



**AGENDA FOR THE MEETING OF
DISTRICT PLAN COMMITTEE
TO BE HELD AT THE
LINCOLN EVENT CENTRE, 15 MEIJER
DRIVE, LINCOLN
ON WEDNESDAY 22 MARCH 2017
COMMENCING AT 9.00AM**

Committee Members

Independent Chair

Tim Harris (Environmental Services Manager)

Selwyn District Council

Mayor Sam Broughton

Councillor Mark Alexander

Councillor Jeff Bland

Councillor Debra Hasson

Councillor Murray Lemon

Councillor Malcolm Lyall

Councillor Pat McEvedy

Councillor Grant Miller

Councillor John Morten

Councillor Bob Mugford

Councillor Nicole Reid

Councillor Craig Watson

David Ward (Chief Executive)

Te Taumutu Rūnanga

Hirini Matunga

Environment Canterbury

Councillor Peter Skelton

Project Sponsor

Jesse Burgess

Phone 347-2773

Project Lead

Justine Ashley

Phone 027 285 9458

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	
Specific Reports		
6. Briefing on NPS on Urban Development Capacity	Written / Powerpoint	Craig Friedel

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 22 February 2017.



**District Plan Committee meeting
held on Wednesday 22 February 2017 at 1.00pm
at Lincoln Event Centre,
15 Meijer Dr, Lincoln**

Present: Councillors M Alexander, J Bland, D Hasson, M Lemon, M Lyall, P McEvedy, J Morten, B Mugford, N Reid, G Miller, C Watson, Messrs P Skelton (ECAN) and D Ward (CEO SDC) and Professor H Matunga (Te Taumutu Runanga)

In attendance: Chairperson (Environmental Services Manager - T Harris), Project Lead District Plan Review (J Ashley), Project Manager District Plan Review (E Hodgkin), Policy and Strategy Planners (M Rachlin, E Larsen, C Nichol), Planning Manager (J Burgess), Asset Manager (M Washington) and note taker PA to Environmental Services Manager (K Hunt)

Standing Items:

1. Apologies

Apologies had been received from the Mayor for his absence.

2. Declaration of Interest

Nil.

3. Deputations by Appointment

Nil.

4. Confirmation of Minutes

Following comments from a committee member, the Chair noted that there will be a comprehensive presentation at the next committee meeting on the NPS for Urban Development Capacity in relation to the potential need for further zoning of greenfield land. It was commented that policy planners need to

ensure that they work closely with Assets around infrastructure requirements in relation to rezoning any greenfield land.

Moved – Councillor Mugford / Seconded – Councillor Lemon

‘That the Committee accepts the minutes of the 23 November 2016 as being true and correct’.

CARRIED

5. Outstanding Issues Register

Nil.

6 Issues and Options Report on Flood and Coastal Hazard Investigations

Professor Matunga joined the meeting at 1.05pm where he was welcomed to the Committee.

Mr Rachlin spoke to his report/presentation.

He advised that an update had been received from the Christchurch office of DOC since the production of the report/presentation on the coastal hazard investigation options.

There are five main options available in relation to fresh water flood investigation:

1. Rollover of mapping from the operative plan in to new plan, plus a wider programme of flood hazard investigations for the remainder of the District.
2. The second option is his recommendation, being the use of Environment Canterbury to update modelling on Lower Plains and Te Waihora flood areas, then sitting behind this will be wider programme of flood hazard investigations for the remainder of the District.
3. The third option is the ‘gold plated option’, of seeking expert advice and getting a model developed for the Lower Plains. Again sitting behind this will be a wider programme of investigations. This option has cost implications and potential time delays.
4. The fourth option involves commissioning studies across district. This option has cost implications and potential time delays. Waimakariri District Council has done something similar to this option.
5. The final option is no mapping, and all applicants must undertake site specific investigations at the time of building consent. Cost is on the applicant. SDC would map flood hazard information in to its GIS, which can then be provided to others.

In response to a question from a committee member, Mr Rachlin advised that when modelling is done, SDC could provide the draft results to land-owners asking if there is anything that we need to be aware of either by way of past or future risks. Both Waimakariri and Hurunui District Councils have used this approach in their flood mapping processes.

For coastal hazards Mr Rachlin advised that since production of this report/presentation DOC has come back with some comments in relation to investigating coastal hazards. It is anticipated that MFE guidance on sea level rise and DOC guidance on coastal hazards will be available in March 2017, however need to be aware that these documents were expected prior to Christmas. DOC have recommended that SDC does not use the RPS coastal hazards lines and should instead commission a study and within that prioritise the work, being Te Waihora and its margin, Rakaia Huts and Muriwai/Coopers Lagoon.

Mr Rachlin summarised the options for investigating flood hazards as per his report.

Option one is that Council use the RPS coastal hazard lines, and manage development seaward of that line, but this would be an interim measure only.

Option two is that SDC commission modelling of coastal processes.

DOC and Ecan recommend SDC do not use the RPS coastal hazard lines, and that Council should be commissioning studies. Both organisations consider that the RPS lines do not give full affect to NZCPS. SDC staff have been trying to get clarity in relation to this matter given that the lines were only recently updated. Staff still recommend that until MFE and DOC guidance has been received, that Council use the RPS as an interim measure.

In conclusion it was recommended that Council use the Environment Canterbury flood investigation option, as we can then use their expertise to guide us with prioritising future flood investigation. For coastal hazards the recommendation to utilise the RPS costal hazard lines as an interim measure remained the preferred option. When further advice comes in, Council could revisit this matter.

In response to a question as to how Maori cultural values are being assessed and incorporated in identifying options, Mr Rachlin stated that this would best be assessed/incorporated as part of the modelling work. In particular for coastal hazards this could be an integrated approach and joint project between ECan, Council and local runanga. The NZCPS promoted an integrated approach and the guidance when received hopefully would reflect this. It was also agreed that this approach should be clearly stated as part of this on-going workstream.

Moved – Councillor -McEvedy / Seconded – Councillor Miller

'That the Committee receives the Issues and Options report and notes the presentation.

'That in relation to the scale, timing and cost of the technical investigations relating to flood risk and coastal hazards the Committee Adopts:

Flood-risk – option 2:

- *Environment Canterbury to update the Lower Plains and Te Waihora/Lake Ellesmere flood maps.*
- *A programme of flood risk investigations for other at-risk areas, as guided by Environment Canterbury, plus an associated programme of plan changes to incorporate flood mapping into district plan.*

Coastal hazards – Option 6:

- *Incorporate coastal hazard lines contained in Appendix 5 to the Canterbury Regional Policy Statement into the district plan.*
- *The district plan to manage development seaward of these coastal hazard lines instead of the Regional Coastal Environmental Plan.*

CARRIED

7. District Plan Review Work Programme Update

Ms Ashley and Ms Hodgkin spoke to their presentation.

The Project Team has developed a project planning process, which gives a clear pathway through issues to drafting rules. A lot of work going on in the background in relation to each topic.

Ms Hodgkin gave an update on the Request for Proposals (RFP) that had been released for prior to Christmas to establish the DPR Advisory Services Supplier Panel. Overall, One hundred and two (102) proposals received across a range of disciplines required. Twenty two (22) suppliers have been admitted to the Supplier Panel and contracts will be sent out next week for signing.

Any potential conflict of interest will be managed closely, and noted the use of a conflict of interest register in both the initial RFP phase and future Request for Service processes to allocate work to Panel members.

At this stage, suppliers have quoted on an hourly rate, not fixed rate. When it comes to allocation of work, work will be commissioned to Panel members in accordance with the DPR procurement plan. Any spend under \$20,000 can be by direct appointment from the Planning Manager, however anything above that needs to be offered to all suppliers that are on the Panel for that particular discipline or be signed by the Environmental Services Manager as a special exemption. If for those that look to go over cap, there will need to be a separate discussion and subsequent

approval by the Environmental Services Manager. Scopes of work are currently being prepared and a schedule for their release developed.

Runanga engagement is being progressed in conjunction with Mahaanui with regular team meetings occurring to discuss setting up of work streams for different projects/topics. Mahaanui have provided staff with a draft priority list of topics as they see it. Integrating values has been prioritised, and that is their first project. Invitation has been sent to Te Ngai Tuahuriri Runanga to appoint a representative to the District Plan Committee.

A discussion followed on keeping Selwyn Waihora Zone Committee up to date, as they may have particular aspects of the DPR that they wish to comment on. Councillor Lemon stands on that committee, so there is potential to use him to keep them apprised of developments.

Moved – Councillor Alexander / Seconded – Councillor Lemon

‘That the Committee notes presentation.’

CARRIED

8. District Plan Committee Forward Meeting Schedule

Ms Ashley spoke to her report.

Moved – Councillor Mugford / Seconded – David Ward

‘That the Committee receives the report.’

CARRIED

Meeting ended at 1.56 pm

5. OUTSTANDING ISSUES REGISTER

Subject	Comments	Report Date / Action	Item Resolved or Outstanding

Specific Reports

6. District Plan Review – Briefing On The National Policy Statement On Urban Development Capacity

Author:	Craig Friedel, Strategy and Policy Planner
Contact:	03 347 2837

Purpose

To brief the Committee on the National Policy Statement on Urban Development Capacity (NPS-UDC), including what is required and it's interdependence with the District Plan Review and other Council functions. The briefing also seeks endorsement by the Committee on the scope of the NPS-UDC work stream and to appoint two to three members of the District Plan Committee to participate in the NPS-UDC Project Working Party.

Craig Friedel will present this briefing to the Committee.

Recommendation

- **That the Committee:**
 - (i) **Notes this presentation;**
 - (ii) **Endorses the scope of the NPS-UDC work stream; and**
 - (iii) **Resolves to appoint 2 to 3 members for the NPS- UDC Project Working Party.**

Attachments

- NPS-UDC Briefing – PowerPoint slides

The proposed Selwyn District Plan



National Policy Statement on
Urban Development Capacity

22 March 2017

www.selwyndistrictplan.govt.nz

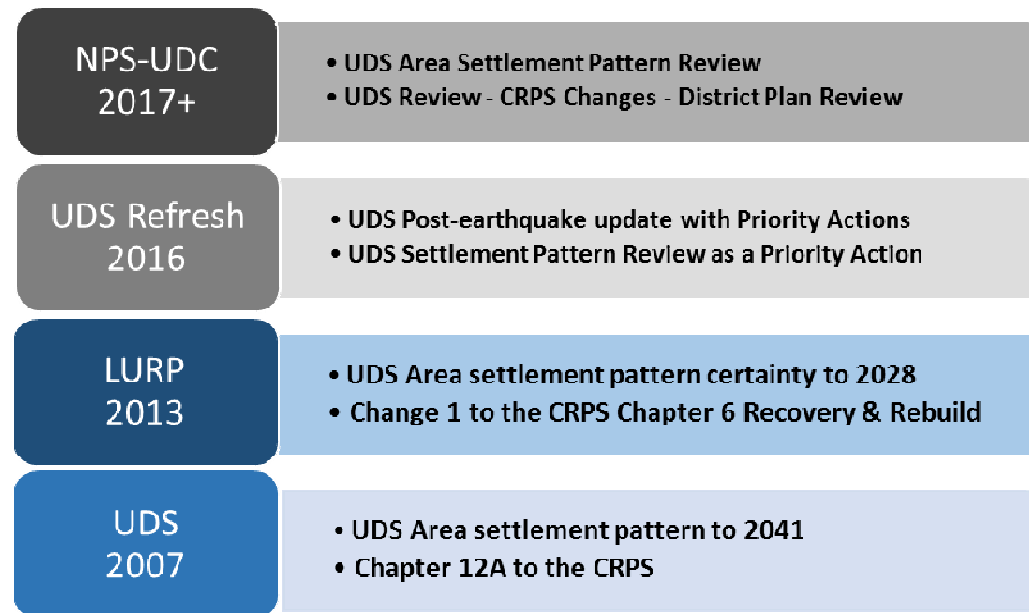
Items to discuss

1. NPS-UDC context
2. Scope
3. Tasks and actions
4. Integration with the DPR and other SDC functions
5. Project Working Party



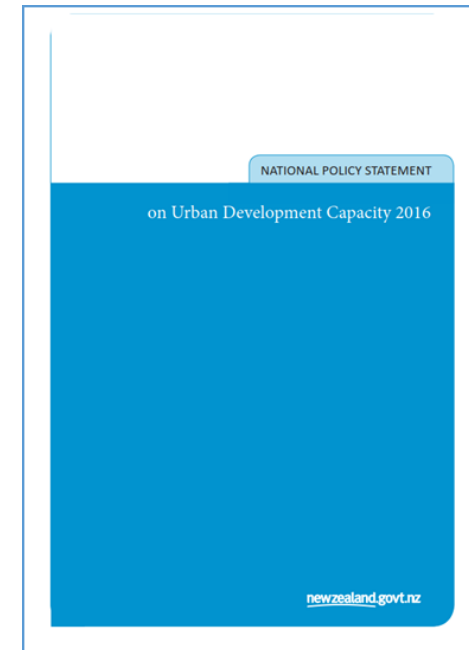
NPS-UDC context

The UDS sub-regional planning framework



NPS-UDC context

- Recognises housing affordability as a matter of national significance
- Requires Council's to enable development and growth by providing sufficient residential and business development capacity ('greenfield' and intensification)
- District Plans must 'give effect' to the NPS-UDC
- Local authorities that share jurisdiction over an identified 'urban area' are strongly encouraged to work collaboratively

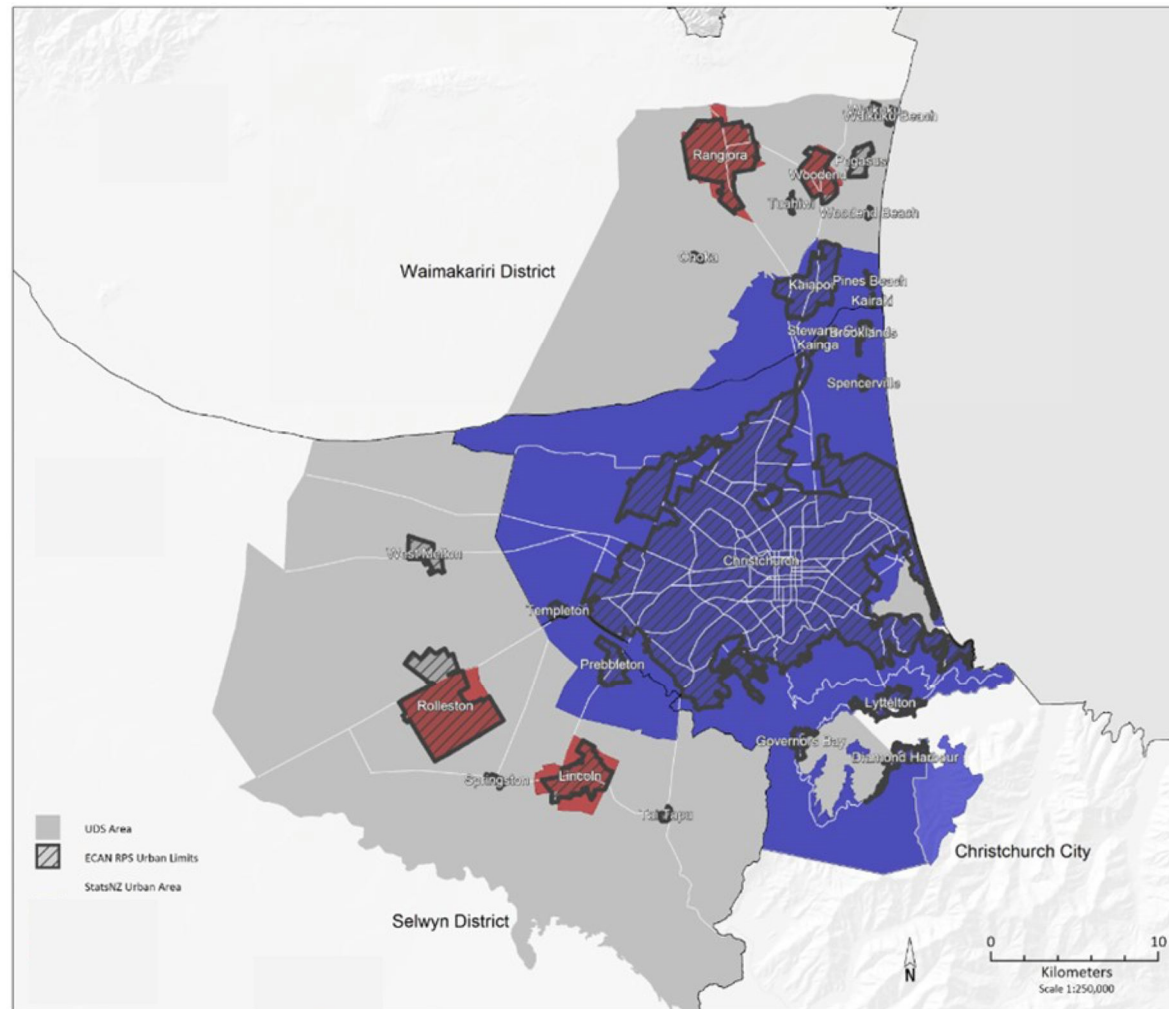


NPS-UDC context

- Selwyn District qualifies as a high growth 'urban area' based on Prebbleton being contained within the Christchurch Urban Area
 - Population exceeds 30,000 people and growth exceeds 10%
- The objectives and policies of the NPS-UDC are not restricted to the identified 'urban area' boundary (more on this under the following scope discussion)



NPS-UDC context



 Statistics NZ
Christchurch
Urban Area

Urban
Development
Strategy Area



Scope

- The NPS-UDC is relatively unclear around spatial scope
- It's recommended the NPS-UDC is applied to the UDS Area
 - The preamble and objectives of the NPS-UDC clearly signal the need for responses to be targeted to high growth areas – UDS collaborative approach is strongly encouraged i.e. single reporting and obvious precursor to the UDS Review & CRPS
 - Prebbleton is contained in the Christchurch 'urban area' and Rolleston and Lincoln qualify as an 'urban environments' (10,000+ people by 2047)
 - The townships of West Melton, Tai Tapu and Springston fall within the UDS area but further discussion and guidance will be required to determine whether the objectives and policies of the NPS-UDC should or can be applied.
 - The UDS Area is projected to continue to have a significant proportion of the district's residential and business growth (75% of residential growth)



Scope

- It's recommended NPS-UDC scope:
 - Includes Rolleston, Lincoln, Prebbleton, West Melton, Springston & Tai Tapu – the 'UDS Area'
 - Is likely to exclude 'rural residential' development (Living 3 zone)
 - Will require constraints/ capacity analysis & community outcomes to inform where any shortfalls are distributed i.e. community consultation and stakeholder engagement
 - Enables the DPR to progress using S2031 and the Area Plans as a basis for spatially planning settlements, without being delayed by the NPS-UDC and the subsequent implementation steps (UDS/CRPS)
 - Reduces the risks and costs associated with applying the NPS-UDC evaluations to all of the district's 22 townships
 - Better aligns with the intent of the NPS-UDC and the advice provided by MBIE, while also aligning with the UDS Partnership approach



Tasks and actions

- Quarterly monitoring of 'market indicators' – Jun.2017
 - Consent data, rents, prices, housing affordability & indicators of efficiency
- Housing & Business Development Capacity Assessment (HBDCA) – Dec.17
 - Demand estimates, demographics, infrastructure, take-up, affordability, cumulative impacts of zoning and types, locations & price points
 - To be informed by consultation with Iwi Authorities, developers & infrastructure providers
- Minimum targets for housing – Dec.18
 - Within the CRPS & District Plan using s55 (2A) – Not 1st Schedule
- Future Development Strategy (FDS) – Dec18
 - Location, timing and sequencing of development capacity
 - Medium (10yrs) and Long (30yrs) term feasible capacity

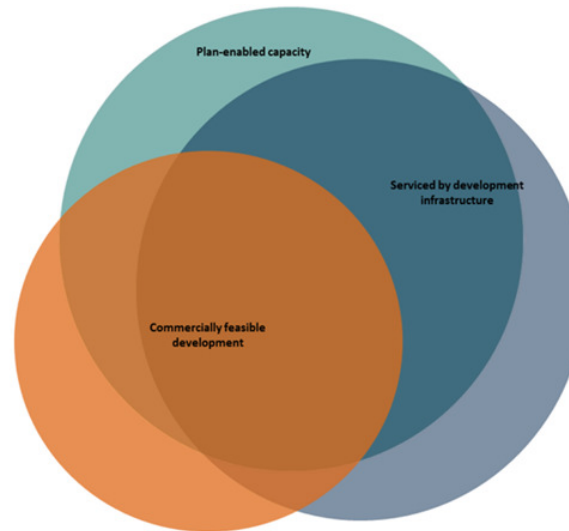


Tasks and actions

- Determining 'feasible development capacity'

Short Term (3yrs)	Medium Term (10yrs)	Long Term (30yrs)
Development capacity must be: <ul style="list-style-type: none">✓ Feasible✓ Zoned✓ Serviced with development infrastructure	Development capacity must be: <ul style="list-style-type: none">✓ Feasible✓ Zoned and <u>either</u>: serviced with development infrastructure <u>or</u> infrastructure funding is identified in a Long Term Plan	Development capacity must be: <ul style="list-style-type: none">✓ Feasible✓ Identified in relevant plans and strategies, <u>and</u>✓ infrastructure funding is identified in a Long Term Plan

Feasible development



The NPS-UDC and DPR

- The NPS-UDC & DPR have a number of interdependent work streams
 - Housing/business demand & capacity – Subdivision density standards, housing typologies & integrated development (ODPs)
 - District Plan efficiency to determine it's impacts on market supply and demand factors – Residential/business effectiveness evaluations
 - Sub-regional planning and infrastructure – UDS/CRPS, alignment of growth with community facilities, utility services, infrastructure & transport
 - Constraints analysis – Natural hazards, natural/cultural values & utilities
- Need to coordinate the two processes to gain efficiencies, achieve alignments & manage risks
- Different time scales have been identified & managed – Coordinated project planning, shared resourcing & joint engagement forums



NPS-UDC and other SDC functions

NPS-UDC work stream	Task/Output	SDC Department
Market Indicators, HBDCA & FDS	Growth projections & demand analysis - LTP & AMP budgets	Corporate Services
Market Indicators, HBDCA & FDS	Advice and coordination of engagement forums & preparation of consultation materials	Communications
FDS	Spatial planning - Constraints analysis & capacity evaluations	Assets; Property & Commercial
HBDCA	Influence of DC's on 'feasible development capacity' - Alternative funding arrangements	Corporate Services
HBDCA & FDS	Development capacity & alignment of infrastructure/capital works & community facilities with growth (AMPs)	Assets; Property & Commercial
HBDCA & FDS	Impacts of 'feasible development capacity' on SDC interests	Property & Commercial

- The NPS-UDC will not influence the 2018 LTP process, but will inform the 2021 LTP once the various evaluations have been completed



NPS-UDC Updates and forums

- UDS Monitoring Group, UDSIC and CEAG
- DPR Project Team, ELT, District Plan Committee & Council
- NPS-UDC Project Working Party
 - Comprised of 2-3 Councillors, manager's and/or key staff, including the DPR Project Lead and LTP Planning Team
 - Purpose is to provide progress updates, resolve issues and promote cross-council information sharing
 - Working Party also has a project advisory role – Communicating project outputs and issues prior to engaging with ELT, UDS, MfE/MBIE or Council
- Expressions of interest? Alternative forums?



Questions and discussion?

