



**AGENDA FOR THE MEETING OF
DISTRICT PLAN COMMITTEE
TO BE HELD IN THE COUNCIL CHAMBER
NORMAN KIRK DRIVE, ROLLESTON
ON WEDNESDAY 11 MAY 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

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. Overview of the Purpose and Requirements of s32 of the RMA	Oral / Powerpoint	Justine Ashley
7. SWOT Update <ul style="list-style-type: none"> • Water • Residential Density – Township • Monitoring 	Oral / Powerpoint	Craig Friedel
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 20 April 2016.



District Plan Committee meeting held on 20 April 2016 at 9am in the Council Chambers

Present: Mayor Coe, Councillors G Miller, P McEvedy, N Barnett, D Hasson, M Lyall, J Morten and Terrianna Smith from Te Taumutu Rūnanga

In attendance: Project Lead District Plan Review (C Wood), Planning Manager (J Burgess), Environmental Services Manager (T Harris), Property and Commercial Manager (Douglas Marshall), Asset Manager (Murray Washington), Environmental Services Consultant (J Ashley), and minute taker District Plan Administrator (R Sugrue). Also in attendance the following Council staff: Mike Rachlin, Anna Paris, Catherine Nichol, Emma Larsen, Benjamin Rhodes and Andrew Mactier.

Standing Items

- 1. Apologies: Cr Walters, Cr Broughton, Cr Alexander, David Ward,**

Moved: Councillor Barnett / Seconded – Councillor McEvedy

'That the Council accepts the apologies for absence from Cr Walters, Cr Broughton, Cr Alexander and David Ward (CEO)'

CARRIED

- 2. Declaration of Interest:**

Nil.

- 3. Deputations by appointment:**

Nil.

- 4. Confirmation of Minutes:**

Minutes from Last Meeting: None arising

'That the Council accepts the minutes as being true and correct'

Moved: Councillor Barnett / Seconded – Councillor McEvedy

CARRIED

5. Outstanding issues register:

Subject	Comments	Report Date / Action	Item Resolved or Outstanding
Website Link	Project Lead to provide members of the Committee a website link to the Dunedin City Council 2 nd Generation Plan	Provided to members on 11 April 2016	Resolved
Activities vs Effects Management	Further discussion on the merits of Activities vs Effects management in the Selwyn 2 nd Generation Plan	Discussion to occur as part of item 7 of this agenda	Resolved
Future Meeting Dates	Need to set dates for the DPC meetings for the 2 nd half of the year	To be confirmed at the May meeting of DPC	Outstanding
Launch of the E-Plan	Public Launch of the Existing Selwyn District Plan	To occur before the end of April	Outstanding

Specific Reports

Work Programme Update:

Cameron Wood (Project Lead) gave an update on where Stage 1 is at including:

19 Chapters of District Plan are to be reviewed by staff. Anna Paris from ECAN is providing feedback on the SWOT analysis of those chapters from an ECAN perspective as to how we give effect to the RPS. Mahaanui Kurataiao Ltd (MKT) will also be working along the same lines as ECAN but looking at how we give effect to the Iwi Management Plan (IMP) – expect some feedback to be ready in the next month.

Progress is being made with most chapters, in between managing workloads, Resource Consents and Area Plans. Expects most of the draft SWOT to be completed by the end of May, on target to do so. Will provide a further update to DPC on progress at DPC meeting in May / June.

S32 template – draft has been received from Gina Sweetman (Planning Professional from Wellington helping out with the Porirua City Council Plan Review) – should be able to provide the Committee with a further update at the next DPC meeting in May.

The final S32 draft is due in the next few weeks and will be reviewed by legal experts and Independent Planning Commissioners along with accredited Councillors and staff. It is important to get this template right, as it sets the scene for the DPR. Training will be provided to staff, Council and Committee members once this is finalised.

Budget update - \$190k was allocated for Stage One, 33% has been spent to date, up from 25% at the last DPC meeting.

Expecting the following spending to take place:

- MKT Contract (which has been signed for providing feedback on SWOT Analysis as above)
- Individual website which has been approved. Currently engaging with IT for development of the website expected to for launch at the beginning of Stage 2.

The Project Lead suggested that any funds leftover from Stage 1 budget could be rolled over into Stage 2, for use of independent consultants, reports etc.

A Project Manager will be funded out of the DPR budget within the overall Strategy and Policy team budget for the remaining stages of the DPR as process is quite involved and complicated (3-4 year time frame)

In summary, the SWOT progress is sitting overall at approximately 50% complete, progress is being made with the plan structure, the S32 guidelines should be on track in

next 4-6 weeks and we are on track for completing Stage 1 on time. Also starting to consider the drafting and consultation (including community engagement) for Stage 2.

Mayor Coe asked what proportion of the District Plan is being reviewed. The Project Lead responded that there are a few areas we aren't going into too much detail in, such as designations which has only just been made operative, but approximately 99% of the District Plan will be reviewed.

Mayor Coe asked what areas are MKT engaged to give SWOT analysis / feedback on? The Project Lead responded that they are looking at how the current plan is giving / not giving effect to IMP which came into force 3 years ago, which may highlight gaps we are missing. Some strategic documents have also been introduced and we need to ensure that the plan is giving effect to those also.

Cr Miller queried if the cost of having a Project manager has been in the budget / plan from the start, or will more funds be needed for this. The Project Lead responded that the cost for the Project Manager is coming out of the DPR overall budget within the Strategy and Policy Team budget. He mentioned that other Councils have used Project Managers in their reviews, and found them a great help. The Project Lead outlined that the project would not need additional funding for this role as the existing Strategy and Policy budget for consultants would be able to cover this cost.

Moved – Councillor Miller / Seconded – Mayor Coe

'That the Committee notes this report and presentation.'

CARRIED

Plan Structure Discussion

Presented by Mike Rachlin, Benjamin Rhodes, Justine Ashley, Cameron Wood
Plan Framework/Structure (Formerly Policy Framework)

The Project Lead spoke on the Plan Structure being the basis for Selwyn's 2nd generation plan and that it is critical to the entire DPR process. Under section 75 (1) of the RMA, we must state – objectives for the District, policies to implement the objectives and rules, if any, to implement the policies.

The Project Lead also said that under section 75 (2) of the RMA, there is flexibility in terms of what we may or may not choose to state – examples of this are methods for achieving rules and policies of the plan, why we have included policies and rules in the plan, environmental results, processes for dealing with cross territory issues, any other information required for the purpose of the territorial authorities functions, powers and duties under this Act.

The DPR project team have looked at other formats that 2nd generation plans in New Zealand are using. The team found that there is no one format that Councils are using, which is possibly why Central Government is looking at a template under an amendment bill which would give us up to 6-7 years to give effect to. At this stage it does not give clear direction on what it will contain. If Council waits for the national planning template, we would be waiting a long time. What we come up with may help set the scene for the Central Government template.

Mayor Coe asked if we would run the risk of getting our Plan in line then having to review it under the Central Government template, to which the Project Lead responded that no, we have 5 years to give effect to the planning template. The template may look at having specific definitions, but that he is uncertain what else it may say. The risk for Selwyn is less than what it may be for other Councils looking at doing a District Plan review in five years' time.

Councillors Hasson commented that an issue raised at the Planning Conference was the number of consents the army had to apply for across different boundaries, and that they were also pushing for a standard template. Noise issues were an example which varied between regional and local authorities and there were some quite complex issues identified.

The Project Lead said that they have looked at various 1st and 2nd Generation plans, and it appears that the 1st Generation Plans look at effects and how we manage them so generally they are called "effects based plans". Most 2nd Generation plans look at being activities based plans, which are still managing effects as per RMA requirements but appear more positive.

An alternative to these approaches could be looking at focussing on outcomes. This would allow Selwyn to understand what outcomes we are seeking to achieve in the District Plan and use effects and activities to manage the achievement of those outcomes. It also may help to better align with good public policy development and other Council strategic plans (e.g. Selwyn 2031, Structure and Area Plans). Selwyn may also be able to get the Long Term Plan and the District Plan to better align and focus on the same outcomes. There is an opportunity here to do something a bit different.

Councillor McEvedy said that it sounds great, but the Long Term Plan is politically driven and can change frequently. The Project Lead hoped that the Community Outcomes approach wouldn't change too much, even with the political changes. The outcome focus still remains. If we can align the two documents, the Community may better understand how Council achieves those outcomes.

Mayor Coe was in support of the positive outcomes approach, but that with effects based planning you are catering for things you haven't thought of – different industries etc. The Project Lead agreed, he stated that we have effects and activities but outcomes is what we are actually trying to achieve, a positive way forward is to be able to have some flexibility and when we need to be specific, we can be.

Councillor Lyall was concerned that with this approach, the public might not have clear perimeters to work within and that we may be setting a precedence if we are the only Council doing down this path. The Project Lead responded that there are a number of Councils who are trying to come up with strategic plans, e.g. Dunedin, which are almost outcomes focused, but are they flowing through the rules and policies they have got. It is not a new structure for NZ, there will be some activities or effects we need to be careful about how we manage through this approach, but if we go down this way we can manage the outcome by either, or both, effects and activities management.

Councillor McEvedy agreed with the philosophy but that we have trouble with people engaging with the Council, they employ someone to do this on their behalf as it's too hard to understand our plan, and was not sure how this will get us to where we want to go. The Project Lead explained that with the EPlan, it is easier to navigate through district plan. Mr Rachlin and Mr Rhodes will demonstrate this later when going through different examples. These things will be discussed through this process. Outcome based plans help achieve public policy. Currently not doing a lot of monitoring in our existing plan, but if outcomes are clear, it will be easier to monitor the outcomes to ensure the plan is working how we intend it to be.

Ms Ashley spoke to the Committee on the underlying principles of the plan structure. The principles adopted as part of project brief in May 2015 included being user friendly with a simple zoning and plan structure, EPlan, one volume, streamlining zoning and overlays (currently 52 zones), giving effect to RPS, implementing strategic plans including Selwyn 2031 and area plans, building in flexibility for national planning template.

Councillor Miller questioned if the EPlan is stand alone, is it something that we are developing or is it already there and we just add to it. The Project Lead responded that with the EPlan you can have plan changes, submissions viewable, that it is a full platform to which we can make modifications where we need to. The Project Lead is also thinking about having a second version of the EPlan where the ratepayers/Mum and Dad may be able to answer a set of questions which will filter out the non relevant plan provisions and suggest whether or not they would need a Resource Consent or not. The Project Lead confirmed that the EPlan version that Selwyn has is currently being used by other Councils in New Zealand.

Councillor Miller questioned if we will have a model offline as we go through the review process that may be seen in the background for the Committee. The Project Lead thought they would approach it similar to how Hurunui managed theirs – a proposed plan from early drafting behind the scenes, which would then go live when the plan is notified. Councillors will be able to view the background/offline version before it is publicly notified.

Councillor McEvedy questioned if the product development gets shared with Selwyn as upgrades are made etc. The Project Lead responded that we get the use and upgrades

of any changes made to other EPlan system using the same platform e.g. Hurunui, Wellington or others.

Ms Ashley said that a major principles we would like to focus on regarding the plan structure are ensuring that:

- planning gain exceeds planning burden;
- the District Plan is pitched in a positive manner;
- the plan is user friendly;
- the plan is developed as a EPlan;
- the District Plan focuses on Kaitiakitanga;
- the District Plan implements other Councils strategic plans and
- achieves 'best practice' planning outcomes.

The Project team suggests we can also achieve best practice outcomes by learning from 1st generation plans and other 2nd generation plans, including Christchurch City, sharing with other local authorities including Waimakariri to get the best outcomes, as well as guidance from Central Government through the national template development.

Councillor Hasson queried the effect of CERA and LURP have on the plan such as establishing temporary accommodation and establishing businesses. Mr Harris responded that a number of those things expired on a particular date, through LURP they become part of our District Plan and that the regeneration plan expires in 2022. Some activities have already expired, then the recovery plans have a longer life and we may have difficulty changing these, although there is a possibility that we could go back to the Minister at some stage to address these.

Councillor McEvedy questioned how we manage Kaitiakitanga through the Plan and it would be good to start thinking about that at this early stage. The Project Lead said that they had tried building it into Selwyn 2031 and would like to build this into the District Plan as well. Having a specific standalone chapter does not work, so we need to try and work it in partnership with the Rūnanga to incorporate it into the whole plan.

Councillor Hasson commented on how Darfield sewerage plan has come into play / effect and the Project Lead suggested that we don't want to duplicate the District Plan with other documents that manage these types of issues or have higher authority than the District Plan does.

The Committee had a break from 10.00am - 10.15am

Mr Rachlin spoke about and took us through differing structures of District Plans.

Waimakariri - 1st Generation plan - topic based, issue, objective, policy, methods. The rules are separate from the Objectives and Policies. They are set out by topic, rather than by activity. Very hard to navigate round, designed to manage the effects. Topic based with a separate rule book, generally effects based.

Christchurch City 2nd Generation plan – Topic/Issues Based plan – similar to Waimakariri in that provisions, objectives and policies are based around topics rather than zones. Have objectives and policies and then can link to the rules, rather than them being separate like Waimakariri. Makes it easier to use with rules being linked to the policies and an activities table which lets you know if it is permitted or not, based on the activity type.

Hastings (Geographically based Plan) –The provisions are structured around identified geographical areas (such as zone provisions) as well as District wide provisions (such as heritage and natural hazards). Part A sets out strategy for the topics, Part B they have identified outcomes and features important to the community and objs/pols/rules based around that specific area. E.g. Residential, commercial, hospital, industrial. As a result, you have a lot of tiers to go through to get what information you actually require / need.

Councillor Hasson asked with regards to the Hastings Plan, it is based on a plan change approach? Selwyn is not any different when we rezone land, as the provisions sit on their own, and she could see the zone approach being used when plans get amended. Mr Rachlin responded that the community has identified values and outcomes that are important, it is specific to the particular area and it is not incorporated into the whole plan.

Ms Ashley also commented that the plan works well if you need to know what specific provisions apply to a certain area. However, a submission on the plan was put in by Fonterra but as they didn't have a particular site in mind, they had to put in a submission on every single zone to ensure that their submission covered all the areas.

Mayor Coe commented he was trying to understand the difference between a zone based and a geographically based plan and could we clarify the difference, as it doesn't appear apparent. Mr Rachlin replied that the plans are on a similar spectrum but with some differences, such as geographically based plan having objectives and policies which cover certain towns or parts of the district, rather than zone based.

Hamilton – Zone based Plan – This is probably the most common 2nd Generation based plan format. Similar in that there is a strategic level provision, and then the provisions are based on zones. It has a positive planning approach and you can easily see what activities are able to take place based on zone.

Iwi Management Plan – this is a values based plan approach taken on values that are deemed important and are then used to form the outcomes, using the policy framework to form those outcomes. This could be built into another plan format. There is no specific example that can be given at this stage.

Mr Rhodes spoke on the Plan Structure Assessment Tool.

Mr Rhodes said that the DPR Team have been looking at how we might assess the different plan options, along with the principles that Ms Ashley went over, and have been looking to develop a guide / points based scoring system to evaluate the plans.

Councillor Miller questioned whose perspective were we catering to when we say “user friendly” – user friendly for the staff or ratepayers perspective? He said that he likes the idea of being able to put his property details into the plan and find out what specifically he can and can’t do without requiring resource consent. Mr Rhodes responded that it there will be a range of people including staff, consultants and ratepayers who would use this plan so hopes to cater for all. He said that the consultants would go to specific rules and policies and look for why things can’t be done and how to get around them, whereas the ratepayer may just want to know if it can be done or not.

The Project Lead also spoke and said that they are looking to possibly have two versions of the EPlan – a lighter plan to help mum and dad work out if they need a resource consent, and a second version for staff and consultants being the full plan.

Mr Rhodes further spoke on the assessment tool, outlining that each option would be given a rating between 1-4 for each of the principles and an explanation as to why it received this score.

Councillor Miller asked for people wanting to start a home based business which in time needs to relocate elsewhere as it no longer complies with the rules, who will enforce this? Mr Rhodes responded that we would need to look at where that threshold sits so can consider effects and make a call if appropriate or not, and this would be looked at during the review but we are not yet at that stage to make those kinds of recommendations.

Councillor McEvedy said that we don’t currently actively police the rules / activities, we only respond to complaints that are made and brought to Councils attention to then act on. The Project Lead suggested that with an outcome based plan, we could monitor the effectiveness of the plan to ensure its working the way it was anticipated.

Mr Rhodes said that in terms of assessing the structure for being user friendly we are wanting to ensure it is easy to follow, that there clear links between objectives and policies.

Councillor Barnett commented that technology will alter what is achievable in the EPlan in two or three years’ time – how we want to see the plan operate probably hasn’t been invented yet. Mr Burgess said that we are currently working with Isovist on how the EPlan might be upgraded in the future to respond to the changing needs of the Selwyn community.

Councillor Miller queried if it will have touch point technology on the map, to which the Project Lead said that it appears that it is developing towards that way. Mr Burgess also

confirmed that Isovist are starting to build into the EPlan things like this, and that they will further adapt and develop the host platform along the way.

The Project Lead summed up his report and expects that at the June Committee meeting, they should be able to identify what plan structure to use.

Moved: Councillor McEvedy / Seconded: Councillor Barnett

“That the Committee is satisfied with the current approach to the development of the Plan Framework for the 2nd Generation Plan.”

CARRIED

Moved: Councillor Lyall / Seconded: Councillor Hasson

“Requests that the Project Team provides a formal report which includes an assessment of the five plan framework options and the use of an outcomes based plan to the June 2016 meeting of the District Plan Committee.”

CARRIED

District Plan Committee Forward Meeting Schedule

The Project Lead gave an update on the DPC meeting schedule. For May and June there is a draft outline of the agenda for these meetings. The Project Lead will be working on the DPC meeting schedule for the second half of the year. As the Project Lead would like to keep the Committee updated on SWOT progress and other stage 2 work, DPC meetings will most likely be twice a month as we move forward later this year. The Project Lead will work with Committee members to get suitable dates, and where possible, we will try and work in with Council workshop times.

Moved: Councillor Barnett / Councillor McEvedy

“That the Committee receives this report”.

CARRIED

Meeting ended at 11.02AM

5. OUTSTANDING ISSUES REGISTER

Subject	Comments	Report Date / Action	Item Resolved or Outstanding
Future Meeting Dates	Need to set dates for the DPC meetings for the 2 nd half of the year	To be confirmed at the May meeting of DPC	Resolved
Launch of the E-Plan	Public Launch of the Existing Selwyn District Plan	Occurred on 3 May	Resolved

Specific Reports

6. DISTRICT PLAN REVIEW - OVERVIEW OF THE PURPOSE AND REQUIREMENTS OF SECTION 32 OF THE RMA

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

Purpose

To provide the Committee with a presentation on the purpose and requirements of Section 32 of the RMA.

Justine Ashley from the District Plan Review Project Team will present this presentation to the Committee.

Recommendation

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

Attachments

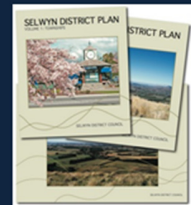
- Section 32 Workshop – PowerPoint slides

Selwyn District Plan Review

District Plan Committee

Section 32 Workshop

11 May 2016



Section 32 Requirements

- The purpose of this workshop is to provide an overview of the purpose and requirements of Section 32 (s32) of the RMA in relation to the District Plan Review (DPR).
- There will be another more detailed workshop with the District Plan Committee relating to the mechanics of s32 at a later stage.



32 Requirements for preparing and publishing evaluation reports
(1) An evaluation report required under this Act must—

Section 32 – What is it?

- S32 requires new district plans to be examined for their appropriateness in achieving the purpose of the RMA, and the policies and methods of the plan are to be examined for their efficiency, effectiveness and risk.
- S32 is therefore integral to ensuring transparent, robust decision-making on RMA plans and policy statements.



(MfE Section 32 Guide 2014)

Section 32 – Why have it?

- S32 evaluations need to ‘tell the story’ of what is being proposed and the reasoning behind it.
- Plans that are developed using sound evidence and rigorous policy analysis lead to more robust, enduring provisions, and can mean issues are resolved early on in plan-making, reducing opposition during hearings or at appeal.

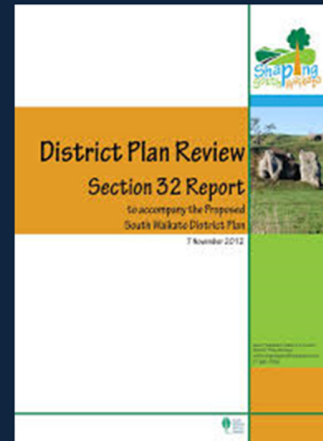


Section 32 – Why have it?

- The effects of new policies and rules on the **community**, the **economy**, and the **environment** need to be clearly identified and assessed.
- A robust s32 evaluation will demonstrate that:
 - Objectives, policies and methods have been well tested against the purpose of the RMA; and
 - The anticipated benefits of introducing any new regulation outweigh the anticipated costs and risks (i.e. planning gain exceeds planning burden).

Section 32 – Documentation

- The analysis must be documented so that the community and decision-makers can understand the reasoning behind policy approaches and methods used.
- The report must be publicly available at the same time as the Proposed District Plan is notified.
- Further evaluation reports are required during the decision-making process where changes are made through the submission and hearing process (s32AA).



Section 32 – Where we are at

- Consultant planner, Gina Sweetman, has been jointly engaged by Porirua City Council and Selwyn District Council to prepare a s32 methodology and template for the District Plan Review.
- A draft document has been prepared and will be finalised prior to commencing Stage 2 of the DPR.

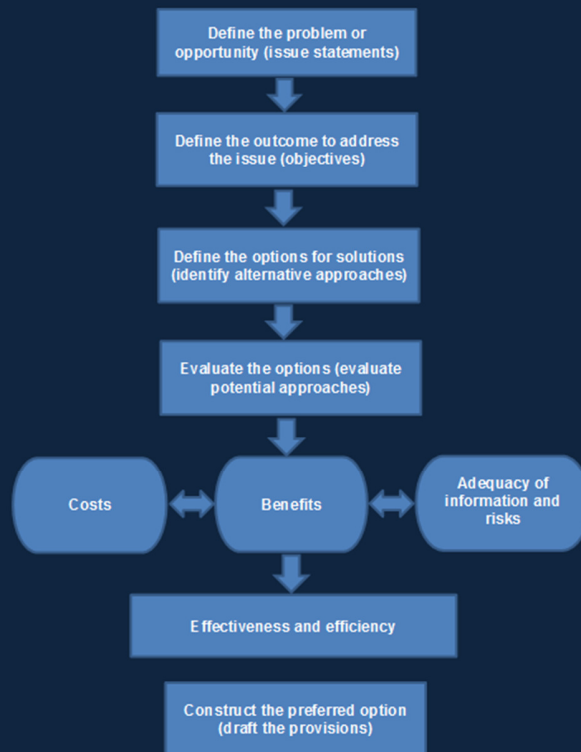


Section 32 – How will it work?

- S32 evaluation should be fully integrated into decision-making throughout the planning process, and should not be seen as merely a reporting requirement.
- The s32 methodology and template is being prepared within Stage 1 of the DPR to enable information gathered from the SWOT analyses and community feedback to form the basis of the s32 prior to any actual plan drafting.
- The s32 evaluation will then be progressively developed alongside the new district plan provisions.



Section 32 – Outline of Process



Section 32 – Key messages

- Important to start preparation of the s32 evaluation at the beginning of the DPR process.
- **Decisions made throughout the DPR process need to be supported by a robust s32 evaluation.**
- Enables the DPC and the community to be 'taken on the journey' of the policy/plan development process.
- Ensures accountability and transparency in decision-making processes.



Section 32 – However...

- S32 evaluations do not take place in isolation, but are part of a wider RMA framework that sets the purpose, principles, roles, responsibilities, and scope for plan-making.
- Higher-level documents influence the scope and content of lower order documents. This in turn determines the s32 evaluation scope and effort, particularly where a higher level document (e.g. RPS) sets a clear direction.
- S32 requirements are only one aspect that must be considered by decision-makers.

Any Questions?

7. DISTRICT PLAN REVIEW – DRAFT SWOT ANALYSIS WATER, RESIDENTIAL DENSITY AND MONITORING

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 Water, Residential Density – Township Volume and Monitoring sections of the existing District Plan

Craig Friedel from the District Plan Review Project Team will present this update to the Committee.

Recommendation

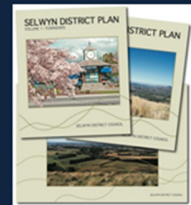
- **That the Committee notes this report and presentation.**

Attachments

- Draft SWOT analysis, Water, Residential Density and Monitoring – PowerPoint slides

Selwyn District Plan Review District Plan Committee

SWOT Analysis Update
11 May 2016



Outline

1. Context
2. Outcomes sought
3. Residential Density
4. 5Waters
5. Monitoring
6. Next steps



Context

- The three topics to discuss are works in progress pending final feedback from ECan, MKT and other stakeholders - Presentation is a snapshot only
- The purpose of the SWOT is to establish baseline information to inform the next phase of the DPR
- SWOT includes: (a) Critical review of the SDP and its administration; (b) Analysis of contemporary planning instruments and strategies; (c) Initial stakeholder feedback

Residential Density

Rolleston Structure Plan

Land Use Recovery Strategy

RMA Reforms

RMA

Selwyn 2031

Medium Density Housing Guide

Lincoln Structure Plan

Rural Residential Strategy

Urban Development Strategy

Commercial Design Guide

Selwyn District Plan

Draft Ellesmere & Malvern Areas Plans

Recovery Strategy

Regional Policy Statement

Large Lot Re-subdivision Guide

Prebbleton Structure Plan

Residential Density – Strengths

- SDP density provisions are generally consistent with the RMA and give effect to the LURP/CRPS, particularly in respect to managing 'greenfield' development
- The LZ, L3 and L1B frameworks represent best practice examples for managing mixed density developments, acknowledging that outcomes analysis is required in Phase 2
- The SDP has been informed by, and implements, a range of strategic planning initiatives



Residential Density – Weaknesses

- Disconnect between the Zone statements in Part A, the objectives and policies in Part B and the rules in Part C
- Dichotomy between the objectives and policies – Promote higher densities where existing character is maintained?
- Poor distinction between residential and business densities, including the management of mixed use development
- Poor connection between the Residential Density Rules and Subdivision assessment matters
- Lack of approaches to enable infill and intensification of existing neighbourhoods

Residential Density – Opportunities

- Consolidate the two Volumes to avoid duplication and provide a more integrated approach to managing density
- Standardise the various min. ave. lot sizes (Table C12.1) and the methods for managing density (ODPs)
- Apply the S2031 Town Network as a determinant of residential density and special character areas



- Advance the Area Plan Implementation Steps to establish the impacts of the Issues identified on township density

Residential Density – Threats

- Standardising density may reduce the amenity that characterises smaller discrete townships – Balance between enabling intensification while maintaining character
- There is an ongoing risk that submissions &/or private plan change requests will insert bespoke site specific provisions, which can create a disconnect with the policies and inconsistent methods
- Limited opportunity to amend the minimum densities prescribed in Chapter 6 of the CRPS

5Waters

Mahaanui: IMP

Draft Ellesmere and Malvern Area Plans

Land and Water Forum

RMA

Waimakariri Regional River Plan

NZ Coastal Policy Statement

Water Conservation Orders

5Waters Strategy

National Environmental Standards

Canterbury Natural Resources Regional Plan

Selwyn District Plan

Canterbury Regional Water Management Strategy

Rules Reduction Taskforce

Land and Water Regional Plan

Te Waihora Joint Management Plan

National Policy Statements

Recovery Strategy

Regional Policy Statement

Selwyn 2031

5Waters – Strengths

- SDC duties and RMA Part II matters are clearly expressed in Part B and phrases are generally applied consistently
- The SDP is relatively successful at recognising the regional significance of water, particularly in the context of land use and subdivision



5 Waters – Weaknesses

- Disconnect between the objectives and policies in Part B and the rules in Part C, which is exacerbated through two volumes
- Lack of clarity between ECan and SDC functions in Part C
- SDP fails to give effect to s7 (h) and components of the NZ Coastal Policy Statement and CRPS
- Unrealistic policy expectations e.g. encourage township growth while enhancing ground and surface water quality
- Water is a significant resource management issue that is not managed in an integrated way throughout the SDP

5Waters – Opportunities

- Establish a more integrated approach with a clearer policy framework and methods to achieve sustainable management outcomes – Water is integral to a number of DPR topics
- Standardise methods for managing the 5Waters in the living, business and rural zones
- Advance the S2031 Actions and Area Plan Implementation Steps relating to the 5Waters
- Need to work collaboratively to advance initiatives to give effect to the RMA, CRPS & NZCPS and to better recognise the outcomes expressed in Mahaanui: IMP and the L&W Forum



5Waters – Threats

- There is a significant challenge presented in enabling growth while ensuring the 5Waters are sustainably managed
- Investigations to better recognise and manage the coastal environment will be costly and contentious, but only affects a small geographic area of the district
- A sole focus on SDC duties may undermine the collaborative approach and fail to give effect to higher order instruments
- Standardising or consolidating provisions managing the 5Waters may risk undermining its significance

Monitoring



Monitoring – Strengths

- The initial sections of the SDP Monitoring schedules articulate SDC's monitoring responsibilities and associated procedures
- RMA monitoring duties are integrated within the SDP, which assists to elevate its status
- Efficiencies are able to be gained through continuing with the UDS partnership model to utilise the wider resources available to monitor implementation progress and outcomes

Monitoring – Weaknesses

- The SDP Monitoring Schedules do not align with the balance of the Plan, are out of date and difficult to interpret, which has contributed to poor implementation
- Limited SDP efficiency and effectiveness monitoring has been carried out, which presents a relatively significant risk to the DPR
- The SDP fails to give effect to Policy 6.3.11 of the CRPS, noting that ECan is the lead agency for monitoring Chapter 6 outcomes

Monitoring – Opportunities

- Develop an integrated monitoring regime utilising a collaborative cross-organisation approach
- Reformatting of the SDP will assist to reduce duplication, inconsistencies and priorities for monitoring
- Incorporate Mahaanui: IMP outcomes monitoring to track implementation
- Advance the S2031 monitoring regime, including the establishment of the governance group, allocating resourcing and investigating the integration of SDP efficiency and effectiveness monitoring

Monitoring – Threats

- RMA reforms may establish a one-plan template that could prescribe mandatory monitoring requirements
- Need to ensure there is integration between the SDP and any Monitoring Strategy – Removing references to s75 duties in the 2nd Generation Plan may dilute the significance of monitoring in the policy cycle
- Phase 2 to assess the costs and risks of various approaches - Non-statutory, statutory or hybrid approach



Next steps

1. Finalise the SWOT analyses, including incorporating feedback from remaining stakeholders and consent sample analysis
2. Final peer review and sign-off
3. Preparation for DPR Phase 2 – Issues and Opportunities papers, efficiency and effectiveness assessments and establishment of strategic partner and stakeholder forums

Any Questions?

8. DISTRICT PLAN COMMITTEE FORWARD MEETING SCHEDULE

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Purpose

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

Confirmed DPC Meeting Date for 2016

The confirmed meeting date for the DPC in 2016 are:

- 8 June
 - Update on SWOT Analysis Findings (Transport Networks, Utilities, Waste, Hazardous Substances and Development Contributions)
 - Plan Structure Report

Provisional agenda for next DPC meetings

Provisional items for future meetings of this committee are as follows:

- 22 June
 - Update on SWOT Analysis Findings (Land and Soil, Vegetation and Ecosystems and Outstanding Natural Features and Landscapes)
- 13 July
 - Update on SWOT Analysis Findings (Quality of the Environment, Residential Density – Rural, Culture and Heritage and Community Facilities/Recreational Areas)
- 27 July
 - Update on SWOT Analysis Findings (Subdivision Technical, Definitions, ECAN / MKT assessment)
 - Potential s32 Training (TBC)
- 10 August
 - Stage 2 Issues and Options Reports
 - Potential s32 Training (TBC)
- 24 August
 - Stage 2 related topics

- September
 - No meetings due to Council election
- October
 - No meetings due to Council election
- 2 November
 - Issues and Options Reports
- 23 November
 - Stage 2 related topics
- December (date to be confirmed, potentially 7th or 14th)
 - Stage 2 related topics

Recommendation

- **That the Committee confirms the provisional agenda for the next DPC meetings**