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LATE SUBMISSION

SUBMISSION ON PLAN CHANGE 9 TO THE SELWYN DISTRICT PLAN – VOLUME 2, RURAL SECTION

UNDER CLAUSE 8 OF THE FIRST SCHEDULE TO THE RESOURCE MANAGEMENT ACT 1991

To: The General Manager
Selwyn District Council
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Rolleston 7643

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My response:-

I oppose Plan Change 9 in its entirety.

The reasons for my response are outlined below.

PC8 & 9 are contrary to sound resource management practice and the Resource Management Act 1991, including Part 2 (Purpose and Principles), s31 (Functions of territorial authorities, in particular with regard to integrated management) and the requirements of s32 (Alternatives, costs and benefits).

Without limiting the generality of the above, I have particular concerns in relation to the following:-

1. Ownership of land the subject of PCs 8 & 9 is 30% owned by SDC, 70% owned by CCC therefore the PC proposals are pernicious
2. SDC will be acting as a planning authority and developer in its consideration of PC8 & 9 and cannot be unbiased. It will have a pecuniary interest in the matter.
3. The plan changes will result in a major and fundamental change to integrity of Rolleston township plan to 2045 as set in the Rolleston Structure Plan and LTCCP
4. Land zoned Rural Outer Plains (the current zoning of the PC8 & 9 sites) is most suited to dairying or dairy support or forestry
5. The PC 8 & 9 sites have existing rights for forestry – why not replant for carbon credits?



6. If approved the sites would take up 225 of the 600 allocated sites available for the whole of persons wishing to subdivide for rural residential purposes in SD for the next 35 years. This is not equitable. It will also pre-empt and preclude consideration of the most sustainable locations for rural residential development in the SD, and the opportunity to provide for rural residential in a range of locations around different townships, rather than just in one location around one township.

7. If approved the sites would also take up 225 of the 1500 sewerage connections currently being applied for from Ecan. This is not equitable.

8. Approval of Plan Change 8 & 9 will make a mockery of the integrity of planning especially when approximately 850 hectares has already been rezoned around Rolleston to take up projected growth of 50,000 persons by 2045, let alone the rezoned land around other townships such as Lincoln and Prebbleton further increasing land available for urban development.

9. The pecuniary interest could advantage Selwyn District Council by as much as \$5,000,000 to \$7,000,000.

10. The Inner Plains Zone would also be more suited to rural residential development. After all the 4 hectare sites are recognized as lifestyle blocks where owners enjoy rural living but are not dependent on the land to earn a living. These persons often consider 4 hectares to be too large and would much prefer smaller Lots which still retain a rural ambience. The significance of this is to cater for those families in the Inner Plains zone close to Christchurch while the Outer Plains zone caters for commercial farming. Plan Change 8 & 9 will blur this significance of zoning.

Relief Sought

I seek that Plan Change ⁸²9 is declined in its entirety.

~~I do desire to be heard in support of its submission.~~

If others are making a submission, I would consider presenting a joint case with them at a hearing.

Signed G.L. Meadows. Jm Meadows Date: 31/10/10