



**AGENDA FOR THE MEETING OF
DISTRICT PLAN COMMITTEE
TO BE HELD IN THE COUNCIL CHAMBER
NORMAN KIRK DRIVE, ROLLESTON
ON WEDNESDAY 22 JUNE 2016
COMMENCING AT 8.30 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. Plan Structure / Timeline Update	Oral / Powerpoint	Cameron Wood
7. SWOT Update <ul style="list-style-type: none"> • Quality for the Environment, • Residential Density – Rural, • Culture and Heritage and • Community Facilities and Recreational Areas 	Oral / Powerpoint	Craig Friedel, Emma Larsen Jessica Tuilaepa
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 8 June 2016.



District Plan Committee meeting held on 8 June 2016 at 9am in the Council Chambers

Present: Mayor K Coe, Councillors M Alexander, N Barnett, J Bland, Sam Broughton, D Hasson, P Hill, M Lyall, P McEvedy, J Morten, S Walters

In attendance: Chairman - Environmental Services Manager (T Harris), Planning Manager (J Burgess), Project Lead District Plan Review (C Wood), C Friedel, C Nichol, B Rhodes, and minute taker District Plan Administrator (R Sugrue).

Standing Items:

Apologies: David Ward (CEO), Terrianna Smith (Te Taumutu Runanga), Councillor Grant Miller

Moved: Councillor Broughton / Seconded – Councillor Alexander

‘That the Committee accepts the apologies for absence from D Ward, G Miller & T Smith ‘

CARRIED

Councillors J Morten, M Lyall, P McEvedy, N Barnett joined the meeting at 9.04AM

Declaration of Interest:

Nil.

Deputations by appointment:

Nil.

Confirmation of Minutes:

Minutes from previous meeting amended as follows:

Page 9 – Paragraph 1 – reference to SDP giving effect to SDP has been removed

Page 10 – Paragraph 4 – Last sentence amended to reflect that it was Councillor Alexander and not Councillor Lyall’s comment regarding large houses on small lots.

Page 14 – Paragraph 3 – Amended to reflect that the motorway will go through to Dunsandel, not Darfield.

Moved – Councillor Hill / Seconded – Councillor Broughton

‘That the Committee accepts the previous minutes as being true and correct‘

CARRIED

Outstanding issues register:

No Outstanding Issues

Specific Reports**Work Programme Update**

The Project Lead (Cameron Wood) spoke to his report.

Stage 1 - SWOT Analysis

We are currently on track for SWOT analysis to be completed on time. SWOT analysis will be sent to the Committee and also put up on dedicated website, with a short overall summary accompanying each SWOT chapter.

Councillor Bland joined the meeting at 9.08AM

Stage 1 – s32 Template

The final draft has been received from Gina Sweetman and is currently being reviewed. Training confirmed for 10 August (Committee meeting day) where Ms Sweetman will run through what is required in the template. Template will be completed by end of June.

DPR – Resources / Budget

Budget update – 35% of Stage 1 budget of \$190k has been spent, up from 33% at the last District Plan Committee meeting.

Upcoming spending - We have received the brief from SQUIZ for the dedicated District Plan website, which is to be launched in July. The contract has been signed and work has been completed from MKT for SWOT assessment. Project Manager Emma Hodgkins has been employed – she has been leading health regeneration in the city, led a presentation late last year on hospital rebuild at UDSIC, she is familiar with District and has a lot of knowledge to bring to this project.

Staffing updates – We are beginning the recruiting for DPR project team, with a secondment from Consents to Strategy and Policy for two years and we are also looking to recruit two new Strategy and Policy planners (on a fixed term), so we are well resourced from a staffing point of view. We are in the process of changing seating arrangements to accommodate the new staff.

DPR Progress – We are on track to complete Stage 1 by end of June, and confident that we will meet the deadline (for Stage 1) outlined in project brief which was adopted in May last year.

Stage 2 – We are currently starting to migrate from Stage 1 to Stage 2. Our main focus is to work with the new Project Manager to set detailed timelines for each topic area. Seeking feedback from the Community will be a key feature. We are working with

Stephen Hill to look at different consultation processes, as turnout for area plans has not been high. We are trying to look at other ideas to get Community involvement e.g. using the coffee cart to go to Community events to generate awareness of the District Plan Review, to be more proactive. We are focusing on trying to use technology that is available to us, rather than open forums. We are also currently working on issues and options report, and we will draft strategic directions chapter first to ensure that there is consistency throughout the chapters.

Councillor Broughton questioned a user friendly website, is it something a bit different from our current Selwyn District Council website? The Project Lead responded that it was being built from ground up, and although it is being hosted by SQUIZ Matrix who run both the Selwyn District Council and Sensational Selwyn website, it will be quite different. It will be interactive and we have looked at other websites to come up with ideas, and feel this will be quite user friendly, vibrant and interactive.

Moved – Councillor Barnett / Seconded – Councillor Walters

‘That the Committee notes this report and presentation.’

CARRIED

Proposed Structure for the 2nd Generation Selwyn District Plan

Michael Rachlin spoke to his report.

Mr Rachlin said that the different structure options have been tested against the principles that were agreed for the Selwyn District Plan and scored to see which format/style best suited the principles.

Councillor Lyall joined the meeting at 9.19AM

Mr Rachlin said that the topic and zone based options scored the highest against the principles. On page 33 of the agenda is a summary of how the different options scored. Option 4 being the zone based option (examples of which are the proposed replacement Hamilton, Queenstown and Dunedin District Plans), scored the highest and was most user friendly when tested in practice. The topic based plan (examples of which are the Hurunui and the proposed Christchurch District Plan) followed closely behind.

Councillor Alexander noted that as we currently have rural and township volumes which have a lot of duplication, how do we avoid this with a proposed zone based plan? Do we try to keep rules District wide where possible so that we don't have a lot of overlapping? Mr Rachlin responded that with the Dunedin plan, they have put all the provisions in the zone, which has its advantages that you don't repeat all the rules in a zone. Examples is that anything zone based can remain in the zone, but you could have overall subjects such as natural hazards which can be district wide. Mr Rachlin said that this shouldn't be too much of an issue now we have the e-plan.

Mayor Coe asked as different Councils use different terminology, what compatibility and consistency, if any, is there with Hurunui and Ashburton plans?

The Project Lead responded that he has met with Waimakariri staff last week, where both Councils outlined their plans and we found that we are tracking the same (in terms of plan structure). As Hurunui and others have gone through this before us, we don't have the same ability to collaborate with them. Our plan may be used as a template for future District Plan reviews.

Mayor Coe suggested to the Project Lead that Ashburton may think they have a good template we should be looking at using. The Project Lead responded that we did look at their template, but they don't have chapters we require such as Strategic Direction. We hope that our plan will establish a good base for other plans to model moving forward.

The Planning Manager (Jesse Burgess) made the Committee aware that the Ashburton District plan is not in an e-plan format.

Councillor Walters asked if it needed to be formally noted that the Committee has agreed to the dropping of the 'best practice principle' on page 32 of the agenda. The Project Lead responded that those specific principles are for the development of the plan structure itself, rather than what is in the project brief. This was a natural policy development process that was identified by the project team without needing to have the Committee formally adopt that change.

Mayor Coe noted that 'enabling Kaitiakitanga' was scored lowest with the Zone based option and questioned if this was acceptable with the local Iwi. The Project Lead responded that we need to do more work around the overarching plan, and that the Project Team have been speaking with Runanga representatives on how we can approve on that. While the 'enabling Kaitiakitanga' may have scored less overall, we can look at working on incorporating this throughout the plan, instead of having a dedicated chapter to this. More work will be done on this in the upcoming stages.

Councillor McEvedy noted that aligns with what ECAN zone committees do, trying to incorporate it through the whole plan, and may be a good approach around it.

Moved – Councillor Lyall / Seconded – Councillor Alexander

'That the Committee agrees with the use of a "zone-based" structure for the replacement Selwyn District Plan.'

CARRIED

DPR – Draft SWOT Analysis Transport, Utilities, Waste, Hazardous Substances and Development Contributions

Craig Friedel spoke to his report on hazardous substances.

Mr Friedel noted that there are several higher order documents that we need to give effect to, with Hazardous Substances & New Organisms Act (HSNO Act) being the key document on how to manage hazardous substances.

Strengths – Current Selwyn District Plan (SDP) hazardous substance provisions are generally consistent with the RMA and give effect to Canterbury Regional Policy Statement (CRPS) and Land and Water Plan (L&WRP). District Plan needs to continue to manage objectives, policies and rules to manage amenity effects which may not be managed as effectively under the HSNO Act.

Weaknesses – There is a poor connection between the SDP and other legislation controlling the manufacture, storage and use of hazardous substances. E.g. someone may need to get a resource consent under the SDP, a licence for trade waste, HSNO Act and Environmental Standards on contaminated soil. There are interpretation issues and duplicated functions in the administration of the SDP. Ineffective provisions that require review

Opportunities – Phase two evaluations need to be guided by current legislative requirements whilst being mindful of RMA reforms. Activities list seem to be surplus to requirements. Christchurch City Replacement Plan represents suitable template and evaluative basis for the 2GP Hazardous Substances provisions– good to work on for next phase.

Threats – 2GP could fail to appropriately manage hazardous substances due to the multitude of agencies tasked with functions under the various regulations. Monitor progress with RMA reforms in terms of how duties are carried out.

Ms Catherine Nichol spoke to her report on waste disposal.

Ms Nichol notes that a lot of the topics are managed under different chapters. We need to give effect to the RMA, LGA, Waste Management Act and CRPS.

Strengths – SDP provisions are generally consistent with the TMA. There are objectives, policies and rules to manage amenity values associated with waste disposal, which may not be managed as effectively under the WMA (2008).

Weaknesses – Disconnect between objectives and policies and between rural and township volumes e.g. Visual effects and a limit on how much waste can be produced. Does not fully give effect to the RPS. Rural waste is not currently monitored. Waste definitions are outdated.

Opportunities – Have district wide rules for waste disposal. Revisit permitted waste volume levels to ensure they are appropriate for the activity. Look at different waste streams – retirement villages, demolition. Screening in high density areas to minimise visual impacts from kerbside collection

Threats – Lack of support for the 5R's through the RMA as is more about adverse effects – is function better suited under other areas? Without a waste chapter, there will be no waste rules or management plan which opens up threats for adverse effects on the environment

Councillor McEvedy commented that the challenge will be to get rules in place and have pathways to manage the waste – The Government and ECAN have been saying for some time that they will find solutions, but if we can't find and provide a way for people to get rid of their waste, we cannot enforce it.

Councillor Hasson believed that farm and rural waste disposal will be the biggest challenge.

The Project Lead responded that it will again come back to gain versus burden – we need to be mindful of our responsibilities under the Act but we also don't want to put rules in place that are hard / impossible to monitor – we will need to work with ECAN on this issue for their support.

Councillor Alexander suggested that we should be able to look at other Districts and their best plans for managing this.

Councillor McEvedy commented that the rules are there but people can't obey those rules as there are no provisions for disposal of contaminants, if you can't get rid of it or bury it or burn it legally, then the issue cannot be resolved and will just grow and cause other issues with potential contaminated land – Need to work with ECAN on this.

Councillor Hill suggested that as a Council, we have to offer ratepayers, industries and farms a way to enable them to get rid of hazardous substances, which will not be easy to overcome but we need to find a way to enable this to happen.

Councillor Walters referred to the 'high density' comment on slide, that with this we also need to manage how subdivisions are developed with regards to kerbside bins and the visual effects of this.

Councillor Alexander agreed that this was a visual pollution issue with three bin collections.

Mr Benjamin Rhodes spoke on his report to Utilities.

Mr Rhodes discussed what the definition of Utilities includes (Page 70 of Agenda) and that we need to give effect to NPS Renewable Energy Regeneration, NES

Telecommunication Facilities, CRPS, RMA, Land & Water Plan, NPS Electricity Transmission and NWS Electricity Transmission Activities.

Strengths – Definition of Utility is quite broad and include those covered by relevant NPSs. Provisions clearly recognise the importance and role of utilities which enables people to carry out their activities, separate for rural and township. District Plan supports and promotes integrated policies

Weaknesses - Does not fully give effect to NPS Renewable Energy Generation or NPS Electricity Transmission. Inconsistencies with NES – particularly around upgrading existing facilities. A number of ineffective provisions that are unclear or open to interpretation

Opportunities – To give effect to higher order documents (NPA) and recognise REG and National Grid. Rely on relevant NES provisions for a number of specific issues / topics. Roll over existing and promote new designations. Continue to ensure efficient infrastructure is provided with new development and growth.

Threats – Conflict between provision of utilities and community values / interest e.g. telecommunication towers and health. Intrusion and impacts for private property owners where there is a utility on there. Not providing effectively for utilities can have a range of impacts –e.g. safety with lack of communication in high country, provisions for protecting environment.

Councillor Hasson said that she receives a lot of complaints regarding smell and building setbacks from private property owners who have a sewage easements and vents on their property. How can we promote that there is this utility on the property to avoid this?

The Chair replied that if there is an easement, there is a clear description on what it is for and that it is part of the due process for a buying property. It would also be on a LIM. Mr Rhodes also commented that the easement would be on the title and there would be a document which relates to this which describes what it is used for. We may look further into utility provisions with the SWOT to ensure they are being adequately provided for.

Councillor Hill said that he was pleased we are being more mindful of the hill and high country to reduce impact we have on the landscape.

Mr Rhodes spoke to his presentation on transport.

Mr Rhodes said that there are a number of plans and strategies relating to transport matters, especially on the funding side. We need to give effect to the RMA and CRPS.

Strengths – PC12 approved only three years ago so quite up to date on transport provisions. There are good links between the objectives and policies and giving effect to

the RPS quite well. Promotion and provisions for cycling and walking. Reverse sensitivity protects key transport areas / infrastructure.

Weakness – No reverse sensitivity protection for Rail (except for site lines at intersections but nowhere else along that network). Need for a safe and efficient network but our current policies don't look at this. No trigger for integrated transport networks – dependent upon resource consent and if the planner requires this. Unclear on status of roads and how activities in them are dealt with. (Designated? Underlying zone?)

Opportunities – Utilise external documents for design and standards e.g. Code of Practice, NZTA access standards. Clarity on how activities are controlled e.g. standard of noise, hours of operation etc. Promote public transport and safety of network e.g. reducing car parking in town centres? Promote walking? Recognise that the roading network doesn't stop at our boundary.

Threats – Reverse sensitivity standards may restrict growth opportunities for some townships e.g. Kiwirail vibration – setbacks required. Codes of practice and trying to avoid the District Plan becoming a 'catch all' where issues could be better managed with other methods. Push back from developers and land owners e.g. taking more land for roading, car park reductions

Councillor Alexander questioned if we need to be more explicit and specific in our rules around the rail corridor.

Mr Rhodes responded that there are currently rules around building and vibration impacts and these will be reviewed in the District Plan review.

The Chair said that there have been concerns raised about the quality of life with increased traffic around Armack Drive.

Councillor Hasson questioned if we should look at the widths of roads in new subdivisions to accommodate parking on roads and cycling. The Chair responded that this is in the Engineering Code of Practice which was looked at relatively recently.

Councillor Walters noted that Oak Tree Lane was a classic example of what would be a good bus route but buses can't get down there. We need to consider where buses go in the future and quoted Jim Harland from NZTA's comment in The Press which was 'you are not stuck in traffic, you are the traffic'.

Mayor Coe said that he supports walking and cycling but that we need to look at the car parking in our District and doesn't support reducing car parks as a lot of people come from outside of town, so it is not possible for them to walk or cycle there.

Mr Rhodes responded that this could be considered under both opportunities and threats in the SWOT analysis.

Councillor Bland questioned with the increase of logging trucks on roads, what options have been looked at in terms of promoting rail?

Mr Rhodes responded that with Westland Milk and Port of Tauranga, we could look at relaxing noise provisions and rules around these sites to increase rail use.

Mayor Coe understood that Kiwirail had protection in terms of noise, and questioned if Westland had the same protection as it is privately owned.

Mr Rhodes said that this was correct, Kiwirail have noise protection rules and that we could look at this as an opportunity for others - Rail may be provided for more readily in the District Plan in terms of access and noise of shunting and moving.

Councillor Walters said that in terms of car parking, people generally want to avoid less carparks if they are not putting pressure on the surrounding environment, and liked that work that Gabi has done on the Lincoln Town Centre Plan with integrated carparks. Councillor Walters also said we need to be careful how we balance car parking in our District Plan.

Mayor Coe agreed that we need to be more open to our thinking around our car parking.

Councillor McEvedy agreed with Mayor Coe but also believed we need to think about keeping the character of our townships with on street car parking.

Councillor McEvedy also comments that in our District, there are existing activities which have been happening for over 30 years and we need to look at protecting those activities, and if people are going to build or develop in the area then people need to accept that these activities take place.

The Project Lead spoke to his report on Development Contributions.

Development Contributions Policies / Rules have been in the District Plan since it was notified, but as this is a Local Government Act issue, having these types of provisions in the District Plan are no longer required. Therefore, as there are better ways to achieve the same outcomes regarding Development Contributions, we need to consider if we need to include Development Contributions in the District Plan or are there other / better alternatives to achieve this outcome.

Councillor McEvedy questions if it is easier to change the Development Contributions policy if it is not in the District plan.

The Chair said that we are open to Environment Court appeals if it is in the District Plan, and that we can always look at introducing a plan change if things if the environment changes to incorporate those changes.

The Project Lead spoke on the next steps – completing all SWOT analysis and having each chapter peer reviewed. The Project Lead said that it is important to note that things we are finding will form part of issues and options papers in Stage 2 which will identify what is right and what is wrong (efficiency and effectiveness). The Project Lead also said that we are starting to establish strategic partner and stakeholder forums.

Moved: Councillor McEvedy / Councillor Hill

“That the Committee notes this report and presentation”.

CARRIED

District Plan Committee Forward Meeting Schedule

The Project Lead gave an update on the forward meeting schedule and noted that we have changed Land & Soil and Vegetation & Ecosystems from 22 June to 13 July. SWOT Analysis overview for Rural, Culture and Heritage and Community Facilities will be presented at the next DPC meeting on 22 June. This meeting will also include a run through of proposed chapters now we have agreed to a zone based plan and we will identify who the Chapter Leaders are for Stage 2.

Moved: Councillor Barnett / Councillor Bland

“That the Committee receives this report”.

CARRIED

Meeting ended at 10.24AM

5. OUTSTANDING ISSUES REGISTER

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

Specific Reports

6. DISTRICT PLAN REVIEW - PLAN STRUCTURE AND TIMELINES

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

Purpose

To provide the Committee with a brief update on progress regarding the plan structure and timelines for the 2nd Generation Selwyn District Plan.

Additional commentary regarding the plan structure and timelines will be provided to the Committee at your meeting on 22nd June.

Cameron Wood, Project Lead of the DPR will present this presentation to the Committee.

Recommendation

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

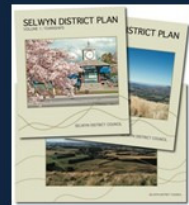
Attachments

- Plan Structure and Timelines - Powerpoint slides

Selwyn District Plan Review

Plan Structure and Timelines

22 June 2016



Plan Structure

- Zoned based plan
- Looked at the existing 2GP zoned based plan examples
 - Dunedin
 - Queenstown
 - Hamilton
 - Ashburton

Plan Structure



Part One Beginning	Part Two Middle	Part Three Middle	Part Four End
<i>Outcomes for Selwyn</i>	<i>Managing Development in Selwyn (Zones)</i>	<i>Managing District Wide Issues in Selwyn (Specific Standards)</i>	<i>Monitoring Performance (Achieving the outcomes)</i>
Kaitiakitanga of Tangata Whenua within the Selwyn District			
Introduction	Residential Development in Urban Areas	Subdivision	Monitoring
Plan Overview	Business Development in Urban Areas	Transport	
Strategic Directions (outcomes based)	Development in Rural Areas	Natural Hazards	
Definitions	Special Purpose Areas	Natural Environment and Cultural Heritage	
		Energy and Infrastructure (including utilities)	
		Other District Wide Issues	

Development of the Plan

Team approach to the development of sections within the plan

Role	Responsibilities
Team Captain	<ul style="list-style-type: none">• Leadership in direction of the section• Drafting parts of the section (also material relating to the section eg issues and options reports etc)• Progress updates to project manager / project lead• Work with Project lead / DPR Policy Leadership Team to address any issues during the development of the section• Seek peer review of work through DPR Policy Leadership Team
Team Members	<ul style="list-style-type: none">• Leading elements of the section including drafting parts of the section (also material relating to the section eg issues and options reports etc)• Progress updates to team captain• Identify any issues that might have a negative impact on the successful development of the section to the Team Captain
DPR Development Leadership Team	<ul style="list-style-type: none">• Leadership in the direction of the overall district plan (via strategic directions / drafting protocol etc)• Peer review of material from the teams• Resolving any issues the teams might have

Chapters of the Plan - Team Allocation

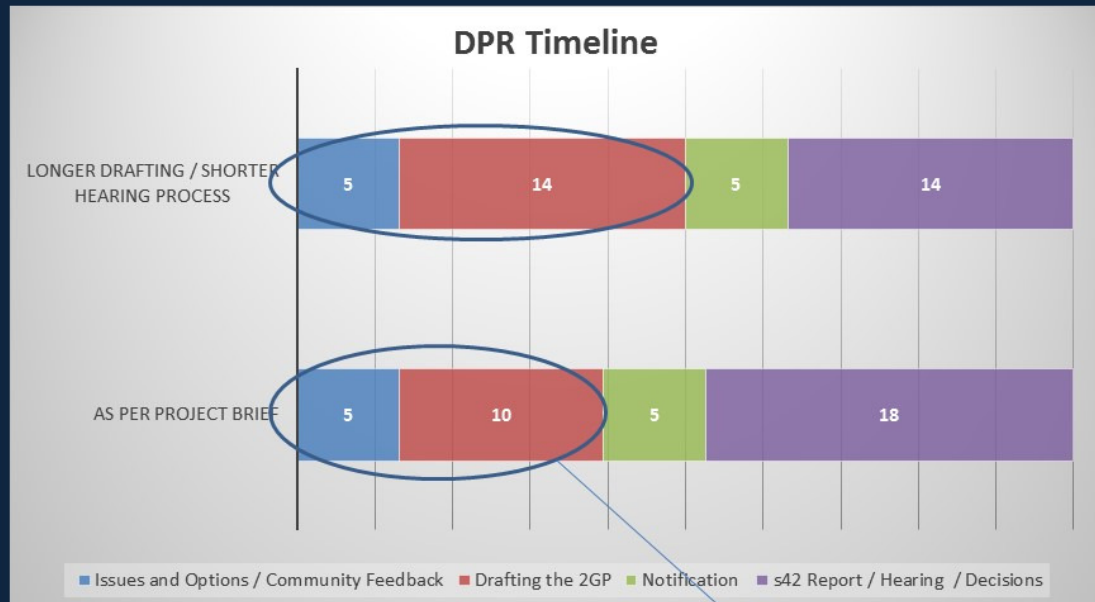
Chapters	Team Captain	Team Members (from Strategy and Policy)	Other Team Members
Plan Overview / Strategic Directions	Cameron Wood	Cameron Wood, Justine Ashley, Melissa Renganathan	 <u>Within Council</u> Assets Corporate Consents <u>Consultants</u> TBC with each Team Captain and the Project Lead 
Residential Zones (Urban)	Ben Rhodes	Ben Rhodes, Craig Friedel, Jessica Tuilaepa, Gabi Wolfer	
Business Zones (Urban)	New Planner	New Planner, Craig Friedel, Jessica Tuilaepa, Gabi Wolfer	
Rural Zones	Emma Larsen	Emma Larsen, Catherine Nichol	
Special Purpose Areas Zones	Craig Friedel	Craig Friedel, Jessica Tuilaepa	
Subdivision	Jessica Tuilaepa	Jessica Tuilaepa, Michael Rachlin, Gabi Wolfer	
Transportation	Craig Friedel	Craig Friedel, Ben Rhodes, Gabi Wolfer	
Natural Hazards	Michael Rachlin	Michael Rachlin, Emma Larsen	
Natural Environment and Cultural Heritage	Andrew Mactier	Andrew Mactier, Catherine Nichol	
Energy and Infrastructure (including utilities)	Michael Rachlin	Michael Rachlin, New Planner	
Other District Wide Issues (issues not integrated into the zones)	Catherine Nichol	Catherine Nichol, Emma Larsen	
Definitions	Jessica Tuilaepa / Catherine Nichol	Jessica Tuilaepa, Catherine Nichol, Everyone	
Monitoring Strategy	Melissa Renganathan	Melissa Renganathan, Everyone	

Timeline for the DPR

- Indicative Timeframe in Project Brief (page 4)
- Stage 3 (RMA process) to be completed within one election cycle (prior to October 2019)
- So we do have some flexibility around how we use our time between now and October 2019
- But we have set an expectation to Council and the DPC regarding the final end date.

The Timeline Options

(note numbers in the graph relate to the number of months we have to complete)



Combine to provide flexibility in development

How do we make this work?

- Level of expectations during the different workstreams of the DPR
 - How we use our time...
 - Focusing on what we need to do...
 - New techniques....
- However there may be issues or topics that come up during the District Plan Review that could impact on the timeline and the final end date
 - Eg. National Policy Statement on Urban Development Capacity
 - Natural Hazards
- Flexibility will be important during the next two phases of the DPR

Any Questions?

7. DISTRICT PLAN REVIEW – DRAFT SWOT ANALYSIS QUALITY FOR THE ENVIRONMENT, RESIDENTIAL DENSITY RURAL, CULTURE AND HERITAGE AND COMMUNITY FACILITIES AND RECREATIONAL AREAS

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 Quality for the Environment, Residential Density – Rural, Culture and Heritage and Community Facilities and Recreational Areas sections of the existing District Plan

Craig Friedel, Emma Larsen and Jessica Tuilaepa from the District Plan Review Project Team will present this update to the Committee.

Recommendation

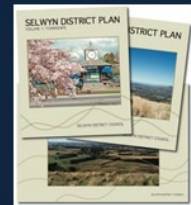
- **That the Committee notes this report and presentation.**

Attachments

- Draft SWOT Analysis - Quality for the Environment, Residential Density Rural, Culture and Heritage and Community Facilities and Recreational Areas – PowerPoint slides

Selwyn District Plan Review District Plan Committee

SWOT Analysis Update
22 June 2016



Outline

1. Context
2. Outcomes sought
3. Quality of the Environment – Township
4. Quality of the Environment – Rural
5. Residential Density – Rural
6. Culture and Heritage
7. Community Facilities and Recreational Areas
8. Next steps



Context

- 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

Township – Quality of the Environment



Township – Quality of the Environment

- Covers a large portion of the SDP and links with a number of other SWOT topics
- SWOT categorises QoE issues:
 - (i) Reverse sensitivity; (ii) Nuisance effects; (iii) Amenity conflicts; (iv) Scale and nature of activities; (v) Urban design; (vi) Density, and; (vii) Design controls
- The Township QoE includes all Living and Business environments



Township – Quality of the Environment - Strengths

- SDP QoE provisions are generally consistent with the RMA and give effect to the LURP/CRPS, particularly in respect to managing residential and business 'greenfield' development
- There are a number of best practice examples within the SDP, which has served the district well to date – Although it is an opportune time to review the Plans effectiveness and efficiency
- The SDP has been informed by, and implements, a range of strategic planning initiatives – Developer led to strategic planning ethos applied through the LZ zone

Township – Quality of the Environment

- Weaknesses

- Disconnect between the Zone statements in Part A, the objectives and policies in Part B and the rules in Part C
- Clarity is required around how 'amenity' is defined and how this applies to each township
- Incompatible outcomes expressed in the policy framework – Promoting growth while retaining existing character
- Need to consolidate the approaches for managing reverse sensitivity, amenity conflicts and nuisance effects



Township – Quality of the Environment – Opportunities

- Consolidate the two Volumes to avoid duplication and provide a more integrated approach to managing QoE outcomes
- Apply the KAC framework to other centres and investigate the appropriateness of applying the S2031 Town Network and Area Plans as determinants of township density and character
- Recommend there needs to be a more integrated approach to managing the subdivision and development of land

Township – Quality of the Environment – Threats

- Standardising QoE provisions may reduce the amenity that characterises townships – Enabling growth and intensification vs. maintaining character
- QoE outcomes are very subjective – Needs to be informed by strategic planning and community outcomes
- Limited opportunity to amend the character outcomes arising from the Chapter 6 of the CRPS densities – NPS UDC implications?



Rural – Quality of the Environment

RMA

Proposed Canterbury Air Regional Plan Selwyn 2031

RMA Reforms

Selwyn District Plan

Draft Area Plans

Mahaanui: IMP

NZS 6802:2008 Acoustics – Environmental Noise

World Health Organisation Guidelines for Community Noise

Canterbury Regional Policy Statement

Rural Residential Strategy

Rural - Quality of the Environment – Strengths

- The District Plan has strong provisions to manage potential reverse sensitivity effects
- The provisions managing existing development areas (EDA's), Dairy Processing Management Areas and relocated dwellings appear to be working well
- The District Plan provides for papakainga, marae and ancilliary activities at Taumutu

Rural Quality of the Environment – Weaknesses

- There is no overall statement of the outcomes sought for the Rural Zone
- The title of this section “Quality of the Environment” does not align well with Part 2 RMA
- Policies that refer to avoiding, remedying or mitigating adverse effects on amenity values /rural character are not as directive as they could be or as RPS requires in terms of “urban activities”
- There is no District Plan policy that relates to foreclosing the ability to use land productively in relation to non-residential non-rural activities (eg industrial activities in the rural zone)
- Weaknesses within provisions for certain topics eg noise, intensive farming where the farm is “free range”, tree shading and with the usability of the buildings and activities rules for the Rural Zones
- Limited provisions relating to tourism activities in Rural Zones consistent with RPS

Rural Quality of the Environment – Opportunities

- Adopt a “positive planning approach” to ensure provisions provide better direction as to the outcomes sought
- Consider how the effects of free range intensive farming, tree shading and noise could be better managed
- Consider what the appropriate level of non-rural, non-residential activity in the rural zone is, while giving effect to RPS
- Consider further developing papakainga provisions to adopt kāinga nohoanga zones consistent with WDC and CCC
- Consider including specific provisions relating to tourism activities in rural zones to align with RPS

Rural Quality of the Environment – Threats

- Resistance from landowners to possible restrictions on their activities
- Consistency of approach with adjacent TA's
- Interpretations of RPS "urban activities" definition may differ

Residential Density in the Rural Zone

Rural Residential Strategy

Selwyn District Plan

Draft Area Plans

Selwyn 2031

RMA

Land Use Recovery Plan

Mahaanui: Iwi Management Plan

Canterbury Regional Policy Statement

Land and Water Regional Plan

Residential Density in the Rural Zone – Strengths

- Open Space consent notice provisions work well for maintaining density while providing for a variety of section sizes in the rural zone, and provides flexibility for land owners

Residential Density in the Rural Zone – Weaknesses

- Provisions for family flats need tighter criteria around proximity to the main dwelling on the site, shared access etc
- The objectives refer to adverse effects which makes it difficult to decline one off undersized lot subdivisions
- The objectives and policies focus on rural character and reverse sensitivity effects and do not refer to foreclosing the ability to use land productively

Residential Density in the Rural Zone – Opportunities

- Consider including additional criteria for family flats
- Consider positive planning approach for residential density in the rural zone, ensuring objectives and policies are outcome based
- Consider removing the “grandfather provisions” which provide for dwellings on undersized lots in certain circumstances
- Consider whether the “avoid” policy introduced as a LURP action should apply outside the Greater Christchurch area.

Residential Density in the Rural Zone – Threats

- Landowner resistance to potential changes
- Unknown how CPW irrigation development and Land and Water Plan nutrient budgeting provisions may impact on demand for housing in the rural zone.

Heritage and Culture

Resource Management Act

Te Waihora Joint Management Plan

Selwyn 2031

Selwyn District Plan

Draft Area Plans

Heritage NZ Pouhere Taonga Act

Natural Environment Recovery Programme

Mahaanui: IMP

Canterbury Regional Policy Statement

Land Use Recovery Plan

Earthquake Recovery Strategy

Heritage and Culture – Strengths

- The SDP heritage and culture provisions are generally consistent with the RMA and give effect to the CRPS and MIMP
- All buildings listed on the HNZ list are also listed in the SDP
- There are no obvious instances of Council granting consents that are inconsistent with the objectives and policies of the SDP
- The plan discourages the demolitions of heritage buildings, but allows it to occur where necessary.

Heritage and Culture – Weaknesses

- The SDP does not clearly identify/protect the settings around heritage buildings
- Heritage NZ Pouhere Taonga Act came into effect 2014
- Lack of definitions
- Heritage has its own chapter in the township volume but is scattered throughout the rural volume
- Items that have been destroyed (e.g. via earthquake) are still listed in the plan

Heritage and Culture – Opportunities

- Develop a heritage strategy
- Allow for more flexible rules for adaptive reuse of heritage buildings
- Allow for Council to add additional cultural sites and heritage items when required
- Objectives and policies across 2 volumes are largely the same and could be streamlined

Heritage and Culture – Threats

- The plan doesn't tell people to get an archaeological authority where perhaps it should
- How to deal with demolition by neglect
- Lack of review to keep an eye on status of heritage items an issue

Community Facilities and Reserves/Recreation Areas

RMA

Land Use Recovery Plan

Selwyn District Plan

Selwyn 2031

LGA

SDC Open Space Strategy

Earthquake Recovery Strategy

Reserves Act

Mahaanui: Iwi Management Plan

Canterbury Regional Policy Statement

SDC Community Facilities
Activity Management Plan

Draft Area Plans - Ellesmere and Malvern

Community Facilities and Reserves/Recreation Areas – Strengths

- No changes have been made to this chapter since the plan was notified
- The current objectives, policies and rules ensure that the District Plan achieves the key outcomes sought by the RPS
- The objectives of the rural and townships volume vary to suit the area to which they relate

Community Facilities and Reserves/Recreation Areas – Weaknesses

- The methods for achieving some policies lay outside of the District Plan
- Objectives, Policies and anticipated Environmental Results provide a reasonable perspective of the activities but are outdated
- Community Facilities and Reserves in Township Volume versus Community Facilities and Recreation Areas in the Rural Volume

Community Facilities and Reserves/Recreation Areas – Opportunities

- Have rules relating to established community facilities in one place
- Implementing a blanket approach to some community facilities – regardless of zone
- Implement open space zones which are sympathetic to community activities/facilities
- Add new definitions to better define 'community activity', 'community facilities' etc.
- Provide reference to adopted strategies and management plans where relevant in the e-plan

Community Facilities and Reserves/Recreation Areas – Threats

- Community facilities on designated sites are not subject to the rules of the zone and this can create issues
- Lack of clear definitions
- Selwyn is growing quickly and having to play 'catch-up' in relation to providing reserves and community facilities, therefore some rules may be outdated, given how much communities have changed
- Esplanade reserves/strips have caused confusion and contention in the past

Next steps

1. Final peer review and sign-off
2. 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:

- 13 July
 - Update on SWOT Analysis Findings (Land and Soil, Vegetation and Ecosystems and Outstanding Natural Features and Landscapes)
- 27 July
 - Update on SWOT Analysis Findings (Subdivision Technical, Definitions, ECAN / MKT assessment)
- 10 August
 - Stage 2 Issues and Options Reports
 - s32 Template Training
- 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 receives this report**