

IN THE MATTER OF

The Resource Management Act
1991

AND

IN THE MATTER OF

Plan Change 47 to the Selwyn
District Plan

**Hearings Commissioner's recommendation relating
to Plan Change 47**

**Request to rezone land west of Prebbleton from Inner Plains
Zone to Living 3 Zone.**

TO THE SELWYN DISTRICT COUNCIL

1. Plan Change 47 to the Selwyn District Plan is a request by MJ Stratford to rezone an area of land at 631 Shands Rd, near Prebbleton as Living 3, to enable that land to be developed for rural residential purposes.
2. Plan Change 47 has been publicly notified. One submission was lodged but has subsequently been withdrawn following discussions between the applicant and submitter and an amendment to the plan change.
3. I have been appointed by the Selwyn District Council to consider Plan Change 47 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 6 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 Craig Friedel 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 As all the submissions lodged on the plan change were withdrawn no hearing has been required.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 Mr Friedel's report and the accompanying peer reviews of the proposal. There is no useful purpose in repeating any of this analysis.
7. I have examined the evaluation and report on the plan change prepared for the applicant under s32 of the Resource Management Act 1991. As the application was modified following negotiation with the submitter, I have also examined the further evaluation carried out by Mr Friedel of the modification under section 32AA of the Act. I am satisfied that the evaluations satisfy the requirements of the Act and demonstrate the suitability of the site for the proposed development.
8. Rural residential development in the Selwyn District is governed by the provisions of the Canterbury Regional Policy Statement and the Council's Rural Residential Development Strategy document. The site was examined during the process of developing the Rural Residential Strategy and deemed suitable for inclusion in the Strategy. This establishes the suitability of the site for rural residential development in broad strategic terms, subject to examination of site specific details through the plan change process. That detailed examination has been carried out, including a detailed examination of environmental effects and the ability of the site to be serviced and developed. I am satisfied that the site is suitable for the purpose according to all the statutory planning documents.

Recommendation

I recommend that Plan Change 47, as modified following the submissions process be approved further 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 Mr Friedel's section 42A report.

A handwritten signature in blue ink that reads "D. L. Mountfort". The signature is written in a cursive style with a horizontal line underlining the name.

David Mountfort

Hearings Commissioner

2 August 2016