

Council Assets and Property Report to District Plan Review Committee

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Introduction and Scope of Report

The purpose of this report is to provide an update of work occurring in relation to addressing Council Assets and Property in the District Plan review process.

This report identifies the preferred approaches to provide for these activities within District Plan Review from an Asset Management perspective.

This report addresses the key activities being:

- Solid Waste management
- 5 Waters Activities (water, wastewater, stormwater, land drainage and water-races.
- Transportation (from the perspective of Selwyn District Council as a network utility operator and provider)
- Community Facilities, including community buildings, halls, parks, reserves, recreation facilities (urban and rural areas) and other activities, including gravel reserves, forestry areas community housing.

The report briefly identifies the range of alternatives considered before identifying the preferred options. It is acknowledged that the preferred options identified are preliminary. They have not been subject to consideration of any specific drafting of provisions. They also have not been subject to any evaluation under Section 32 of the Resource Management Act to establish what is the most effective and efficient approach.

Following the general description of alternatives each asset topic is then addressed. For each topic the report:

- Provides a brief overview of the type of activities and facilities that need to be addressed in the District Plan
- Briefly identifies how the activities are currently managed under with the Resource Management Act 1991.
- Identifies the preferred alternatives from an Asset Management perspective and
- Identifies the District Plan review topics where continued input from an Asset Management perspective is sought.

Background and Options Considered

For each activity the preferred options have been identified after considering a wider range of alternative options. Some of these are used in current operative District Plan, for example designations and zone provisions, others have not previously been used, for example an Open Space Zone.

The key alternatives that have been subject to consideration include:

Designations – The Resource Management Act enables requiring authorities (Selwyn District Council is a requiring authority) with financial responsibility for a project, work or operation to designate land. Designations are identified with District Plans. Once a designation is in place, the requiring authority may do anything allowed by the designation and the usual provisions of the district plan do not apply to activities (of the requiring authority) on the designated site.

Plan Provisions – This includes making provision for various activities within the District Plan. These can provide for activities within specific zones, such as residential and commercial zones, or through provisions applying to specialist activities that are not zone specific, such as provisions applying to utilities and transport.

In the current District Plan there are a mix of zone provisions and specialist provisions that provide for activities on Council properties and involving Council assets. These activities are typically provided for as either a permitted activity, subject to compliance with certain standards. Alternatively the provisions may identify that a resource consent is required in order to undertake the activity.

With respect to Plan provisions an alternative considered that is not in the Operative District Plan is the potential to use Open Space and/or Sport and Active Recreation Zones to provide for a range of activities occurring on Council Parks, Reserves and Open Spaces. This type of zoning is used by a number of other local authorities.

Existing Use Rights – A number of activities addressed in this report are operating under existing use rights. The Resource Management Act (Section 10) sets out what is required for activities to continue to rely on existing use rights. Existing use rights enable land uses that were lawfully established before a rule in a plan came into force to continue providing certain criteria are met (for example that the effects of the use are the same or similar in character, intensity and scale to those that existed before the new rule, and that the activity has not been discontinued for more than 12 months).

Alternative Regulation under the Resource Management Act – A number of the Asset related activities are subject to regulation within Regional Plans, including the Canterbury Land and Water Regional Plan and the Canterbury Regional Air Plan. These regional plans have been developed under the Resource Management Act. A number of the activities require and have obtained resources consents under regional plans. Activities controlled include a number of structures including pumping stations, air pressure release valves. In addition there are a number of activities subject to management through National Environment Standards, such as plantation forestry activities or undertaking activities on land with soil contamination.

National Planning Standards – There is work progressing on a number of National Planning Standards. This includes the potential National Planning Standard relating

to Network Utilities. If this is completed it will address a number of activities relevant to the 5 Waters activities and roading activities.

Alternative Regulation – Other than the Resource Management Act – A number of the activities are subject to management and regulation under other legislation, including the Reserves Act, Local Government Act and various bylaws.

Do Nothing – Consideration was given to doing nothing and relying on the planning provisions being developed that will apply throughout the District.

Solid Waste Management

Types of Activities and Facilities

The key types of facilities to be addressed in the District Plan review involves the provision of waste management facilities, including the Pines Resource Recovery Park and various waste and recycling collection facilities throughout the District.

The solid waste management activity requires activities and facilities at a range of scales including:

- District Scale Activities – Pines Resource Recovery Park – which provides the key location for the collection, and sorting of waste within the District.
- Township and community scale activities – which provides locations for permanent community refuse and recycling activities, for example Arthurs Pass Recycle Centre
- Temporary community scale waste activities – providing for temporary collection facilities through a range of communities. These activities typically occur within communities for a period of a few days only a few times per year, for example community waste drop off days.

Management Approaches Currently Used

The management of this activity under the Resource Management Act 1991 currently occurs through a range of methods including:

- Designations – the Pines Resource Recovery Park is designated in the Operative District Plan.
- District Plan Provisions – There are provisions relating to waste management in various zones within the Township and Rural Volumes of the Operative District Plan.
- Regional Plan Provisions – there are a number of provisions in the Canterbury Water and Land Regional Plan and the Canterbury Regional Air Plan administered by Environment Canterbury that manage the effects of activities associated with the Solid Waste Asset activity.
- Regional Council Resource Consents – A number of resource consents from Environment Canterbury are held for waste management activities.

Preferred Approach

The preferred approach to address this topic is:

1. Designation: Retain the existing designation on the Pines Resource Recovery Park. It is noted that a variation to some existing conditions of the designation may be sought to better provide for future activities.
2. District Plan Provisions – seek appropriate provision including objectives, policies and rules be made in the District Plan for:
 - a. Permanent community refuse and recycling facilities being enabled in a range of locations.
 - b. Temporary collection activities (that occur for a few days or less) being enabled in a range of locations.

The specific activity status for various activities within the zones will be determined as the provisions are drafted and will be consistent with any Section 32 evaluation undertaken.

District Plan Review Topics of Interest:

Assets seek continued liaison with the planning team as the specific provisions are developed in relation to:

- Designations.
- Waste Management provisions in all zones.
- General District Wide Matters in relation to temporary activities (depending on how temporary waste activities are to be addressed – either as part of waste management work stream or as part of the temporary activities work stream).
- Transport.
- Signage.

5 Waters

Types of Activities and Facilities

The key types of facilities to be addressed within the District Plan review involves the provision of infrastructure and activities associated with the provision of water, wastewater, stormwater, land drainage and water races throughout the District.

The type of infrastructure varies significantly in size and scale ranging from larger activities such as wastewater treatment plants, reservoirs, pumping stations and land drainage schemes to small structures such as monitoring devices associated with water intakes. These activities involve both above and below ground activities and occur in urban and rural areas.

Management Approaches Currently Used

The management of this activity under the Resource Management Act 1991 currently occurs through a range of methods including:

- Designations – there are a number of existing designations in the Operative District Plan addressing infrastructure and activities associated with water supply, sewage pumping stations, solid sewage waste and sewage treatment areas.
- District Plan Provisions – There are provisions relating to utilities in various zones the Township and Rural Volumes of the Operative District Plan.
- Regional Plan Provisions – there are a number of provisions in the Canterbury Water and Land Regional Plan and the Canterbury Regional Air Plan administered by Environment Canterbury that manage the effects of activities associated with the 5 waters activities, including provisions managing water takes and discharges of water and contaminants. There are also a significant number of regional rules that manage the development, maintenance and use of necessary infrastructure associated with these activities, including land drainage channels, bores, pump stations and other structures.
- Regional Council Resource Consents – A number of resource consents from Environment Canterbury are held for 5 Water activities.

Preferred Approach

The preferred approach to address this topic is:

1. Designations:
 - a. Retain the existing designations in the operative Selwyn District Plan. These address as examples, water supply activities, sewage treatment and disposal areas and sewage pumping stations.
 - b. Initiate new designations to provide for substantial activities that have been established since the previous District Plan designations were completed – for example new pumping stations and water supply bores.
2. District Plan Provisions – seek appropriate provision including objectives, policies and rules be made in the District Plan within the Utilities provisions (Part of the Infrastructure and Energy Chapter) to address:
 - a. Below ground infrastructure requirements i.e. pipes and reticulation
 - b. Above ground infrastructure requirements i.e. reservoirs and water, stormwater and wastewater treatment facilities and pump stations.

The specific activity status for various activities within the zones will be determined as the provisions are drafted and will be consistent with any Section 32 evaluation undertaken.

District Plan Review Topics of Interest

Assets seek continued liaison with the planning team as the specific provisions are developed in relation to:

- Designations.
- Utilities.
- General District Wide matters particularly earthworks, noise and hazardous substances.

- Any provisions relating to waterway setbacks and activities in waterways (including artificial waterways) and riparian areas.
- Heritage.
- Subdivision.

Transport and Roothing

Types of Facilities

The focus of this work is on the transport and roading activities undertaken by the Selwyn District Council as a network utility operator. This is distinct to the transportation requirements intended to apply to all activities within the District (these are not addressed in this report).

The key types of activities and facilities involves roading infrastructure, for example works within a land transport corridor and pedestrian and cycle facilities

The type of infrastructure varies significantly in size and scale ranging from larger activities such as the roads themselves, to smaller activities such as traffic signals and signage.

Management Approaches Currently Used

The current management of this activity under the Resource Management Act 1991 occurs through a range of methods which have been considered in considering the preferred approach:

District Plan Provisions — There are provisions relating to roading in various zones and also the Utility provisions within the Township and Rural Volumes of the Operative District Plan

Regional Plan Provisions – there are a number of provisions in the Canterbury Water and Land Regional Plan and the Canterbury Regional Air Plan administered by Environment Canterbury that manage effects of activities associated with roads including earthworks and discharges from road construction and the development of bridges and culverts.

Preferred Approach

The preferred approach to address this topic is:

1. District Plan Provisions – seek appropriate provisions including objectives, policies and rules be made in the District Plan within the either the utilities provisions (Part of the Infrastructure and Energy Chapter) or the transport provisions (also likely part of the Infrastructure and Energy Chapter) to provide for:
 - a. Roothing related activities within the land transport corridor

- b. Rooding related activities, as appropriate outside the land transport corridor
- c. Provision for pedestrian and cycle facilities.

It is noted that the National Planning Standard for Network Utilities currently under consideration may address a number of transport related infrastructure activities, including rooding activities, signage and pedestrian and cycle facilities.

The specific activity status for various activities within the zones will be determined as the provisions are drafted and will be consistent with any Section 32 evaluation undertaken.

District Plan Review Topics of Interest

Assets seek continued liaison with the planning team as the specific provisions are developed in relation to:

- Utilities.
- Transport.

Parks, Reserves and Community Facilities

Types of Facilities

The key types of facilities and activities that will need to be addressed within the District Plan involve the provision of:

- | | |
|---|---|
| • District scale sports and recreation spaces | • Community Centres, Halls and facilities |
| • Township Neighbourhood Reserves (i.e. playgrounds, passive areas, linkages, access ways, town squares etc.) | • Cemeteries |
| • Rural Recreation Reserves (e.g. Coes Ford, Chamberlains Ford, Whitecliffs Domain, McHughes Forest Park) | • Gravel Reserves |
| • Sports/Recreation Parks and Domains (local parks that provide for organised sports) | • Public Toilets |
| • Forestry | • Campgrounds |
| • Council Service Centres and Libraries | |

These activities vary significantly in size, scale and location. These activities occur throughout the District in both urban and rural areas.

Management Approaches Currently Used

The management of these activities under the Resource Management Act 1991 currently occurs through a range of methods including:

- Designations – There are a number of existing designations covering a variety of recreation, sports and gravel reserves. Examples of these include:
 - the Upper Selwyn Huts Recreation Reserve,
 - recreation reserves at Lincoln, Hororata and Greendale
 - the Rolleston Dog Park,
 - Multi-Purpose reserves such as Foster Park (Rolleston Recreation Precinct) and
 - the Gravel Reserve on Beatty's Road & Coaltrack Road (Coaltrack Pit).
- District Plan Provisions –there are provisions relating to these activities within numerous zones in the Township and Rural Volumes of the Operative District Plan.
- Resource Consents – Some activities have been established under a resource consent, for example the Rakaia Huts campground.

Preferred Approach

The preferred approach to address this topic involves a number of methods. These are identified below:

1. Designations:
 - a. Retain the existing designations in the current Selwyn District Plan.
These address a number of existing reserves, including gravel reserves.
 - b. Initiate new designations for:
 - i. District Scale Sports and Recreation Spaces.
 - ii. Sports and Recreation Parks and Domains (such as local parks that provide for organised sports).
 - iii. Larger scale reserves in both urban and rural areas (as necessary).
 - iv. Cemeteries.
 - v. Other activities that can't easily be accommodated within the relevant zone provisions (any of these areas will become evident once the zone specific rules are further developed).
2. District Plan Provisions, including objectives, policies and rules – seeking appropriate provision be made in the District Plan within:
 - a. Residential Zone provisions to provide for:
 - i. Township Neighbourhood Reserves (for example playgrounds, passive areas, linkages, access ways and public toilets.
 - ii. Community facilities, including for example community halls as appropriate.
 - iii. Rental and Social housing to be managed consistent with residential activities within the District.
 - b. Commercial Zone provisions to provide for:

- i. Township Neighbourhood Reserves for example passive areas, linkages, access ways, public toilets and town squares.
 - ii. Community facilities, for example community centres, libraries and Council offices.
 - iii. Business activities on Council owned land.
- c. Industrial Zone provisions to provide for:
 - i. Passive areas, linkages and access ways.
 - ii. Community facilities as and where appropriate.
 - iii. Industrial activities on Council owned land.
- d. Rural Zone provisions to provide for:
 - i. Rural recreation reserves, including camping and provision of public toilets.
 - ii. Local reserves.
 - iii. Forestry blocks.
 - iv. Community facilities for example community halls and facilities.
- e. Temporary activities to enable community events and activities.

The specific activity status for various activities within the zones will be determined as the provisions are drafted and will be consistent with any Section 32 evaluation undertaken.

It is noted that the preferred approach is designations and plan provisions within existing zones (as distinct to open space/active sports and recreation zones is dependent on the specific provisions developed for the relevant zones being appropriate for the range of activities that occur under this activity. While not the current preferred option an Open space and/or Sport and active recreation zoning is not ruled out if the activities cannot integrate within the provisions of other zones. A special zone for cemeteries may also be considered if deemed the best method for managing this activity.

Any existing designations for gravel pits will be rolled over into the new plan where these are still required. Other active gravel pits will continue under existing use rights until quarrying activities cease (as these generally have a limited operating life). Any future gravel extraction or quarrying activities contemplated on Council land would be managed under the relevant zone provisions and may require a resource consent.

District Plan Review Topics of Interest

The Property and Commercial Department seeks continued liaison with the planning team as the specific provisions are developed in relation to:

- Designations
- Residential Zones
- Commercial Zones
- Industrial Zones

- Rural Zones
- Transport, particularly relating to requirements for access and car-parking requirements for activities.
- Signage.
- General District Wide Matters, including temporary activities and noise and light.
- Subdivision.
- Provisions related to esplanade reserves and strips.