing Townships that range in size from between 0.3ha to 2ha in size at an average density of one to two households per hectare. The Rural Residential Strategy only applies to land within the portion of the district that is subject to the Land Use Recovery Plan. The operative Living 3 zone framework in the District Plan and the adopted Rural Residential Background Report currently manage this form of development.

REASONS FOR THE RURAL RESIDENTIAL STRATEGY

The adopted Rural Residential Strategy will:

- (a) establish the guiding principles
- (b) identify outcomes in respect to the optimal form, function and character of rural residential development
- (c) determine the number of rural residential households that can be sustained and where it is best located with the portion of the District that is subject to the Recovery Plan

The development of the Strategy is **significant** under Council's Policy on Significance as it will set out the policy direction and desired outcomes from a Council and community perspective in respect to how the Living 3 zone is developed and managed. The Strategy is effectively determining the number of households and where they may be located within the portion of the District that is subject to the Land Use Recovery Plan for the next 10 to 15 years. Any land that is not identified within the adopted Strategy is unable to be rezoned or subdivided under the Resource Management Act. The Strategy will replace the adopted Rural Residential Background Report and will inform further changes to the District Plan.

OPTIONS AVAILABLE TO COUNCIL

The options available to Council in respect to alternative approaches are limited as there is a statutory direction contained within the Land Use Recovery Plan that requires Council to manage all rural residential development within the portion of the district that is subject to the Recovery Plan in accordance with an adopted Rural Residential Strategy.

CONSULTATION

Council has prepared the Rural Residential Strategy – Consultation Draft to outline an initial policy position and to facilitate public submissions to inform the preparation of the Rural Residential Strategy. You are encouraged to participate in developing the Rural Residential Strategy by lodging submissions on the Consultation Draft.

The following timeline, consultation and decision-making steps are to be followed:

Timeline	Consultation and decision-making steps
11 December 2013	<ul style="list-style-type: none"> ▪ Council approval to release the Draft Rural Residential Strategy for consultation once the Land Use Recovery Plan is Gazetted
1 February 2014	<ul style="list-style-type: none"> ▪ Public notification of the 20 working day period for lodging submissions, which is to be advertised in The Press, Council Call and on Council's website ▪ This Statement of Proposal shall be served on all individuals and organisations on Council's Interested parties list, which includes submitters and proponents of Plan Changes 28, 36 and 41, submitters on Council's proposed Plan Change 32, owners of the identified preliminary locations, local Rununga and relevant stakeholders
3 March 2014	<ul style="list-style-type: none"> ▪ Closing date for submissions on the Draft Strategy
March 2014 <i>(to be confirmed)</i>	<ul style="list-style-type: none"> ▪ All submissions to be acknowledged, summarised and made available to submitters and the public ▪ Preparation of Officers reports ▪ Appointment by the Planning Manager of a three member hearings panel comprising a combination of Councillors or Independent Commissioners
April 2014 <i>(to be confirmed)</i>	<ul style="list-style-type: none"> ▪ Public hearing to be held ▪ Hearing panel deliberations and final recommendation
May 2014 <i>(to be confirmed)</i>	<ul style="list-style-type: none"> ▪ Report with recommendations to Council to consider the adoption of the Rural Residential Strategy
June 2014 <i>(to be confirmed)</i>	<ul style="list-style-type: none"> ▪ Notice of decision served on submitters ▪ Public notice identifying where the adopted Strategy can be viewed

HAVING YOUR SAY ON THE DRAFT RURAL RESIDENTIAL STRATEGY

The Consultation Draft is available for viewing at Council's Rolleston Headquarters, at the service centres and public libraries in Darfield, Leeston, Lincoln and Rolleston and online at www.selwyn.govt.nz.

Any person or organisation may lodge a submission supporting or opposing any aspects of the Consultation Draft and/or this Statement of Proposal.

In order for a submission to be accepted it must state: (a) your name, postal address, phone or email address; (b) whether you support or oppose the Draft Rural Residential Strategy or particular aspects of it; (c) your reasons for your support or opposition; (d) any changes that you wish us to make; (e) whether you wish to speak at a hearing; and (f) the submission must be signed and dated (if posted or faxed)

Submissions must be written and accord with the submission form that accompanies the Consultation Draft and Statement of Proposal.

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

At a later date, all submissions received will be acknowledged in writing, summarised and made available for viewing at Council's Rolleston Headquarters, at the service centres and public libraries in Darfield, Leeston, Lincoln and Rolleston and online at www.selwyn.govt.nz.

A hearing panel comprised of a combination of Councillors and/or approved Independent Commissioners will consider all submissions and provide the opportunity for parties who lodged submissions to speak to their

submissions at a public hearing. The panel will then make a recommendation to the Council on whether to adopt a final Rural Residential Strategy.

All parties who lodge submissions on the Rural Residential Strategy – Consultation Draft will be served notice of the Council's final decision and where the adopted Rural Residential Strategy can be viewed. The adopted Rural Residential Strategy shall be made available to the public for viewing.

For further information regarding this plan change or the process outlined above, please contact Craig Friedel on (03) 347 2800.

The closing date for submissions is **5.00pm on Monday 3 March 2013**.