

# REPORT

**TO:** Chief Executive

**FOR:** Council Meeting – 14 September 2016

**FROM:** Andrew Mactier, Strategy and Policy Planner

**DATE:** 2 September 2016

**SUBJECT:** **Council Adoption of the Ellesmere and Malvern Area Plans**

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## 1. RECOMMENDATION

**That the Council :**

- (a) Acknowledges the receipt of the submissions made on the draft Ellesmere and Malvern Area Plans**
- (b) Adopts the Ellesmere and Malvern Area Plans**
- (c) Delegates to the Team Leader Strategy and Policy any steps necessary to give effect to recommendation (b) above.**

## 2. PURPOSE

The purpose of this report is to request that the Ellesmere and Malvern Area Plans (the Area Plans) be adopted by the Council

## 3. SIGNIFICANCE ASSESSMENT/COMPLIANCE STATEMENT

This report has been assessed against the Council's Significance Policy and is regarded as having a low to moderate level of significance in consideration of the following:

- Council has followed a comprehensive consultation process in developing the final Area Plans that has involved various opportunities for community views to be heard and considered and amendments have been made taking into account views expressed through these processes;
- The Area Plans are non-statutory planning documents that do not directly affect landowner development rights;
- The Area Plans only provide high level guidance as to the preferred areas for future development beyond 2031 and do not change the District Plan land use zoning;

- Implementation of the Area Plans will require processes that will be subject to either the Resource Management Act 1991 (RMA) or the local Government Act 2002 (through the Annual and /or Long Term Plans), both of which involve varying degrees of public participation. In respect to the RMA planning framework, submitters also have rights of appeal;
- While adoption of the Area Plans is considered to have low to moderate significance, implementation of the Area Plans will have implications for the Malvern and Ellesmere communities and generate attention from aspects of the community as it formalises the framework to guide the planning and development of the relevant townships subject to the Area Plans out to 2031.
- Many of the implementation steps identified in the Area Plans have either been identified and included in the current Annual and Long Term Plans, or identified in existing departmental work streams. Where this is not the case further consultation through future public participatory processes will be required.

#### 4. HISTORY/BACKGROUND

Selwyn has consistently been the fastest growing district in New Zealand over recent years. To assist in managing growth in the Ellesmere and Malvern wards the Council initiated Selwyn 2031 – District Development Strategy (Selwyn 2031). Selwyn 2031 was adopted by the Council in October 2014. One of the key actions identified in Selwyn 2031 required the preparation of Area Plans for the Malvern and Ellesmere Wards of the District.

The Area Plans are non-statutory strategic planning documents that will inform the Selwyn District Plan Review, the Long Term Plan and Annual Plan processes, other Council management plans and strategies, as well as privately initiated plan change requests in the areas subject to the Area Plans. The Area Plans seek to ensure more sustainable settlement patterns and outcomes are being enabled in the balance of the District outside of the UDS area and endeavour to resolve differences between local and District wide aspirations. It is not intended for an area plan to provide a street or neighbourhood level of detail, but rather to indicate where more detailed planning and design may need to be undertaken. The Area Plans will ultimately inform the Selwyn District Plan which does provide for land use activities on individual sites or sections.

Development of the Area Plans commenced in early 2015 and included sourcing background technical information from Council staff and external consultants, and a comprehensive engagement and consultation programme with communities that are subject to the Area Plans, as well as a wide range of relevant stakeholders.

#### 5. PROPOSAL

The proposal is that the Council formally adopts the Area Plans. The Area Plans (Final) for adoption are attached as **Attachment I** (Ellesmere) and **Attachment II** (Malvern).

Each of the Area Plans is divided into two sections; **Section one** comprises contextual information including a mana whenua values statement (*Introduction to*

*Ngāi Tahu*), a brief European history of each respective area, a Malvern and Ellesmere area overview, and a brief description setting out the scope and status of the Area Plans. Section one also describes the methodologies and principles which informed the development of the Area Plans.

**Section two** consists of more detailed individual township growth analysis and associated implementation steps, to realise the opportunities and address the issues withing the Area Plan's implementation timeframe (out to 2031). In addition to township specific implementation steps are a number of generic implementation steps that apply across all townships in each respective Area Plan; these are set out at the beginning of Section 2.

Each township analysis outlines the following baseline information that has been established through technical reports, consultation responses and strategic partner engagement:

- Historic and cultural context
- Projected growth and changes in demographic composition
- S2031 Township Network status
- District Plan zoning, and
- Residential, business and industrial land capacity.

Each township analysis outlines the opportunities and issues that apply, with a focus on the following themes:

- population, growth capacity and urban form
- natural and cultural heritage
- transport
- 5 Waters
- business development, and
- local facilities and community development

The culmination of each township analysis is a plan showing, for most townships, a number of Preferred Future Development Areas (along with several 'possible areas for future development' in Leeston and Dunsandel), with each option having a number of advantages, and disadvantages.

As noted, a table identifying a number of 'Implementation Steps' specific to each individual township closes out each township analysis. The implementation steps contain guidance on indicative:

- (1) Timeframes
- (2) Council department work streams
- (3) Costs
- (4) Agency and Council departments that are primarily responsible for implementation, and
- (5) Possible funding sources.

### **Consultation**

The Draft Area Plans were publicly notified on Monday 9<sup>th</sup> May with the submissions phase closing at 12 noon on Monday 13<sup>th</sup> June. A total of 78 submissions were received; the Ellesmere Area Plan attracted 26 submissions while the Malvern Area Plan attracted 51 submissions.

A Hearings Panel was convened to hear submissions. This Panel consisted of representatives from Te Taumutu Rūnanga (Hirini Matunga) and Ngāi Tūāhiriri Rūnanga (no representative was nominated) along with Councillors McEvedy, Barnett, Broughton and Morton.

Hearing on each of the Area Plans were held in Leeston and Darfield on Tuesday 5<sup>th</sup> July and Friday 8<sup>th</sup> July respectively. The Hearings Panel met for a final time on Friday 15<sup>th</sup> July to deliberate and make final recommendations on submissions.

The final Area Plans presented for adoption in this report do not differ significantly from the draft plans which were notified. The most significant amendment has been to rename the 'Possible Future Development Options' as 'Preferred Future Development Areas'. In addition, a number of additional preferred development areas have been identified in Leeston, Doyleston and Hororata, along with several areas which, while not being preferred areas from an Area Plan perspective, do present possibilities for potential long term development.

## **6. OPTIONS**

The Council has at least three practical options available in making a decision on this aspect of the proposal, which are as follows:

### **Option 1**

Adopt the Ellesmere and Malvern Area Plans;

### **Option 2**

Do not adopt the Ellesmere and Malvern Area Plans;

### **Option 3**

Modify the Ellesmere and Malvern Area Plans before they are adopted.

Option 1 has involved a comprehensive process to develop the Area Plans to the final stage. This has included significant opportunity for public and stakeholder input via workshops, community drop in sessions and submissions. The development and draft stage of this project has involved testing assumptions and ideas to produce on-going amendments and improvements to the plans. Option 1 is, therefore, the preferred option.

Options 2 and 3 should only be considered if the Council does not believe the process has delivered an appropriate outcome for the plan or if additional information is available that would support further amendments.

While not a critical risk, staff consider that there is some risk in not continuing with the adoption of the Area Plans that could result in a delay in implementing aspects of the Area Plans, particularly those implementation steps associated with the Strategy and Policy team's District Plan Review work programme.

## **7. VIEWS OF THOSE AFFECTED/CONSULTATION**

Development of the Area Plans has undergone significant stakeholder and public engagement and consultation. This has included Stage 1 consultation through 2015 which involved a number of drop in sessions to understand the various township's issues and concerns, along with the gathering of baseline technical information. In addition, Council staff engaged with a wide range of stakeholders, including but not limited to mana whenua, relevant township committees, Environment Canterbury, the Ministry of Education and the New Zealand Transport Agency.

Council staff have actively engaged Mahaanui Kurataiao Limited throughout the development of the Area Plans to ensure the Area Plans were consistent with the Mahaanui Iwi Management Plan.

## **8. RELEVANT POLICY/PLANS**

The proposal has been informed by, and would support the following Policies and Plans:

- Selwyn 2031
- Chapter 5 to the Canterbury Regional Policy Statement
- The Selwyn District Plan
- The Annual and Long Term Plans
- SDC Five Waters Strategy
- SDC Walking and Cycling Strategy
- SDC Open Spaces Strategy
- Various Council Asset Management Plans

## **9. COMMUNITY OUTCOMES**

The Area plans support the following Community Outcomes:

- A clean environment
- A rural district
- A healthy community
- A safe place in which to live, work and play
- A prosperous community
- An accessible district
- A community which values its culture and heritage

## **10. NEGATIVE IMPACTS**

No negative impacts have been identified in relation to this proposal.

## **11. LEGAL IMPLICATIONS**

There are no legal implications have been identified in relation to this proposal.

## **12. FUNDING IMPLICATIONS**

Adoption of the Area Plans is provided for within current budgets. The Area Plans contain a number of implementation steps that have funding implications. The majority of these implementation steps are already provided for through various departmental budgets and existing work streams.

## **13. HAS THE INPUT/IMPACT FROM/ON OTHER DEPARTMENTS BEEN CONSIDERED?**

The development of the Area Plans has been undertaken on a collaborative basis with input at various stages from staff from the Assets, Corporate Services, Communications, Community Development and Environmental Services Departments.

**ANDREW MACTIER**  
**STRATEGY AND POLICY PLANNER**

**ENDORSED FOR AGENDA**

Cameron Wood  
**TEAM LEADER – STRATEGY & POLICY**

Tim Harris  
**ENVIRONMENTAL SERVICES MANAGER**

### **ATTACHED:**

- I Malvern Area Plan
- II Ellesmere Area Plan

***Attachment I***  
Ellesmere Area Plan

***Attachment II***  
Malvern Area Plan