



**AGENDA FOR THE MEETING OF
DISTRICT PLAN COMMITTEE
TO BE HELD IN THE COUNCIL CHAMBER
NORMAN KIRK DRIVE, ROLLESTON
ON WEDNESDAY 14 SEPTEMBER 2016
COMMENCING AT 9 AM**

Committee Members

Independent Chair

Tim Harris (Environmental Services Manager)

Selwyn District Council

Mayor Kelvin Coe

Councillor Nigel Barnett

Councillor Pat McEvedy

Councillor Sarah Walters

Councillor Jeff Bland

Councillor Mark Alexander

Councillor Peter Hill

Councillor Debra Hasson

Councillor Malcolm Lyall

Councillor Grant Miller

Councillor John Morten

Councillor Sam Broughton

David Ward (Chief Executive)

Te Taumutu Rūnanga

Terrianna Smith

Environment Canterbury

Commissioner Peter Skelton

Project Sponsor

Jesse Burgess
Phone 347-2773

Project Lead

Cameron Wood
Phone 347-2811

Agenda Items

Item	Type of Briefing	Presenter(s)
Standing Items		
1. Apologies	Oral	
2. Declaration of Interest	Oral	
3. Deputations by Appointment	Oral	
4. Confirmation of Minutes	Written	
5. Outstanding Issues Register	Written	Cameron Wood
Specific Reports		
6. Website Demo	Oral	Cameron Wood
7. SWOT Update <ul style="list-style-type: none"> • Land and Soil • Subdivision (Technical) • Residential and Business • ECan 	Oral / Powerpoint	Justine Ashley Rachael Carruthers Ben Rhodes Carmel Rowlands
8. District Plan Committee Forward Meeting Schedule	Written	Cameron Wood

Standing Items

1. APOLOGIES

2. DECLARATION OF INTEREST

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a member and any private or other external interest they might have.

3. DEPUTATIONS BY APPOINTMENT

4. CONFIRMATION OF MINUTES

Minutes from the meeting of the District Plan Committee on 24 August 2016.



**District Plan Committee meeting held on Wednesday
24 August 2016 at 9.00am in the Council Chambers, Rolleston**

Present: Mayor K Coe, Councillors M Alexander, N Barnett, J Bland, S Broughton, D Hasson, P Hill, M Lyall, P McEvedy, **G Miller**, J Morten, S Walters and **Terrianna Smith**
(Te Taumutu Runanga Representative) Commissioner, P Skelton (Environment Canterbury)

In attendance: Chairman Environmental Services Manager (Tim Harris), Planning Manager (Jesse Burgess), Project Lead District Plan Review (Cameron Wood), Catherine Nichol, Andrew Mactier, Raewyn Ogilvie, Kylie Hunt, Naomi Smith, Murray Washington, Emma Larsen

Standing Items:

Apologies: David Ward (CEO)

Declaration of Interest:
Nil.

Deputations by appointment:
Nil.

Confirmation of Minutes:

Moved – Councillor Mark Alexander/ Seconded – Councillor Nigel Barnett
‘That the Committee accepts the previous minutes as being true and correct’

CARRIED

Page 7 seeking input from Terianna Smith. Chair noted that nothing to his knowledge had yet been received.

Outstanding issues register:
No Outstanding Issues

Specific Reports

District Plan Review – Work Programme Update

The Project Lead spoke to his report on an update on the work programme.

Moved – Councillor Sam Broughton / Seconded – Terianna Smith

‘That the Committee notes this report and presentation.’

CARRIED

Draft SWOT Analysis Quality for Vegetation and Ecosystems, Outstanding Natural Features and Landscapes and Analysis of the District Plan against relevant planning documents recognised by the Iwi Authority

Andrew Mactier spoke to his report on Quality for Vegetation and Ecosystems. SWOT Analysis is still a work in progress as we are waiting for feedback from ECAN. Received some feedback from MKT & DOC.

Councillor Miller entered the meeting at 9.17am

In regards to a discussion around indigenous biodiversity and exotic species including regeneration, Mr Mactier responded that will need more advice through second stage of District Plan Review around what value they provide, noting protection under the plan and landowner participation.

Councillor Hasson commented that this SWOT concentrated a lot on vegetation but what about ecosystems themselves appear to be lower order, are we going to look that? Mr Mactier advised that the current plan has provisions but in different parts of the plan, noting water chapter through this framework though we need to bring it all together. Will need to discuss with ECAN as to who has what role. Noted we have limited resources to do some of this.

Councillor Morten – commented that these policies or directions could have significant impact on individual landowners, when will we look at financial implications on any potential changes? Mr Wood responded that when the options are looked at, there will be a look at impact on landowners whether positive or negative, and weigh up financial costs, and these will be brought to the committee before anything is resolved. The Chair noted the s32 presentation was relevant here.

Mayor Coe in the 3rd bullet point (Opportunities) asked about collaborative approach – Mr Mactier responded by saying that we could work towards a more collaborative approach, spoke to changes in thinking and could be a work in progress. We do still

need to have conversations with relevant stakeholders and try to bring as many people as possible.

Commissioner Skelton – said that his understanding is that at the next meeting of the Committee there will be a presentation from ECAN. Commissioner Skelton suggested that one stakeholder is Selwyn/Waihora Zone committee – that committee could be used for liaison. Mr Mactier notes that the RPS requires to give more consideration to zone committees.

Councillor Hill – discussed ecosystems and not planning just for humans.

Councillor McEvedy agrees with the collaborative approach – appreciate the statement that zone committee be involved in this. Noted gathered learning at the meeting. Coordination of budgets, it's all tied in through LTP and AP, concerned wasting resources and not getting results. Would like some thought about what are our policies and putting in our DP to support them. Mr Wood advised that linking the DP and the LTP together will provide alignment and have an organisation with one strategy and strategic direction. Councillor McEvedy commented that it is important to state why we are doing things this way for future councils'.

Councillor Hasson also suggests that the Christchurch/West Melton Zone Committee could be talked to as well as the Research Institutes. There are remnants of dry land and biodiversity. She then went on to discuss climate change and how do we manage that through our policies? The Chair advised that a presentation had already been given by staff about this. This will again be noted by staff.

Catherine Nicol spoke to her report on Outstanding Natural Features and Landscapes

Councillor Miller – noted differences in perspective, its very subjective and who decides what an outstanding natural landscape is. We need to get this right as we can create a lot of angst and time is needed to think about the ramifications of this policy. Noted punishment for those that protected some of their property and issues around having entire areas defined as outstanding natural landscape. Chair advised that he is aware of the sensitivity of issues such as these. Community buy in is needed with such issues like this.

Councillor McEvedy – says that the challenge is to protect the areas but enable people to still run activities. How to we put rules in to make it easy for people to do good things, its about enabling them.

Councillor Hasson commented about our open landscapes as highly modified, but they are identified as they are amenity value to us and our tourist industry.

Councillor Hill – spoke to rates relief for those enhancing their landscape, could we include something in this package?

Councillor Bland talked about his prior work experience around surveying swamps, and making into farmland, and country being behind the direction and now there is a lot of talk but not much action as people are not behind what we do. We need commitment from our community. Lots of talk and not much do. Do we know where we want to go at this stage?

The Chair noted that we will be consulting, but there are some requirements in regards to legislative framework (RMA and CRPS) that we need to give effect to.

Commissioner Skelton suggested that the strategic direction chapter could be the best place to address the issue raised by Councillor Bland.

Lizzie Thomson from Māhaanui Kurataiao Limited (MKT) spoke to her report on Analysis of the District Plan against relevant planning documents recognised by the Iwi Authority.

A discussion was held around zoning for Papakāinga and Nohoanga, followed by discussion on issues with services, in particular around sewerage, for these areas.

Councillor Alexander questioned the need for rezoning for Papakāinga housing, Ms Thomson responded that she was not 100% sure, but could allow for more residential housing for whānau. The Chair asks Ms Smith for comments, she believes papakāinga supports density that is being discussed. The Chair said we could have a papakāinga zone. Ms Smith advised that SDC was the first district in the South Island to have recognised papakāinga housing in its set of rules. Councillor McEvedy requested clarification around nohoanga housing and services, noting challenges near lake and sea. Ms Smith advised that nohoanga is temporary accommodation primarily for the collection of mahinga kai but with rules around sewerage etc., more like camping site. Papakāinga is more permanent. Councillor Miller was of the opinion that they could be set up to fail as wastewater would be an issue for those areas, and would need to be thought through. Ms Smith – if it's decided to set up more papakāinga areas then due diligence would need to occur.

Ms Thomson continued with the presentation of her findings – earthworks, cultural and outstanding landscapes, contaminated land, and indigenous vegetation

Councillor Miller commented on Darfield sewerage – a developer used this argument around iwi wanting onsite sewerage rather than reticulated sewerage. Noted reticulated sewerage was going to a plant for treatment.

Mayor Coe advised that Rolleston already has water races in town and houses beside them what sort of setbacks are you thinking about? Some people use these as features. No rules about these, Mr Wood advised that these are covered through bylaws rather than plan.

Moved – Councillor Barnett / Seconded – Councillor Alexander

‘That the Committee notes these reports and presentations.’

CARRIED

District Plan Committee Forward Meeting Schedule

Next meeting – RPS and last SWOT analysis on 14 September. No meeting in October due to elections. Hope to start in November, presentations on topic briefs for stage 2 of chapters, and later in November discussion around strategic directions. The focus after this for the committee would be around the development of issues and options papers. 2017 will be a busy year for the committee included the development of chapters of the proposed District Plan. Committee meetings will try to align with council meeting days where possible.

Moved: Councillor McEvedy / Councillor Hill

“That the Committee receives this report”.

CARRIED

Meeting ended at 10.28am

5. OUTSTANDING ISSUES REGISTER

Subject	Comments	Report Date / Action	Item Resolved or Outstanding
No Outstanding Issues			

Specific Reports

6. WEBSITE DEMO – DISTRICT PLAN REVIEW

Author:	Cameron Wood, Project Lead District Plan Review
Contact:	03 347 2811

Purpose

To provide the Committee with a demonstration on the website that is currently being developed for the District Plan Review.

Cameron Wood, Project Lead of the DPR will demonstrate the website to the Committee.

Recommendation

- **That the Committee notes this report and presentation.**

DISTRICT PLAN REVIEW – DRAFT SWOT ANALYSIS LAND AND SOIL, SUBDIVISION (TECHNICAL), RESIDENTIAL AND BUSINESS AND ANALYSIS OF THE DISTRICT PLAN AGAINST ENVIRONMENT CANTERBURY RELEVANT PLANNING DOCUMENTS

Author:	Cameron Wood, Project Lead District Plan Review
Contact:	03 347 2811

Purpose

To provide the Committee with a presentation regarding the draft SWOT analysis on Land and Soil, Subdivision (Technical) and Residential and Business sections of the existing District Plan and analysis of the District Plan against Environment Canterbury relevant planning documents.

Justine Ashley, Rachael Carruthers and Ben Rhodes from the District Plan Review Project Team and Carmel Rowlands from Environment Canterbury will present this update to the Committee.

Recommendation

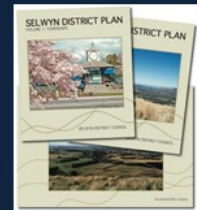
- **That the Committee notes this report and presentation.**

Attachments

- Draft SWOT Analysis - Land and Soil, Subdivision (Technical), Residential and Business and Analysis of the District Plan against Environment Canterbury relevant planning documents – PowerPoint slides

Selwyn District Plan Review District Plan Committee

SWOT Analysis Update
14 September 2016



Outline

1. Context
2. Land and Soil
3. Subdivision (Technical)
4. Residential and Business Development
5. Next steps



Context

- The purpose of the SWOT is to establish baseline information to inform the next phase of the DPR
- SWOT includes:
 - Critical review of the SDP and its administration
 - Analysis of current planning instruments and strategies
 - Initial stakeholder feedback and review of sample resource consents

Land & Soil

Mahaanui Iwi Management Plan

Natural Environment Recovery Programme

RMA

Canterbury Land & Water Regional Plan

Rural Residential Strategy

Lincoln Structure Plan

National Environmental Standard for
Assessing and Managing
Contaminants in Soil to Protect
Human Health

Selwyn District Plan

Draft Ellesmere & Malvern Areas Plans

Regional Policy Statement

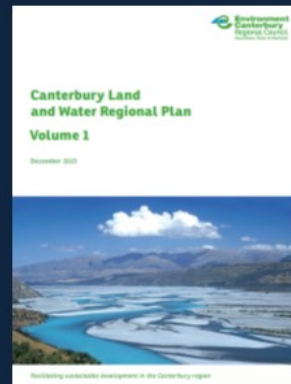
Hazardous Substances & New
Organisms Act

Selwyn 2031

Canterbury Hazardous Waste Management Strategy

Land & Soil – Strengths

- Provisions address issues of soil contamination, unstable land and soil erosion through an integrated approach with Environment Canterbury
- SDP provisions, combined with the supporting legislative requirements of HSNO and the NES for Contaminated Soil, generally achieve the policy outcomes sought by the RPS
- The earthworks maximum volume provisions are enabling in that they allow for small scale earthworks as permitted activities, but require resource consents on larger scale earthworks to ensure 'any effects are adequately remedied or mitigated, rather than trying to prevent large-scale earthworks per se'



Land & Soil – Weaknesses

- Lack of clear direction for quarry activities – both in terms of recognising positive and adverse effects and addressing potential duplication with regional plans
- Inconsistent approach to managing the loss of versatile soils between SDP Volumes, with the Township Volume seeking to “avoid” rezoning land that contains versatile soils, compared to the Rural Volume that seeks to “encourage” residential development to occur in and around townships



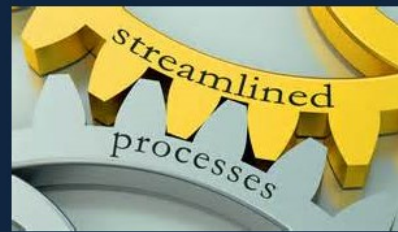
Land & Soil – Weaknesses

- Soil erosion and earthworks involving unstable land are largely dependent on the provisions relating to Outstanding Natural Landscapes being triggered
- There is no recognition given to the importance of soil quality in safeguarding cultural values (mauri), aside from earthworks occurring within culturally sensitive areas



Land & Soil – Opportunities

- Streamlining of provisions to avoid duplication with the NESCS and HSNO
- Investigate opportunities for reducing duplication and overlap with resource consents required by the Land & Water Regional Plan and/or the building consent process
- Consider the effectiveness of the earthworks provisions in light of the number of earthwork-related activities that are excluded from the relevant rules



Land & Soil – Threats

- The ability to enforce earthworks rules that are not otherwise associated with an activity that requires building consent and/or resource consent for other reasons
- The need to ensure that there is on-going collaboration with ECan regarding the identification, monitoring and recording of information relating to contaminated sites



Subdivision (Technical)

- Subdivision is a/the mechanism used to achieve objectives and policies set out in other sections of the SDP
- Links with a number of other SWOT topics, especially residential and rural density and quality of the environment
- Covers both the Townships and Rural Volumes

Subdivision (Technical) - Strengths

- Subdivision provisions provide for flexibility of lot size (by using mean lot sizes in townships and open space provisions in rural areas) while retaining the desired overall residential density for each area
- Use of ODPs in townships are achieving subdivisions that create a variety of section sizes with residential blocks are small in scale and convenient to community infrastructure
- Rural subdivisions are achieving the densities sought in each area, while providing for flexibility in the provision of connections to reticulated electricity, telephone and water

Subdivision (Technical) - Weaknesses

- Inconsistency of definitions/use of terminology – eg how 'allotment' is used v how it is defined
- Standards have internal conflict, and some are open to interpretation
- Inconsistency of approach within and between zones
- Provisions for creating special lots (reserves, utilities etc) need significant rework to make them fit for purpose
- The use of 'averaging' in Townships has resulted in township densities higher than anticipated, in some instances
- There is limited opportunity to consider reverse sensitivity effects other than those associated with intensive livestock production (eg dairy shed or vineyard noise or cropping dust)

Subdivision (Technical) – Opportunities

- Review objectives and policies to ensure that they clearly articulate the outcomes sought for the District, without undue repetition or internal conflict
- Ensure consistent definitions and use of terms across the District
- Consolidate and ensure consistent approach to the use of standards v matters for discretion
- Ensure that all lots created are fit for their intended purpose
- Extend open space provisions to include the Inner Plains

Subdivision (Technical) – Threats

- There is a potential under current provisions for unintended development within townships, and for unintended development constraints in rural areas
- The current boundary adjustment provisions allow lots that were never intended for dwellings to be used to create undersized lots as a controlled subdivision. This then puts pressure on Council to allow the erection of a dwelling on unsuitable lots
- There is potential under current provisions to create lots in many townships without reticulated water
- The current wording of the rural open space provisions appear to anticipate the creation of Titles where the entire Title is subject to the open space restriction, despite a policy preventing the creation of lots that are unable to have a dwelling erected on them

Residential and Business Development



Residential and Business Development Strengths

- The provisions recognise and provide for ONLs, significant indigenous vegetation and habitats of indigenous fauna and have particular regard to natural and physical resources, amenity values
- Gives effect to the LURP/CRPS, in respect to managing residential and business 'greenfield' development and identifying and providing for KAC's
- A strong strategic direction has supported residential growth and provisions in the greater Christchurch area
- Good direction on integration of land use, growth and infrastructure



Residential and Business Development Weaknesses

- SDP identifies the Plains as a ONF with no clear provisions to manage this, which poses uncertainties in appropriateness of township expansion into the Plains environment
- Little direction around rail reverse sensitivity impacts for growth
- Lack of strategic direction for the wider district outside the greater Christchurch area
- The growth policies of SDP relate to “new” residential and business development. It is unclear if this is reference to just “greenfield” locations or existing zones being changed. If new is just “greenfield” then there is little direction on intensification in the SDP, which is giving effect of RPS



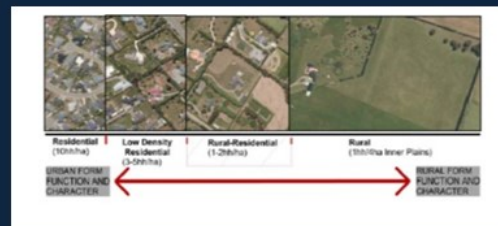
Residential and Business Development Opportunities

- Provide clarity on what the outstanding features of the Plains are to help determine what would be an inappropriate residential development
- Include growth objectives (and possibly policies) at the strategic direction level that consolidate growth and development issues (rather than by specific township direction)
- Ensure the township and activity centre networks are incorporated into the strategic directions
- Provide consistent approach to the development and management of activity centres. These could be in line with KAC provisions developed through Action 27



Residential and Business Development Opportunities Cont.

- Identify and provide for housing intensification and infill locations
- Update strategic growth documents (Structure Plans) and develop new required ones (e.g. West Melton, Town Centre Studies)
- Develop rural residential provisions for the wider district area



Residential and Business Development Threats

- LURP provisions may not be able to be easily altered under the Greater Christchurch Regeneration Act
- Any additional growth areas need to give effect to the RPS, which limits this to Greenfield areas identified in Map A
- Uncertainty around how the NPSUDC will impact the RPS and SDC growth direction and requirements
- Pressure from land owners for the pSDP to recognise and implement areas identified in the Rural Residential Strategy that have not been implemented
- There are limits on discharge (catchment wide) from community facilities, which may limit urban expansion to reticulated systems constraining growth

Next Steps

1. Finalise the SWOT analysis, including incorporating feedback from remaining stakeholders and consent sample analysis
2. Final peer review and sign-off
3. Preparation for DPR Phase 2 – Integration of 'land and soil' issues into district-wide topics, efficiency and effectiveness assessments and continued engagement with key stakeholders

Any Questions?

Canterbury Regional Policy Statement

Carmel Rowlands



Purpose

- To outline the key outcomes sought by the Canterbury Regional Policy Statement.
- To report back on the findings of the RPS analysis.
- To provide examples of District Plan implementation methods.

Regional Policy Statement

- Sets out the objectives, policies and methods to resolve significant resource management issues in the Canterbury Region
- To achieve integrated management of natural and physical resources in Canterbury.

Region-wide issues

19 Chapters, broad range of topics including:

- Ngai Tahu relationships and values
- Land-use and infrastructure
- Recovering and rebuilding of Greater Christchurch
- Freshwater
- **Coastal Environment**
- **Ecosystems and indigenous biodiversity**
- Beds of rivers and lakes and riparian zones



Region-wide Issues

- **Natural hazards**
- Landscape
- Historic heritage
- Air quality
- Soils
- Energy
- Contaminated land
- Hazardous substances
- Waste minimisation and management

Recovery & Rebuilding of Greater Chch

SDC has done a great job of progressively implementing Chapter 6 of the RPS

- Making the most of special legislation
 - LURP
 - HASHA
 - Action 27 & the Rolleston Town Centre Masterplan

Recovery & Rebuilding of Greater Chch

Key RPS Objectives & Policies	Implementation examples
Urban form and settlement (6.2.2).	Managing development through precincts. Approval of special housing areas in Rolleston under the Housing Accord Act.
Key activity centres (6.2.5)	Zoning in Rolleston & Lincoln.
Business land development (6.2.6)	Identification of Greenfield priority areas for business in Rolleston & Lincoln. E.g. the Cockburn and Rolleston Industrial Development Ltd and the Lincoln Innovation Hub.

Key issues for regional and district plans

- Through the DP review process SDC now has the opportunity to further implement the RPS in some other key areas:
 - Coastal environment mapping (NZCPS)
 - Natural hazards – coastal erosion and flooding
 - Biodiversity management

Coastal Environment

Key RPS Objectives & Policies	District Plan Opportunities
Knowledge & understanding (8.2.1/8.3.1).	Provisions to aid in information gathering and sharing between local authorities and other agencies.
Preservation and protection (8.2.4/8.3.4)	A co-ordinated management approach for activities in the Coastal Environment. E.g. HDC Coastal Environment Area and Coastal Hazard Line.
Access (8.2.5/8.3.5)	Provisions to maintain and enhance public and Ngai Tahu access to the Coastal Marine Area. E.g. incorporation of the Mahaanui Iwi Management Plan.
Regionally significant infrastructure and commercial maritime facilities (8.2.3/8.3.6)	Protection from inappropriate subdivision, use, or development in the coastal environment.

Natural Hazards

CRC — specify objectives, policies and methods for controlling land-use within 100 year coastal hazard zones as defined in Coastal Plan, within beds of rivers and lakes and within coastal marine area

TAs - land-use to avoid or mitigate hazards elsewhere

RPS changes for greater chch – CCC
control land-use within coastal hazard zone

Natural Hazards

Key RPS Objectives & Policies	District Plan Opportunities
Avoiding risk (11.2.1/11.3.1).	Updated mapping and modelling of high hazard areas to avoid or mitigate risks associated with development in these areas (including inundation and liquefaction areas). E.g. WDC district wide modelling, HDC modelling of major river/inundation areas.
Avoiding development in areas subject to inundation (11.3.2)	Address floor level mitigation to ensure appropriate floor levels above the 0.5% AEP flooding event criteria. E.g. WDC & HDC floor levels to be 400mm above the 0.5% AEP flood level.
Climate change (11.2.3/11.3.8)	Take account of the most recent MfE Climate Change Projections (Released in June, 2016).
Slope instability (11.3.5)	Address slope instability with more certainty than the consenting process.

Biodiversity Management

Key RPS Objectives & Policies	District Plan Opportunities
Protection of ecosystems and indigenous biodiversity (9.2.3/9.3.1/9.3.2).	Progressive protection as opposed to reactionary assessments. E.g. HDC Proposed District Plan allows for getting a Biodiversity Management Plan as a discretionary activity which will enable other activities on a property. E.g. Veg Clearance without a Management Plan will require a consent.
Restoration & enhancement (9.2.2)	Provide for biodiversity offsets where residual adverse effects cannot otherwise be avoided, remedied, or mitigated.

7. DISTRICT PLAN COMMITTEE FORWARD MEETING SCHEDULE

Author:	Cameron Wood, Project Lead District Plan Review
Contact:	03 347 2811

Purpose

To provide the Committee with a forward schedule and topics for the DPC in 2016.

DPC Meeting Dates for 2016

The meeting date for the DPC in 2016 are:

- October
 - No meetings due to Council election
- 9 November (to be confirmed)
 - Topic Briefs for Stage 2
- 23 November
 - Strategic Directions discussion
- December (to be confirmed, potentially 7th or 14th)
 - Stage 2 related topics

A forward meeting schedule for 2017 will be developed and confirmed at the final DPC meeting in December 2016.

Recommendation

- **That the Committee receives this report**