

SELWYN DISTRICT COUNCIL

SELWYN 2031: DRAFT DISTRICT DEVELOPMENT STRATEGY

**REPORT ON SUBMISSIONS RECEIVED DURING
PUBLIC CONSULTATION – MAY 2014**

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Appendices:

- Appendix A** Summary of Draft Selwyn 2031 for public consultation
- Appendix B:** Submission form for public consultation

PART ONE – INTRODUCTION

1.0 Overview of Selwyn 2031

- 1.1 The purpose of Selwyn 2031 is to provide an overarching strategic framework for achieving sustainable growth across the district to 2031. The Strategy emphasises the importance of adopting and implementing a strategic approach to managing urban growth as a means of strengthening the district's self-sufficiency and to ensure that it continues to be a great place to live, work and play. In doing so, the Strategy seeks to provide higher quality living environments; innovative business opportunities; maintain the district's iconic rural character; explore opportunities to enhance our social and cultural wellbeing and better manage our natural resources.
- 1.2 All of these factors are captured within the vision of Selwyn 2031, being:
- To grow and consolidate Selwyn District as one of the most liveable, attractive and prosperous places in New Zealand for residents, businesses and visitors.***
- 1.3 To achieve this vision, Selwyn 2031 identifies the following five high-level Directions to guide Council's future decision-making:
- A More Sustainable Urban Growth Pattern;
 - A Prosperous Community;
 - A Great Place to Live;
 - A Strong and Resilient Community;
 - Sustainably Managing our Rural and Natural Resources.
- 1.4 The purpose, vision, directions, supporting policies and resultant actions described within the Draft Selwyn 2031 document, together with Appendix 1 'Background Information', have been subject to a 6 week public consultation exercise, ending on 6 June 2014. The purpose of this report is to analyse the 55 submissions received and to make recommendations on the amendments sought to the Strategy. It is anticipated that the Selwyn 2031 document will then be finalised and adopted by Council under the Local Government Act 2002 (LGA).

Consultation Process

Consultation information

- 1.5 A summary document was prepared to convey the key messages of Selwyn 2031 in accordance with s82 of the LGA 'Principles of consultation'. Information related documents that were available during the public consultation phase included:
- Selwyn 2031: Draft District Development Strategy Summary;
 - Selwyn 2031: Draft District Development Strategy (full document);
 - Selwyn 2031: Draft District Development Strategy, Appendix 1 'Background Information' (full document).
- 1.6 These documents could be viewed online (www.selwyn.govt.nz) or at Council libraries and service centres. The Summary document is contained in **Appendix A** to this report. Various

media sources were used to both advertise and encourage the lodgement of comments on the Strategy, including the circulation of a postcard to all ratepayers, the 'Council Call' newspaper and the 'Have Your Say' website icon. All township committees, resident associations and Community boards listed on the Council's community group register were also directly notified.

- 1.7 A submission form was prepared to focus responses to the primary questions associated with each of the five Directions. Submissions could be lodged either online, by email, post or delivered to a Council service centre, with the submission period closing on 6 June 2014. A copy of the submission form is contained in **Appendix B**.

Public meetings

- 1.8 Public meetings were held during the consultation period at seven locations throughout the district, including:
- Leeston (attended by 9 people);
 - Darfield (attended by 24 people);
 - Dunsandel (attended by 6 people);
 - Springfield (attended by 47 people¹);
 - Glentunnel (attended by 5 people);
 - Rolleston (attended by 15 people); and
 - West Melton (attended by 7 people).
- 1.9 The meetings commenced with an introduction from the Mayor, followed by a Powerpoint presentation by Council staff. The purpose of the presentation was to outline the overall intent of Selwyn 2031, the five Strategic Directions, the main points of the Strategy, the key growth facts for each part of the district and the key actions contained within the Strategy, relevant to each area. Questions were taken throughout the presentation and both staff and Councillors were available to answer questions at the conclusion of each meeting.

Key Stakeholders

- 1.10 Targeted consultation with key stakeholders occurred throughout the preparation of Draft Selwyn 2031, particularly in relation to the recognition of Tē Taumutu Rūnanga as kaitiaki of the district. To this extent, it is noted that regular meetings and liaison with Mahaanui Kurataiao Ltd (MKT) occurred throughout the preparation of the Strategy and Appendix 1: Background Information. Further description of the consultation undertaken with MKT is outlined in the analysis of submissions, Section 2 Te Taumutu Rūnanga.
- 1.11 Two meetings were held with the Malvern Community Board prior to the commencement of the public consultation period to provide an overview of the Strategy and to identify the key actions affecting the Malvern area. Letters were also sent to the following Resource Management Act 1991 (RMA) First Schedule statutory parties, including the Council's Strategic Partners, asking for comment on draft Selwyn 2031:
- Ministry for the Environment;
 - Christchurch City Council;
 - Waimakariri District Council;

¹ It is acknowledged that more people were in attendance than the 47 people who formally registered

- Ashburton District Council;
- Westland District Council;
- Westland Regional Council
- Environment Canterbury;
- Te Runanga o Ngai Tahu;
- Te Taumutu Runanga;
- Mahaanui Kurataiao Ltd; and
- Canterbury Earthquake Recovery Authority.

Reporting on submissions

- 1.12 The submissions received have been summarised and collated according to the most relevant Direction of Selwyn 2031. With respect to the questions posed on the submission form, responses to each question have been categorised as follows:

Question	Selwyn 2031 Direction
1. Overall, do you agree with the 5 Strategic Directions for managing population growth in Draft Selwyn 2031?	Allocated to a specific Direction where possible, otherwise noted as 'other issues' at the conclusion of Submission Analysis.
2. What do you think the priorities are for the future development of Selwyn?	Allocated to an assessment at the end of each Direction, particularly as it relates to the implementation programme of specific actions.
3. On the basis that most growth will happen in townships of Selwyn close to Christchurch, is there a need to undertake strategic planning to manage growth in the remainder of the district?	Allocated to Direction 1 of Selwyn 2031: A More Sustainable Urban Growth Pattern.
4. On the basis that most growth will happen in townships rather than rural areas, is there a need to address subdivision or housing development in rural areas?	Allocated to Direction 5 of Selwyn 2031: Sustainably Managing our Rural and Natural Resources.
5. Do you have any comments on the: a) Township network concept, which categorises townships according to their projected population size and their overall role within the district (e.g. District Centre, Sub-District Centre, Service Townships, Rural Townships and Special Character Areas);	Allocated to Direction 1 of Selwyn 2031: A More Sustainable Urban Growth Pattern.
5. Do you have any comments on the: b) Activity centres network concept, which categorises townships according to their specific role of providing a focal point for business and community services (e.g. Key Activity Centres, Service Activity Centres and Rural Township Centres);	Allocated to Direction 2 of Selwyn 2031: A Prosperous Community.
6. What do you think of the district-wide self-sufficiency concept included in this strategy?	Allocated to Direction 2 of Selwyn 2031: A Prosperous Community.

7. Do you think that the Council should encourage a greater range of housing options in Selwyn in the future?	Allocated to Direction 3 of Selwyn 2031: A Great Place to Live.
8. What do you think of the section sizes, subdivision layout, pedestrian or cycleways or types of houses within the new growth areas?	Allocated to Direction 3 of Selwyn 2031: A Great Place to Live.
9. How do you think the Council should help to create a strong and resilient community?	Allocated to Direction 4 of Selwyn 2031: A Strong and Resilient Community.
General comments	Allocated to a specific Direction where possible, otherwise noted as 'other issues' at the conclusion of Submission Analysis.

PART TWO – ANALYSIS OF SUBMISSIONS

2.0 Tē Taumutu Rūnanga

Partnership

- 2.1 The submission from Tē Taumutu Rūnanga has been considered separately (although aspects of the submission are highlighted further on), as Tē Taumutu Rūnanga has been a partner in the development of Selwyn 2031. Tē Taumutu Rūnanga is one of the Papatipu Rūnanga that makes up Tē Rūnanga o Ngāi Tahu. The Rūnanga hold manawhenua in the takiwā that centres on Taumutu and the waters of Tē Waihora and adjoining lands. Tē Taumutu Rūnanga have strong cultural associations with the land and waters including waipuna (springs) of Selwyn District area, and these natural resources and the associations held, form an important part of Tē Taumutu Rūnanga cultural identity. The social wellbeing of Tē Taumutu Rūnanga is strongly identified and impacted by changes to both the urban and rural environment, including impacts on health, education and wider aspects of cultural identity and well-being. It is this diverse range of issues Selwyn 2031 attempts to cover and it is important that, given Tē Taumutu Rūnanga's connection with the land and identification with many of these issues, that Tē Taumutu Rūnanga were involved at a development level.
- 2.2 It is acknowledge that the present form of Selwyn 2031 is not what was initially embarked on and foreseen as part of the original hui held at Taumutu Rūnanga in March 2012 and a subsequent hui at Wigram in August 2012. The original document was more project focused compared to the growth focus of the draft Selwyn 2031. In mid-2012 Selwyn 2031 took a different direction in focusing on issues faced in the district, particularly around the high growth the district was experiencing. Although this was a different approach Tē Taumutu Rūnanga continued to be involved in the development of Selwyn 2031 through Mahaanui Kurataiao Limited (MKT), who act on behalf of local rūnanga on resource management issues. Council has an agreement to engage with Tē Taumutu Rūnanga through MKT. Tē Taumutu Rūnanga has put in a comprehensive and detailed submission and is the only submission to focus on the information in the background report.

Consultation overview

- 2.3 The project team engaged many times with MKT over the development of Selwyn 2031 from the information in the background report, which underpins much of the direction for Selwyn 2031, and then the draft versions of Selwyn 2031. Key engagements since the redirection of Selwyn 2031 include:
- Comments on the information and direction of the background report from Frania Zygadlo of MKT in June 2013;
 - A meeting with the Tē Taumutu Rūnanga Resource Management committee at Selwyn District headquarters provided positive feedback with some more points and direction to focus on. Project staff were asked to discuss the content of Draft Selwyn 2031 and its on-going development with representatives from the Runanga and MKT. A suggested contact was Hirini Matunga, a Tē Taumutu Rūnanga committee member and Assistant Vice-Chancellor (Communities) and Professor in Maori & Indigenous Planning at Lincoln University;
 - Two meetings with Hirini Matunga and Claire Gibb (MKT) were subsequently held on the first Draft Selwyn 2031;

- Meetings and discussions then occurred with Bryan McGillan of MKT seeking comment prior to the consultation phase.
 - Submission received from Tē Taumutu Rūnanga on Draft Selwyn 2031.
- 2.4 The comments on the background report from Frania Zygadlo, received in June 2013, where quite detailed and focused on some key issues for Tē Taumutu Rūnanga and also the format of the report. Many of these points were taken on board and resulted in changes to the background report prior to public consultation.
- 2.5 The meetings with Hirini Matunga and Claire Gibb on the original draft Selwyn 2031 highlighted a number of issues in the direction and make-up of the document. It was highlighted that their preference would be to integrate the direction of Tē Taumutu Rūnanga through the document rather than have a specific direction focusing on Tē Taumutu Rūnanga issues, as the original draft had intended. It was important that Taumutu Rūnanga values and issues were included and weaved throughout the document to reflect their strong cultural associations with the land and waterways of the Selwyn District. The original draft was altered significantly in light of these two meetings by including a more highlighted role of Tē Taumutu Rūnanga in the context of the strategy and with Tē Taumutu Rūnanga issues being identified throughout the document. This recognised, as discussed above, Tē Taumutu Rūnanga's diverse identification with the changes to the environment and the social impact of changes of any significance. With regard to this Tē Taumutu Rūnanga's role and significance is highlighted in the strategic framework table (pg. 27), which clearly shows Tē Taumutu Rūnanga's involvement and identification over all the directions of Selwyn 2031. This recognition was borne out of discussion with representatives from the Runanga and MKT.
- 2.6 During the final stages of development of the strategy, the project team engaged with a new staff member from MKT (Bryan McGillan) who provided comment on the final draft of Selwyn 2031. Unfortunately due to resourcing issues the final comments had to be identified through the submission phase. Project staff also sought to have a final hui directly with Tē Taumutu Rūnanga on the final draft before it was notified. Unfortunately this did not occur. It would have been the Project team's desire for the final version of Draft Selwyn 2031 to have been endorsed by Tē Taumutu Rūnanga. The key issues of the submission are discussed below.

Key issues

- 2.7 The issues raised in the submission from Tē Taumutu Rūnanga have largely been broken down into sections of Selwyn 2031. The key issues include:

Executive Summary, Context for Strategy and the Strategic Framework

- Discussions and sections on "Manawhenua" to be placed in the executive summary and as a section between "1. Basis for the strategy" and "2. Context for the strategy". This should recognise manawhenua and their association with the district, and describes their cultural values and objectives.
- Reference to the Ngāi Tahu principle of "Ki Uta Ki Tai" as a holistic, catchment approach to resource management.
- Reword so as to give Taumutu Rūnanga greater recognition as the manawhenua and treaty partner rather than relegated to European centric terms such as "pre- European" and "initial occupation" and "cultural heritage".
- Include that the degradation of the natural landscape has been a source of significant concern to Taumutu Rūnanga.

Direction 1: A more sustainable urban growth pattern

- Make editorial changes that include Ngāi Tahu names for places and correct spelling and use of macrons for Māori words such as “wāhi tapu” and Ngāi Tahu.
- Further explanation of why Te Waihora is of immense significance to Ngāi Tahu and Taumutu Rūnanga such as mahinga kai values.
- The rivers of cultural significance to Taumutu Rūnanga such as Waikirikiri.
- That restoring and maintaining the natural ecological flows in the tributaries are critical to restoring the mauri of Te Waihora.

Direction 2: A more prosperous community

- Include a more present day description of Taumutu Rūnanga values in relation to the rivers and streams.
- Include the significance of the lakes and springs to Taumutu Rūnanga and Ngāi Tahu and how the lakes and wetlands have significant mahinga kai values.
- Include significance of indigenous flora and fauna to Ngāi Tahu and its biodiversity.

Direction 3: A great place to live

- There needs to be a stronger emphasis on the role of Taumutu and the traditional taonga that are integral to making this a great place to live.
- Opportunity to reconsider the viability of Papakāinga housing needs to be highlighted.

Direction 4: A strong and resilient community

- Include that social network needs to provide for Ngai Tahu and Taumutu Rūnanga cultural wellbeing and identity and that facilities for the wider community need to reflect our bicultural society.
- Include Taumutu Rūnanga as providing social infrastructure. Describe the services and facilities e.g. the marae for cultural education, kaumātua services to the prison etc.

Direction 5: Sustainably managing our rural and natural resources.

- Recognise and provide for the relationship of Ngāi Tahu and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga.
- A need for more comprehensive analysis of rural subdivision and its impact on Ngāi Tahu Manawhenua cultural values. This requires a Ki Uta Ki Tai (from the mountains to the sea) approach.
- Current assessment of subdivision and development proposals in the rural environment fail to sufficiently mitigate their impact on Ngāi Tahu Manawhenua cultural values.
- Consideration should also be much greater on the positive effects of reintroducing and enhancing indigenous biodiversity.

Governance and Monitoring

- A need exists for the Selwyn District Council to proactively work on enabling manawhenua to be supported and actively participate in governance and planning.

Discussion

- 2.8 Many of the issues raised in the submission are similar to the issues raised initially by MKT on the background report in June 2013. These issues have already been considered and/or included in the final drafting of the Background Report.
- 2.9 The main focus of MKT's submission on Selwyn 2031 was to require a higher level recognition of Tē Taumutu Rūnanga as manawhenua and a more proactive engagement by Council with Tē Taumutu Rūnanga. There are some changes that can be made to Selwyn 2031 to reinforce Tē Taumutu Rūnanga as manawhenua and identify their main concerns. However separate section on manawhenua in the strategy is not considered necessary and would not accord with previous comments on integrating Tē Taumutu Rūnanga values throughout the document. The "Context for the Strategy" section covers Tē Taumutu Rūnanga's perspective and acknowledges Tē Taumutu Rūnanga as manawhenua of the district. Section 2 of the background report also highlights Tē Taumutu Rūnanga's history. It is not considered necessary to include another section in Selwyn 2031 to reflect this further.
- 2.10 In terms of the submission points raised by MKT under each direction, they seemed to revolve broadly around development issues and the impacts and significance on environmental, social and cultural issues (including waterways, Te Waihora, mahinga kai areas, wāhi tapu, other taonga) and wellbeing and identity. However many of the actions of Selwyn 2031 and the detail in the background report already cover the issues raised by Tē Taumutu Rūnanga. Proactive engagement with Tē Taumutu Rūnanga is important to the development of Selwyn District and is therefore a common theme in the document and action. Actions such as 5, 35, 40, 46 and 49 all direct Council to more proactively engage with Tē Taumutu Rūnanga in planning and development. For example, Action 5 seeks to explore opportunities to provide for and recognise Tē Taumutu Rūnanga values and Action 35 looks to develop an engagement process for identification and consideration of Tē Taumutu Rūnanga values and issues.
- 2.11 It is acknowledged that some of the issues raised in the submission that have not already been amended in Selwyn 2031, could be addressed. These are discussed briefly under the recommendations below but to better understand these and ensure they are correct the project team will require guidance and information from Tē Taumutu Rūnanga.

Recommendations

- 2.12 Make amendments to Selwyn 2031 throughout by:
- Replacing references to Tē Taumutu Rūnanga as 'tangata whenua' with 'manawhenua'.
 - Ensure correct spelling of Maori words and use of macrons.
 - Include a mihimihi or manawhenua statement at the beginning of Selwyn 2031, if provided by Tē Taumutu Rūnanga.

3.0 Direction 1: A more sustainable urban growth pattern

Overview of Direction 1

- 3.1 Currently the highest demand for housing is in those areas of Selwyn closest to Christchurch City, which includes the townships of Rolleston, Lincoln, West Melton and Prebbleton (the Metropolitan Greater Christchurch area). These areas are likely to continue to experience high rates of growth in the future and the Strategy recognises and allows for this growth to continue in line with the Land Use Recovery Plan (LURP) which guides land use in the Greater Christchurch area following the Canterbury earthquakes. In terms of the future distribution of growth, 80% of growth is expected to occur within the Metropolitan Greater Christchurch area, with the remaining 20% occurring throughout the wider district. It is also anticipated that 80% of the household growth will occur in townships, with 20% of future growth occurring in rural areas.
- 3.2 Concentrating urban growth within townships creates demand for new shops and facilities in these townships which enables them to prosper, generating more jobs and also offering more services to the community. It also reduces the cost of providing infrastructure for the whole community, as for example, water and wastewater pipes won't need to be extended outside of the town boundary as often. This living pattern is more sustainable as it helps to preserve rural land and also reduces the amount of travelling people need to do to access services. While the Strategy signals an intention to allow towns to grow more quickly than rural areas, people will still have the option of living in rural areas.
- 3.3 Selwyn 2031 also establishes a 'township network' approach to achieving an integrated and sustainable network of townships throughout the district. This will enable investment decisions by the Council to be made within an appropriate context and ensure that the infrastructure provided supports the population base of the township, having regard to its scale and relationship to the wider area. It will also present residents and businesses with an opportunity to achieve better living environments and greater economic growth by focusing on those investment decisions that will be of most benefit to each individual community.
- 3.4 Each township has therefore been categorised to reflect its projected population at 2031 and its anticipated role in relation to surrounding townships and the district as a whole. The network can be briefly described as:

District Centre Rolleston	Estimated population range: 12,000 + Functions as the primary population, commercial and industrial base of the district.
Sub-District Centre Lincoln	Estimated population range: 6,000 - 12,000 Functions independently with a range of residential, commercial and industrial activities while providing support to surrounding Service and Rural Townships.
Service Townships West Melton, Prebbleton, Darfield and Leeston	Estimated population range: 1,500 - 6,000 Function is based on providing a high amenity residential environment and primary services to Rural Townships and surrounding rural area.
Rural Townships e.g. Southbridge, Hororata and Kirwee	Estimated population range: up to 1,500 Function is based on village characteristics with some services offered to the surrounding rural area.
Special Character Areas	Function is based on an historic settlement pattern associated with the presence of special amenity, natural or cultural values.

e.g. Selwyn Huts,
Terrace Downs,
Taumutu

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Supporting policies

3.5 Each Direction of Selwyn 2031 has a number of supporting policies to achieve the desired outcome and the overall vision of the Strategy. For Direction 1, these include:

1.1 Strategic approach to managing urban growth

Continue to manage urban growth in a strategic manner to ensure that future development is integrated and sustainable within both a local and regional context.

1.2 Concentrate urban expansion within the Greater Christchurch Area

Provide sufficient zoned land to accommodate projected household and business growth and to assist earthquake recovery within the metropolitan Greater Christchurch area.

1.3 Integration of land use and infrastructure

Ensure that appropriate infrastructure, resources and development capacity is in place to meet the community's needs and which is consistent with the strategic direction of urban growth.

1.4 Compact urban form

Promote consolidation and intensification within existing townships to maintain a clear urban/rural interface, retain rural outlooks and minimise the loss of productive farmland.

Key actions

3.6 Key actions identified to implement Direction 1 include:

- Develop Area Plans² for Darfield and Leeston and their surrounds (to be initiated in 2014/16).
- Integrate the 'township network' approach into all strategic plans and give effect to overarching strategic planning documents such as the LURP (2015/16).
- Changes to the District Plan as part of a review of the District Plan (2015/2017).
- Initiate a review of existing structure plans³ (2015/16).
- Ensure that sufficient zoned land is available for urban growth in Selwyn and establish and implement a monitoring system for the uptake of existing zoned land (ongoing).
- Undertake/update wastewater and water feasibility studies to accommodate growth as part of the preparation of Areas Plans (2014/16).
- Implement CRETS (Christchurch Rolleston and Environs Transportation Study) projects in conjunction with the New Zealand Transport Agency (ongoing).

Key questions

3.7 The key questions from the submission form relating to Direction 1 are:

² An 'Area Plan' is a non-statutory long-term strategic urban growth plan covering a wide geographic area and incorporating a number of townships.

³ A 'Structure Plan' is a non-statutory long-term strategic urban growth plan covering a specific township. To date, Structure Plans have been prepared for Rolleston, Lincoln and Prebbleton townships.

3. *On the basis that most growth will happen in townships of Selwyn close to Christchurch, is there a need to undertake strategic planning to manage growth in the remainder of the district?*
5. *Do you have any comments on the:*
 - a) *Township network concept, which categorises townships according to their projected population size and their overall role within the district (e.g. District Centre, Sub-District Centre, Service Townships, Rural Townships and Special Character Areas);*

Key issues

3.8 The key issues raised in submissions that relate to Direction 1 are:

- Strategic planning – general, strategic infrastructure, hazards and cultural;
- Township network;
- Provision of infrastructure;
- Growth within the Greater Christchurch area;
- Growth within the Malvern area.

3.9 Each of these issues is discussed below.

Discussion

Strategic planning – general, strategic infrastructure, hazards and cultural

Sub No	Submitter	Question from Submission Form
1	Malvern Community Hub	Q2 & Q3
2	Darfield Township Committee	Q3
4	David & Juliette Gross	Q3 & QG
6	Rev. Stephanie Wells	Q3
7	Angelene Holton	Q2 & Q3
8	Stephen Phillips	Q1 & QG
9	Karla Gunty	Q3
10	Ann Shepherd	Q3 & Q5a
13	Bryan & Helen Pidwerbesky	Q3
14	Selwyn Athletic Club	Q3
15	Judith Pascoe	Q3
16	Justin Busbridge	Q2 & Q3
17	Lindsay McCrone	Q3
18	John Reid	Q3
20	New Zealand Defence Force	QG

27	Heather Jonson	Q1
30	Pinedale Enterprises Ltd and Kintyre Pacific Ltd	QG
34	David & Anna Abbott	QG
35	Jane Mulholland	Q3
40	Malvern Business Association	Q2
41	Ministry of Education	QG
43	Castle Hill Village Community Assoc.	Q3
46	Canterbury Regional Council	Q1 & Q3
47	Leslie Barnett	Q3 & QG
48	Graeme Dawson	Q3
49	Katy Norton	Q1 & Q3
53	Donald Gillanders	Q3

General

- 3.10 The majority of the above submission points expressed support for the Council's commitment to establishing and implementing a strategic planning framework to manage urban growth, particularly in relation to those parts of the district beyond the Greater Christchurch area. Various submitters recognised the benefits derived from strategic planning, however it was considered important that the relevant communities form part of the decision-making process, particularly in relation to identifying new residential, rural-residential and business growth areas within each township. It was also identified that such work needs to occur quickly, especially within areas such as Darfield and Springfield, in order to accommodate the projected growth associated with the flow-on effects from the Central Plains Water scheme and the development of Porter Heights ski resort.
- 3.11 Action 1 of Draft Selwyn 2031 is to prepare an Area Plan for each of the Darfield and Leeston surrounding areas. This is a key action in terms of establishing and implementing a strategic planning framework across the district and each Area Plan will focus on the planning issues relevant to the Malvern and Ellesmere areas, including the provision and location of residential, rural-residential, commercial and industrial land. It is envisaged that consultation with stakeholders, interested parties and local communities within these parts of the district will comprise a major component of the Area Plan process. As such, the development of each Area Plan will provide further opportunity for the submitters noted in the above table to shape the strategic plan for their township and wider area. Draft Selwyn 2031 also recognises that such work needs to commence as soon as possible, and in doing so, identifies that the preparation of the Area Plans is to be initiated in the 2014 financial year.
- 3.12 Submissions were also received in general support of strategic planning within the Greater Christchurch area, particularly in terms of strengthening Rolleston as the district centre. The inclusion of additional greenfield land for both residential (Submitters 7 & 8) and business (Submitter 30) purposes around Rolleston through the LURP and/or Regional Policy Statement (RPS) processes was supported as a means of providing for projected population and business growth in a logical and co-ordinated manner, including the avoidance of development on versatile soils. Comparatively, Submitter 14 identified the need to retain a

balance between urban and rural areas, including the retention of productive farmland, and to allow all townships to maintain a sense of identity. With respect to the latter, Submitter 27 raises concerns regarding the loss of village character in Lincoln as a result of continued urban growth. It is anticipated that all of these urban growth issues will be considered further during the preparation of Area Plans (Action 1), through a review of the District Plan (Action 2), and/or Structure Plan Review processes (Action 1), all of which will be informed by the monitoring of the uptake of existing zoned land (Action 1), as envisaged by Draft Selwyn 2031. On the basis that the issues raised by the above submitters will be addressed in greater detail within the Actions already identified within Draft Selwyn 2031, no amendments are considered necessary.

- 3.13 The preparation of a Rural Residential Strategy for the whole district (Action 20) received support from the Ministry of Education (41) as part of the strategic planning toolkit to enable co-ordinated approach to the provision of schools. Submitter 49 sought that a greater range of lifestyle/rural residential sections need to be provided, including allowing dwellings to be erected on existing 'undersized' allotments in the rural area, rather than rural-residential development being confined to the fringes of existing townships (see also Direction 5 for further discussion on this issue). Canterbury Regional Council (46) also commented that rural-residential development should avoid high quality soils, as identified in Action 6 (which applies to all forms of urban development, including rural-residential). Since the preparation of Draft Selwyn 2031 and the adoption of the Rural Residential Strategy 2014 for the Greater Christchurch area, it is now considered that the provision of rural residential development for the remainder of the district is more appropriately addressed through the preparation of both the Ellesmere and Malvern Area Plans. This will enable consideration of a range of allotment sizes for lifestyle purposes around existing townships, together with an assessment of the appropriateness of this form of development within the wider rural catchment. On this basis it is recommended that Draft Selwyn 2031 be amended by replacing Action 20 with reference to the Area Plan processes.

Strategic infrastructure

- 3.14 The New Zealand Defence Force (20) has identified the need to protect strategic infrastructure, including the Burnham Military Camp and West Melton Training Area, from potential reverse sensitivity effects associated with urban growth. These facilities are recognised as strategic infrastructure in the Regional Policy Statement (RPS) and the LURP. RPS Policy 6.3.5 'Integration of land use and infrastructure' seeks to ensure that new development and the effects of land use activities do not affect the efficient operation, use, development, appropriate upgrading and safety of existing strategic infrastructure. On this basis, it is considered appropriate that Draft Selwyn 2031 be amended to recognise this issue by amending Policy 1.3 and inserting an additional 'Issue 16 – Reverse Sensitivity' in Section 1.3 Integration of Land Use and Infrastructure. The recommended Action to address this issue is to ensure that the District Plan gives effect to RPS Policy 6.3.5 which is likely to be included in a review of the District Plan.

Hazards

- 3.15 Canterbury Regional Council (46) considers that Policy 1.1 and Action 3 fail to sufficiently address all relevant hazards identified in Chapter 11 of the RPS. For ease of reference, Draft Selwyn 2031 currently reads:

	Issue	Actions	Implementation
3	HAZARDS <ul style="list-style-type: none"> There are parts of the district that are at risk from natural hazards, 	<ul style="list-style-type: none"> Review the District Plan to ensure subdivision, use and development are avoided for 	LURP

	which could impact on the social and economic wellbeing of the community.	known high hazard areas, including fault lines and flood areas.	
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- 3.16 It is considered that while the issue (as currently drafted) is sufficiently broad to cover all types of natural hazards, it is recommended that the subsequent action be amended to instead refer to the need to ensure that the District Plan gives effect to Chapter 11 of the RPS as part of a review of the District Plan.

Cultural

- 3.17 Canterbury Regional Council (46) considers that Policy 1.1 and Action 5 should include mention of Papakāinga housing and Maori Reserves as part of the strategic approach to managing urban growth. It is noted that Papakāinga housing is specifically addressed under Direction 3, 3.2 Variety and Choice where Action 40 is to “assist Tē Taumutu Rūnanga facilitate Papakāinga housing by undertaking a feasibility study to consider the issues and costs faced with such a development”. On this basis, it is not considered necessary to restate this initiative under Action 5.

Recommendations

- 3.18 Amend Direction 1, Policy 1.1 Strategic Approach to Managing Urban Growth by amending ‘Action 3 – Hazards’ to read as follows:

	Issue	Actions	Implementation
3	HAZARDS <ul style="list-style-type: none"> There are parts of the district that are at risk from natural hazards, which could impact on the social and economic wellbeing of the community. 	<ul style="list-style-type: none"> <u>Ensure that the District Plan gives effect to Chapter 11 of the RPS as part of a review of the District Plan.</u> 	<u>2015/2016</u>

- 3.19 Amend Direction 1, Policy 1.3 ‘Integration of Land Use and Infrastructure’ by:

- (a) amending Policy 1.3 to read:

“Ensure that appropriate infrastructure, resources and development capacity is in place to meet future demands that is consistent with the strategic direction of urban growth **and that existing strategic infrastructure is protected from reverse sensitivity effects.**”

- (b) inserting a new issue ‘Issue 16 – Reverse Sensitivity’ with the following text (and renumber subsequent actions):

	Issue	Actions	Implementation
<u>16</u>	<u>REVERSE SENSITIVITY</u> <ul style="list-style-type: none"> <u>New urban development has the potential to create reverse sensitivity effects on existing strategic infrastructure.</u> 	<ul style="list-style-type: none"> <u>Ensure that the District Plan gives effect to RPS Policy 6.3.5 as part of a review of the District Plan.</u> 	<u>2015/2016</u>

- 3.20 Amend Direction 1, Policy 1.4 ‘Compact Urban Form’ by:

- (a) Amend issue 20 ‘Urban / Rural Interface’ as follows:

	Issue	Actions	Implementation
20	<p>URBAN / RURAL INTERFACE</p> <ul style="list-style-type: none"> Ensuring that new urban growth, including rural-residential development, only occurs in and around townships and avoids the creation of new settlements. Extensive areas of rural residential development could blur the rural/urban contrast and result in an inefficient use of land. The ability to retain 'rural outlooks' and a sense of open space whilst expanding and intensifying townships. 	<ul style="list-style-type: none"> Ensure that residential and business growth within the metropolitan Greater Christchurch area only occurs within identified 'priority' areas. Prepare, adopt and implement a district wide rural residential strategy to Manage the location and scale of rural residential activities <u>in accordance with the Rural Residential Strategy 2014 within the Greater Christchurch area and through the Malvern & Ellesmere Area Plan processes.</u> Investigate merging of the Township Volume and the Rural Volume of the District Plan into one document <u>as part a review of the District Plan.</u> 	<p>Ongoing</p> <p>2016/2017 <u>Ongoing</u></p> <p><u>2015/2016</u></p>

Discussion

Township Network

Sub No	Submitter	Question from Submission Form
1	Malvern Community Hub	Q5a
5	Paul McOscar	Q3 & Q5a
6	Rev. Stephanie Wells	Q5a
7	Angelene Holton	Q5a
8	Stephen Phillips	Q3 & Q5a
15	Judith Pascoe	Q5a
18	John Reid	Q2
19	Catherine Field	Q5a
22	Springfield Township Committee	Q5a
23	W.M & H.M Milliken	Q5a
27	Heather Jonson	Q5a
32	Mark Tammett	Q5a
34	David & Anna Abbott	Q5a
35	Jane Mulholland	Q5a
40	Malvern Business Association	Q3
41	Ministry of Education	QG
43	Castle Hill Village Community Assoc.	Q5a

- 3.21 The Township Network approach received broad support from the above respondents as a means of contributing to the character and economic prosperity of the district as a whole. It was recognised that while Rolleston should be regarded as the district centre, the role of other centres was to work together to support each other, while maintaining their overall character and function. The Township Network was also regarded as being closely linked to the Activity Centre Network, which is focused on the distribution and intensity of commercial/business centres within each of the larger townships.
- 3.22 Mr Paul McOscar (5) suggested that a 'tourism' category should be included into the township network to recognise the service role of those townships situated along the Alps, Scenic and West Coast Highways. While it is recognised that a number of townships (including Springfield) capture tourism opportunities along these routes, it is also acknowledged that a number of other townships (of varying size) are similarly situated adjacent to major routes and could also be regarded as providing tourist services (e.g. Rolleston, Dunsandel, West Melton, Kirwee & Darfield). As such, it is not considered that a 'tourism' category could be applied accurately to specific townships, where such a classification would assist in the implementation of the township network. Further discussion regarding Council's role in promoting tourism within the district can be found under Direction 2.

- 3.23 Mr McOscar also comments that Whitecliffs, Glentunnel and Lake Coleridge should be classified as 'special character areas' due to their historical and physical features. It is acknowledged that these townships do contain unique characteristics, however the 'special character area' classification is intended for those settlements that are not necessarily defined as townships (e.g. do not contain a Living Zone) and/or are small isolated pockets of development intended for a specific purpose (e.g. Terrace Downs – golf resort; Taumutu – Maori land; Rocklands – rural-residential enclave). On this basis, it is considered appropriate that Whitecliffs, Glentunnel and Lake Coleridge remain as 'rural townships' for the purpose of the township network. An amendment is however recommended to the Township Network table (page 34 of the Strategy) to clarify that 'special character areas' do not contain Living Zones within the District Plan.
- 3.24 Springfield Township Committee (22) request that Darfield be identified as a 'sub-district centre', alongside Lincoln. While it is recognised that Darfield is an important service centre on the western side of State Highway 1, its projected population growth at 2031 and primary role of servicing a large rural catchment implies that a 'service township' description is the most appropriate in the context of the township network. The role of Darfield as a core commercial/business hub is considered to be more appropriately recognised through the Activity Centre Network, where Darfield constitutes a Key Activity Centre.
- 3.25 Other concerns raised, including those of Mr Mark Tammatt (32) consider that the categorisation of towns into a township network could have the effect of 'strait-jacketing' growth a certain way and may quickly become outdated. It is acknowledged that there is a risk that the township network approach could be seen to constrain (or conversely promote) growth within certain areas. However, based on the variance in the ranges of population projections between categories and the known infrastructure constraints/opportunities that are likely to influence the rate and extent of growth, the risk that townships will be 'strait-jacketed' by the network itself is considered to be low. It is also recognised that Selwyn 2031 is intended to be regularly reviewed and updated, which will enable subsequent changes to the township network if required i.e. following completion of the Ellesmere and Malvern Area Plans.

Recommendations

- 3.26 Amend the Township Network table on page 34 by including an explanatory note as follows:

Special Character Areas - Selwyn Huts, Terrace Downs, Taumutu	<ul style="list-style-type: none"> Function is based on an historic settlement pattern associated with the presence of special amenity, natural or cultural values. <u>Special Character Areas do not contain a Living Zone within the District Plan.</u>
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Discussion

Provision of infrastructure

Sub No	Submitter	Question from Submission Form
1	Malvern Community Hub	Q3
3	New Zealand Transport Agency	QG
7	Angelene Holton	Q2
8	Stephen Phillips	Q2
9	Karla Gunty	Q2
14	Selwyn Athletic Club	Q2
18	John Reid	Q2
22	Springfield Township Committee	QG
34	David & Anna Abbott	Q3
36	Canterbury District Health Board	QG
38	Lincoln University, AgResearch and Plant and Food	QG
40	Malvern Business Association	QG
46	Canterbury Regional Council	Q1 & Q2
47	Leslie Barnett	Q2

- 3.27 The provision of infrastructure to meet projected residential and business growth received broad support from the above submitters and constituted one of the main priorities identified for the future development of Selwyn. Specific mention is made of the need to integrate land use and infrastructure as part of earthquake recovery (Submitter 3), to ensure the continued growth of Rolleston (Submitters 7 & 8) and to provide a sustainable water supply for green environments within townships (Submitter 18). The Springfield Township Committee (22) express concern relating to the lack of capacity and poor quality of the town's water supply, and the need for these issues to be resolved in the short term.
- 3.28 The actions outlined in Policy 1.3 to address Issue 13 'Wastewater' and Issue 14 'Water' have also received support from Canterbury District Health Board (36) and Canterbury Regional Council (46). The CDHB do however seek for an additional action to be inserted under Issue 14 'Water' regarding preparation of revised/new Water Safety Plans (WSPs) for all drinking water supplies, as required by the Health (Drinking-water) Amendment Act 2007. Council has a WSP for all of its water schemes and each has been developed and implemented at different times in line with the requirements of the Health (Drinking-water) Amendment Act 2007. The WSPs are required to be reviewed every 5 years. On the basis that the current WSPs for the different schemes expire at different times it is considered appropriate that an action is included within Issue '14' to reflect the on-going requirement to have and review WSPs in line with legislative requirements rather than by a specific year. The CDHB also support reference to the need for a revised rating structure to fund the provision of infrastructure, including drinking water supplies.

- 3.29 The Regional Council also sought a number of specific amendments, including the requirement for hazard tolerances to be extended to all infrastructure vested in Council under Policy 1.3, Action 12 'Hazards'; and providing greater emphasis on a consolidated urban form and other opportunities to encourage non-car modes of transport under Action 16 'Transport'. In terms of the comments regarding Action 12 'Hazards' it is considered that this action applies to all infrastructure, including that subsequently vested in Council, so no further amendment is considered necessary. With respect to Action 16 'Transport', it is agreed that additional reference should be made to the encouragement of non-car transport modes. It is therefore recommended that an additional action be included under Action 16 that states "continue to liaise with Canterbury Regional Council on the provision of public transport"; implementation – "ongoing". Any specific requirements to introduce Integrated Transport Assessments into the District Plan as required by Chapter 6 of the RPS are more appropriately dealt with as part of a review of the District Plan.
- 3.30 It is noted that the submission from Lincoln University, AgResearch and Plant and Food (38) has taken the opportunity to reiterate their opposition to the current CRETS proposal to align the Lincoln Bypass through the University site. Support for the second action point under Issue 16 is therefore limited to the extent to which it refers to the commitment to ongoing monitoring and investigations of options. No specific relief is therefore sought. Further discussion regarding the Lincoln Bypass is contained in Direction 2.

Recommendations

- 3.31 Amend Direction 1, Policy 1.3 'Integration of land use and infrastructure' by amending 'Action 14 – Water' to read as follows:

	Issue	Actions	Implementation
14	WATER <ul style="list-style-type: none"> A number of the district's townships experience problems with maintaining access to good drinking water. Making existing drinking water supplies more secure, providing an alternative source of supply or undertaking the necessary treatment will incur additional and potentially significant cost on the affected communities. The expansion of small settlements e.g. Dunsandel, Kirwee is constrained by the inability to provide reticulated water services. 	<ul style="list-style-type: none"> Continue to review of drinking water supplies that have experienced water quality problems and identify potential solutions and associated costs. That the preparation of Area Plans for Darfield and Leeston incorporate an assessment of drinking water supplies, including smaller settlements within the study area that are constrained by the absence of a secure potable water supply. Develop water demand strategies to reduce peak consumption for at risk water supplies. <u>Review and prepare Water Safety Plans in line with relevant legislation.</u> 	<p>Ongoing</p> <p>2014/2016</p> <p>Ongoing</p> <p><u>On-going</u></p>

- 3.32 Amend Direction 1, Policy 1.3 'Integration of land use and infrastructure' by amending 'Action 16 – Transport' to read as follows:

	Issue	Actions	Implementation
16	TRANSPORT <ul style="list-style-type: none"> The need to provide sufficient and appropriately location 	<ul style="list-style-type: none"> Continue to liaise with New Zealand Transport Agency with respect to state highway 	<p>Ongoing</p>

	<p>industrial land, particularly near strategic transport routes.</p> <ul style="list-style-type: none"> Ensuring that the district's transport network supports new growth areas and establishes appropriate links between townships and adjoining districts. 	<p>improvements and the implementation of CRETS.</p> <ul style="list-style-type: none"> Continue to monitor and investigate options for heavy vehicle bypasses around township e.g. Lincoln. <u>Continue to liaise with Canterbury Regional Council regarding the provision of public transport.</u> 	<p>Ongoing</p> <p><u>Ongoing</u></p>
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Discussion

Growth within the Greater Christchurch area

Sub No	Submitter		Question from Submission Form
1	Malvern Community Hub		Q2 & QG
13	Bryan & Helen Pidwerbesky		Q3
27	Heather Jonson		Q3
29	MG & JM Austin		QG
30	Pinedale Enterprises Ltd and Kintyre Pacific Ltd		QG
39	Mark Larson & Others		QG
46	Canterbury Regional Council		Q5a

- 3.33 The above submission points relate specifically to urban growth issues within the Greater Christchurch Area that are addressed throughout Direction 1, but particularly in relation to Policy 1.2 'Concentrate urban expansion within the Greater Christchurch area'. Of note, the Malvern Community Hub (1) states that there is an assumption that growth will happen close to Christchurch. This assumption is based on strategic planning and population growth projections that have been undertaken by the Council (and the wider Strategic Partners) within the previous 10 years, but most recently in response to earthquake recovery. Provision of sufficient and appropriately zoned land to accommodate up to 80% of Selwyn's urban growth over the next 20 years within the Greater Christchurch area is now a statutory requirement of the LURP. As such, it is appropriate that Selwyn 2031 provides a supporting framework for all LURP Actions, while extending the benefits of strategic planning to the wider district.
- 3.34 Bryan & Helen Pidwerbesky (13) express their support for all new urban development, including rural-residential, to occur in or adjacent to existing townships, however they consider that a greater range of allotment sizes should be provided within close proximity to Rolleston, West Melton, Lincoln and Prebbleton. The submitters also suggest that any stormwater disposal issues around Lincoln and Prebbleton could be addressed by requiring rainwater retention on lots less than 4ha. Heather Jonson (27) wishes to retain the existing small village characteristics of Lincoln, Tai Tapu, Prebbleton and Springston by building new townships if necessary. On the basis of the provisions contained within both the higher order RPS and LURP there is little scope for Selwyn 2031 to provide for urban development (lots less than 4ha) outside existing or identified greenfield urban growth areas within the Greater Christchurch area, unless within an area ear-marked for rural-residential growth under the Rural Residential Development Strategy. As such, no changes are recommended.
- 3.35 Pinedale et al (30) seeks the identification of their land at Two Chain Road, Rolleston as a new greenfield business area through a review of RPS provisions. Similarly, MG & JM Austin (29) request the identification of additional greenfield residential land at West Melton, while Mark Larson (39) seeks the identification of their land at Prebbleton as a new greenfield residential area within the RPS. In considering these submissions it is recognised that it may be possible to amend the RPS as a result of ongoing monitoring and review of the uptake of both business and residential land in accordance with Chapter 6, Policy 6.3.11 'Monitoring

and Review' of the RPS. It is further noted that the LURP states⁴ that Environment Canterbury will formally review the Land Use Recovery Plan in collaboration with the strategic partners by April 2015, or sooner if directed to do so by the Minister for Canterbury Earthquake Recovery. It is also stated that all aspects of the Land Use Recovery Plan will be reviewed, and in undertaking the review Environment Canterbury must obtain the views of greater Christchurch communities generally. The Minister will then consider any recommended changes and how they are to be given effect to, including any process required. If subsequent changes are made to the LURP (and subsequently to the RPS), Selwyn 2031 can be updated to reflect such amendments, where required. It is therefore appropriate that the LURP Review process be recognised within Action 1 of Selwyn 2031, as set out in the 'Recommendations' below.

- 3.36 In relation to the submitters' requests, it is considered that as the above-mentioned reviews have yet to be undertaken and that the provision of additional business or residential land would necessitate extensive community consultation, particularly in regard to any expansion of West Melton, it is not considered appropriate for Selwyn 2031 to pre-empt any future decision-making in this regard. It is noted that further discussion relating to the provision of business land can be found under Direction 2.
- 3.37 Canterbury Regional Council (46) submits that Policy 1.2, Action 10 'Location of Urban Development' should be amended to ensure that urban activities do not occur outside of existing urban or priority greenfield areas within the Greater Christchurch area. It is considered that Action 10 already satisfies this submission point and it is envisaged that a wider review of the District Plan will ensure that the District Plan gives effect to all aspects of Chapter 6 of the RPS. As such, no amendments to Draft Selwyn 2031 are considered necessary.

Recommendations

- 3.38 Amend Direction 1, Policy 1.1 'Strategic Approach to Managing Urban Growth' by amending 'Action 1 – Provision of Zoned Land for Urban Growth' to read as follows:

	Issue	Actions	Implementation
1	PROVISION OF ZONED LAND FOR URBAN GROWTH <ul style="list-style-type: none"> Provide enough residential and business zoned land to accommodate projected growth in the District for at least the next 10 years. 	<ul style="list-style-type: none"> Prepare an Area Plan for: <ul style="list-style-type: none"> Darfield and the surrounding environs; Leeston and the surrounding environs. Prepare a Rural Residential Development Plan for the Greater Christchurch area. Review existing Structure Plans for: <ul style="list-style-type: none"> Lincoln; Rolleston; and Prebbleton. Establish and implement a system to monitor the uptake of existing zoned land (both residential and business) across the district. <u>Participate in the review of the Land Use Recovery Plan</u> 	<p>Initiated by SDC in 2014/2016</p> <p>Initiated by SDC in 2013</p> <p>Initiated by SDC in 2015/2016</p> <p>Ongoing</p> <p><u>2015</u></p>

⁴ Land Use Recovery Plan, page 43

		<u>process (to be undertaken by Environment Canterbury).</u>	
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Discussion

Growth within the Malvern Area

Sub No	Submitter	Question from Submission Form
2	Darfield Township Committee	Q1
10	Ann Shepherd	Q1
12	Ross Boyce	Q2, Q3, Q5a & QG
13	Bryan & Helen Pidwerbesky	Q3
15	Judith Pascoe	QG
19	Catherine Field	Q3
21	Marj White	Q2, Q3 & Q5a
22	Springfield Township Committee	Q1, Q2, Q3 & QG
23	W.H & H.M Milliken	Q1, Q2, Q3 & QG
26	Darfield Shooting Centre	QG
31	Brian Redfern	QG
32	Mark Tammett	Q1, Q2, Q3 & QG
33	Warwick & Celia James	Q1
34	David & Anna Abbott	Q1, Q2 & QG
35	Jane Mulholland	Q1
37	Jessica Packer	Q1
44	Helen & Matthew Reed	Q1
46	Canterbury Regional Council	Q3
47	Leslie Barnett	Q1
48	Graeme Dawson	QG
52	Sheridan Manning-Smith	QG

- 3.39 The submissions by the above parties can be generally grouped into those relating to either Darfield or Springfield townships. Each is addressed in turn below.

Darfield

- 3.40 The Darfield Township Committee (2) and Judith Pascoe (15) support the (urgent) need for strategic planning within Darfield and surrounding townships, particularly with regard to the provision of industrial and business zoned land within Darfield. Jane Mulholland (35) subsequently identifies a number of issues that will need to be addressed as part of the recommended Area Plan process, including water quality, wastewater treatment and disposal, roading and tourism. Recognition of Darfield as a 'Service Township' was supported by Brian Redfern (31) and Helen & Matthew Reed (44), however these submitters emphasised the need for the Area Plan to consider the provision for additional Living 2 zoning

on the western township boundary (31); and the reinstatement of a Living X zone that was contained in the 1995 Proposed District Plan (44). The Darfield Shooting Centre (26) has also submitted to ensure that potential reverse sensitivity effects on this activity are considered as part of any proposed rezoning or residential intensification in its vicinity. It is considered that all of these issues, including the provision of sufficient and suitable land to cater for all forms of projected urban growth will be addressed through the Area Plan process. As such, no changes are recommended to Selwyn 2031 arising from these submission points.

- 3.41 In saying this, it is noted that there is a recommendation to include a broad 'reverse sensitivity' issue canvassing the potential for residential growth to result in reverse sensitivity effects on a number of existing activities, including recreational activities (e.g. Darfield Shooting Centre) under Direction 1, Policy 1.1 'Strategic Approach to Managing Urban Growth' (overleaf). This amendment may therefore alleviate this submitter's concerns to some extent.

Springfield

- 3.42 A large number of submissions received on Draft Selwyn 2031 raised issues in relation to Springfield Township and the potential development of surrounding land. Overall, the submissions are supportive of the need to undertake a strategic planning exercise to assess the adequacy of the existing zoning to cater for projected residential and business growth in and around the township. The submitters also expressed a strong desire for this to occur quickly in order to accommodate the additional demand anticipated by development occurring in the wider area, including the Porter Heights Ski Resort, Fonterra milk powder processing plant and construction of the Central Plains Water Scheme.
- 3.43 Particular concerns are raised regarding the need to improve the supply and quality of Springfield's water supply (12, 22, 23, 32, 34, 48 & 52); the provision of rural-residential land (22, 23, 32 & 34); the ability to establish dwellings on existing 'under-sized' lots (22, 32 & 34) promotion of Springfield as a tourist stopover (22, 23 & 48); and accessibility between the Domain and the commercial area (22). It is considered that all of these matters, together with a review of the existing zoning and provision of residential, rural-residential and business activities, will be considered through the wider Malvern Area Plan process. Draft Selwyn 2031 currently indicates that this process will be initiated by Council in 2014/2016. The subsequent implementation of the Area Plan, including any changes to the District Plan, are anticipated to occur following the adoption of the Area Plan, being within the next 2-3 years. While the timing of this work may be longer than the Springfield community wish, it is considered necessary that Springfield is considered within the context strategic planning framework of the wider Malvern Area Plan, rather than in isolation to it. It is also recognised that any changes to the District Plan need to be justified in accordance with the requirements of s32 of the Resource Management Act 1991. On this basis, no changes to Selwyn 2031 are considered necessary.

Recommendations

- 3.44 No changes to Direction 1 recommended as a consequence of these submission points.

Other recommended amendments to Direction 1

- 3.45 The submissions from New Zealand Defence Force (20) and Lincoln University, AgResearch and Plant and Food (38) regarding the need to protect strategic infrastructure and education and research activities (respectively) from potential reverse sensitivity effects has highlighted the need to insert a similar clause under Policy 1.1 'Strategic Approach to Managing Urban Growth' as it relates to the potential for new urban development to also create reverse sensitivity effects on existing rural, recreational, education and research activities. It is therefore recommended that Draft Selwyn 2031 be altered to insert an additional 'Issue 7 – Reverse Sensitivity' under Policy 1.1 'Strategic Approach to Managing Urban Growth'. The recommended Action to address this issue is to ensure that the District Plan contains appropriate provisions in this regard as part of a review of the District Plan.
- 3.46 It is noted that Policy 1.2 'Concentrate urban expansion within the eastern townships of the district' should be updated to instead refer to the Greater Christchurch area, which is consistent with the terminology used in the RPS and within the subsequent text of Policy 1.2 "Provide sufficient zoned land to accommodate projected household and business growth and to assist earthquake recovery within the Greater Christchurch area".
- 3.47 It is considered that reference to the Area Plans to be prepared for Leeston and Darfield and their surroundings should instead be referred to as the "Ellesmere" and "Malvern" Area Plans, respectively. This change in terminology will ensure that all townships within the wider catchment are considered part of the Area Plan process, with both Leeston and Darfield continuing to be the main focus as Key Activity Centres.

Recommendations

- 3.48 Amend Direction 1, Policy 1.1 Strategic Approach to Managing Urban Growth by:
- (a) inserting a new issue 'Issue 7 – Reverse Sensitivity' (and renumber subsequent Issue 7 to Issue 8) with the following text:

	Issue	Actions	Implementation
7	<u>REVERSE SENSITIVITY</u> • <u>New urban development has the potential to create reverse sensitivity effects on existing rural, recreational, education and research activities, where new residents complain about the effects of existing activities.</u>	• <u>Ensure that the District Plan contains appropriate provisions to minimise the potential for reverse sensitivity effects on existing rural, recreational, education and research activities from new urban development as part of a review of the District Plan.</u>	<u>2015/2017</u>

- 3.49 Amend Direction 1, Policy 1.2 by amending it to read:
- "Concentrate urban expansion within the ~~eastern townships of the district~~ **Greater Christchurch Area.**"
- 3.50 Amend all references to the Leeston and Darfield Area Plans to "Ellesmere" and "Malvern" Area Plans, respectively.

4.0 Direction 2: A more prosperous community

Overview of Direction 2

- 4.1 Economic viability and self-sufficiency is important to any area striving to grow or experiencing growth. The Selwyn District is one of the strongest growing economies in the country. Key to this economic growth has been the population growth the district has been experiencing as one of the fastest growing areas in the country. There has also been a shift in business location within the wider Christchurch area from east to west following the Canterbury earthquake events.
- 4.2 To support the anticipated future growth and encourage continued economic development Selwyn 2031 seeks to:
- Maintain a secure and productive resource base;
 - Protect and enhance strategic transport corridors between townships and key strategic infrastructure;
 - Ensuring adequate and appropriate land for commercial and industrial uses, and
 - Ensuring transport connections within towns and between homes and jobs is provided for.
- 4.3 A prosperous community will be able to be more self-sufficient through increased business and employment opportunities for its residents and to ensure sustainable economic growth.
- 4.4 The district's economy has a number of different facets but is still primarily reliant on its agricultural sector. This sector is changing in land use but continues to grow, which is evident by the establishment of three large scale milk factories (Synlait, Fonterra and Westland Dairies) in the district to support the increase in dairy farming operations in Canterbury over the last decade. However other areas are also expanding including the industrial sector, which is led by the Izone development in Rolleston. Research Centres at Lincoln are also contributors to employment in the district and are relatively unique to Selwyn. Tourism is an expanding sector and one with much potential for the district. The idea of increasing and providing for tourism opportunities is a common theme in many of the submission on Selwyn 2031.

Activity Centres

- 4.5 Most towns in the district have an activity centre, although they differ significantly in size, purpose and level of service. An activity centre is the existing commercial / business centre identified as focal points for employment, community activities retail, services or conveniences.

Key Activity Centres	Rolleston	Rolleston is the largest activity centre and is the primary focus of much of the districts future retail and commercial activity. The Rolleston KAC will have a diverse variety and range of retail and commercial activities and in conjunction with the smaller centres will be able to support the districts retail and commercial needs.
	Lincoln	Lincoln will also have a range of retail and commercial services but not to the same extent as Rolleston. As such it will act as a secondary commercial centre to Rolleston.
	Darfield and Leeston	These centres will also have a range of retail and commercial services but will play a secondary role to the Lincoln activity centre in the overall activity centre network. These centres will likely have a rural focus on the goods and services provided compared to Rolleston and Lincoln. They will serve a large rural area and in some cases smaller townships in the surrounding area of each town.

Service Activity Centres	West Melton and Prebbleton	Service Activity Centres will provide goods and services to residents of the town as well as the wider rural area. However there will still be a reliance on the Key Activity Centres for larger scale businesses and more variety in retail and commercial activities.
Rural Activity Centres	Coalgate, Southbridge, Dunsandel, Castle Hill	Rural Activity Centres are the smallest activity centres and are primarily focused on convenience of local residents with some services offered to the surrounding rural area. For more variety in retail and commercial activities these centres will rely on the Service Activity Centres or the Key Activity Centres. Function is based on providing a high amenity residential environment and primary services to Rural Townships and surrounding rural area.

- 4.6 Underpinning any successful economy and an aspect that is crucial in moving towards greater self-sufficiency is a safe and efficient transport network. Such a network enables goods to be moved and to provide people with access to social services, employment and a range of other services. Key parts of the transport network in Selwyn are the state highways and rail lines as these networks provide key connections for freight movement to Christchurch, Lyttelton Port (the Port) and the Christchurch International Airport (CIA). These corridors are also advantageous for the rural sector in moving stock, crops and other goods. The Port and the CIA are key import and export hubs and both road and rail provide key access routes to these facilities from the Selwyn District. The district's key transport routes are important in supporting and providing for economic development (freight movement) and population growth (commuter corridors) in the Selwyn District.

Supporting policies

- 4.7 The supporting policies for Direction 2 are:

2.1 *Self Sufficiency*

Encourage self-sufficiency at a district-wide level to support sustainable economic growth and wellbeing of both urban and rural communities

2.2 *Economic Growth*

Ensure that appropriate land, advice and assistance is available for business activities

2.3 *Transport Systems*

Continue to improve strategic freight networks, and accessibility between townships and adjoining districts

Key actions

- 4.8 Key actions identified to implement Direction 2 include:

- Strengthen key economic activities by protecting the function of Rolleston, Lincoln, Darfield and Leeston as Key Activity Centres.
- Define and identify Activity Centres in the District Plan in accordance with the Activity Centre Network.
- Review District Plan provisions to ensure tertiary facilities, research centres and agricultural research farms are sufficiently provided for and protected from increased development.
- In the Area Plan for Leeston and its environs consider where additional industrial land should be located if required.
- Implement a 'one network' in line with the Greater Christchurch Transport Statement and other related initiatives.

Key questions

4.9 The key questions from the submission form relating to Direction 2 are:

2. *What do you think the priorities are for the future development of Selwyn?*

5b. *Do you have any comments on:*

Activity centres network approach concept, which categorises townships according to their specific role of providing a focal point for business and community services (e.g. Key Activity Centres, Service Activity Centres and Rural Township Centres).

6. *What do you think of the district-wide self-sufficiency concept included in this strategy?*

Key issues

4.10 The key issues raised in submissions that relate to Direction 2 are:

- Activity Centres
- New Business Zoning
- Self sufficiency
- Transport
- Tourism

4.11 Each of these issues is discussed below.

Discussion

Activity Centres

Sub No	Submitter	Question from Submission Form
1	Malvern	Q2 & Q5b
3	NZTA	Q5b
5	Paul McOscar	Q5b
7	Angelene Holton	Q5b
8	Stephen Phillips	Q5b
10	Ann Shepherd	Q5b
11	Callum Wood	Q5b
12	Boyce Holdings Pty Ltd	Q5b
15	Judith Pascoe	Q5b
18	John Reid	Q2
19	Catherine Field	Q5b
21	Marj White	Q5b
30	Pinedale Enterprises Ltd and Kintyre Pacific Ltd	General
32	Mark Tammett	Q5b

34	David and Anna Abbott	Q5b
35	Jane Mulholland	Q5b
39	Mark Larson and others	General
40	Malvern Business Association	Q5b
43	Castle Hill Village Community Association	Q5b
46	Canterbury Regional Council	QQ2
49	Katy Norton	Q5b

- 4.12 There was a high level of support for the Activity Centre Network within the above submission points. Submissions sought meaningful consultation and dialogue in the development of the Key Activity Centres (KAC). Key aspects raised by submitters include:
- Consideration of new centres (particularly Springfield);
 - Opportunity for events;
 - Create more demand for services;
 - Provide for local employment.
- 4.13 Each activity centre will play a specific role within the Activity Centre Network. A centres composition will vary depending on its scale and service requirements. The network will allow for a more efficient and stable retail / commercial market in Selwyn. This will also enable smaller activity centres to be more specific and efficient in in what services and goods they provide for their local areas and residents. Action 22 of the Draft Selwyn 2031 seeks to define and identify activity centres. This will begin in 2014/2015 and will likely form part of the Area Plan processes for the Ellesmere and Malvern areas. This will involve significant public consultation and input ensuring the centres are appropriate for each community's need and function within the overall Activity Centre Network. As part of this process, new activity centres may be identified.
- 4.14 Many of the submissions highlighted important issues or ideas generally for the District's Activity Centre Network and/or for specific towns. However these issues or ideas are more relevant for consideration through the development of Area Plans or subsequent plan changes where specific details and needs of communities can be considered.
- 4.15 Two submissions raised points identifying and addressing specific actions in the Draft Selwyn 2031 relating to Activity Centres. The submission from Pinedale Enterprises *et al* (30) seeks to amend Action 24 to state "that the Selwyn District Council seeks an amendment to the Regional Policy Statement in order to provide for development of land outside of the identified priority areas for urban business zones, including the submitter's site on Two Chain Road".
- 4.16 The need for and location of business land has already been considered thoroughly for the metropolitan Greater Christchurch Area through the development of Proposed Change 1 (PC1), which has been superseded by the LURP and chapter 6 to the Regional Policy Statement (RPS). Without amending the LURP or RPS providing any new business zones would be inconsistent with the LURP and would therefore be inappropriate. The amount and location of business land has been considered and allocated in partnership with key stakeholders (including Christchurch City and Waimakariri Councils). As discussed in paragraph 3.35, there is a possibility that the RPS can be amended as a result of on-going

monitoring and review of business land uptake. It is not considered appropriate for Selwyn 2031 to pre-empt any future decision making process. Also as s stated in paragraph 3.35 the LURP will be reviewed by April 2015 and this is considered to be the most appropriate process to discuss growth within the greater Christchurch Area.

- 4.17 The submission from Canterbury Regional Council (46) supports Action 25, particularly the need for an Area Plan for Darfield which should also be subject to the provision of appropriate water supply and waste water infrastructure. In supporting Action 22, CRC noted that the term KAC has a very specific meaning in the Regional Policy Statement (RPS), specifically to the UDS area, and its application to other settlements (Leeston and Darfield) may cause some uncertainty as to their status. The identification and classification of townships into a hierarchy that reflects their role and function is supported by CRC, however it is considered that Selwyn 2031 should use different terminology to the RPS in order to avoid any confusion.
- 4.18 With regard to CRC's submission point on Action 25, an Area Plan for Darfield will consider the provision of appropriate water supply and wastewater infrastructure. In relation to the submission point on Action 22, it is considered that the specific meaning and definition of what makes up a KAC can and is appropriately associated with what is envisaged from the Leeston and Darfield business areas. It is acknowledged that chapter 6 of the RPS, where KACs are discussed, relates to the UDS area. However there is no reason why this term, cannot be used elsewhere (i.e. outside the UDS area). This creates consistency and more clarity as to the role Darfield and Leeston play in the Activity Centre Network and the district overall.

Recommendations

- 4.19 No changes to Direction 2 are recommended as a consequence of these submission points.

New business zoning

Sub No	Submitter	Question from Submission Form
7	Angelene Holton	Q2
15	Judith Pascoe	Q2
22	Springfield Township Committee	General
24	Lincoln Land Development	General
25	Ngai Tahu Property Limited	General
30	Pinedale Enterprises Ltd and Kintyre Pacific Ltd	General
34	David and Anna Abbott	Q2
38	Lincoln University, New Zealand Institute for Plant and Food Research Ltd, AgResearch Ltd	General
44	Gulf Central Properties Ltd	General

4.20 There were a number of submission points seeking consideration for further business zonings or business priority areas to be included in the RPS. There was particular support for such consideration to Springfield (22), Lincoln (24, 25, 38), and Rolleston (30) and along State Highway 1 between Rolleston and Templeton (44). These submissions either requested a general consideration to providing more business land to enable community growth or requested specific changes to Actions of the Draft Selwyn 2031. The issue of providing new zonings, including business zonings, has been discussed previously in this report under *Growth within the Greater Christchurch Area* and *Growth in the Malvern Area* under the Direction 1 comments.

4.21 Some submission points specifically addressed actions in the Draft Selwyn 2031 relating to business zones. Submissions from Lincoln Land Development (24) and Ngai Tahu Property Limited (25) generally supported Policy 2.2 and the actions within. Lincoln University et al (38) also provided general support for Policy 2.2 and in particular Action 26, as it provides an opportunity to review the relevance of the current Business 3 zone applying to the University and CRI sites. The action also potentially takes an integrated land use planning approach to the Hub project as a whole but seeks a minor amendment. However the submission requested a minor amendment to the wording of Action 26 to provide further clarification on the intent of the action. This amendment is considered appropriate and is highlighted below:

"Review District Plan provisions to ensure tertiary education facilities, research centres and agricultural research farms are sufficiently provided for and protected from increased development."

4.22 Submissions identifying and addressing specific actions in the Draft Selwyn 2031 relating to new business zones and/or relating to a specific site were received from Springfield Township Committee (22), Pinedale et al (30) and Gulf Central Properties Ltd (44). Springfield Township Committee (22) seeks general business zoning along State Highway 73 through the township. Pinedale et al (30) seeks amendments to Action Points 21 and 27 to consider land bounded by Two Chain Road, State Highway 1, Walkers Road and Railway Road for business zoning. While Gulf Central Properties Ltd (44) seeks consideration of land north side of SH1 between Rolleston and Templeton for rezoning to business purposes.

- 4.23 The submissions from Pinedale et al (30) and Gulf Central Properties Ltd (44) both requested specific changes to draft actions or new actions entirely to allow for their land to be zoned for business purposes. There are a number of actions points with Draft Selwyn 2031 that will provide for the consideration sought in submissions for additional business zoning.
- 4.24 For rural townships, outside the UDS area, business land quantity and location will be considered through the development of the Area Plans. The business activity review (Action 26) will also help inform the Area Plan development on the need and location for more business land as referred to in the Springfield Township Committee submission.
- 4.25 For areas within the UDS area quantity and location of business land has been considered in some detail through PC1 (now superceded by Chapter 6 of the RPS) and recently the LURP (and subsequent RPS provisions). These documents all either sought or seek consolidation of business land to townships, with the quantity being considered at a sub-regional level. Council's ability to provide for more business land, particularly in the UDS area, is significantly restricted by the growth directions of the RPS and the LURP. It is within this context that little consideration can be given to new business areas in the UDS area. As discussed in paragraph 3.35 above there is a possibility that the RPS can be amended as a result of on-going monitoring and review of business land uptake. It is not considered appropriate for Selwyn 2031 to pre-empt any future decision making process. The LURP review process has been recommended to be recognised in Action 1 in the discussion of growth within the Greater Christchurch Area section, discussed previously.

Recommendations

- 4.26 Amend Direction 2, Policy 2.2 'Economic Growth' by amending 'Action 26 – Additional land required for innovation hub ' to read as follows:

	Issue	Actions	Implementation
26	<p>ADDITIONAL LAND REQUIRED FOR INNOVATION HUB</p> <ul style="list-style-type: none"> Lack of sufficient land area to cater for expansion of research institutes while avoiding reverse sensitivity issues. With increasing population there will be growth pressures (i.e. reverse sensitivity effects) around nationally important research facilities (e.g. Plant and Food, AgResearch, Landcare Research). 	<ul style="list-style-type: none"> Give consideration to the appropriate amount and location of Business 3 zoning or similar to provide for appropriate expansion of tertiary and research facilities (e.g. Lincoln innovation and technology park) Review District Plan provisions to ensure tertiary education facilities, research centres and agricultural research farms are sufficiently provided for and protected from increased development. 	2015/2016

Self sufficiency

Sub No	Submitter	Question from Submission Form
1	Malvern Community Hub	Q6
2	Darfield Township Committee	Q6
4	David and Juliette Gross	Q6
5	Paul McOscar	Q6
6	Rev. Stephanie Wells	Q6
7	Angelene Holton	Q6
12	Ross Boyce C/- Boyce Holdings Pty Ltd	Q6
13	Bryan & Helen Pidwerbesky	Q6
17	Lindsay McCrone	Q6
18	John Reid	Q6
19	Catherine Field	Q6
21	Marj White	Q6
22	Springfield Township Committee	Q6
23	W.M.& H.M.Milliken	Q6
27	Heather Jonson	Q6
34	David and Anna Abbott	Q6
35	Jane Mulholland	Q6
36	Canterbury Regional Council	General
40	Malvern Business Association	Q6
46	Canterbury Regional Council	Q1
47	Leslie Barnett	Q6
49	Katy Norton	Q6

- 4.27 Question six of the consultation form asked specifically for thoughts on the self-sufficiency concept outlined in the Draft Selwyn 2031. The majority of the submissions either favoured this out right or agreed with it subject to some change or additional comment. Many saw the need for Selwyn to become more self-sufficient and saw the ability to access a range of services and activities in the district as important. Some comments highlighted the fact that Christchurch was seen as a more desirable service base at present but this may change as Rolleston grows. Some of the submissions (1, 5, 17, 18) raised the idea of self-sufficiency as being commendable but felt it to be unrealistic as not all the factors that contribute to creating a more self-sufficient district were in Council control. It would also be difficult to achieve while so many residents are employed in Christchurch.

- 4.28 To help achieve greater self-sufficiency some submissions stated that Council needs to actively promote growth and development across the district. Katy Norton (49) believed there needed to be a degree of self-sufficiency within the rural centres themselves, in terms of supporting rural activities in the rural areas, as well as catering for the local community. There was a view in the submissions (12, 27, 34, 40, 49) that the concept of self-sufficiency had to be extended to include rural townships, including providing business zones in small townships to provide for the establishment of varied services (medical centres, petrol stations, supermarkets, pharmacies and local businesses). It was particularly clear that residents in the Malvern Area felt that self-sufficiency was important as most people in Malvern don't and won't travel to Rolleston to shop. As such there should be a focus to the Malvern area, particularly Darfield in providing a greater range of services.
- 4.29 The concept of self-sufficiency in Selwyn 2031 is a high level approach that most actions play part in achieving. The submissions were mainly positive, with some criticism of the ability to implement the idea of self-sufficiency. It is a fair comment that Council does not control all aspects of what leads to self-sufficiency (particular the demand). However Council can influence and encourage growth through supply of land, appropriate zonings and a planning framework to encourage business and housing growth. Council in the past has taken the initiative and gone a step further in developing land (i.e. IZone Industrial Park). However this is only one aspect to achieving greater self-sufficiency and Council cannot be relied to always take a developer role. The goal of self-sufficiency in Selwyn 2031 is a high level goal to be achieved over time. It is recognised that Christchurch will always provide larger, more varied services and so there will always be a reliance on Christchurch for a number services, particularly those of a larger scale. Selwyn 2031 highlights the issues facing the District and the need to move towards self-sufficiency and the difficulties in achieving this. The idea of self-sufficiency can be applied to individual centres on a smaller scale in that they need to be as sufficient as possible for the residents and surrounding community but will rely on the KAC's and in particular Rolleston, as district centre, just as the District will have a reliance on Christchurch.
- 4.30 A submission point from Canterbury Regional Council related specifically to Policy 2.1 (self-sufficiency) Action 23 on housing options and suggested that to create more variety and choice in housing changes to the District Plan are required to allow for variation in lot sizes and house styles. With regard to the comment on Action 23 this is a broad, high-level action and the idea of providing more variety and choice in housing is covered in more detail in Policies 3.1 and 3.2, particularly Actions 34 and 38.

Springfield

- 4.31 There were a number of submissions that were specific to Springfield with regard to the concept of self-sufficiency. A submission (22) from the Springfield Township Committee, which was widely supported by other submissions sought the following in achieving more self-sufficiency:
- Better access to broadband for locals, businesses, tourists and visitors alike.
 - Cater for mountain staff accommodation.
 - Cater for tourists eating, sleeping and recreational requirements.
 - Reduce the speed through the township to 50km/phr.
 - Parking plan to cater for increased growth.
 - Provision of services supporting local residents and businesses such as health care.
 - An overall district plan for Springfield.

- A clear traffic management strategy to cater for increased tourists to the area.
- Old West Coast Rd, SH73, traffic speeds through towns.

4.32 Although some of these relate to transportation issues and community facilities they would fall under the broad umbrella of what makes a district self-sufficient. The issues raised in Springfield Township Committee submission are relevant to creating greater self-sufficiency at local and district level. However many of the issues highlighted can and will be considered through the development of the Area Plan, which is already an action of Selwyn 2031. The transport issues highlighted are covered in the transport actions under policy 2.3.

Recommendations

4.33 No changes to Direction 2 are recommended as a consequence of these submission points.

Transport

Sub No	Submitter	Questions from submission form
1	Malvern Community Hub	Q4
3	New Zealand Transport Agency	Q1 and General
5	Paul McOscar	Q2
6	Rev. Stephanie Wells	General
7	Angelene Holton	Q2
22	Springfield Township Committee	General
24	Lincoln Land Development	General
27	Heather Jonson	General
35	Jane Mulholland	Q2
36	Canterbury District Health Board	General
38	Lincoln University, New Zealand Institute for Plant and Food Research Ltd, AgResearch Ltd	General
40	Malvern Business Association	General
42	John Greenslade	General
50	Jo and David Frecker	General
52	Sheridan Manning-Smith	General

- 4.34 The majority of submissions were supportive of the transport direction and actions, however some did request changes and further consideration of other issues. The New Zealand Transport Agency (NZTA) supported the 5 directions of Selwyn 2031 in their submission (3). The NZTA agreed that it is important to have an efficient and effective transportation network and were supportive of working together to support new growth, improvements to strategic freight networks and linkages through a one network approach. This was also supported by the Canterbury District Health Board (CDHB) in their submission (36) but they did recommended that the Council prepare a strategic plan to consider and develop public and active transport linkages and infrastructure, as part of the 'one network' transport approach. Councils *Walking and Cycling Strategy* already plays a role as strategic document developing public linkages. The *Walking and Cycling Strategy* informs Asset Management Plans, which inform the Long Term Plan so does have a strategic and long term influence on public linkages. On top of this the Regional Council takes the lead on public transport and Council engages with them on routes and requirements. Council also facilitates where possible public transport infrastructure (e.g. bus shelters). Action 32 also outlines a number of points to be undertaken on an on-going basis to provide for and increase public transport opportunities.
- 4.35 Submissions 24, 28 and 42 all related to the reference and implementation of Christchurch Rolleston and Environs Transportation Study (CRETS), particularly the Lincoln bypass and the Rolleston Lincoln corridor. These submissions sought the removal of any reference to the implementation of these projects on the grounds that:
- There is no rigorous assessment of effects;

- currently no firm commitment or financial provision for the projects; and
- There remains insufficient justification

- 4.36 The removal of any CRETS references is not considered necessary or appropriate. CRETS is a study that focused on identifying shortcomings in the strategic transport network to the southwest and south of Christchurch and developing and assessing various options to find a strategy to counter the short comings identified. The projects identified in CRETS are options but options already considered and analysed, albeit at a high level. The Rolleston Lincoln corridor project has already been completed.
- 4.37 With regard to the Lincoln bypass project Council now also has the transport model for Lincoln that can better inform the issues and requirements for this project. A fully considered and robust analysis of this model is not yet possible as it is to be informed further by the Lincoln Hub development and the Town centre development, the impact of these is not yet known. Although no rigorous assessment has been undertaken to date, as suggested in the submissions above, Council now has the tools to do this when required. Feasibility studies have already been undertaken and Council staff have and will continue to seek guidance for the implementation of the Lincoln by-pass from Councilors through the development of the 2015 Long Term Plan. More information is need to get an accurate view on costs and potential use but this can only come once the traffic model has data from the hub and town centre projects. At a time when this project proves to be a viable solution to strategic traffic issues in and around Lincoln then more assessment will be undertaken. This could lead to a Notice of Requirement process as was undertaken for the southern motorway. Although it may not be absolutely necessary to reference CRETS in 2031, as it could stand on its own, it would be inappropriate not to as CRETS is a region wide strategic document, which Council is a partner of. Overall the consideration and financials for CRETS projects have begun and the projects mentioned in CRETS should also be highlighted and reference in Council strategic documents as potential projects for the future.
- 4.38 Other submissions also related to specific transport projects or ideas. Many of these are dealt with in the day to day operation of Council and as part of Asset Management Plans and individual Planning consents. These are highlighted and discussed below:

Rail to Christchurch

- 4.39 Council supports the use of rail in the medium term, which is already happening at Fonterra site in Darfield, the Westland Dairy Factory in Izone, with further potential for other projects in Izone to be serviced by rail. Council supports the use of rail for commuters in the longer term when the demand is higher. With the proximity to Christchurch, and the motor way extension shortening travel times, a feasible level of demand for rail may be some time. Any progression of rail use for commuter traffic is best dealt with and addressed at a regional level where Council would act as a partner as signatory to the Greater Christchurch Transport Statement.

Heavy vehicle effects on roading network / No trucks through the main street of Lincoln.

- 4.40 The impact of heavy vehicles is an on-going issue particularly as the District grows and developments like Fonterra, Synlait and Izone expand. Council has an on-going maintenance program for repairing damage to the roading network and Action 31 specifically looks at the need to cater for strategic freight networks while managing effects on local communities. CRETS projects are key to providing a sufficient network to move freight and heavy vehicles

- 4.41 As discussed above, CRETS includes a project to construct a southern bypass around Lincoln, which will go some way to reducing heavy vehicle movements through Lincoln, if it is constructed.

State Highways and speed limits in townships

- 4.42 Issues raised with State Highways included the need for more effluent stations (submission 52), crossings in townships and traffic speed through townships (submissions 6, 22). These issues are within the jurisdiction of NZTA. Council can play an advocacy role in trying to mitigate any issues but cannot implement these changes themselves. With regard to traffic speed this is a regular issue in the district and around the country. To ensure on-going safety of the road network Council has begun developing a Speed Limit Review to be implemented by 2015. At this stage the technical survey and recommendations have been developed on the speed limits in the District (Council roads). The next phase will be to consider recommendations practically (e.g. consider future growth areas) and then consult on the recommendations with Community boards and residents associations. Final recommendations will be considered by Council in 2015. It is considered appropriate to include the Speed Limit Review as an action of Selwyn 2031.

More parking and controlled parking to centres

- 4.43 Parking requirements were recently considered through Plan Change 12 to the District Plan, which was made operative in April 2013. For centres Selwyn 2031 provides the opportunity to consider carparking requirements further through the development of the Area Plans and through the development of the Key Activity Centres for Rolleston and Lincoln under the LURP.

Unformed/paper roads

- 4.44 The submission from Paul McOscar (5) highlighted an issue that some rural townships need an assessment of roading layout to confirm the need (or otherwise) of unformed/paper and road reserves. The Malvern Community Hub (1) also highlighted the issue more generally. Paper roads are generally are not a major problem for the majority of the District but an issue has been identified by Council in Coalgate where there are number of unformed roads resulting in property right and access issues. Council is looking to fund work on the legal status of these roads to inform how best to deal with the issues facing Coalgate. This review of paper road status in Coalgate is recommended to be included in Selwyn 2031 as an action under Action 30.

Recommendations

- 4.45 Amend Direction 2, Policy 2.3 'Transport Systems' by amending 'Action 30 – Efficient and safe transport network ' to read as follows:

	Issue	Actions	Implementation
30	EFFICIENT AND SAFE TRANSPORT NETWORK <ul style="list-style-type: none"> To maintain and develop effective and efficient transport routes and corridors to reduce congestion and improve safety and health issues. 	<ul style="list-style-type: none"> <u>Undertake a Speed Limit Review.</u> <u>Review the legal status of paper roads in Coalgate.</u> 	<u>2015/2016</u> <u>2015/2016</u>

Tourism

Sub No	Submitter	Question from Submission Form
5	Paul McOscar	Q1 and General
10	Ann Shepherd	Q2
12	Boyce Holdings Pty Ltd	Q1
19	Catherine Field	Q2
35	Jane Mulholland	General
43	Castle Hill Village Community Assoc.	Q2 and general

- 4.46 Tourism and its potential in the district was a strong theme in many of the submissions. The submission felt increasing tourist spending will benefit the economic and social well-being of community, support employment and development and this should be clearly recognised in Selwyn 2031. Most of the submissions that discussed tourism focused on the west of the district, including Glentunnel, Springfield, Castle Hill and the Alps. These submissions believed that Council needs to recognise the tourism element and enhance the destination factor of the area west towards the Alps and needed to take a greater interest in camping / stop over areas to capture and attract local and overseas tourists. Submissions from Springfield and Glentunnel highlighted the townships as being well placed to accommodate tourists' needs given the State Highways that run through these towns. Council can help in promoting the areas and provide opportunities for these areas to develop services for tourists.
- 4.47 The submission from Castle Hill Village Community Association (43) was particularly focused on tourism opportunities. They felt there needed to be a balance between the management of the high growth areas on the plains near Christchurch and the recreation and tourism values of Selwyn's high country. Castle Hill Village plays a key role in the development of a system of walking and biking trails in the Waimakariri Basin. Increasing numbers of visitors are making use of these trails as they become well known. The submission also states that Castle Hill Village will play its part in the provision of amenities as the development of the planned Crystal Valley Ski Area takes place. It is suggested that a potential visitor attraction could be investigated on land to the north of the village centre which would be ideal for the establishment of a beginners' ski area and year round luge.
- 4.48 Tourism has a significant role within Selwyn District, contributing to the local economy and employment. The background report highlights attractions, opportunities and challenges for the tourist sector in Selwyn. The background report also highlights future focuses including the Porters Ski Area development, a mini i-site information centre in Darfield and brand development through "Sensational Selwyn". It is agreed that this is an important and growing sector and Selwyn has many opportunities to enhance this area and support those in the industry.
- 4.49 Action 28 broadly covers the issues raised by the submitters in that it directs Council to continually investigate how best to compete for the tourist dollar. This will include the level of service at stop over and camping sites, promotions, taking advantage of strategic location of some towns on state highways and capitalising on any expansion at Porters Ski Area.

- 4.50 These actions will be implemented by the Council's Tourism Advisor, working collaboratively with the tourism sector in the district and with the local towns visited by tourists.

Recommendations

- 4.51 No changes to Direction 2 are recommended as a consequence of these submission points.

5.0 Direction 3: A great place to live

Overview of Direction 3

- 5.1 In order to ensure that Selwyn continues to be a great place to live, Draft Selwyn 2031 seeks to achieve a high standard of design through the development and implementation of guidelines and standards. Design standards and guidelines consider issues such as ensuring that households have adequate space and light, that roading is safe and makes it easy to access properties, and that subdivisions have enough reserve land, and are attractively designed for their location. In many areas of Selwyn, the range of housing options are limited. For example, in Rolleston and Lincoln there are few small one or two bedroom homes but there is a demand for this type of home which will grow in the future as the population of our district ages. Equally, there are many homes on large sections but few more compact houses like townhouses. Selwyn 2031 focuses on developing more housing variety and choice for residents. As the district grows it will continue to be important to maintain the character of individual townships. That includes retaining the things that are unique about different townships, enhancing biodiversity and recognising and protecting areas of significance to Te Taumutu Rūnanga. Provision of arts and recreational opportunities are also recognised as being necessary for community wellbeing.
- 5.2 Draft Selwyn 2031 outlines that a great place to live can be achieved by:
- Implementing a strategic planning approach across the whole district;
 - Establishing a township network to provide a clear framework for managing the scale, character and intensity of urban growth within each of the district's townships;
 - Providing for a variety of housing choice to cater for a range of lifestyles and demographics;
 - Enabling tāngata whenua to occupy and use their ancestral land;
 - Implementing the Council's strategies and guidelines for achieving good quality urban design outcomes, including recognition, and where possible, enhancement of tāngata whenua values.
- 5.3 Overall, the strategy seeks to create high quality urban environments that build on the special character of existing townships, allows for a range of housing typologies, and generates opportunities for achieving other community aspirations that will ensure that Selwyn continues to be regarded as a great place to live.

Supporting policies

- 5.4 The supporting policies to Direction 3 include:
- 3.1 *Character and identity*
Strive to maintain the character of each township by reinforcing and enhancing key attributes and features, safeguarding cultural and historic values, rural outlooks, access to the great outdoors and other community aspirations.
- 3.2 *Variety and choice*
Continue to welcome a diversity of people, their lifestyles and aspirations by allowing for a choice of living environments and housing types, including papakainga housing.
- 3.3 *Development Quality*
Ensure that future development achieves high quality urban design outcomes to create attractive living environments.

Key actions

5.5 Key actions identified to implement Direction 3 include:

- Promote and provide for a mix of housing options that provide choice on size, density and location of houses (ongoing).
- Help Te Taumutu Rūnanga facilitate Papakainga housing (ongoing).
- Require Outline Development Plans from developers showing how key attributes and features can be integrated into the subdivision design (ongoing).
- Initiate a review of all Living Zones, including rural residential zones, as part of a review of the District Plan (2018/2019).
- Consider existing zoned land and residential densities in preparing the Ellesmere and Malvern Area Plans (2014/2016).
- Monitor and review the effectiveness of design guides and Outline Development Plans in achieving objectives about housing choice and design standards (ongoing).

Key questions

5.6 The key questions from the submission form relating to Direction 3 are:

7. *Do you think that the Council should encourage a greater range of housing options in Selwyn in the future?*
8. *What do you think of the section sizes, subdivision layout, pedestrian or cycleways or types of houses within the new growth areas?*

Key issues

5.7 The key issues raised in submissions that relate to Direction 3 are:

- Housing choice; and
- Quality and functioning of urban areas.

5.8 Each of these issues is discussed below.

Discussion

Housing choice

Sub No	Submitter	Question from Submission Form
2	Darfield Township Committee	Q7
5	Paul McOscar	Q7
6	Rev. Stephanie Wells	Q7
7	Angelene Holton	Q7 & Q8
8	Stephen Phillips	Q7 & Q8
9	Karla Gunty	Q7
10	Ann Shepherd	Q7
12	Ross Boyce	Q7
13	Bryan & Helen Pidwerbesky	Q7 & Q8

15	Judith Pascoe	Q1 & Q8
16	Justin Busbridge	Q7 & Q8
17	Lindsay McCrone	Q7 & Q8
18	John Reid	Q7
19	Catherine Field	Q7
21	Marj White	Q7
22	Springfield Township Committee	Q7
23	W.M & H.M Milliken	Q7
27	Heather Jonson	Q7
32	Mark Tammett	Q7
34	David & Anna Abbott	Q7
35	Jane Mulholland	Q7
40	Malvern Business Association	Q7 & Q8
47	Leslie Barnett	Q7 & Q8
49	Katy Norton	Q7

5.9 The majority of the above submission points expressed support for the provision of a range of allotment sizes, both within townships and in terms of providing for rural lifestyle opportunities. In particular it is noted that the Darfield Township Committee (2) consider that the Council should support social housing, while Paul McOscar (5) states that facilities such as retirement villages should only be located in major townships where medical facilities are also present. Flexibility in the provision of allotment sizes was also sought (5, 23, 27, 32, 40 & 47), as was the ability to erect smaller housing types (6, 8 & 40), additional rural lifestyle properties less than 4ha (13, 15, 16, 17, 19, 22, 34 & 49) and a greater variety in tourist accommodation (12 & 22). Conversely, some submitters considered that too many small lots (i.e. 350m²) would be detrimental (8) and that rural townships should keep their rural feel with low density zoning (15, 27, 35). Another option suggested by Marj White (21) was to allow houses to be relocated into new subdivisions. Further discussion regarding subdivision within the rural area can be found under Direction 5.

5.10 On the basis that Draft Selwyn 2031 seeks to provide for a variety of housing choice to cater for a range of lifestyles and demographics through a range of mechanisms, no amendments are considered necessary as a result of the above submission points. In particular, it is noted that the preparation of Area Plans for the Malvern and Ellesmere areas will assess the adequacy and appropriateness of existing zoned land to meet the reasonably foreseeable needs of each community. The provision of additional rural-residential within the Greater Christchurch area has also recently been considered and identified through the preparation and adoption of the Rural Residential Strategy 2014.

Recommendations

5.11 No amendments recommended as arising from the above submission points.

Discussion

Quality and functioning of urban areas

Sub No	Submitter	Question from Submission Form
1	Malvern Community Hub	Q8
4	David and Juliette Gross	Q2 & Q8
5	Paul McOscar	Q8
7	Angelene Holton	Q2 & Q8
9	Karla Gunty	Q8
10	Ann Shepherd	Q8
12	Ross Boyce	Q8
15	Judith Pascoe	Q2
18	John Reid	Q8
21	Marj White	Q8
23	W.M & H.M Milliken	Q8
27	Heather Jonson	Q8
34	David & Anna Abbott	Q8
36	Canterbury District Health Board	QG
46	Canterbury Regional Council	Q1

- 5.12 The general thrust of the above submission points was to ensure that there are adequate amenities for communities to support themselves, with particular reference being made to the provision of cycleways and integration of housing, shopping and roading (1, 5, 7, 12, 15, 18, 23, 27), sufficient open space between properties (4), access to High School facilities (7) and access to public transport (9). David & Anna Abbott (34) also support the preparation of Outline Development Plans for rural townships to consider section sizes, subdivision layout, types of houses and pedestrian and cycleways to facilitate business and residential growth. It is considered that all of these matters will be addressed through the actions identified in Direction 3 of Draft Selwyn 2031, primarily as part of the preparation and/or review of an Area Plan or Structure Plan.
- 5.13 Other comments received include those from the Canterbury District Health Board (36) who reinforce that the design of our environments can influence the health and wellbeing of individuals and communities. The CDHB go on to recommend the use of their 'Integrated Recovery Planning Guide' when implementing and reviewing Selwyn 2031. It is agreed that this guide may serve as useful reference material and as such it is recommended that the 'Integrated Recovery Planning Guide' be recognised under Action 41.
- 5.14 Canterbury Regional Council (46) support the role of transport linkages as a relevant consideration of development quality under Issue 41 'Subdivision Quality', however it is suggested that it could be further improved by direct reference to public transport and/or accessibility. It is agreed that reference to public transport is appropriate in this context, however accessibility is already sufficiently canvassed in the various Council design guides

that are to be monitored and reviewed via Action 41. As such, it is recommended that Action 41 be amended to include liaison with the Regional Council regarding the provision of public transport.

- 5.15 Canterbury Regional Council (46) also supports the intent of Issue 42 'Medium Density Housing' regarding the potential for medium density housing to be poorly designed in order to provide affordable housing options. However, the submitter considers that this issue assumes that medium density housing is more problematic than traditional housing, yet it can equally contribute to amenity and street scene. Considering that the predominant housing stock in Selwyn is low density 'traditional housing', the issue identified in the Draft Selwyn 2031 directly relates to the recent introduction of medium density housing into greenfield subdivision areas. The purpose of Action 42 is therefore to ensure that the relatively new District Plan medium density provisions achieve high quality housing outcomes. Comparatively, the Council has a better appreciation for the outcomes stemming from the long-standing provisions of 'traditional housing'. For these reasons, no amendments to Selwyn 2031 are considered necessary.

Recommendations

- 5.16 Amend Direction 3, Policy 3.3 'Development Quality' by amending 'Action 41 – Subdivision Quality' to read as follows:

	Issue	Actions	Implementation
41	SUBDIVISION QUALITY <ul style="list-style-type: none"> Ensuring that new greenfield or intensification areas are developed in a co-ordinated manner, particularly when made up of multiple landowners. Providing sufficient information and guidance to developers to achieve high quality living environments that meet the expectations of Council and the community. Creating appropriate transport linkages for pedestrians, cycles and vehicles both within and through greenfield and intensification areas will be difficult to obtain without a wider strategic assessment of township networks. 	<ul style="list-style-type: none"> Monitor and review the effectiveness of ODPs through an assessment of the urban design merit of subsequent subdivision consents and the quality of built development. Monitor and review the effectiveness of the Council's Subdivision Design Guide, Medium Density Housing Design Guide and Commercial Design Guide in achieving high quality living and business environments. Review and update walking and cycling strategy. <u>Continue to liaise with Canterbury Regional Council regarding the provision of public transport.</u> <u>Refer to the Canterbury District Health Board's 'Integrated Recovery Planning Guide' when preparing or reviewing Council Design Guides.</u> 	<p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p> <p><u>Ongoing</u></p> <p><u>Ongoing</u></p>

6.0 Direction 4: A strong and resilient community

Overview of Direction 4

- 6.1 Selwyn residents desire a safe, enjoyable and healthy place to live, work and play. The Council contributes to this by providing and facilitating community facilities and activities that add to the wellbeing of the community. There is an association between strong safe communities and desirable outcomes, for example economic growth, social cohesion, improved health, and safety. It is important to consider community needs, choice and cultural heritage in providing for population growth and changes in demographics. The role of the Council in the community is to champion individual, group and community wellbeing by building and strengthening social and community services and activities and by encouraging economic growth and prosperity in the district, so that people and communities thrive and prosper.
- 6.2 The Council has a key role to play, by supporting community organisations to be self-reliant and resilient and by providing facilities, funding, and advisory services to the district's communities. Where community organisations are unable to provide services and activities for their communities, the Council will provide these services. Key aspects to this direction are discussed below.

Social infrastructure

- 6.3 An important aspect to creating and reaching the desired lifestyles for Selwyn communities is the development of a strong and efficient social infrastructure network that enhances the quality of life, equity, law and order, stability and social wellbeing.

Community facilities

- 6.4 Social infrastructure includes the community facilities, services and networks that help individuals, families, groups and communities to meet their social needs, maximise their potential for development and ultimately enhance community wellbeing. Facilities include community centres and halls, libraries, swimming pools, and reserves and open space.

Community Support

- 6.5 It needs to be recognised that while a strong physical foundation (community facilities and other infrastructure) is critical, provision of facilities alone is not enough to promote positive community wellbeing. A community development approach to social infrastructure planning involves Council ensuring the community is empowered and involved in shaping future social infrastructure needs as Selwyn grows. The Selwyn District Council provides advice and support to communities, including:
- Providing support and advice to local community organisations (eg about funding, governance, legal issues, etc).
 - Providing or promoting events and social/ recreational programmes for the community (eg holiday programmes, day clubs for older adults).
 - Information on health and social services available in the district.
 - Advocating for health and social services for the district.
 - General community information on living in, working in and visiting Selwyn District.
 - Promoting safe communities in partnership with Neighbourhood Support NZ, Police, health authorities and providers.
 - Youth activities and services.
 - Making new residents feel welcome.

Supporting policies

6.6 The supporting policies to Direction 4 include:

4.1 *Community Facilities*

Contribute to the needs and aspirations of each community by creating accessible and functional townships and by providing efficient and effective facility infrastructure.

4.2 *Community Support*

Support the wellbeing of the community by providing advice, opportunities, education and information.

Key actions

6.7 Key actions identified to implement Direction 4 include:

- Area Plans should identify the need for community facilities with a clear focus on the township network to help determine what facilities and services are needed where. This will ensure efficient allocation of facilities and resources.
- Develop standards for community facilities that provide a ratio of facilities and/or services to a given population.
- As Leeston is a Key Activity Centre and supports a wide local area consideration should be given to the development of a Leeston Community Hall or similar facility.
- Engage with communities early in Council developments and projects either directly or through community boards, township committees and Te Taumutu Runanga to ensure communities are involved, informed or understand the process being undertaken.
- Increased and proactive collaboration (e.g. through working parties) with lead authorities on non-council services, particularly health and education issues.

Key questions

6.8 The key questions from the submission form relating to Direction 4 are:

2. *What do you think the priorities are for the future development of Selwyn?*
9. *How do you think the Council should help to create a strong and resilient community?*

Key issues

6.9 The key issues raised in submissions that relate to Direction 4 are:

- Community Support
- Community Facilities
- Recreation
- Council Processes

6.10 Each of these issues is discussed below.

Discussion

Community Support

Sub No	Submitter	Question from submission form
1	Malvern Community Hub	Q4 and Q9
2	Darfield Township Committee	Q9
6	Rev. Stephanie Wells	Q9
8	Stephen Phillips	Q9
9	Karla Gunty	Q2 & Q9
18	John Reid	Q9
19	Catherine Field	Q9
22	Springfield Township Committee	General & Q9
27	Heather Jonson	Q9
36	Canterbury District Health Board	General
40	Malvern Business Association	Q9
41	Ministry of Education	General
47	Leslie Barnett	Q4

- 6.11 Question 9 of the submission form focused on how a strong and resilient community could be created. The Canterbury District Health Board and the Ministry of Education provided overall support for Direction 4, which deals with community support and facilities. However a number of submissions highlighted an issue of a lack of engagement and support for parts of the community, particularly to the Malvern area of the district. The Malvern Community Hub (1) felt that to create stronger community Council needed to be seen actually working in partnership with each community to build a sense of trust and show that each community is equally important. The Springfield Township Committee (22) felt that Council proactively working with communities and committees and getting to know them would foster a stronger and more resilient community. Mr John Reid (18) felt there needed to be continued encouragement of community discussion around needs and support for communities and the aspirations of those communities who want to support Council and make a difference. Council's engagement, or lack of engagement, with some communities was a common theme of a number of submissions.
- 6.12 Direction 4 of Selwyn 2031 is the primary focus for Council in terms of how to achieve a strong and resilient community. A key policy is Community Support and within this there are a number of actions that focus on the issues raised by submitters in relation to community support and Council engagement. The first two points of Action 46 is for Council to engage with communities early in developments to ensure communities are involved in Council processes and to provide advice, and information to communities to ensure their on-going development. These actions are Council focused as that is the nature of Selwyn 2031 and there is room for improvement in terms of how and when Council engages with communities. Council also has a Consultation Policy which outlines a number of methodologies appropriate to the size/scale/importance of the topic to be consulted upon. There have been recent

examples of proactive Council engagement including the business forums that have been undertaken to get an idea of the issues that businesses face in the District. This was a proactive decision by Council to undertake these and to date they have been successful and well attended. This example could be a template for engaging more often and specifically with communities. Other examples are the community research undertaken regularly to ascertain needs/gaps in community and health and social services, regular consultation with young people and an upcoming series of community conversations around social housing, the results of which Council will discuss with social housing providers. Action 46 also points to the fact that Council can engage with communities and provide advice, education and information but communities also need to be proactive about approaching Council to highlight issues or developments that can be supported or dealt with by Council.

- 6.13 The Actions of Policy 4.2 deal largely with the concerns and issues raised by submitters. With regard to engagement the Council does have a Consultation Strategy in Place. Selwyn 2031 is also a broad strategy covering many facets of Council operation and areas where Council / Community engagement can occur. A key part of Selwyn 2031 is its on-going governance and monitoring. To ensure the Strategy is being implemented in accordance with the implementation plan and time frames, a formal governance structure will be developed to ensure the initiatives are implemented, reviewed and to provide an avenue for community participation. To ensure strong commitment to the Strategy this governance structure will continue to implement the Strategy beyond the triennial election cycle. The implementation arrangements or governance structure for Selwyn 2031 will consist of:
1. Advisory Committee
 2. Strategy and Management Group
- 6.14 To further strengthen this part of Selwyn 2031 and to further promote dialogue and community engagement it is recommended that a people's panel also be established as part of the governance and monitoring section of Selwyn 2031. The people's panel would provide an opportunity for Selwyn residents to have their say and input into the implementation of Selwyn 2031 and be a sounding-board for future policies and decisions, in conjunction with the advisory committee and strategy management group. An example of a people's panel initiative is that set up by the Dunedin City Council. This example is email-based, and uses online surveys that are sent to panel members about every 6-8 weeks. Panel members are emailed a high-level summary of what other panel members said, and what will be done as a result of the feedback from the Panel.
- 6.15 Aside from the above discussion on engagement a number of submissions also raised the need for more community development workers or initiatives. The Council's Community Development Team has a number of professional staff who focus on supporting community organisations, providing or facilitating programmes and events and providing information to the community around activities and services. Additional positions are being considered through the Long Term Plan process to meet population growth.

Recommendations

- 6.16 Amend the implementation arrangements or governance structure for Selwyn 2031 to include reference to a 'People's Panel'.

Council Facilities

Sub No	Submitter	Question from Submission form
4	David and Juliette Gross	Q9
12	Boyce Holdings Pty Ltd	Q9
14	Selwyn Athletic Club	Q9
18	John Reid	Q2
21	Marj White	Q5a
22	Springfield Township Committee	General
27	Heather Jonson	General
37	Jessica Packer	General
46	Canterbury Regional Council	Q2
49	Katy Norton	Q9
52	Sheridan Manning-Smith	General

- 6.17 As well as community support, discussed above, submitters felt that Council facilities were important to creating a strong and resilient community, particularly in providing good places for people to meet. A number of submissions touched on the need for more thought to recreational opportunities and open space in the District (also discussed under recreation below). Activity areas need to encourage the youth of the area to stay, play and keep occupied in the area and be large enough to accommodate the district's growth.
- 6.18 Policy 4.2 of Direction 4 deals directly with community facilities. These facilities are important for community wellbeing and Selwyn 2031 recognises this while balancing the need to ensure the facilities are well used and financially viable. Action 43 directs Council to consider the need for community facilities within the development of the Area Plans. To ensure their viability and the efficient allocation of resources, facilities should be considered in relation to the township network discussed in paragraph 3.4 of this report. The actions of Policy 4.2 will help ensure that communities have appropriate facilities to use and in which to gather and meet.
- 6.19 The submission from the Canterbury Regional Council (CRC) commented on Action 43 stating that Selwyn 2031 should also be seeking/encouraging means to enable community facilities within KACs (as per Chapter 6 of the RPS), which may require a change to the District Plan. Council is obligated to consider how to provide for community facilities within KACs through the LURP. The LURP requires Council to implement the Rolleston Town Centre Master Plan, which provides for a major community facility on Tennyson Street. This will be undertaken over the next 6 months. Work for the Lincoln KAC will also be done via the LURP over a similar timeframe, however this is not as straight forward as Rolleston as no Master Plan work has been undertaken. Community facilities for the KACs of Leeston and Darfield will be considered through the development of the Area Plans. To reflect the intent of the LURP and RPS it is recommended that an action be included to facilitate and provide for community facilities in KACs.
- 6.20 Submissions from the Springfield area discussed a number of issues including:

- the need for the public toilets in the town to be developed to accommodate the high number of visitors that stop at the town;
- the need to have refuse stations returned to the area.

6.21 The development of the Springfield public toilets was a common issue in the submission from Springfield residents. The development, planning and design, of these toilets has been on-going for some time. A resource consent has been issued for the new toilets and the design has been subject to consultation with the Springfield Township Committee. The final design and build work is currently out for tender and Council assets staff anticipate completion of the toilets by the end of 2014.

Recommendations

6.22 Amend Direction 4, Policy 4.1 'Community Facilities' by amending Action 44 to read as follows:

	Issue	Actions	Implementation
44	<p>CONSIDERATION OF NEW COUNCIL FACILITIES</p> <ul style="list-style-type: none"> • Leeston has no dedicated community hall facility with the rugby club and community meeting room at the Leeston Library acting as a substitute at present. • Rolleston's library is undersize and the Rolleston Community Centre is at capacity to effectively 	<ul style="list-style-type: none"> • As Leeston is a Key Activity Centre and supports a wide local area consideration should be given to the development of a Leeston Community Hall or similar facility. • Implement the Rolleston Town Centre Master Plan • <u>Facilitate and provide for community facilities in KACs.</u> 	<p>Consideration as part of the Area Plan</p> <p>Ongoing</p> <p><u>Ongoing</u></p>

Council Processes

Sub No	Submitter	Question from Submission form
17	Lindsay McCrone	Q9
22	Springfield Township Committee	Q9
23	W.M. & H.M. Milliken	Q9
34	David and Anna Abbott	Q9
47	Leslie Barnett	Q9

- 6.23 Some submitters felt that to create a strong and resilient community better Council process were required with increased strategic planning. This planning should provide a diverse range of living options that would be attractive to a wide range of the population. This issue is covered in more detail in Directions 1 and 3 that deal with the urban growth pattern and ensuring the district is a great place to live. There are multiple actions in these Directions for continued strategic thinking and improvement in urban growth.
- 6.24 The Springfield Township committee (22) felt that working in a co-operative nature with land-owners and developers who are willing to invest in Selwyn would be important. Points raised include:
- I) providing a clear checklist of all Council planning requirements and information to be attached to each set of application types;
 - II) A council and planning memorandum of understanding that if rules change, existing landowner's previous abilities are not affected.
 - III) Be open-minded to visionaries!
 - IV) Re-consider development levies.
 - V) Be far more pro-active and work on streamlining the planning process reducing timelines required for applications.
- 6.25 Council is continually seeking to improve its performances and processes, particular at the interface with residents and customers. It is acknowledged that by continuing to improve processes and considering ways Council engages with residents, developers and businesses can help make Selwyn a more attractive area to do business. To reflect Council's on-going commitment to improve its level of customer service an action could be added to Action 29, under Policy 2.2 Economic Growth encouraging continual improvement or enhancement of Council customer service. Although the issue for Action 29 is focused on support for businesses, the action to continually improve Council customer service would have a benefit to a variety of community groups and interests.
- 6.26 Development levies are often considered through the Long Term Plan process but can be considered on an annual basis.

Recommendations

- 6.27 Amend Direction 2, Policy 2.2 'Economic Growth' by amending Action 29 to read as follows:

	Issue	Actions	Implementation
29	<p>COUNCIL SUPPORT FOR SMALL BUSINESSES</p> <ul style="list-style-type: none"> Council must ensure its processes are efficient and information on Council processes and requirements is easily accessible to help stimulate business growth 	<ul style="list-style-type: none"> Continue to provide advice, information and access to training for smaller businesses. <u>Council to continually improve or enhance its customer service through efficient processes and better engagement.</u> 	<p>Ongoing</p> <p><u>Ongoing</u></p>

Recreation

Sub No	Submitter	Question from Submission form
11	Callum Wood	General
14	Selwyn Athletic Club	General
43	Castle Hill Village Community Assoc.	General

6.28 Further to submission points on Council facilities some submissions discussed specific projects or ideas that Council could consider. The submission from Mr Callum Wood (11) and the Castle Hill Village Community Association (43) supported and encourage the concept of an ice rink in the district. The Selwyn Athletic Club (14) felt that the absence of a QEII in Christchurch should provide an opportunity for Council to establish an area similar to Aorangi stadium in Timaru where many sports groups could gather and share facilities, and hold provincial events. The Club felt that the Foster Recreation Park was not big enough and with the growth of athletics over the last 2 years, and likely future growth, land must be put aside and kept for a specific sports facility.

6.29 The submissions suggest consideration should be given to some large scale projects that may benefit the Selwyn District. These are great and desirable ideas however they may be more appropriately provided by the private sector. The idea of a significant stadium along the line of QEII is also great idea but this again must be considered in context of size of Selwyn and that such developments will in time establish again in Christchurch (The Metro Sports Hub is planned for 2017). The redevelopment of Christchurch sports facilities must also be taken into account when Selwyn is planning facilities – for example, the athletics track which is planned for the Nga Puna Wai Sports Hub. Such facilities would take away a lot of demand for similar facilities in Selwyn. The Foster Recreation Park provides for a number of recreation and sporting opportunities, and will be the largest recreation and sporting park in Selwyn. It is envisaged that the High School would cater for athletic programmes as part of the Foster Recreation Park with Brookside Park as an alternative. Should additional land and facilities be required for athletics then again this is best highlighted through the LTP. If residents want Council to drive and develop large scale projects a more appropriate process to consider these would be through the LTP process, where residents are welcome to submit such ideas. Outside any clear direction through the LTP Council is best placed to advocate for such projects to occur. This could be added as an action to Selwyn 2031, however it would be best placed under Action 28 (Tourism Promotions) in Direction 2.

6.30 Selwyn 2031 does have a few action points on recreation including Action 45 that requires the on-going review of open space and recreation facilities and how these can be improved for the changing needs of residents, including youth. Action 45 also looks specifically at the potential for the McHugh's Plantation to provide significant recreational opportunities. Community consultation has occurred on the development opportunities for the McHugh's Plantation, which are being integrated into a final development plan to be considered by Council.

Recommendations

6.31 Amend Direction 2, Policy 2.2 'Economic Growth' by amending Action 28 to read as follows:

[illegible]

7.0 Direction 5: Sustainably managing our rural and natural resources

Overview of Direction 5

- 7.1 The Selwyn District is one of the largest districts in New Zealand and is predominantly of a rural nature with 99% of the area zoned for rural purposes. This rural character plays a large part in Selwyn's identity and there is a need to protect this. Throughout the district there are also areas of significant natural value, waterways and outstanding natural landscapes and features that are of importance to the Selwyn community. These sites and features, along with the rural nature of the district, help shape and form the character of the district and provide the people with a connection to the environment, which is particularly important to Tē Taumutu Rūnanga.
- 7.2 It is important to recognise, protect and enhance a sense of place by maintaining and protecting the district's natural values and rural character. Within Direction 5 Selwyn 2031 provides direction on a number of issues including biodiversity, waterways, outstanding natural landscapes and features and rural development.

Supporting policies

- 7.3 The supporting policies for Direction 5 are:
- 5.1 *Natural Connections*
Explore opportunities for enhancing natural resources while managing the effects of urban growth.
 - 5.2 *Rural Context*
Strive to maintain Selwyn District's identity and character that stems from its productive rural economy, landscapes and iconic rural outlooks.

Key actions

- 7.4 Key actions identified to implement Direction 5 include:
- Recognise relationships and practices of Tangata Whenua as kaitiaki over land, wāhi tapu and other taonga.
 - Give consideration to the Canterbury Water Management Strategy in Council policy development.
 - Continue to develop Integrated Stormwater Management Plans in partnership/cooperation with Te Taumutu Runanga.
 - An issues and options paper on whether the rural density of the Outer Plains should be changed.

Key questions

- 7.5 The key questions from the submission form relating to Direction 5 are:
- 2. *What do you think the priorities are for the future development of Selwyn?*
 - 4. *On the basis that most growth will happen in townships rather than rural areas, is there a need to address subdivision or housing development in the rural areas?*

Key issues

- 7.6 The key issues raised in submissions that relate to Direction 5 are:

- Biodiversity
- Rural Growth – *consolidation, sections sizes, Rural Residential, Urban sprawl, historical subdivisions*
- Waterways
- Central Plains Water

7.7 Each of these issues is discussed below.

Discussion

Biodiversity and Landscapes

Sub No	Submitter	Question from Submission form
46	Canterbury Regional Council	Q1 and Q3
54	Tē Taumutu Rūnanga	General

7.8 The Canterbury Regional Council supports Action 52 to develop a Biodiversity Strategy to co-ordinate both regulatory responsibilities and non-regulatory responses to biodiversity loss. The comments from Tē Taumutu Rūnanga (54) on biodiversity related to giving more consideration to the positive effects of re-introducing and enhancing biodiversity, particularly in close proximity to waterways. Action 52 looks into the loss and/or damage to indigenous flora, fauna and habitats. A key to the action is to develop an Indigenous Biodiversity Strategy that can look at a broad range of initiatives and responses to biodiversity loss and enhancement. This is supported by the Canterbury Regional Council. It is anticipated that such a strategy would cover the concerns of Tē Taumutu Rūnanga, who would also be a partner and key contributor to the strategy's development.

7.9 The Canterbury Regional Council also commented on Action 36 stating that the Strategy is silent on historic and cultural landscapes. Action 36 focussed more on physical heritage rather than the natural or cultural. The submission felt recognition should be given to the cultural value of Te Waihora, with regard to its status under Variation 1 to the Land and Water Regional Plan. The Canterbury Regional Council suggests initiating an assessment of the historic cultural and historic heritage landscape for inclusion in the District Plan. It is agreed that this is something Council should consider particularly as the area that encompasses Te Waihora/Lake Ellesmere, its margins and wetlands has been identified as the Te Waihora Cultural Landscape/Values Lake Management Area in Variation 1 to the Land and Water Regional Plan. As such, it is recommended that an additional action be included for consideration of cultural and heritage landscapes in Action 51 (Outstanding Natural and Cultural Landscapes). Amending this action is considered more appropriate as it provides a broader approach to considering such landscapes rather than Action 49, which focuses on Te Waihora / Lake Ellesmere.

Recommendations

7.10 Amend Direction 5, Policy 5.1 'Natural Connections' by amending Action 51 to read as follows:

	Issue	Actions	Implementation
51	<p>OUTSTANDING NATURAL AND CULTURAL LANDSCAPES</p> <ul style="list-style-type: none"> An increase in growth can lead to an increase in landuses and developments, which may have adverse effects on outstanding natural and cultural landscapes. 	<ul style="list-style-type: none"> <u>Investigate, as part of a review of the District Plan, identifying historical and cultural landscapes e.g Te Waihora Cultural Landscape/Values Lake Management Area</u> 	<u>2015/2017</u>

Rural Growth - consolidation, section sizes, rural residential, urban sprawl, historical subdivisions

Sub No	Submitter	Question from Submission form
1	Malvern Community Hub	Q4
2	Darfield Township Committee	Q2 and Q4
4	David and Juliette Gross	Q4
6	Rev. Stephanie Wells	Q4
7	Angelene Holton	Q4
8	Stephen Phillips	Q4
9	Karla Gunty	Q4
10	Ann Shepherd	Q4
12	Boyce Holdings Pty Ltd	Q4
13	Bryan & Helen Pidwerbesky	Q4
15	Judith Pascoe	Q4
16	Justin Busbridge	Q1
17	Lindsay McCrone	Q1, Q2 and Q4
19	Catherine Field	Q4
21	Marj White	Q4
22	Springfield Township Committee	Q4
23	W.M.& H.M.Milliken	Q4
30	Pinedale Enterprises Ltd and Kintyre Pacific Ltd	General
31	Brian Redfern	General
32	Mark Tammett	Q4
34	David and Anna Abbott	Q4
35	Jane Mulholland	Q4
40	Malvern Business Association	Q4
43	Canterbury District Health Board	General
47	Leslie Barnett	Q4
	Katy Norton	Q2 and Q4
53	Donald Gillanders	Q4

7.11 Question 4 of the submission form asked if there was a need to address subdivision or housing development in rural areas. The responses to this question were numerous and varied in what approach Council should take with regard to rural development. This issue also arose in the general comments and question 2 (priorities). The submissions were varied

in that some considered consolidation was more appropriate while others thought less control on subdivision was more appropriate. Submissions commented on rural growth generally while others specifically discussed section size and rural residential developments.

Consolidation (submissions 2, 8, 16, 30)

- 7.12 A number of submissions favoured consolidating growth around townships rather than in the rural environment. Key reasons for this were the protection of rural character and rural productivity. Consolidation was also highlighted as appropriate in that it ensures township growth and efficiency of activity centres and enabling more accessible areas with a compact form (walking, biking distance etc.)
- 7.13 A submission from Pinedale Enterprises Ltd et al (30) sought that Council consider high densities in the rural zone around townships using a transfer of development rights mechanism to protect the overall rural character and productivity. The submitter believes there is an opportunity to discourage the intensification of currently undeveloped rural land for residential purposes by enabling a system of transferable development rights between titles which have further subdivision potential , to titles which are fully developed (e.g. 4 ha blocks in Inner Plains, 20 ha in Outer Plains) but where further development is sought. For example a landowner who owns a 40ha farm in the Inner Plains zone may wish to transfer 9 of their 10 development 'rights' (for 4 ha titles) to land owners close to a township on less than 4ha sites.
- 7.14 The submission from Pinedale Enterprises Ltd et al covers a number of actions from most Directions of Selwyn 2031. The general thrust of the submission is to allow for higher densities in the rural zone around townships through transferring development rights of other rural properties to those in the periphery of townships. In essence this would keep the rural densities at a level required by the District Plan while providing for clustering's of small groups. This is a unique method for addressing the issue of development rights and rural densities. However the concept needs much more thought and consideration and in itself is too detailed or specific for a Direction of Selwyn 2031. The idea to develop to high densities around townships is for all intents and purposes in line with the purpose of Rural Residential developments. Selwyn 2031 provides a number of actions that can consider increased densities around townships and different methods of achieving this. These include:
- Action 1 –Development of Area Plans;
 - Action 20 – Consider Rural Residential developments in Area Plans;
 - Action 55 – Historical and on-going monitoring on rural subdivision and development;
 - Action 55 – Issues and options paper on the density requirement for the Outer Plains;
 - Action 57 – A density review and rural growth assessment.

- 7.15 Through any of the above and particularly Action 1, the consideration for increased densities around townships and the idea of transferable development rights can be considered. However beyond this, and as discussed previously (paragraph 3.35) it is not considered appropriate for Selwyn 2031 to pre-empt any future decision making process that may occur via the LURP and RPS. The LURP review process is recommended to be recognised in Action 1 in the discussion of growth within the Greater Christchurch Area section, as discussed previously.

Rural Section Sizes (submissions 7, 9, 53)

- 7.16 Some of the submissions on rural growth that sought consolidation also highlighted a need to consider the current density provided for in the District Plan for Rural zones. These are similar to the submissions discussed above, however they sought control or consolidation by reducing development in the rural area further rather than directly focussing on consolidation

of development. These submissions highlighted similar issues with rural subdivision including, loss of usable / productive farm land. One submission from Angelene Holton (7) suggested the size of blocks should be 1 house per 40ha, as Canterbury is a crucial horticultural area and it is important to sustain growth and economic development.

Rural Residential Developments

- 7.17 A number of submissions also highlighted the need for more rural residential type developments as a way of allowing residents to live in the rural area and more easily manage the land and have vegetable gardens, small animals and space. Submitters believed that such developments are a good interface between townships and the rural environment, provide for a demand and create choice, but also protects the wider rural environment and character by providing for lifestyle blocks in a managed way.

Allowing Urban Sprawl (submissions 13, 17, 32, 49)

- 7.18 A number of submitters preferred more flexibility in residential densities in the rural area to provide for different lifestyles that want to enjoy a rural environment. Most of these submissions still retained a degree of consolidation in their ideas like re-introducing a proximity rule around townships (e.g. 1km or 2km rule) to allow for lifestyle blocks of differing sizes the further from a town they are located. The submissions, still sought to a degree, good balance of urban and rural areas but felt the minimum lot size of the rural zone were too large. One submission from Mark Tammatt (32) suggested Council take more *laissez faire* approach so that new population centres develop where people want to live.

Comments on rural section size, rural residential and allowing urban sprawl

- 7.19 The issues raised relating to rural section size, rural residential and allowing urban sprawl are all one in the same in that they raise the same issue of density and development location. To date it has been Council's policy to consolidate growth below 4ha to urban areas or on their periphery (i.e. rural residential development). This stance is unlikely to change but Selwyn 2031 does include a number of actions (listed above) that will consider the need and location of development in the rural environment and what density sizes are appropriate moving forward. Again this will have to be considered in the context of the LURP and RPS requirements as discussed previously in this report and specifically at paragraph 3.35

Historical subdivisions

- 7.20 A common issue with a number of submitters, particularly from the Springfield area, was the loss of development rights for some rural allotments. This has been discussed in para 3.42 and 3.43 of this report. In relation to rural development though submitters felt that there should be an opportunity to develop undersized historical titles. This will provide for more growth around rural towns and provide for their self-sufficiency with more demand for services in each town, rather than residents relying on Christchurch.
- 7.21 With regard to historical rural subdivision and their development right this has been an on-going issue for a number of years and was considered through the development of the District Plan. The District Plan presently does provide for some undersized lots to be developed however this is restrictive and not applicable to all existing undersized titles. This is generally an issue for the Outer Plains zone and townships in the non-UDS area. Consideration to allowing some historical subdivisions to be developed can be considered through Action 1 of Selwyn 2031 being the Area Plans and the Rural Residential Strategy.

Recommendations

- 7.22 No changes to Direction 5 recommended as a consequence of these submission points.

Waterways

Sub No	Submitter	Question from Submission form
9	Karla Guntty	Q2
27	Heather Jonson	Q2 and general
46	Canterbury Regional Council	Q2, Q3, Q4 and General
54	Tē Taumutu Rūnanga	General

- 7.23 There were only a few submissions that discussed water quality and protection of waterways, however this is a known issue of some importance for the Selwyn District and its residents. Heather Jonson (27) in her submission cited that the biggest priority for the future of Selwyn and Lincoln was to retain, and where it has been degraded to restore drinking water quality. Ms Jonson stated that the Draft Selwyn 2031 made no statement of the standard required to protect the people and the water from further degradation or to restore what degradation has already occurred. 'On-going monitoring' with regard to water quality is all that is stated in the plan as a future requirement. With regard to Ms Jonson's comments the Council has little control over the quality of drinking water at its source (e.g. waterways and underground aquifers) and the issues and activities that may degrade this water source. Activities and land uses that more readily lead to water quality degradation at its source are controlled by the Regional Council through discharge consents. Council has control over the quality of water in its reticulated systems at delivery to homes and residents. Council is continually monitoring the water quality in its system to ensure this is up to the standard required by the relevant legislation. This is discussed in more detail in paragraph 3.28 of this report.
- 7.24 The Canterbury Regional Council (46) commented on three specific actions as follows relating to Te Waihora / Lake Ellesmere, rivers in the district and water races. Canterbury Regional Council commend the proactive approach Selwyn 2031 takes to protecting Te Waihora / Lake Ellesmere through developing Stormwater Management Plans. However the Canterbury Regional Council believed that the actions should recognise that Variation 1 to the Land and Water Regional Plan includes the designation of a Te Waihora Cultural Landscape/Values Lake Management Area. The Canterbury Regional Council also believed that Action 50 should be amended to include implementation of the Zone Implementation Programme (ZIP) and ZIP Addendum to the Canterbury Water Management Strategy and Action 50 should reflect the ecological benefits of closing water races.
- 7.25 The submission from Tē Taumutu Rūnanga does not specifically discuss waterways in relation to the Directions or a particular action. However Tē Taumutu Rūnanga have a significant connection to the waterways in the district and this is recognised through a number of documents both statutory and non-statutory. The significance of the waterways, particularly Te Waihora / Lake Ellesmere is discussed previously in section 2 of this report.
- 7.26 Variation 1 to the Land and Water Regional Plan manages water abstraction and discharges of contaminants within the entire Selwyn Waihora catchment and seeks to avoid cumulative effects on the water quality of Te Waihora/Lake Ellesmere and flow of water in springs and tributaries flowing into Te Waihora/Lake Ellesmere. The impacts of development and land use change on Te Waihora / Lake Ellesmere are one of the higher priorities for Tē Taumutu Rūnanga, which is clear from their submission. As discussed in Biodiversity and Landscapes above, it is important to consider how Council, additional to Variation 1, can help further reduce impacts on Te Waihora/Lake Ellesmere particularly given its status as a Cultural Landscape/Values Management Area. Te Waihora/Lake Ellesmere is a significant cultural

and natural area that presently, although identified as an Outstanding Natural Feature in the District Plan, has no formal protection under the District Plan.

- 7.27 With regard to the recommendations of the Canterbury Regional Council on Action 50, this amendment is considered appropriate to reflect a higher order document that Council must be consistent with. Action 53 should also be amended to give further consideration to the management of water races

Recommendations

- 7.28 Amend Direction 5, Policy 5.1 'Natural Connections' by amending Actions 50 to read as follows:

	Issue	Actions	Implementation
50	RIVERS WITHIN THE DISTRICT <ul style="list-style-type: none"> Environmental flows in Selwyn's rivers need to be maintained if river character, ecosystems and recreational uses are to be protected 	<ul style="list-style-type: none"> Give consideration to the CWMS <u>and the implementation of the Zone Implementation Programme (ZIP) and ZIP Addendum in</u> Council policy development to help facilitate the maintenance of habitats and ecosystems to protect indigenous biodiversity. 	<u>Ongoing</u>

- 7.29 Amend Direction 5, Policy 5.1 'Natural Connections' by amending Actions 53 to read as follows:

	Issue	Actions	Implementation
53	WATER RACES <ul style="list-style-type: none"> Water races are increasingly being underutilised as other forms of irrigation become available and raises issues with how they will continue to be maintained and funded. 	<ul style="list-style-type: none"> Give consideration to how water races and drains are rated to ensure they are fairly and evenly funded so that there is on-going protection for their historical, aesthetic and bio-diversity value and their importance to the water quality of Te Waihora/Lake Ellesmere. <u>Give consideration to the ecological benefits of closing water races</u> 	<p>Ongoing</p> <p><u>Ongoing</u></p>

Central Plains Water Scheme

Sub No	Submitter	Question from Submission form
36	Canterbury District Health Board	Q5
46	Canterbury Regional Council	Q1

- 7.30 Both the submissions listed above highlight concerns with Action 56, which considers the impact of the CPW scheme on the rural environment and pressures for the growth of townships, particularly Darfield. The submission from the Canterbury Regional Council suggests that the Area Plan for Darfield should include consideration on how to manage the potential for increased pressure and threats on drinking water quality. The submission from Canterbury District Health Board highlights similar concerns. The impacts of CPW to the wider area will be a consideration through the development of the Area Plan. However the Land and Water Regional Plan (Variation 1) will be the primary means of control through a nitrogen limit for CPW and new emphasis on Farm Environment Plans. The impacts of CPW on groundwater and drinking water were also well traversed through the development and consideration of the designation process for CPW. It is not the role of Selwyn 2031 or any other future planning processes to re-litigate perceived issues with CPW. There will be the opportunity to consider other impacts of CPW (i.e. increased growth and development) on the area through the Area Plans and subsequent plan changes.

Recommendations

- 7.31 No changes to Direction 5 recommended as a consequence of these submission points.

PART THREE – OVERVIEW OF RECOMMENDED AMENDMENTS TO SELWYN 2031

8.0 Summary of recommended amendments

New or Changes to Actions

	Issue	Actions	Implementation
1	<p>PROVISION OF ZONED LAND FOR URBAN GROWTH</p> <ul style="list-style-type: none"> Provide enough residential and business zoned land to accommodate projected growth in the District for at least the next 10 years. 	<ul style="list-style-type: none"> Prepare an Area Plan for: <ul style="list-style-type: none"> Darfield and the surrounding environs; Leeston and the surrounding environs. Prepare a Rural Residential Development Plan for the Greater Christchurch area. Review existing Structure Plans for: <ul style="list-style-type: none"> Lincoln; Rolleston; and Prebbleton. Establish and implement a system to monitor the uptake of existing zoned land (both residential and business) across the district. <u>Participate in the review of the Land Use Recovery Plan process (to be undertaken by Environment Canterbury).</u> 	<p>Initiated by SDC in 2014/2016</p> <p>Initiated by SDC in 2013</p> <p>Initiated by SDC in 2015/2016</p> <p>Ongoing</p> <p><u>2015</u></p>
3	<p>HAZARDS</p> <ul style="list-style-type: none"> There are parts of the district that are at risk from natural hazards, which could impact on the social and economic wellbeing of the community. 	<ul style="list-style-type: none"> <u>Ensure that the District Plan gives effect to Chapter 11 of the RPS as part of a review of the District Plan.</u> 	<p><u>2015/2016</u></p>
7	<p><u>REVERSE SENSITIVITY</u></p> <ul style="list-style-type: none"> <u>New urban development has the potential to create reverse sensitivity effects on existing rural, recreational, education and research activities, where new residents complain about the effects of existing activities.</u> 	<ul style="list-style-type: none"> <u>Ensure that the District Plan contains appropriate provisions to minimise the potential for reverse sensitivity effects on existing rural, recreational, education and research activities from new urban development as part of a review of the District Plan.</u> 	<p><u>2015/2017</u></p>
14	<p>WATER</p> <ul style="list-style-type: none"> A number of the district's townships experience problems with maintaining access to good drinking water. Making existing drinking water supplies more secure, providing an alternative 	<ul style="list-style-type: none"> Continue to review of drinking water supplies that have experienced water quality problems and identify potential solutions and associated costs. That the preparation of Area Plans for Darfield and Leeston incorporate an 	<p>Ongoing</p> <p>2014/2016</p>

	<p>source of supply or undertaking the necessary treatment will incur additional and potentially significant cost on the affected communities.</p> <ul style="list-style-type: none"> The expansion of small settlements e.g. Dunsandel, Kirwee is constrained by the inability to provide reticulated water services. 	<p>assessment of drinking water supplies, including smaller settlements within the study area that are constrained by the absence of a secure potable water supply.</p> <ul style="list-style-type: none"> Develop water demand strategies to reduce peak consumption for at risk water supplies. <u>Review and prepare Water Safety Plans in line with relevant legislation.</u> 	<p>Ongoing</p> <p><u>On-going</u></p>
16 (New)	<p><u>REVERSE SENSITIVITY</u></p> <ul style="list-style-type: none"> <u>New urban development has the potential to create reverse sensitivity effects on existing strategic infrastructure.</u> 	<ul style="list-style-type: none"> <u>Ensure that the District Plan gives effect to RPS Policy 6.3.5 as part of a review of the District Plan.</u> 	<u>2015/2016</u>
16	<p>TRANSPORT</p> <ul style="list-style-type: none"> The need to provide sufficient and appropriately location industrial land, particularly near strategic transport routes. Ensuring that the district's transport network supports new growth areas and establishes appropriate links between townships and adjoining districts. 	<ul style="list-style-type: none"> Continue to liaise with New Zealand Transport Agency with respect to state highway improvements and the implementation of CRETS. Continue to monitor and investigate options for heavy vehicle bypasses around township e.g. Lincoln. <u>Continue to liaise with Canterbury Regional Council regarding the provision of public transport.</u> 	<p>Ongoing</p> <p>Ongoing</p> <p><u>Ongoing</u></p>
20	<p>URBAN / RURAL INTERFACE</p> <ul style="list-style-type: none"> Ensuring that new urban growth, including rural-residential development, only occurs in and around townships and avoids the creation of new settlements. Extensive areas of rural residential development could blur the rural/urban contrast and result in an inefficient use of land. The ability to retain 'rural outlooks' and a sense of open space whilst expanding and intensifying townships. 	<ul style="list-style-type: none"> Ensure that residential and business growth within the metropolitan Greater Christchurch area only occurs within identified 'priority' areas. <u>Prepare, adopt and implement a district wide rural residential strategy to manage the location and scale of rural residential activities in accordance with the Rural Residential Strategy 2014 within the Greater Christchurch area and through the Malvern & Ellesmere Area Plan processes.</u> Investigate merging of the Township Volume and the Rural Volume of the District Plan into one document <u>as part a review of the District Plan.</u> 	<p>Ongoing</p> <p><u>2016/2017</u></p> <p><u>Ongoing</u></p> <p><u>2015/2016</u></p>
26	<p>ADDITIONAL LAND REQUIRED FOR INNOVATION HUB</p> <ul style="list-style-type: none"> Lack of sufficient land area to cater for expansion of research institutes while avoiding reverse sensitivity issues. With increasing population there will be growth 	<ul style="list-style-type: none"> Give consideration to the appropriate amount and location of Business 3 zoning or similar to provide for appropriate expansion of tertiary and research facilities (e.g. Lincoln innovation and technology park) 	2015/2016

	pressures (i.e. reverse sensitivity effects) around nationally important research facilities (e.g. Plant and Food, AgResearch, Landcare Research).	<ul style="list-style-type: none"> Review District Plan provisions to ensure tertiary education facilities, research centres and agricultural research farms are sufficiently provided for and protected from increased development. 	
28	<p>TOURISM PROMOTIONS</p> <ul style="list-style-type: none"> There is a need to develop more destinations in Selwyn and create events that attract visitors to increase the contribution of tourism to the local economy. 	<ul style="list-style-type: none"> Investigate how the district may best compete for the tourist dollar to provide for and facilitate the growth of tourism. This may include utilising opportunities that may arise out of the Porters Ski Field expansion, a central hub / information centre in Darfield and developing / facilitating iconic District events. <u>Advocate for large scale tourism projects where they can be delivered by the private sector.</u> 	<p>Ongoing</p> <p><u>Ongoing</u></p>
29	<p>COUNCIL SUPPORT FOR SMALL BUSINESSES</p> <ul style="list-style-type: none"> Council must ensure its processes are efficient and information on Council processes and requirements is easily accessible to help stimulate business growth 	<ul style="list-style-type: none"> Continue to provide advice, information and access to training for smaller businesses. <u>Council to continually improve or enhance its customer service through efficient processes and better engagement.</u> 	<p>Ongoing</p> <p><u>Ongoing</u></p>
30	<p>EFFICIENT AND SAFE TRANSPORT NETWORK</p> <ul style="list-style-type: none"> To maintain and develop effective and efficient transport routes and corridors to reduce congestion and improve safety and health issues. 	<ul style="list-style-type: none"> <u>Undertake a Speed Limit Review.</u> <u>Review the legal status of paper roads in Coalgate.</u> 	<p><u>2015/2016</u></p> <p><u>2015/2016</u></p>
41	<p>SUBDIVISION QUALITY</p> <ul style="list-style-type: none"> Ensuring that new greenfield or intensification areas are developed in a co-ordinated manner, particularly when made up of multiple landowners. Providing sufficient information and guidance to developers to achieve high quality living environments that meet the expectations of Council and the community. Creating appropriate transport linkages for pedestrians, cycles and vehicles both within and through greenfield and intensification areas will be difficult to obtain without a wider strategic assessment of township networks. 	<ul style="list-style-type: none"> Monitor and review the effectiveness of ODPs through an assessment of the urban design merit of subsequent subdivision consents and the quality of built development. Monitor and review the effectiveness of the Council's Subdivision Design Guide, Medium Density Housing Design Guide and Commercial Design Guide in achieving high quality living and business environments. Review and update walking and cycling strategy. <u>Continue to liaise with Canterbury Regional Council regarding the provision of public transport.</u> <u>Refer to the Canterbury District Health Board's</u> 	<p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p> <p><u>Ongoing</u></p> <p><u>Ongoing</u></p>

		<u>'Integrated Recovery Planning Guide' when preparing or reviewing Council Design Guides.</u>	
44	<p>CONSIDERATION OF NEW COUNCIL FACILITIES</p> <ul style="list-style-type: none"> Leeston has no dedicated community hall facility with the rugby club and community meeting room at the Leeston Library acting as a substitute at present. Rolleston's library is undersize and the Rolleston Community Centre is at capacity to effectively 	<ul style="list-style-type: none"> As Leeston is a Key Activity Centre and supports a wide local area consideration should be given to the development of a Leeston Community Hall or similar facility. Implement the Rolleston Town Centre Master Plan <u>Facilitate and provide for community facilities in KACs.</u> 	<p>Consideration as part of the Area Plan</p> <p>Ongoing</p> <p><u>Ongoing</u></p>
50	<p>RIVERS WITHIN THE DISTRICT</p> <ul style="list-style-type: none"> Environmental flows in Selwyn's rivers need to be maintained if river character, ecosystems and recreational uses are to be protected 	<ul style="list-style-type: none"> Give consideration to the CWMS <u>and the implementation of the Zone Implementation Programme (ZIP) and ZIP Addendum in</u> Council policy development to help facilitate the maintenance of habitats and ecosystems to protect indigenous biodiversity. 	<u>Ongoing</u>
51	<p>OUTSTANDING NATURAL AND CULTURAL LANDSCAPES</p> <ul style="list-style-type: none"> An increase in growth can lead to an increase in landuses and developments, which may have adverse effects on outstanding natural and cultural landscapes. 	<ul style="list-style-type: none"> <u>Investigate, as part of a review of the District Plan, identifying historical and cultural landscapes e.g. Te Waihora Cultural Landscape/Values Lake Management Area</u> 	<u>2015/2017</u>
53	<p>WATER RACES</p> <ul style="list-style-type: none"> Water races are increasingly being underutilised as other forms of irrigation become available and raises issues with how they will continue to be maintained and funded. 	<ul style="list-style-type: none"> Give consideration to how water races and drains are rated to ensure they are fairly and evenly funded so that there is on-going protection for their historical, aesthetic and bio-diversity value and their importance to the water quality of Te Waihora/Lake Ellesmere. <u>Give consideration to the ecological benefits of closing water races</u> 	<p>Ongoing</p> <p><u>Ongoing</u></p>

Other Amendments

8.1 Make amendments to Selwyn 2031 throughout by:

- Replacing references to Tē Taumutu Rūnanga as 'tangata whenua' with 'manawhenua'.
- Ensure correct spelling of Maori words and use of macrons.
- Include a mihimihi or manawhenua statement at the beginning of Selwyn 2031, if provided by Tē Taumutu Rūnanga.

8.2 Amend the Township Network table on page 34 by including an explanatory note as follows:

Special Character Areas - Selwyn Huts, Terrace Downs, Taumutu	<ul style="list-style-type: none"> Function is based on an historic settlement pattern associated with the presence of special amenity, natural or cultural values. <u>Special Character Areas do not contain a Living Zone within the District Plan.</u>
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8.3 Amend Direction 1, Policy 1.2 by amending it to read:

“Concentrate urban expansion within the ~~eastern townships of the district~~ **Greater Christchurch Area.**”

8.4 Amend Direction 1, Policy 1.3 ‘Integration of Land Use and Infrastructure’ by:

(c) amending Policy 1.3 to read:

“Ensure that appropriate infrastructure, resources and development capacity is in place to meet future demands that is consistent with the strategic direction of urban growth **and that existing strategic infrastructure is protected from reverse sensitivity effects.**”

8.5 Amend all references to the Leeston and Darfield Area Plans to “Ellesmere” and “Malvern” Area Plans, respectively.

8.6 Amend the implementation arrangements or governance structure for Selwyn 2031 to include reference to a ‘People’s Panel’.

9.0 Timing to get the Strategy to Council

- 9.1 The final Selwyn 2031 will be brought before the Council for adoption in late September / early October 2014.

APPENDIX A

Draft Selwyn 2031 – Summary



Selwyn 2031

Draft District Development Strategy Summary

CONSULTATION AND SUBMISSION INFORMATION

You can view the full Selwyn 2031 District Development Strategy, and make an online submission at www.selwyn.govt.nz/haveyoursay. You can also pick up a copy of the Selwyn 2031 document, summary and a submission form from Council libraries and services centres.

To find out more about this project you can come along to one of our public meetings, which are being held at the following times:

- Leeston Library, Monday 28 April, at 7pm.
- Darfield Service Centre, Tuesday 29 April, at 7pm.
- Dunsandel Rugby Club, Wednesday 30 April, at 7pm.
- Springfield, Tawera Memorial Hall, Monday 5 May, at 7pm.
- Glentunnel Hall, Tuesday 6 May, at 7pm.
- Rolleston Community Centre, Thursday 8 May, at 7pm.

For information about this project please contact
Cameron Wood on 347 2811, email cameron.wood@selwyn.govt.nz or
Ben Rhodes on 347 2824, email benjamin.rhodes@selwyn.govt.nz.

Submissions close on 6 June 2014.

About Selwyn District

Selwyn is one of the most dynamic, exciting parts of New Zealand to live in right now.

Our district has the fastest growing population in New Zealand, and also has the strongest economic and employment growth in New Zealand.

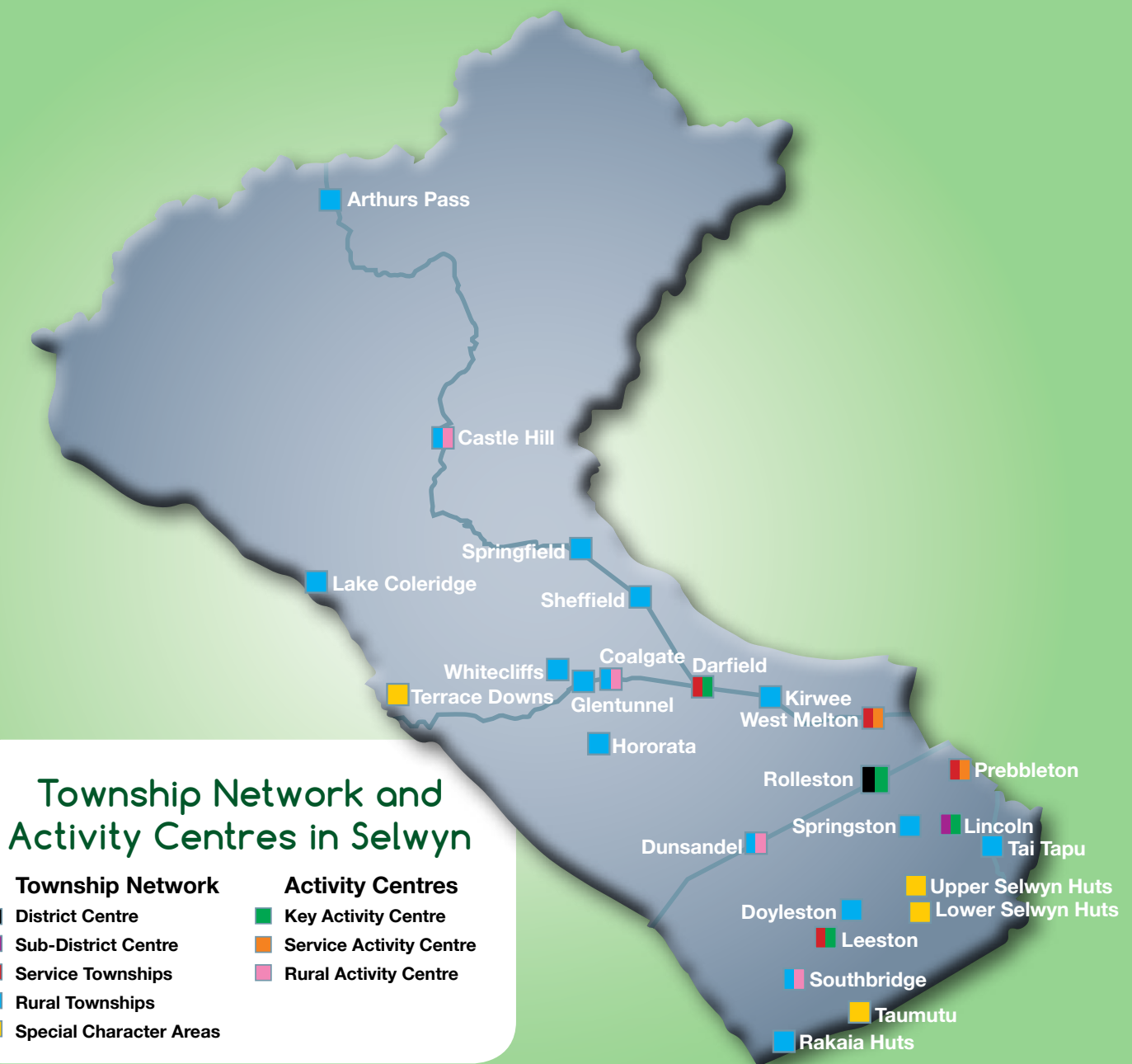
The district covers the area from the Southern Alps to the Canterbury coast between the Waimakariri and Rakaia rivers. It borders on Christchurch city and the areas close to the city, such as Rolleston, Prebbleton, Lincoln and West Melton have experienced particularly rapid growth since 2006. The number of people working in Selwyn has also increased significantly with the further development of businesses and institutions at Lincoln focused on innovation, agriculture, science and learning and the establishment of Izone Business Park in Rolleston.

Rural communities in Selwyn have also experienced growth and further economic and population growth is expected to be associated with the development

of the Central Plains Water scheme which will irrigate a large part of the Malvern plains area.

While development within Selwyn has been rapid, until now there has been no overall document to cover the whole district which identifies the level of growth expected in different areas, considers how townships relate to each other, and the need for new infrastructure in light of this.

Selwyn 2031 will provide a high level growth strategy for the district and provide a framework for future development. By taking a perspective which looks at the role of individual towns as part of a network – a broader and longer term view can be reached on what the demand and need for services are and what investment the Council should make in infrastructure. The Selwyn 2031 strategy is focused on what Selwyn District Council can do under current legislation to influence how to manage population growth.



Selwyn Now

- Population over 45,000.
- We have more children but less older people than the New Zealand average. 22% of our population is under 15, and 11% is 65 or over.
- Over 5,400 businesses operate in Selwyn and more than 14,400 full time equivalent employees work in our district.

Selwyn in 2031

- Estimated population 74,636.
- 10,800 new households will have moved to Selwyn.
- The number of people over 65 will have increased to 20% of the total population.
- The population of Rolleston will be over 20,000.



STRATEGIC DIRECTION 1

A more sustainable urban growth pattern

Currently the highest demand for housing is in those areas of Selwyn closest to Christchurch City, which includes the townships of Rolleston, Lincoln, West Melton and Prebbleton. These areas are likely to continue to experience high rates of growth in the future and the strategy recognises and allows for this growth to continue in line with the Land Use Recovery Plan which guides land use in the Greater Christchurch area following the Canterbury earthquakes.

In terms of the future distribution of growth, 80% of growth is expected to occur within the parts of Selwyn that are classified as being in the Metropolitan Greater Christchurch area, which includes Rolleston, Lincoln, Prebbleton and West Melton townships.

Household growth in Selwyn has been occurring in townships and to a lesser extent in rural areas. In areas close to the city the number of 'lifestyle' sections has also increased. In the future, the Council proposes in this strategy to concentrate

80% of the household growth in townships, with 20% of future growth happening in the rural areas of Selwyn. Historically around 75% of growth has been in urban areas and 25% in rural areas.

Concentrating urban growth within townships creates demand for new shops and facilities in these townships which enables them to prosper, generating more jobs and also offering more services to the community. It also reduces the cost of providing infrastructure for the whole community, as for example, water and wastewater pipes won't need to be extended outside of the town boundary as often. This living pattern is more sustainable as it helps to preserve our rural land and also reduces the amount of travelling people need to do to access services. While the strategy signals an intention to allow towns to grow more quickly than rural areas, people will still have the option of living in rural areas.

The strategy proposes that most growth will occur in areas closest to Christchurch where demand is highest and that most development will happen in townships

Key Actions to implement this include:

- Develop Area Plans for Darfield and Leeston and their surrounds.
- Integrate the 'township network' approach into all strategic plans and give effect to overarching strategic planning documents like the Land Use Recovery Plan.
- Initiate a review of existing structure plans.
- Ensure that sufficient zoned land is available for urban growth in Selwyn and establish and implement a monitoring system for the uptake of existing zoned land.
- Undertake/update wastewater and water feasibility studies to accommodate growth as part of the preparation of Areas Plans.
- Implement CRETS (Christchurch Rolleston and Environs Transportation Study) projects in conjunction with the New Zealand Transport Agency.



STRATEGIC DIRECTION 2

A prosperous community

- Area plans for Darfield and Leeston will be developed looking at what additional land and facilities these towns will need

The focus of Selwyn 2031 is on creating an environment with supporting infrastructure which assists business and economic activity within Selwyn. Selwyn's economy is expanding rapidly, with around 1,200 new jobs created in 2012 which equates to a 9.5% increase on 2011 employment levels. Future growth levels are likely to continue to be high, with continuing construction activity and the development of the Central Plains Water scheme.

Selwyn 2031 also has a focus on supporting self-sufficiency within Selwyn District. Currently \$3 out of every \$4 generated in Selwyn is spent outside the district, mostly in Christchurch. The Council's future focus will be on ensuring that there is sufficient commercial and industrial land in appropriate areas to support new businesses to establish in the future. This work will include developing Area Plans for Darfield and Leeston to help assess future commercial and industrial land and infrastructure requirements.

Looking at how the district can become more self-sufficient will also look at how townships relate to and support each other and what the function and character of different townships is. This does not mean that, for example every town will have a library, but it would look at how services and infrastructure need to be placed so that people within the district have reasonable access to services and that services and infrastructure are also developed where there is demand for them.

Undertaking transport planning and works to prepare our district for increasing traffic volumes and changing land use activities, while managing costs will be a focus for the future. Implementing a 'one network' approach for Selwyn, Christchurch and Waimakariri which has a greater focus on providing a transport roading network that recognises how people use roads, walkways and cycleways across these areas is also a goal.

Key Actions to implement this include:

- Define an Activity Centre network in the District Plan.
- Area Plans should consider local commercial and industrial needs for local services, and recognise and provide for the impacts of the Central Plains Water scheme.
- Provide for additional retail and commercial development in line with the Selwyn Retail Assessment.
- Initiate a District Plan Business Activity Review.
- Implement a 'one network' approach to the development and maintenance of transport routes in conjunction with Christchurch and Waimakariri.



STRATEGIC DIRECTION 3

A great place to live

Selwyn's high population growth shows that our district is a desirable place to live. We want to ensure that Selwyn continues to be a great place to live in the future.

The role the Council plans play to support quality of life includes continuing to develop guidelines and standards which include a high standard of design. Design standards and guidelines consider issues such as ensuring that households have adequate space and light, that roading is safe and makes it easy to access properties, and that subdivisions have enough reserve land, and are attractively designed for their location.

In many areas of Selwyn, the range of housing options are limited. For example,

in Rolleston and Lincoln there are few small one or two bedroom homes but there is a demand for this type of home which will grow in the future as the population of our district ages. Equally, there are many homes on large sections but few more compact houses like townhouses. Selwyn 2031 will focus on developing more housing variety and choice for residents.

As our district grows it will continue to be important to maintain the character of individual townships. That includes retaining the things that are unique about different townships, such as the heritage character of Lincoln. This also includes enhancing biodiversity and recognising and protecting areas of significance to Tangata Whenua.

The Council will look at encouraging a greater range of housing options to be developed in the future including smaller and more compact housing

Key Actions to implement this include:

- Promote and provide for a mix of housing options that provide choice on size, density and location of houses.
- Help Te Taumutu Runanga facilitate Papakainga housing.
- Require Outline Development Plans from developers showing how key attributes and features can be integrated into the subdivision design.
- Initiate a review of all Living Zones, including rural residential zones.
- In preparing Area Plans for Leeston and Darfield and surrounds consider existing zoned land and residential densities.
- Monitor and review the effectiveness of design guides and Outline Development Plans in achieving objectives about housing choice and design standards.



STRATEGIC DIRECTION 4

A strong and resilient community

The Council plans to promote and facilitate more recreation programmes in the future

Our communities have demonstrated that they are strong and resilient, having come through the Canterbury earthquakes and a number of challenging weather events. They are also warm and welcoming to newcomers.

The Council provides community halls, libraries, parks, playgrounds and reserves, the Selwyn Aquatic Centre and we support community pools. The Council wants to continue to support the community by

helping organisations to be self-sufficient through providing facilities, funding and advisory services, and also providing services where appropriate.

We also want to continue to work with government agencies, businesses and community organisations to help improve the provision of community facilities, schools and support services for our residents as our population grows.

Key Actions to implement this include:

- Area Plans to identify community facility needs and location in relation to the township network.
- Implement the Council's Halls Strategy.
- Review the need and demand for Council Open Space and Recreation facilities.
- Consider the development of a Leeston Community Hall.
- Increased and proactive communication and collaboration with lead authorities on non-council social services and working parties with other agencies.
- Promote and facilitate recreation programmes.




STRATEGIC DIRECTION 5

Sustainably managing our rural and natural resources

This Direction is focused on protecting the rural character of our district and our outstanding natural landscapes and encouraging biodiversity. We also want to support the Canterbury Water Management Strategy which aims to sustainably manage the region's freshwater and groundwater. The strategy is being led by Environment Canterbury, and locally, the Selwyn Waihora Zone Committee.

The Council proposes in this strategy to concentrate 80% of the household growth in townships, with 20% of future growth happening in the rural areas of Selwyn. Historically around 75% of growth has been in urban areas and 25% in rural areas. Allowing more of the future development in Selwyn to occur in townships helps preserve our rural land and enables it to be used for productive activity.

We want to continue to protect outstanding natural landscapes in Selwyn



Key Actions to implement this include:

- Monitor Council provisions for protecting Outstanding Natural Landscapes.
- To protect the rural environment by consolidating most growth around townships. Developing an issues and options paper on whether the rural density of the Outer Plains should be modified.
- Proactively engage Te Taumutu Runanga and develop working partnerships in relation to the development of Council projects and documents.
- Seek to improve water quality in lakes and rivers through continued Stormwater Management Plans and improved drain maintenance and planting.
- Review the present management framework for biodiversity protection to determine how best to deliver on Council's responsibilities.

MAKE A SUBMISSION

We value your comments about how Selwyn should develop in the future and what the Council should do to help ensure that Selwyn continues to be a great place to live and work in.

You can make a submission and read a copy of the full Selwyn 2031 strategy online at www.selwyn.govt.nz/haveyoursay. You can also pick up a submission form and a copy of the strategy at Council libraries/service centres.

Be sure to send your submission in by 6 June 2014.

Some of the questions we are asking people to think about when making a submission are:

- What do you think the priorities are for the future development of Selwyn?
- On the basis that most growth will happen in townships of Selwyn close to Christchurch, is there a need to undertake strategic planning to manage growth in the remainder of the district?
- On the basis that most growth will happen in townships rather than rural areas, is there a need to address subdivision or housing development in rural areas?
- What do you think of the Township network concept, which categorises townships according to their projected population size and their overall role within the district?
(See the map on page 2 of this document.)
- What do you think of the Activity centres network concept, which categorises townships according to their specific role of providing a focal point for business and community services?
(See the map on page 2 of this document.)
- What do you think of the district-wide self-sufficiency concept included in this strategy?
(See Strategic Direction 2.)
- Do you think that the Council should encourage a greater range of housing options in Selwyn in the future?
- What do you think of the section sizes, subdivision layout, pedestrian or cycleways or types of houses within new subdivisions?
- How do you think the Council should help to create a strong and resilient community?



APPENDIX B

Draft Selwyn 2031 – Submission Form

Draft Selwyn 2031 submission form

Submissions close on **day and date 2014**.

Your details

Name:

Email:

Address:

Daytime ph number:

Your interest in Draft Selwyn 2031:

I am a (tick as many as apply):

Resident

Tourism operator

Business owner

Employed in Selwyn district

Farmer

Lifestyle property owner

Are you making this submission on behalf of an organisation?

Yes

No

If yes, what is the name of the organisation?

Would you like to attend a submission hearing to present your submission in person to Council?

Yes

No

Submission Questions:

1. Overall, do you agree with the 5 Strategic Directions for managing urban growth in Draft Selwyn 2031?

Yes

Partly support

No

Comments

2. What do you think the priorities are for the future development of Selwyn?

3. On the basis that most growth will happen in areas of Selwyn close to Christchurch, is there a need to undertake strategic planning to manage growth in the remainder of the district?
4. On the basis that most growth will happen in townships rather than rural areas, is there a need to address subdivision or housing development in rural areas?
5. Do you have any comments on the:
 - a) Township network concept, which categorises townships according to their projected population size and their overall role within the district (e.g. District Centre, Sub-District Centre, Service Townships, Rural Townships and Special Character Areas);
 - b) Activity centres network concept, which categorises townships according to their specific role of providing a focal point for business and community services (e.g. Key Activity Centres, Service Activity Centres and Rural Township Centres);
6. What do you think of the district-wide self-sufficiency concept included in this strategy?

7. Do you think that the Council should encourage a greater range of housing options in Selwyn in the future?

8. What do you think of the section sizes, subdivision layout, pedestrian or cycleways or types of houses within the new growth areas?

9. How do you think the new residential and business growth areas fit in with the existing townships? Does it work well?

10. How do you think the Council should help to create a strong and resilient community?

General Comments

Do you have any further comments?

Please complete this submission form and return it to:

Selwyn District Council
Attn: Planning team - Selwyn 2031
PO Box 90
Rolleston 7643

You can complete an online submission at www.selwyn.govt.nz/haveyoursay or email comments to address.

Design as an A3 submission form, folding to A4
Freepost return envelope include on the reverse