

Selwyn District Council
Proposed Plan Change 6
Lower Port Hills and Summit Road Protection Area
Section 42A / Planning Report – Response to Third Minute

The Hearings Commissioner has circulated a plan showing the subdivision pattern on the Port Hills and asked the Section 42A report writers if this map changes their opinions from those reached in the reports prepared on PC6.

We note that the map is not entirely accurate and understand that some submitters have also picked up some inaccuracies. The report writers consider that regardless of these inaccuracies, the map provides a reasonable overview of the development pattern and would not change substantively if the errors were corrected.

The report writers wish to acknowledge the additional information provided by submitters at the hearing. As noted at the commencement of the hearing the report writers had not had the benefit of information relating to events prior to notification of the Proposed District Plan and in this respect the submission of D and A Florance and the verbal submissions of Mr Newman were very helpful.

On the basis of further information submitted to the hearing, including the map circulated by the Commissioner, the report writers are of the opinion that there is potential to amend proposed PC6. We suggest some possible amendments in concept only. If the Commissioner considers that these concepts have planning merit these can be further developed with the preparation of revised planning maps and District Plan provisions:

- Amend the planning maps to change the “zoning” of the Ahuriri Valley and land north of Tai Tapu located between the 20m and 60m contour from Rural Port Hills to Rural Inner Plains and add a new Visual Amenity Landscape (VAL) overlay over this area;
- The above amendment is intended to enable rural activities to be permitted as of right (a concern of Federated Farmers and Horticulture New Zealand) but require all dwellings to be a Controlled Activity and subdivision between 4ha and 40ha to be a restricted discretionary activity and below 4ha a non-complying activity;
- The VAL overlay and controlled activity status for dwellings would acknowledge that these areas are likely to be predominantly developed for rural-residential activities, but the location at the base of the Port Hills makes this a visually sensitive environment. As dwellings are anticipated to be the predominant built form it is appropriate for Council to be able to impose some conditions on design and appearance.
- Apart from the Ahuriri Valley, the report writers remain of the opinion that the land south of Tai Tapu remains an Outstanding Natural Landscape to the toe of the Port Hills.

We note that some care would be required with the mapping of the line between the VAL overlay/Rural Inner Plains and the Rural Port Hills. We also note that the submission of D and A Florance provides the scope for the introduction of a VAL.

We have also had a preliminary discussion with Council's Planning Manager regarding the above. The preliminary response is that the above does not raise any new administration issues for Council.

N Rykers

A Craig