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Form 5
Submission on publicly notified Plan Change
Selwyn District Plan



Clause 6 of First Schedule, Resource Management Act 1991

To Selwyn District Council
Attention: Craig Friedel, Policy Planner
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Rolleston
Christchurch 7614
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Full name of submitter: ...Barbara..and..Anthony..George..and..Steven..and..Sandra..Cunningham..

This is a submission on the Selwyn Plantation Board Limited's private plan change requests PC8 and PC9.
Please state whether your submission applies to both requests, and if not, specify whether it relates to either PC8 or PC9.

1. The specific provisions of the proposal that my submission relates to are: Entire..Plan..Change..Requests
..PC8..and..PC9.....

.....(give details).

2. *My submission in ~~SUPPORT~~/ OPPOSITION is: We oppose PC8 and PC9. See attached.....

*Include whether you SUPPORT or OPPOSE specific parts of one or both of the plan changes or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

- †Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

6. G. Watson 24/9/2010
Signature of submitter (or person authorised to sign on their behalf) Date

- Contact person: Sarah Watson..... Title(if appropriate)

submissions@selwyn.govt.nz

SUBMISSION IN OPPOSITION TO PC8 AND PC9

1. The Selwyn District Council ("the Council") is in the process of undertaking the work which will allow it to notify a plan change to incorporate rural residential provisions into the Selwyn District Plan. These private plan change applications effectively pre-empt the current process the Council is undertaking.

Proposed Change 1 to the Regional Policy Statement

2. It is submitted that Plan Changes 8 & 9 ("PC8 & PC9") undermine the process to re-zone land for rural residential purposes which is envisaged by the Commissioners who heard submissions on Proposed Change 1 to the Regional Policy Statement.
3. The Commissioners' decision on PC1 ("the Decision") recognised that inadequate consideration and provision appeared to have been made for rural residential activities. Submissions from the territorial authorities and the NZTA proposed that a review of rural residential provisions be undertaken in 2010. The Commissioners at paragraph 341 of the Decision stated:

341 We have decided instead that this particular Policy Statement Change not have any provision at the moment at any particular locations for rural residential provision. Rather it should acknowledge the need for some such provision of general locations for rural residential activity by way of immediate review, and recommend that the territorial authorities and regional council embark upon a process of research, evaluation and consultation with the aim of fixing appropriate levels and areal provision for rural residential development in the Greater Christchurch sub region. In our view the long-term aim should be to ensure that those areas are specifically zoned by the territorial authorities, rather than being randomly selected by developers and advanced as private plan change requests. [Added emphasis.]

4. The plan change applications state at paragraph 1.12 that private plan change applications are considered to be the most appropriate method by which to provide for the proposed development of the sites. It is submitted the most appropriate method to provide for the development of the site is for the applicants to participate in the evaluation and consultation process the Council is currently undertaking to identify the appropriate areas to be rezoned for rural residential use by the Council initiated Proposed Plan Change 17.
5. The re-zoning of an area of 164ha which is made up of the Skellerup Block (72ha) and the Holmes Block (92ha) as sought by these plan change applications will effectively undermine the development of Proposed Plan Change 17. Together PC8 & PC9 provide for a maximum of 225 rural residential lots. Once the Council has fully investigated the provision of rural residential land in the Selwyn District it may conclude that although it was correct that only 600 rural residential households should be provided for over the 35 year period that they should be distributed in a manner which is inconsistent with the granting of these applications. The Council needs to complete its rural residential planning process in a comprehensive manner without ad hoc private plan change applications undermining its efforts to provide for the District.

Possible Locations for Rural Residential Development

6. Insufficient information has been provided to allow the true demand for rural residential land at different locations to be understood. It is submitted that the Valuer's Report attached as Appendix A to both PC8 & PC9 incorrectly estimates the demand for rural

residential sections proximate to Rolleston as compared with other areas of the Selwyn District.

7. PC8 & PC9 recognise that land re-zoned for rural residential purposes should be situated close to employment opportunities. It is submitted that the vast majority of people who may purchase the proposed sections are likely to be employed in Christchurch rather than Rolleston. This is an example of an issue which needs to be carefully considered by the Council and cannot be adequately evaluated as part of a private plan change application.
8. The conclusion that there are 'limited' opportunities at Prebbleton and Lincoln to accommodate rural residential growth is not supported by evidence. Proposed Plan Change 17 will allow the Council to consider the provision of rural residential land throughout the entire District.