

20th May 2014



Dear Sir/ Madam

RE: DISTRICT PLAN AMENDMENTS TO IMPLEMENT THE RURAL RESIDENTIAL STRATEGY 2014

Planz Consultants Limited have been requested by Selwyn District Council to prepare amendments to the Selwyn District Plan as a key method for implementing the Rural Residential Strategy 2014 ('the Strategy'). The District Plan amendments are required to be prepared in response to Action 18 (viii) of the Land Use Recovery Plan ('LURP') which has been developed by CERA in order to facilitate the post-earthquake recovery of Greater Christchurch. The proposed amendments have been circulated to you as you are on Council's data base as a person who has an interest in rural residential development, either through your recent participation in the Strategy, or your earlier involvement in past rural residential plan changes 17 and 32.

Council would welcome any feedback on the proposed District Plan text by **5pm Wednesday 4th June 2014**. This feedback will be reviewed by Planz and amendments made where necessary. The plan change and a summary of feedback will then be provided to the Minister of Earthquake Recovery for his consideration. The Minister has the option of releasing the proposed amendments for further consultation, or alternatively the Minister can make the changes operative.

The Strategy has been the subject of a recent public submission and hearing process, with the Commissioner's recommendations on the Strategy having been received by Council. The Strategy includes a new 'implementation' section as a result of the Commissioner's recommendations. The Strategy also includes the identification of a number of sites where rural residential development is considered to be appropriate, provided servicing and any other constraints identified by the Commissioners are able to be overcome. As emphasised by the Commissioners, inclusion of land in the Strategy does not mean that rural residential development can occur. A private plan change process must first determine the appropriateness of rezoning any land and the extent to which the District Plan should be amended prior to any subdivision development.

As part of developing the proposed amendments to the District Plan, I have been mindful of the provisions prepared by the Council as part of earlier Plan Change 17 and Plan Change 32 processes, along with the public submissions received as part of these earlier processes. These earlier plan changes sought to provide a framework for managing rural residential development in the District. Plan Change 32 in particular proposed a policy framework and rule package, based upon the existing Living 3 Zone in the District Plan. Plan Change 32 has been notified for submissions and further submissions, however these submissions have not proceeded to a hearing due to the management of rural residential development being overtaken by the LURP. It is intended that PC32 will be withdrawn once the current proposed amendments to the District Plan are made operative.

In developing the provisions, I have considered whether or not to amend the District Plan to rezone to Living 3 the various sites identified in the Strategy. I have had particular regard to the findings of the Commissioners and their recommended inclusion in the Strategy of a new section 7 that addresses implementation. In paragraph 7.1 they have stated that:

A number of sites have been identified in this Strategy as being potentially suitable for rural residential development. However none of these sites have been assessed to the level of detail necessary to establish whether or not they should ultimately proceed, or if they do what requirements should apply to them. Inclusion of sites in the Strategy simply establishes the sites as candidates for development at face value, subject to more detailed assessment and consideration under the Resource Management Act 1991. Inclusion of a site in the Strategy is not a guarantee that it will ultimately be approved.

Given the findings of the Commissioners who have had the benefit of hearing detailed submissions on the Strategy, I have not proposed to rezone any blocks through this process or to include any specific rules that may pre-empt the outcome of future plan change processes. The proposed Action 18 (viii) schedule of amendments instead establishes the policy and rule framework for rural residential development, with the rezoning of individual blocks to be considered on their merits through the standard first schedule process set out in the Resource Management Act. In developing the amendments to the District Plan, I have been advised by Council that the inclusion of explanations and reasons for both policies and rules, or amendments to the reasons for existing provisions, is outside the scope of the changes that are able to be made under the LURP. For this reason amendments have been confined to the wording of policies and rules only.

Feedback on the proposed text changes should be sent to the following address for Council to collate, before passing on to Planz to review.

*Rural Residential Plan Change
Attention: Craig Friedel
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If you have any queries, please do not hesitate to contact me on (03) 946-4630.

Yours faithfully

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