

Appendix 3

Consultation Record



Report of Consultation

November 2007

Selwyn District Council is undertaking a project to review landscape protection for the lowest portion of the Port Hills, below the 60m contour to the point where they meet the plains – what could be called the “toe” of the hill. Currently the permitted minimum section size in this area is 4ha. Before Council makes a decision on whether to change the current provisions in the District Plan, we asked what the community thinks about the issue. The results from the feedback forms are presented in this report.

The process used during the project has included:

- 110 letters sent to individual landowners and other potentially interested parties regarding the consultation phase of the project.
- Conducting two information sessions at the Tai Tapu Community Hall in August:
 - People were invited to attend to familiarise themselves with the project and discuss it with council staff.
 - Attendees were asked to provide comment via the feedback form, which was split into 3 sections—existing property; perceptions on future development; landscape protection and future development options.
 - The information was also provided to people who were unable to attend and on the Council’s website.
- A second round of letters were mailed out to landowners in late September asking for feedback forms to be filled in and returned.
- A total of 57 forms were received, 52 of those were from Landowners. The Summit Road Society’s response is included in this number and is the only organisation recorded.

This report is being circulated to all respondents, Councillors, Landowners and any other interested parties.

The following pages report on findings from the feedback forms and analyses some of the results. The results identify the opinions and thoughts of the respondents and looks at general trends.

Part One: LANDOWNER RESPONSE— Existing Property

1. The top 3 factors that influenced landowners to purchase their property were the:

- Rural Environment
- View of the mountains and hills
- Privacy and lack of close neighbours

Landowners gave the same response when asked, what they liked most about their property currently.

2. Land Tenure

The majority of landowners who responded, purchased their land sometime in the last 20 years (since 1987). Only a few respondents have had a longer tenure, with some having the property in their family since the late 1800's.

3. Landholding Size

A range of property sizes from 0.6 Ha—1401 Ha were listed by landowners.

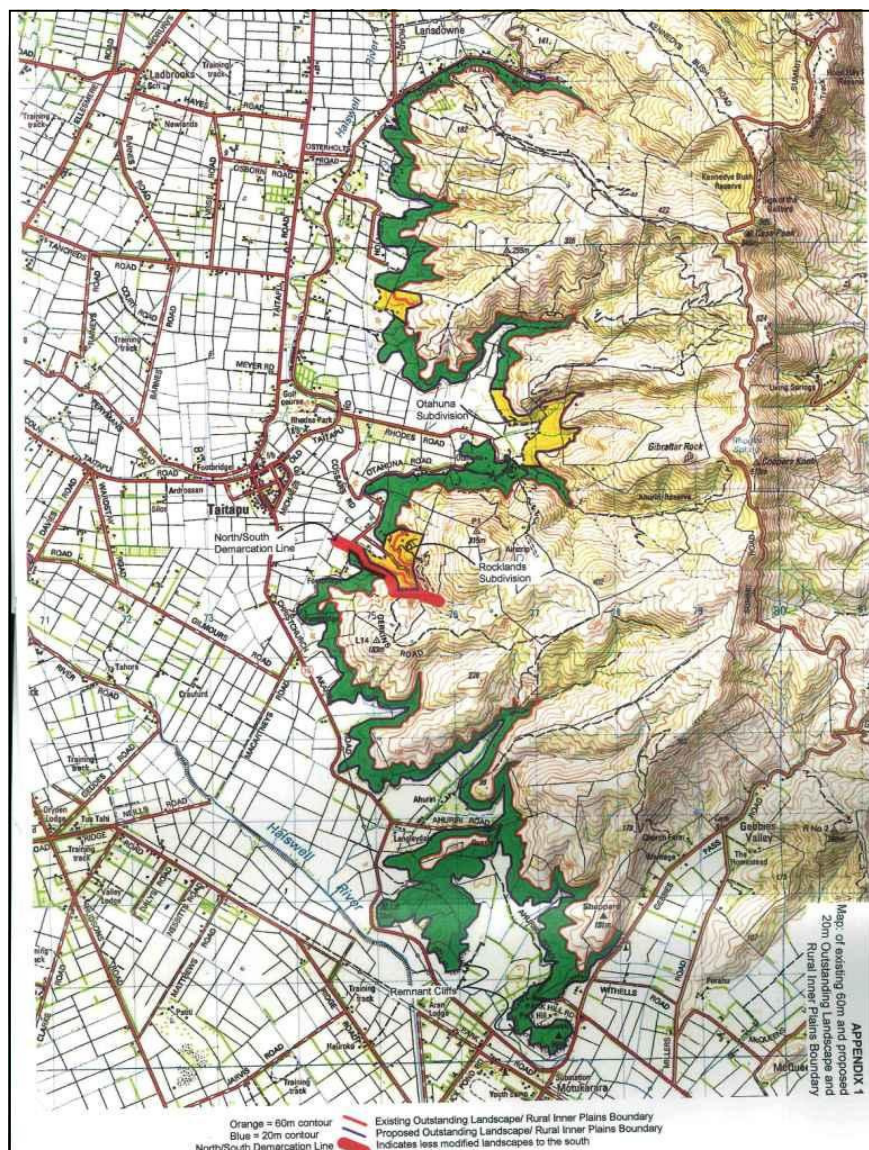
Note: minimum permitted lot size differs for different areas of the Port Hills zone.

4. Residency

82% of landowners reside on their property.

This map shows the area of land from 20-60m contour (shaded) which would be most affected by any change to subdivision rules in the District Plan.

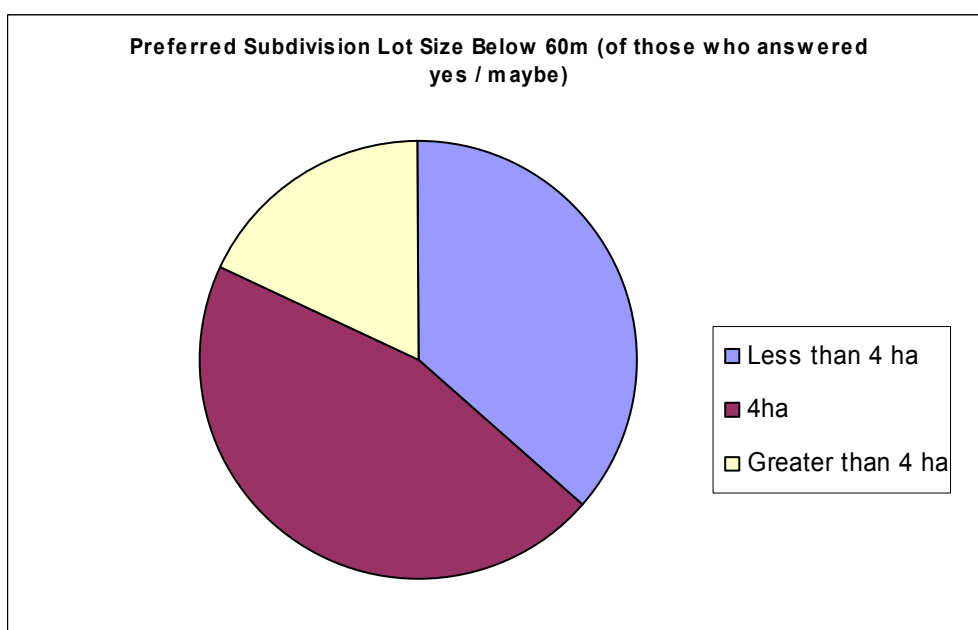
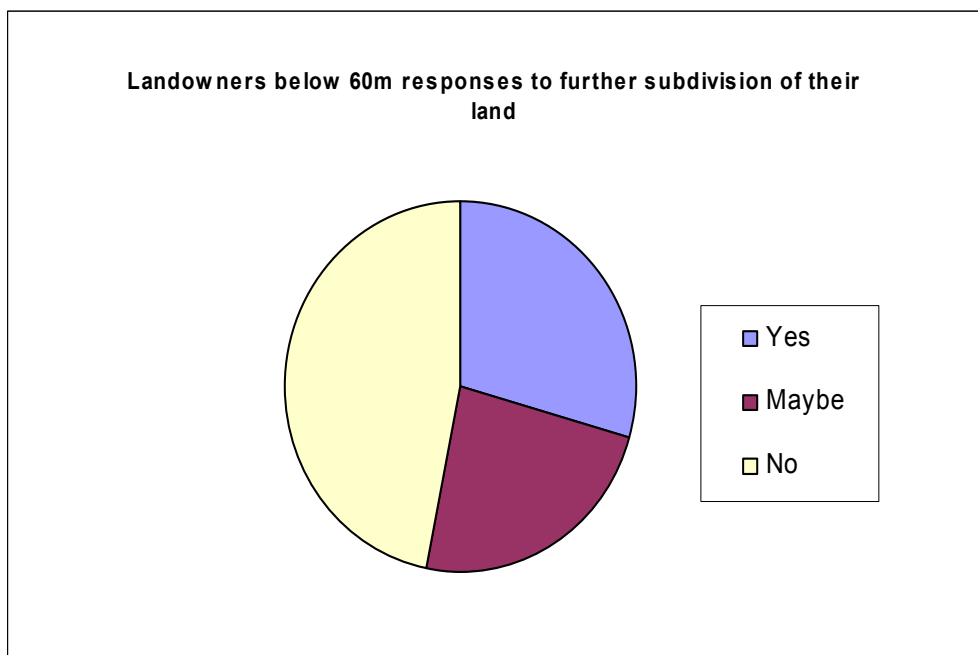
It also separates the area into a north / south split at Tai Tapu. It is a less modified environment to the south.



LANDOWNER RESPONSE—Subdivision

5. Council asked landowners on their view of future subdivision on the “toe” of the Port Hills below the 60m contour line. These responses have been separated out because the land between 20-60m contour is most likely to be affected by any change to the District Plan rules. Their responses are summarised in the following two graphs:

Note: Only 1 landowner above the 60m contour wished to subdivide their property down to 5 Ha.



Part Two: Future Development below the 60m contour

There are some differences in the landscape on the ‘toe’ of the Port Hills, which enables the area to be separated into two parts—Early Valley Road to Tai Tapu and Tai Tapu to Motukarara. Council commissioned Landscape Architect, Andrew Craig, suggested in his report that the area between Tai Tapu and Motukarara is a less modified environment. The following tables show what respondents value and perceive as a threat, to these two areas.

Table 1: Respondent values in the area between Tai Tapu and Early Valley Road

Value	Priority				
	1 (High)	2	3	4	5 (Low)
Productive land suitable for farming, horticulture and forestry	6	6	4	6	13
Valuable housing sites for rural or rural residential dwellings	20	3	5	1	3
Natural values (e.g regenerating native vegetation, wildlife)	9	14	12	8	3
General rural amenity values (e.g open pastoral land, rural outlook)	7	17	10	9	1
Special outstanding landscape values	12	7	10	3	4
Recreational values	1	5	5	14	10
Other	1	1	2	0	2

Table 2: Respondent values in the area between Tai Tapu and Motukarara

Value	Priority				
	1 (High)	2	3	4	5 (Low)
Productive land suitable for farming, horticulture and forestry	5	7	1	8	10
Valuable housing sites for rural or rural residential dwellings	13	3	3	3	1
Natural values (e.g regenerating native vegetation, wildlife)	8	11	13	6	8
General rural amenity values (e.g open pastoral land, rural outlook)	9	16	15	6	2
Special outstanding landscape values	11	7	6	7	8
Recreational values	0	5	9	14	10
Other	1	1	0	0	3

The shaded numbers indicate the answers that were given highest priority by respondents. Respondents top values are rural house sites, the rural amenity and the landscape. Most significant concerns (pg 5) of respondents were increasing the numbers of dwellings, followed by introducing District Plan rules that would further restrict subdivision. Results show that there are no significant differences between the two geographic areas.

Table 3: Perceived threats in the area between Tai Tapu and Early Valley Road

Threats	Significance				
	1 (High)	2	3	4	5 (Low)
Changes in farming use (eg. From pastoral farming or forestry or horticulture)	1	0	2	3	3
Increases in the number of dwellings	13	13	0	4	2
Increases in the number of highly visible dwellings	19	15	2	4	1
Increased planting associated with new dwellings or other buildings	0	0	0	1	3
Further subdivision into 4 Ha blocks	2	0	6	13	4
Subdivision into blocks smaller than 4 Ha	7	7	14	1	4
Earthworks associated with building and roading	1	3	9	5	11
Plan rules that further restrict subdivision	14	1	1	2	1
Plan rules that restrict changes in farming, horticulture or forestry	2	6	5	0	1
Plan rules that restrict landscape effects of new dwellings or other buildings	0	5	6	2	1
Other	1	1	2	3	2

Table 4: Perceived threats in the area between Tai Tapu and Motukarara

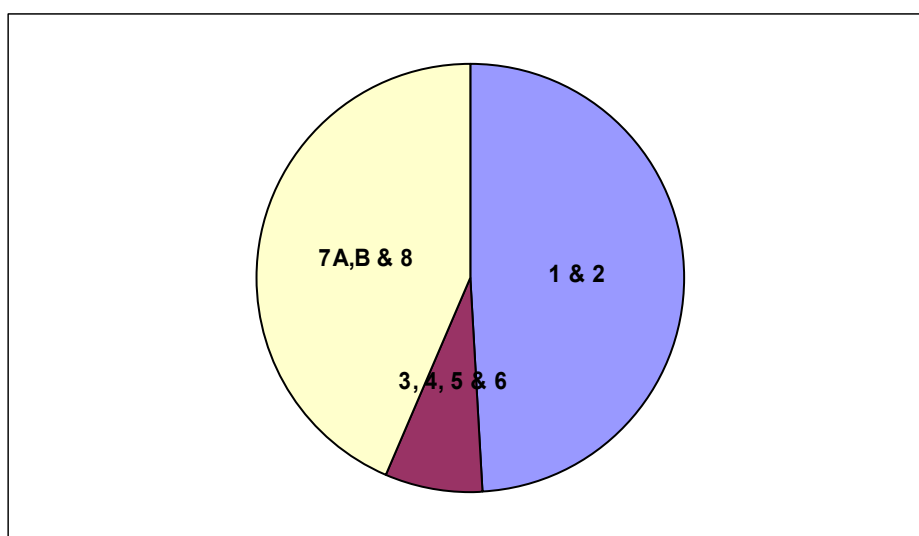
Threats	Significance				
	1 (High)	2	3	4	5 (Low)
Changes in farming use (eg. From pastoral farming or forestry or horticulture)	1	2	4	5	4
Increases in the number of dwellings	11	11	1	5	1
Increases in the number of highly visible dwellings	20	13	3	4	2
Increased planting associated with new dwellings or other buildings	2	0	0	0	2
Further subdivision into 4 Ha blocks	1	0	8	9	6
Subdivision into blocks smaller than 4 Ha	6	10	14	3	3
Earthworks associated with building and roading	0	3	8	9	8
Plan rules that further restrict subdivision	10	0	1	1	2
Plan rules that restrict changes in farming, horticulture or forestry	1	6	3	0	3
Plan rules that restrict landscape effects of new dwellings or other buildings	1	4	5	2	1
Other	0	0	1	2	0

Part 3 : Landscape protection and future development options

Respondents were asked if they favoured any of the landscape protection options presented at the information sessions (also on the feedback form). These options were based on expert landscape advice and could be used to amend the District Plan rules, in a more formal process at a later date.

	Options
<div style="display: flex; align-items: center;"> <div style="width: 10px; height: 100px; border-left: 1px solid black; margin-right: 5px;"></div> <div style="writing-mode: vertical-rl; transform: rotate(180deg);"> ↑ Low Landscape protection Most develop- ment rights </div> </div>	1. Status quo - leave plan provisions as they are.
	2. Introduce landscape controls on buildings on the toe of the hill, while maintaining the 4 ha minimum lot size.
	3. Introduce a 20 ha minimum lot size on the toe of the hill from Tai Tapu to Motukarara.
	4. Introduce a 20 ha minimum lot size on the toe of the hill from Tai Tapu to Motukarara, plus landscape controls on buildings, plantations etc.
	5. Introduce a 20 ha minimum lot size for all of the toe of the hill (excluding already developed areas).
	6. Introduce a 20 ha minimum lot size for all of the toe of the hill (excluding already developed areas). Include landscape controls on buildings, plantations etc.
<div style="display: flex; align-items: center;"> <div style="width: 10px; height: 100px; border-left: 1px solid black; margin-right: 5px;"></div> <div style="writing-mode: vertical-rl; transform: rotate(180deg);"> ↓ High Landscape Protection Least develop- ment rights </div> </div>	7A. Bring the Port Hills Lower Slopes Zone (40 ha) down to the toe of the hill for the prominent ridges and other sensitive areas. Retain the Inner Plains Zone (4 ha) up to around the 60 m contour in less prominent areas eg valleys, already developed areas.
	7B. Introduce a 20 ha minimum lot size (excluding already developed areas) for the area between Early Valley Road and Tai Tapu. Include landscape controls on buildings, plantations etc. Make the remainder of the toe of the hill from Tai Tapu to Motukarara part of the Port Hills Lower Slopes Zone (40 ha)
	8. Add the toe of the hill (excluding already developed areas) to the Port Hills Lower Slopes Zone (40 ha).

The respondents preferences are summarised in the following graph:



The graph indicates that there are two main groups, those favouring—significant additional landscape protection (7A,B & 8) and those supporting retention of current subdivision rights (1 & 2). The options were grouped as this captured some responses which identified a combination of two options.

Summary

The responses generally fell into one of two clearly identifiable groups:

Group 1 identified that they valued protection of rural amenity, the natural environment (native trees and wildlife), and the outstanding landscape on the ‘toe’ of the Port Hills. This group saw more dwellings or highly visible dwellings as being a threat to the current landscape values.

Group 2 identified that they value their current 4 ha subdivision rights and they do not want new District Plan rules that would restrict further subdivision. Some of this group did support introducing landscape controls on new buildings.

There was no discernable difference in the values and threats identified by respondents for the area from Early Valley Road to Tai Tapu, and those identified for the area from Tai Tapu to Motukarara.

General Comments

Respondents also provided general comments on what they thought should be considered by Council when planning any future variation. The following list was created from grouping the comments into topics:

- **Rural Character**— *controls on pine plantation to protect the area; important to retain the rural character of the lower foothills; too easy to be degraded by increased subdivision, street widening & street lighting.*
- **Landscaping and building controls**— *house site and design, compatibility with landscape; native plantings; restrict colour of buildings; landscape would benefit from additional planting.*
- **Productive land**—*more dwellings on the Port Hills and less on productive plains; controlled expansion on land of less agricultural value is logical.*
- **Land value** —*increased protection of hills will decrease land values;*
- **Insufficient infrastructure and capacity**—*drainage problems with increased housing, infrastructure can't keep up. Address the Halswell catchment using UDS provisions; Tai Tapu poorly served by Council.*
- **Lot size**—*smaller blocks would allow owners to invest more, improving property; mix of sizes for rural living; smaller lot sizes above 60m.*
- **Existing use**—*pride in our properties, we will develop them appropriately; only landowners should have a say*
- **Other RMA issues**—*consider economic wellbeing, not just landscaping and subdivision.*
- **Protect sensitive areas**—*option 7 has merits in sensitive areas but building on the toe of the hill does not necessarily detract from the landscape; siting of houses is important, best use of the environment.*

Part 4: What happens now?

This report, along with a staff recommendation on the preferred options, will be presented to a full Council meeting, based on both the expert landscape advice and the responses from the consultation.

Council will decide whether to undertake a change to the District Plan, and if so, what changes to make (Mid 2008).

If a change to the District Plan is undertaken, formal public consultation under the Resource Management Act will occur through the submissions and hearings process.



If you have any questions or comments about this report please contact:

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