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Form 5
SUBMISSION ON PUBLICLY NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN

Clause 6 of First Schedule, Resource Management Act 1991

TO: Selwyn District Council
P. O. Box 90
ROLLESTON 7643

NAME OF SUBMITTER: Canterbury Regional Council

ADDRESS: 58 Kilmore Street
P. O. Box 345
CHRISTCHURCH 8140

1. THE CANTERBURY REGIONAL COUNCIL SUPPORTS PROPOSED PLAN CHANGE 7 TO THE SELWYN DISTRICT PLAN: ROLLESTON AND LINCOLN, SUBJECT TO THE RELIEF SOUGHT IN PARAGRAPH 4 OF THIS SUBMISSION.
2. THE PARTICULAR PARTS OF THE PROPOSED PLAN CHANGE THAT THE CANTERBURY REGIONAL COUNCIL'S SUBMISSION RELATES TO:

The whole of the Proposed Plan Change 7 subject to the relief sought in paragraph 4 of this submission.

3. THE REASONS FOR MAKING THIS SUBMISSION ARE:

PC7, subject to the relief set out below, is supported. Subject to these amendments, it is considered that PC7 provides a comprehensive and coherent package of amendments that achieves its stated purpose to, *"to rezone land identified in Plan Change 1 to the Canterbury Regional Policy Statement and the Lincoln and Rolleston Structure Plans to provide for the future growth of both townships in accordance with the Greater Christchurch Urban Development Strategy."* Consequently, PC7:

- (i). Will ensure that the District Plan better achieves the purpose and principles of the Resource Management Act ('RMA');
- (ii). Is appropriate in terms of section 32 of the RMA;
- (iii). Will respond appropriately to the adverse effects on the environment that are currently being generated by activities that are being developed in accordance with the existing Selwyn District Plan;
- (iv). Will give effect to the operative Regional Policy Statement and has regard to Proposed Change 1 to the Regional Policy Statement and the Greater Christchurch Urban Development Strategy.
- (v). Addresses appropriately issues identified in PC7, in the supporting document and in this submission;
- (vi). Warrants being implemented in terms of the RMA and sound resource management principles and practice.

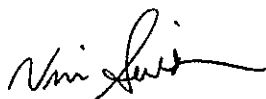
4. THE CANTERBURY REGIONAL COUNCIL SEEKS THE FOLLOWING DECISION FROM THE SELWYN DISTRICT COUNCIL:

That Proposed Plan Change 7 be approved subject to the following amendments, or by making alterations to a similar effect:

- Amend Policy B3.4.3 to ensure that all residential developments are designed in accordance with the design principles set out in the policy.
- Amend Policy B3.4.3 – Methods to include the Subdivision Design Guide.
- Amend B4.1 Residential Density – Strategy to provide for the densities enabled by Plan Change 7.
- Amend the Outline Development Plans to ensure that they give effect to the requirements of Policy 8 to Proposed Change 1 to the Regional Policy Statement and proposed District Plan Policy B4.3.7.
- Inclusion of appropriate Policies, Rules and/or other methods to ensure that Outline Development Plan Areas are developed in accordance with the provisions of Policy 6 (including Tables 1 and 2), Proposed Change 1 to the Regional Policy Statement.
- Inclusion of Rules to limit the scale of retail activity that can occur at the deferred Business 2 Zone for Lincoln to safeguard the function, vitality and amenity of the existing town centre.

5. THE CANTERBURY REGIONAL COUNCIL DOES WISH TO BE HEARD IN SUPPORT OF ITS SUBMISSION.

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



Vin Smith
Manager Regional Planning
(Authorised under delegated authority from the Canterbury Regional Council)

Date: 13th April 2010

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