



100924041

Form 5

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

REQUESTED PRIVATE PLAN CHANGE 8, SELWYN DISTRICT PLAN.

To: Selwyn District Council.

Name of Submitter: Canterbury Regional Council.

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

Private Plan Change 8 (Holmes Block), Selwyn District Plan

The specific provisions of the proposed Private Plan Change 8 that the Canterbury Regional Council's submission relates to are:

All of the Plan Change provisions.

The Canterbury Regional Council's submission is:

Change 1 to the Regional Policy Statement (RPS) incorporates Chapter 12A into the RPS and provides direction for the growth and development of the urban and rural areas of the Greater Christchurch sub-region. It provides the sub-regional policy framework under the Resources Management Act 1991 to implement the Greater Christchurch Urban Development Strategy (UDS). The Plan Change 8 site lies within the Greater Christchurch sub-region as defined by Map 1 to Change 1 to the RPS.

Key themes of Chapter 12A and the UDS include the integration of land use and infrastructure, achieving built environments which have a sense of character and identity, providing for growth whilst protecting the character and amenity of rural areas and settlements from adverse effects including reverse sensitivity effects upon existing utilities and community infrastructure (e.g. East Selwyn Sewer Scheme and Resource Recovery Site). The Requested Plan Change would not be consistent with these key themes.

In particular the Plan Change 8 site, due to the large number and relatively small lot size of the rural residential development proposed at this location, would not integrate with, or consolidate, with existing rural or activities of the locality or with the nearby Rolleston township but will form a low density suburb detached from Rolleston. The site is also not currently served by reticulated sewer and water supply and it is unclear from the Proposed Plan Change material whether/when it will be served by the Rolleston reticulated services.

The Selwyn District Council has produced a Report "*Rural Residential Background Report, A report to inform Proposed Change 17.*" (August 2010). The subject site, which is within the Rural Outer Plains Zone, is not shown as a preferred location for

rural residential development and proposed Plan Change 8 is assessed to conflict with several of the 'Key Objectives' for Rural Residential development as outlined in the Report:

- Limit the number of dwellings within a single location to avoid the collective effects of intensified land uses,
 - A minimum of one dwelling per hectare on average to preserve openness
 - No intensification of residential activities within the Rural Outer Plains.
- (Rural Residential Background Report : Section 4.7, page 38)

While Plan Change 8 provides for an Outline Development Plan and associated associated framework of controls (Rules and other Methods), the plan change proposal is assessed as unlikely to achieve the creation and long term maintenance of a rural residential character in the subsequent development, rather it is considered development of the site may exhibit a low density urban character, contrary to the RPS including Chapter 12A and the objectives and policies of the Selwyn District Plan for the Rural Outer Plains Zone.

Proposed Plan Change 8 therefore:

- Is inconsistent with the Objectives and Policies of the Selwyn District Plan including:-
Objective B4.1.1.4 and Policy B4.1.1. 4
- Fails to give effect to the Objectives and Policies of the Canterbury Regional Policy Statement (including Change 1), including:-
 - Chapter 12A: Objectives 2, 3(e) and: Policy 10.4 and 14, Methods:14.1(ii), 14.1(iv) and 14.1(v)
 - Chapter 12: Objective 1,
 - Chapter 15: Objective 2.
- Fails to fully have regard to the provisions of the Urban Development Strategy, particularly section 6.25.
- Fails to achieve the purposes of the RMA, as set out in Part II of the Act, to promote the sustainable management of natural and physical resources, including sections 7(b), 7 (f) and 7(g).

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

That Plan Change 8 be declined

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: September 24, 2010

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