

# RESOURCE MANAGEMENT ACT 1991

*Public Notice of Intensification Planning Instrument (IPI) - Schedule 1 Clause 5*

## **“PART A”**

### **PROPOSED SELWYN DISTRICT PLAN**

**VARIATION 1 INCORPORATING HOUSING INTENSIFICATION AND POLICY 3 AND TO  
CREATE NEW RESIDENTIAL ZONES BY REZONING OF LAND IN ROLLESTON, LINCOLN  
AND PREBBLETON FROM GENERAL RURAL ZONE (GRUZ) TO MEDIUM DENSITY  
RESIDENTIAL ZONE (MRZ)**

**AND**

## **“PART B”**

### **OPERATIVE SELWYN DISTRICT PLAN**

**VARIATION 1 TO EACH OF PRIVATE PLAN CHANGES 68, 69, 71, 72, 73, 75, 76, and 78  
INCORPORATING HOUSING INTENSIFICATION AND POLICY 3**

Selwyn District Council has prepared an Intensification Planning Instrument (IPI), being Variation 1 to the Proposed Selwyn District Plan (Part A), and Variation 1 to each of Private Plan Changes 68, 69, 71, 72, 73, 75, 76, and 78 to the Operative Selwyn District Plan (Part B).

The Council invites you to make a submission under Clause 6 Schedule 1 of the Resource Management Act.

### **About “Part A” Variation 1 to the Proposed Selwyn District Plan**

A variation to the Proposed District Plan is required in response to the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (Amendment Act), which came into force on 20 December 2021.

The Amendment Act seeks to improve the housing supply in five of the largest urban environments in New Zealand, also called ‘Tier 1 councils’, and requires these councils to adopt Medium Density Residential Standards (MDRS) in relevant residential areas, and to give effect to Policy 3 in every residential zone in an urban area. In Selwyn District these areas include Rolleston, Lincoln and Prebbleton.

The Amendment Act also requires consideration of how the National Policy Statement on Urban Development (NPS-UD) is to be given effect to with respect to building heights and density within the relevant commercial areas of these townships.

The MDRS enable the development of up to three residential units up to three storeys high (11m) per site in the identified areas without the need for a resource consent. Additional standards also apply.

Where the MDRS are considered inappropriate for an area, “qualifying matters” allow the Council to modify or reduce the building height or densities. In these cases, the district-wide rules in the Proposed District Plan continue to apply.

The Residential, Commercial and Mixed Use, Subdivision, Energy and Infrastructure, and Transport Chapters are the most affected chapters in Variation 1 to the Proposed District Plan. In addition to the amendments to these chapters, a range of other consequential amendments have been required across the Proposed District Plan.

The IPI also proposes to create new residential zones in the Proposed District Plan by rezoning the land included in Private Plan Changes 68, 69, 71, 72, 75, 76, and 78 from General Rural Zone (GRUZ) to Medium Density Residential Zone (MRZ). This is to ensure that MDRS provisions are applied to these Council-approved plan changes, and include that land as a new residential zone within the Proposed District Plan.

The Council also proposes to create further new residential zones by rezoning the Housing Accords and Special Housing Area and COVID-19 Recovery areas in Rolleston, together with 47.2 hectares of land (comprising six different sites within the Future Development Area that are in between existing urban or private plan change areas) from GRUZ to MRZ. In addition, the Prebbleton Local Centre Zone is proposed to be rezoned to Town Centre Zone.

The inclusion of these new residential zones will best give effect to the Amendment Act, including MDRS, the RMA and the NPS-UD by establishing well-functioning urban environments and providing for a variety of housing types.

*Note: Some of the provisions in “Part A” Variation 1 to the Proposed District Plan have immediate legal effect from the date of notification. These are identified within the Proposed Selwyn District ePlan.*

## **About “Part B” Variation 1 to each of Private Plan Changes 68, 69, 71, 72, 73, 75, 76, and 78 to the Operative Selwyn District Plan**

The Amendment Act requires the notification of variations to each of Private Plan Changes 68, 69, 71, 72, 73, 75, 76, and 78 to the Operative Selwyn District Plan to incorporate MDRS and Policy 3 provisions.

### **How to make a submission?**

Any person may make a submission on the IPI by using one of the following options:

- Complete an online submission form for “Part A” and/or “Part B” at [selwyn.govt.nz/yoursay](https://selwyn.govt.nz/yoursay)
- Download a PDF submission form at [selwyn.govt.nz/yoursay](https://selwyn.govt.nz/yoursay) and:
  - Email it to [dprsubmissions@selwyn.govt.nz](mailto:dprsubmissions@selwyn.govt.nz) (Subject line: Variation 1 to Proposed Selwyn District Plan or Variation 1 to Private Plan Change #)
  - Post it to Selwyn District Council, Freepost 104 653, PO Box 90/Rolleston 7643, Attention: Variation Submission
  - Deliver it to a Council service centre in Darfield, Lincoln, Leeston or Rolleston.
- Pick up a hard copy submission form at Council libraries and service centres.

Written submissions must be submitted on the Council submission form, or on Form 5 of the Resource Management Act 1991. Your submission must state whether you want to present your views at a Council hearing.

Submissions on the variations can be made from Monday 22 August 2022.

**Submissions close at 5pm on Friday 16 September 2022.**

Guides on how to use the Proposed Selwyn District ePlan and make a submission can be found on our website at [selwyn.govt.nz/yoursay](https://selwyn.govt.nz/yoursay).

### **What happens next?**

Once submissions have closed, the Council will prepare and publicly notify a summary of the submissions. All the submissions will be available for public inspection online. There will be an opportunity for certain persons to make a further submission in support of, or in opposition to, any of these submissions.

Hearings utilising the intensification streamlined planning process provided by the Amendment Act on the submissions to the IPI will occur in early-to-mid 2023. Anyone who has made a submission will have the right to attend the hearings and present their submission should they wish to do so. The Council will notify a decision on the variations by 20 August 2023.

**There is no right of appeal to the Environment Court on decisions on submissions to the IPI.**

### **Contact us**

If you have any questions about the IPI, please contact us at 0800 SELWYN (735 996) or [contactus@selwyn.govt.nz](mailto:contactus@selwyn.govt.nz).

### **More information**

The IPI, supporting information and submission forms can be viewed online from Saturday 20 August 2022 on at [selwyn.govt.nz/yoursay](https://selwyn.govt.nz/yoursay), including at Council service centres and public libraries in Darfield, Leeston and Rolleston.