



Submission on Proposed Plan Change 8 to the Selwyn District Plan

Date submissions close: 24 September 2010

To: Selwyn District Council
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1. SUBMISSION ON PROPOSED PLAN CHANGE 8

- 1.1 This is a submission on Proposed Plan Change 8 to the Selwyn District Plan, being a private plan change request by the Selwyn Plantation Board Limited to rezone land referenced in the request as the Holmes Block, from Rural (Outer Plains) land to proposed Living 3 ("the Proposal").

2. SPECIFIC PROVISIONS

- 2.1 The specific provisions of the Proposal that this submission relates to are:
- (a) All provisions of the Proposal.

3. SUBMISSION IN OPPOSITION

- 3.1 Selwyn District Council ("SDC") opposes the Proposal in its entirety.

4. REASONS FOR SUBMISSION

- 4.1 The Proposal is to rezone 92 hectares of existing Rural (Outer Plains) zoned land to a Living 3 zone that will facilitate future rural residential living activities. The subject land is referenced in the request as the Holmes Block and is located at the junction of Dunns Crossing Road and Main South Road (State Highway 1) to the west of Rolleston Township.
- 4.2 The Proposal is opposed on the following basis:
- (a) Neighbouring the Holmes Block is the Rolleston Resource Recovery Park ("RRRP") which is owned and run by SDC. The RRRP is a designated site in the Selwyn District Plan. The purpose of the designation is to establish, operate and maintain a resource recovery park, including all activities, operations and associated services related to the process of extracting, sorting and/or treating material from the waste stream, and including: reduction, recycling, re-use, resource recovery, and resale operations; organic composting; temporary storage of hazardous waste; and the compaction and cartage of residual waste for disposal off site. The designation provides flexibility to change the type and scale of activities at the RRRP in response to District wide population growth.
 - (b) The Proposal will:
 - (i) Enable the establishment of a rural-residential living environment which carries with it higher amenity expectations when compared to the current rural zone;
 - (ii) Increase the sensitivity of the environment surrounding the RRRP to the effects of activities that are able to be carried out as of right at the RRRP;
 - (iii) Give rise to reverse sensitivity issues that can undermine the current and future operations of the RRRP.
 - (c) Potential reverse sensitivity issues include increased risk of complaints relating to nuisance effects that may lead to the restriction of activities able to be carried out at the RRRP, and the undermining of the Council's ability to treat and dispose of waste materials for the entire District.

- (d) The Assessment of Environmental Effects ("AEE") and reports lodged in support of the Proposal fail to take into account the scope of activities that are able to be carried out as of right at the RRRP.

4.3 For the above reasons, SDC considers that:

- (a) The Proposal is inconsistent with matters contained in Part 2 and sections 32 and 74 of the RMA;
- (b) The Proposal will not promote the purpose of the RMA, being the sustainable management of natural and physical resources. For example, the Proposal will not protect resources in a way, or at a rate, which enables people and communities to provide for their wellbeing;
- (c) The Proposal will not promote the efficient use and development of natural and physical resources;
- (d) The Proposal does not represent the most appropriate means for the Council to exercise its statutory functions, having regard to the efficacy of other available means.

5. DECISION SOUGHT

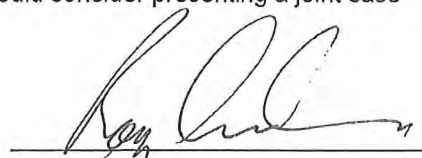
5.1 SDC seeks the following decision from the local authority:

That the Proposals be declined in its entirety.

6. CONCLUSION

6.1 SDC wishes to be heard in support of its submission.

6.2 If others make a similar submission, SDC would consider presenting a joint case with them at a hearing.



Ray Anderson
for Selwyn District Council

dated September 2010

