

Form 5

Submission on a publicly notified proposal for policy statement or plan *Clause 6 of First Schedule, Resource Management Act 1991*

PROPOSED PLAN CHANGE 28, SELWYN DISTRICT PLAN.

To: Selwyn District Council.

Name of Submitter: Canterbury Regional Council (CRC).

This is a submission on the following proposed change to the Selwyn District Plan:

Proposed Plan Change 28, Rezone Rural (Outer Plains) Zone land to Living 3 (Rural Residential) Zone at 1472 Springs Road, Lincoln

The specific provisions of the Proposed Plan Change 28 that the Canterbury Regional Council's submission relates to are:

Appropriate consideration and management of liquefaction potential in relation to Policies 11.3.3 and 11.3.8 of the Proposed Regional Policy Statement 2011. In particular consideration of the impact from sea level rise on groundwater levels, and the effect this will have on liquefaction potential, recognising the Ministry for the Environment guidance of 0.8m above the 1980-1999 average.

The need to provide an appropriate rule and/or other methods framework (including the Outline Development Plan) that will ensure that development of the site is staged and sequenced to avoid sporadic subdivision across the Living 3 zone and inefficient integration with infrastructure, and ensure that the quantum of lots is consistent with the consolidation objectives of Proposed Change 1 to the Regional Policy Statement (PC1).

The Canterbury Regional Council's submission is:

The Canterbury Regional Council opposes the plan change for the following reasons:

Rising sea level over the next 100 years will have an impact on groundwater levels and consequently also impact on liquefaction potential in lower-lying areas such as the plan change site. Consideration needs to be given to this impact in order to provide for suitable ground preparation and mitigation to provide an appropriate surface for development activities.

The provisions of the plan change including the rules and Outline Development Plan fail to avoid sporadic development and subdivision occurring across the Living 3 zone which could give rise to the inefficient integration of land use with infrastructure. In addition the provisions, including Rule 12.1.3.40, would fail to ensure that the rate of growth would not exceed the requirements of Policy 6 to PC1 thereby undermining the objectives of PC1 to achieve consolidated growth and the efficient integration of such growth with infrastructure.

The Plan Change therefore is, or has the potential to be, inconsistent with the provisions of the Selwyn District Plan, including:

- Objective B4.3.7: Policy B4.1.3
- Objective B3.1.2: Policy B3.1.2
- Objective B3.4.6: Policy B3.4.3(b) – Plan Change 32

Fails, or has the potential to fail, to give effect to the Objectives and Policies of the Regional Policy Statement, including

- Chapter 16: Objective 1 and Policy 1

Fails to have sufficient regard to the Objectives and Policies of the Proposed Regional Policy Statement, including:

- Chapter 11: Objectives 11.2.1 and 11.2.3: Policies 11.3.3 and 11.3.8

Fails to have sufficient regard to the Objectives and Policies of PC1 to the Regional Policy Statement, including:

- Objectives 1, 3 and 4: Policies 6 and 14

The Canterbury Regional Council seeks the following decision from the local authority:

Decline the Plan Change or in the alternative (or anything to similar effect):

1. The plan change proponent undertake further investigative work into the effect of climate change on the level of the water table, and the impact this may have on liquefaction potential and any subsequent ground preparation measures. The results of any geotechnical investigation may include a requirement for finished ground levels on the site or any other recommendations arising from modelling to manage liquefaction risk.
2. Include appropriate Rules and/or amend the Outline Development Plan to provide for the staging of development and subdivision across the zone at a rate and in locations that will ensure the efficient integration of land use and infrastructure, and which otherwise avoids sporadic development across the zone.
3. Amend Rule 12.1.3.40 to read:
"Within the Living 3 zone at Lincoln no more than 52 rural residential allotments shall be created by subdivision ending 31 December 2016. ~~or such greater number of rural residential allotments as is possible whilst still giving effect to Chapter 12A of the Canterbury Regional Policy Statement and Selwyn District Plan.~~"

The Canterbury Regional Council does wish to be heard in support of this submission.

If others make a similar submission, the Canterbury Regional Council will consider presenting a joint case with them at a hearing.



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Date: 28th November 2012

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