

IN THE MATTER OF

The Resource Management Act
1991

AND

IN THE MATTER OF

Plan Change 44 to the Selwyn
District Plan

**Hearings Commissioner's recommendation relating
to Plan Change 44**

**Request to rezone land east of Rolleston from Inner Plains Zone
to Living 3 Zone.**

TO THE SELWYN DISTRICT COUNCIL

1. Plan Change 44 to the Selwyn District Plan is an application by Dreamtime Ltd to rezone an area of land at Main South Rd, Rolleston as Living 3, to enable that land to be developed for rural residential purposes.
2. Plan Change 44 has been publicly notified. Two submissions were lodged but have subsequently been withdrawn.
3. I have been appointed by the Selwyn District Council to consider Plan Change 44 and to make a recommendation to the Council on whether the plan change should be declined, approved with modifications as set out in Clause 29 of the First Schedule of the Resource Management Act 1991 (the RMA).
4. I am very familiar with Rural Residential issues in the Selwyn district, having been the Hearings Commissioner for 5 previous rural residential zoning applications and a member of the hearings panel for the Selwyn Rural Residential Strategy 2014.
5. I have examined the plan change, including all the assessments submitted with it. I have read the report prepared under section 42A of the RMA by Jessica Tuilaepa for the Council. As all the submissions lodged on the plan change were withdrawn no hearing has been required.
6. I accept that the plan change has been prepared and assessed appropriately to satisfy the requirements of the RMA, the Canterbury Regional Policy Statement, the Selwyn District Plan and the Selwyn Rural Residential Strategy 2014. In particular I accept and adopt the reasons for accepting this plan change set out in Ms Tuilaepa's report and the accompanying peer reviews of the proposal. There is no useful purpose in repeating any of this analysis.

Recommendation

I recommend that Plan Change 44 be approved without modification, pursuant to Clause 29(3) of the First Schedule of the Resource Management Act 1991.

My reasons for this recommendation are as set out in Ms Tuilaepa's section 42A report.



David Mountfort

Hearings Commissioner

14 September 2015