

Form 5  
Submission on publicly notified Plan Change  
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991



To Selwyn District Council  
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PO Box 90  
Rolleston  
Christchurch 7614  
FAX: 03-347-2799

1. Full name of submitter: Alastair Bruce Joyce

This is a submission on the following proposed Plan Change:

PC 32 - Incorporating additional objectives (name and number of Plan Change)  
polices + rules into Living 3 Zone

2. The specific provisions of the proposal that my submission relates to are: Allocation / appraisal  
of applications. Zone boundaries, effluent disposal

.....(give details).

3. \*My submission in SUPPORT / OPPOSITION is: .....

As attached

\*Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

4. †I seek the following decision from Selwyn District Council: .....

As attached

†Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

5. I WISH ~~/DO NOT WISH~~ to be heard in support of my submission (delete as applicable)
6. If others make a similar submission, I will consider presenting a joint case with them at a hearing  
(delete if you would not consider presenting a joint case)

7. Al Joyce ..... 4/5/12 .....  
Signature of submitter (or person authorised to sign on their behalf) Date

8. Address for service of submitter: 184 Trices Road, RD4 .....  
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Contact person: Alastair Joyce ..... Title ..... (if appropriate)

## **Submission on Proposed Plan Change 32**

I believe that PC17 was going along the right path towards a fair and manageable allocation of new living 3 zoning and that many of the submissions received on that with suggested modifications should be considered with this new plan change.

The instigation of Chapter 12A is reactive to control the beginnings of the regions rebuild and as such is certain to be modified. There is already an undertone that need for CERA intervention is diminishing, particularly in Selwyn. As such the work on a well planned future development program that was going away from the ad-hoc first in approach should not be lost while there is a possibility that the CERA projected growth area figures are flawed.

Chapter 12A has put a limit on the number of rural residential households and this was one of the reasons for the withdrawal of PC17. Much research, planning and public input had gone into this and there was to be some certainty at the end of the process. The ability to integrate and provide facilities such as walkways /cycle ways, reserves, etc has now been restricted.

PC32 is offering four options. Option 1 & 4 are not supported

Option 2 is supported in part as offering the best alternative solution to PC17. It should be accepted that Council along with independent advisers had made sound decisions in selecting the preferred locations in PC 17 and this should still apply. The Council has already spent the money on selecting these areas which align with township growth areas. Costs associated with Council initiated zone selection can be recovered from developer contributions if necessary. This submission is focussed on Prebbleton where amendments 91 & 92 have the proposed limits of an L3 zone to the preferred growth areas for the township covering the same PC17 proposed L4 area. Research to establish if the same criteria are proposed for other areas designated as preferred locations within the district has not been possible during the relatively short amount of time available for submissions. A deferral of parts of PC17 "preferred locations" could be considered as a solution to fit Chapter 12A figures.

Option 3 is less desirable as Council initiated criteria can be interpreted away from its intention to suit individuals. However with strong direction it is also supported in part.

Option 2 & 3 support are conditional on the following issues being addressed:

1. Private plan change requests rarely have strong boundaries as barriers to their proposals. PC17 also lacked strong boundary proposals. PC32 proposes strong and defined living 3 outer boundaries. My submission to PC17 requested an alteration to specifically the Prebbleton proposed zone boundary to a defined waterway and road. This should still apply to all selected zoned areas. My reasoning for this is that privately proposed & even Council initiated changes can isolate neighbouring holdings and lock them out from future opportunity. Many of the issues that arise from re zoning are from these smaller areas left with no compromise. PC17 L4 for Prebbleton was promoting a hazy transmission line boundary to the L3 zone when it actually ran through part of it. We are situated between that and a strong road and waterway boundary which were the logical and fair boundaries. A solution would be for Council to show some flexibility to overcome anomalies which can arise from zone changing of this nature. The indications are that an application for a non complying subdivision is unlikely to be successful under any circumstance which is the main reason for me not supporting this option. An alternative solution would be to create an in-between or transition zone for anomaly areas as the gap from rural residential to inner plains housing densities is too great in comparison to residential-low



density residential-rural residential. Graduating lot sizes to be the largest on the fringes of an L4 zone is not the solution; the size gap is still too large and is also restrictive on the created L4 area.

**I seek the following decision from Selwyn District Council**

Offer flexibility where it is shown an unfair or future 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.

2. With most of the allocation of L3 being taken up by SPBL in the Rolleston area there is not much left for the remainder of the District and this is likely to have an adverse effect in that most of the previously preferred locations are going to miss in the first or even second round with private requests. Under the circumstances the first in rule could mean that the most desirable townships for people who have the financial resources to want a rural residential property are not going to be available. With Chapter 12A restricting numbers and necessitating the withdrawal of PC17 consideration should be given to deferring one of the SPBL lots to allow some first round L3 closer to Christchurch. This would better meet the objectives of Chapter 12A in reducing the cost for infrastructure upgrading, transportation, etc as well as reducing commuter travel. There is more likelihood residents on rural residential properties will utilise the city resources such as private schools, CBD, airport & travel using private transport. Private plan change requests on a first in basis now, when the allocation of the number of households have been restricted by Chapter 12A, is not going to provide people's democratic right to choice of the townships they like. Again my submission to PC17 which related to Prebbleton proposed approval in two stages. This should also now apply to any approved future L3 zones. This will avoid a situation of an L3 zone no one wants to live in.

**I seek the following decision from Selwyn District Council**

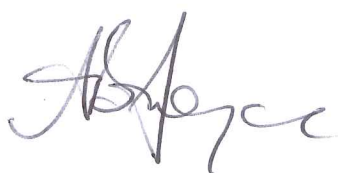
A: Consult with CERA to establish if their powers can defer part of SPBL approved zones to L3.

B: Defer parts of or encourage a reduced size of proposed R3 zones to ensure availability in the townships where demand is greatest

3. In the interest of cost saving the need for sewerage treatment and disposal to be reticulated is too inflexible and will constrain the layout of L3 zone sites and the housing locations on those sites. There should be scope for onsite treatment systems if it is more economic and the pumping of the clear water to the reticulated township sewerage system. This would still achieve the objectives of not affecting groundwater resources. On the larger sites the use of the clear water for irrigation should be considered as a resource saver

**I seek the following decision from Selwyn District Council**

An approved on site sewerage treatment system is available as an option with clear water being pumped to the township reticulated system.



Alastair Joyce

3 May 2012