



**AGENDA FOR THE MEETING OF  
DISTRICT PLAN COMMITTEE  
TO BE HELD IN THE COUNCIL CHAMBER  
NORMAN KIRK DRIVE, ROLLESTON  
ON WEDNESDAY 23 NOVEMBER 2016  
COMMENCING AT 9.00 AM**

## **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

Terrianna Smith

### 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. Terms of Reference / Chair of District Plan Committee update	Written	Ben Rhodes
7. Strategic Directions discussion	Oral / Powerpoint	Nicola Rykers
8. Approach to rezoning for the new District Plan	Oral / Powerpoint	Ben Rhodes
9. Update on timeframes, budget and process	Oral / Powerpoint	Justine Ashley
10. District Plan Committee Forward Meeting Schedule	Written	Justine Ashley

## **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 14 September 2016.



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

**Present:** Mayor K Coe, Councillors M Alexander, N Barnett, S Broughton, D Hasson, P Hill, M Lyall, P McEvedy, G Miller, S Walters, and Commissioner P Skelton (Environment Canterbury)

**In attendance:** Chairperson (Environmental Services Manager - T Harris), Planning Manager (J Burgess), Project Lead District Plan Review (C Wood), Resource Management Planner (R Carruthers), Research and Policy Advisor (M Renganathan), Resource Management Planner (E Larsen), ECAN Acting Team Leader, Regional Planning Team (Carmel Rowlands), ECAN Senior Planner (Sam Leonard) and note taker (PA to Environmental Services Manager - K Hunt)

**Standing Items:**

**1. Apologies**

Terrianna Smith for absence, and Councillor Hasson and Bland for lateness.

**2. Declaration of Interest**

Nil.

**3. Deputations by Appointment**

Nil.

**4. Confirmation of Minutes**

**Moved – Councillor Alexander / Seconded – Councillor Broughton**

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

**CARRIED**

## 5. Outstanding Issues Register

Follow up with Terrianna Smith in relation to Cultural Heritage Chapter input. This item to be included in outstanding issues register.

## 6. District Plan Website Demonstration

The Project Lead demonstrated the new website established for the purposes of the District Plan Review

Website being built and tested by Squiz, who is existing provider of Selwyn District Council and Sensational Selwyn websites. Noted timeframe for website to go live may need to be extended.

In response to a discussion on the usability of the website for those without a planning or IT background, it was felt that some dummy testing would be beneficial before the website went live.

Commented that due to closeness of election, it is likely there will be a soft launch of the site.

Hoping to have website in a live state in the next couple of weeks, then could do some testing with councillors and a few others such as resident committees in October.

**Moved – Councillor Barnett / Seconded – Mayor Coe**

*'That the Committee notes this presentation.'*

**CARRIED**

## 7. SWOT Update

### Land and Soil

The Project Lead spoke to the report on Land and Soil. Noted apologies from Justine Ashley and Benjamin Rhodes for not being in attendance.

### Strengths

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

### **Weaknesses**

- Lack of clear direction for quarry activities – both in terms of recognising positive and adverse effects and addressing potential duplication with regional plans.
- Inconsistent approach to managing the loss of versatile soils between SDP Volumes, with the Township Volume seeking to “avoid” rezoning land that contains versatile soils, compared to the Rural Volume that seeks to “encourage” residential development to occur in and around townships.
- Soil erosion and earthworks involving unstable land are largely dependent on the provisions relating to Outstanding Natural Landscapes being triggered.
- There is no recognition given to the importance of soil quality in safeguard cultural values (Mauri), aside from earthworks occurring within culturally sensitive areas.

### **Opportunities**

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

### **Threats**

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

Noted that Quarry Consents to go into ground water had been declined by Christchurch City Council and ECan, and therefore there is the potential that quarry operators may look to Selwyn District. Noted if this was the case this may have considerable effects on our environment, therefore consideration will need to be given to this during this process.

Discussion followed on whether to zone for quarries or if it is just a rural activity. Need to ensure that this activity is economic in regards to transportation, so location is important. Need to ensure that rules are workable.

Councillor Barnett noted no strength in there about flatness of land, productivity and water etc. The Project Lead responded that this is covered in the weakness around inconsistent approach between Township Volume and Rural Volume noting there is a disconnect. The Rural Chapter will have to address

this and how it relates to the protection of natural features as well. The gap needs further investigation.

Commissioner Skelton suggested that serious consideration is given to establishing a quarry zone. The current Yaldhurst quarry activities take place in quarrying zone, which allows for parameters to be set. Seeking to zone for quarrying can allow for better community debate. Commented that ECan will be interested in whatever this Council does, due to having to monitor air/water quality.

Discussion followed on requirement for expertise around geology to ensure material is sound and economical, noting there will be an ongoing demand for this material in Canterbury, and the need to have quarries located correctly, in relation to distance from living zones and inner plains.

Discussion was held around soil quality in safeguarding cultural values (Mauri), and whether this had been narrowed down too much as what is good from cultural value is good for the community. Noted this was just a specific gap that has been identified as not being addressed in the District Plan.

### **Subdivision (Technical)**

The Resource Management Planner spoke to her report on Subdivision (Technical).

#### **Strengths**

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

#### **Weaknesses**

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

### **Opportunities**

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

### **Threats**

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

Discussion was held on subdivisions within outer plains and the need to protect our rural character and the use of open space provisions.

Discussion then followed on definition and way we use terms such as 'allotment'. The District Plan uses the Resource Management Act definition of 'allotment' which is something shown on a survey plan regardless of how many other lots are a part of that Title. However the way it is used, makes the assumption there is only ever one allotment in a Title. Suggested that we need to rethink the term that we use, as this is actually a Resource Management Act definition.

The committee then discussed the inconsistency in approach within and between zones being the results mainly by Private Plan Changes. Noted some would have been as a result of decisions to submissions on the Plan and commented that scope of submission was potentially not being wide enough to address the issue. Noting advantage of Living Z and rezoning it will reduce some of the inconsistencies.

Discussion followed on proximity between rural and urban and those traditional rural practices that impact on the urban amenity, as well as considering the effects on these businesses that are operating legally.

Following a request for clarification on the term 'allotment', the definition under the Resource Management Act is 'a parcel of land shown separately on a survey plan'. It was noted that a Certificate Of Title may show more than one allotment on it, which could be due to boundary adjustments as they may choose to amalgamate the allotment to keep cost down by not resurveying.

## **Residential and Business**

The Project Lead spoke to the report on Residential and Business.

### **Strengths**

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

### **Weaknesses**

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

### **Opportunities**

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

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

### Threats

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

### Next Steps

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

Commented that Townships, particularly West Melton and Prebbleton are running out of land for residential development based on growth model. An update is needed to Prebbleton's Structure Plan, and West Melton requires a structure plan. Staff will require some guidance from Councillors as to what they think about growth in West Melton moving forward.

Commissioner Skelton commented that he did not believe the bullet point stating that 'LURP provisions may not be able to be easily altered under Greater Christchurch Regeneration Act' was correct. The LURP has been altered so that the plan in it is no longer a binding plan, it is an indicative plan, and believes that around the same time Christchurch City Council has completed its Plan Review the LURP will no longer be in effect. The document to be looked at is the Regional Policy Statement, Chapter 6, for the Greater Christchurch Area. The Urban Development Strategy which leads that process is due to be reviewed early next year.

The Chairperson responded to comments around townships and land availability noting that in terms of the original urban development strategy the decision was that the Districts growth would be concentrated in Rolleston, Lincoln and Prebbleton. West Melton was seen as a community that would grow to its existing urban limits. Suggested that firstly, need to have dialogue with ECAN around the Regional Policy Statement, which could happen within the Urban Strategy Review which starts very soon.

Mayor Coe commented that had not wanted expansion to West Melton due to the State Highway, however Private Plan Changes had driven development/growth. A discussion then followed on why people move to certain locations and transport corridors to townships, as well as services which have pressure on growth.

All SWOTs are now completed, and will be going up on Website.

## **8. ECAN**

Carmel Rowlands from ECan spoke to her report in regards to the Canterbury Regional Policy Statement.

Have looked at Regional Policy Statement and the Operative Selwyn District Plan to see how well they align, and identify strengths and weaknesses of the operative District Plan.

Will discuss areas that new Plan, could give effect to the Regional Policy Statement and how other councils are giving effect to some of the outcomes sought in the Regional Policy Statement. Looking to have integrated management between all our plans.

Noted the Councils team has taken in to account each of the 19 Chapters, with the SWOT analysis having considered each of the issues, and how well the operative plan is giving effect to the Regional Policy Statement. Noted that the Regional Policy Statement came in to effect in 2013 well after this Council's District Plan was in place.

Three key issues to cover today is around the coastal environment, ecosystems and indigenous biodiversity and natural hazards. Noted these are the three key issues that have been coming up with other Councils.

Noted work by this council to give effect to Chapter 6 of the Regional Policy Statement, which is around the urban form and settlement, key activity centres, business land and development. There are further opportunities to get better alignment with the Regional Policy Statement and District Plan, with the coastal environmental mapping, natural hazards (coastal erosion and flooding) and biodiversity management. Natural hazards include flood risks, climate change. There are coastal hazard lines that would cover part of our District and under the Coastal Plan, these are already in place. There has been a change under the Canterbury Earthquake Recovery Act to the Regional Policy Statement to enable district councils to manage development within those coastal hazard areas. Christchurch City Council is embarking on a process to identify those areas and are working with the community around what might be an appropriate level of development.

Discussion followed on predicted sea levels and conflicting climate change data being provided and having zones that define coastal land. It was questioned if those zones change as data changes, and how we take those changes into effect when doing rules.

ECan are starting a review of their Regional Coastal Plan and one of the considerations is how they take into account guidance received from the Ministry of Environment around climate change modelling.

The Project Lead commented that will never get perfect information in relation to climate change/predicted sea levels, can only provide the best information at the time to develop the rules but the District Plan is a live document and there may be the need to amend the rules moving forward depending on information received at a later date.

**Moved – Councillor Miller / Seconded – Mayor Coe**

*‘That the Committee notes these reports and presentations.’*

**CARRIED**

## **9. District Plan Committee Forward Meeting Schedule**

No meeting in October due to elections.

Next meetings:-

- 9 November - (to be confirmed along with topic briefs for Stage 2)
- 23 November - Strategic Directions discussion
- 7 or 14 December – Stage 2 related topics

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

Commented these are holding dates currently and will be reviewed with the new Project Leader of the District Plan Review.

Councillor Walters noted that there is no Council meeting scheduled on the 9 November it is in fact scheduled for the 2 November.

**Moved – Councillor Alexander / Seconded – Councillor Hill**

*“That the Committee receives this report”.*

**CARRIED**

The Chair asked that the minutes to record that this was Cameron Wood’s last District Plan Review Committee Meeting. Cameron has been with Council for 9 years and has had a significant role in the strategic planning done in the last 9 years noting the Rolleston Structure Plan, the Masterplan. He thanked Cameron for his efforts.

*Meeting ended at 10.40 am*

Unconfirmed Minutes

## 5. OUTSTANDING ISSUES REGISTER

Subject	Comments	Report Date / Action	Item Resolved or Outstanding
Cultural Heritage Chapter input	To be followed up with Terrianna Smith		

## **Specific Reports**

### **6. TERMS OF REFERENCE / CHAIR OF DISTRICT PLAN COMMITTEE UPDATE**

Author:	Ben Rhodes, Senior Strategy and Policy Planner
Contact:	03 347 2824

#### **Purpose**

To provide the Committee with an updated version of the Terms of Reference (ToR) for the District Plan Committee (DPC) and to endorse the Relationship Manager of the District Plan Review to the role of Independent Chair of the DPC

#### **Report**

##### Terms of Reference

The Council adopted the ToR for the Selwyn District Plan Governance Structure on 14 October 2015.

The Project Team then created a standalone version of the ToR that relates specifically to the DPC. This was endorsed at the DPC meeting on the 25 November 2015. Given the recent elections and that there are new members on the DPC it is necessary to update the ToR and endorse them once again.

Updates to the ToR:

1. Recognising that a Regional Council representative supports the DPC.
2. Update the meetings and reporting section to reflect that the DPR is now in Stage 2 of the process.

The ToR will be attached to the agenda for each meeting of the DPC as a point of reference for members and the general public.

##### Independent Chair of DPC

It is recommended that the Relationship Manager of the District Plan Review (Tim Harris) is re-appointed as the Independent Chair of the DPC.

#### **Recommendations**

- **That the Committee adopts the amended Terms of Reference**
- **That the Committee endorses the appointment of the Relationship Manager to the role of the Independent Chair of the District Plan Committee.**

## Detailed Terms of Reference for: District Plan Committee

### Purpose

The District Plan Committee (**DPC**) is a standing committee of Council pursuant to the Local Government Act 2002 (Schedule 7, Section 30). The role of the DPC is to:

- Make governance recommendations in relation to all District Plan Review (**DPR**) related matters;
- Provide feedback to the Project Team on all DPR-related matters (either directly during a DPC meeting or via the Relationship Manager (Environmental Services Manager);
- Approve the Communication and Engagement Plan (**CEP**) for the DPR;
- Reviewing and make recommendation to Council regarding proposed provisions for notification, as informed by the initial s32 evaluation;
- Recommend to Council that the 'Draft' and/or 'Proposed' District Plan be publicly notified;
- Recommend to Council the members to be appointed to the hearings panel(s) for determining submissions on the Proposed District Plan.
- Recommend that further work be completed by the Project Team on certain issues.

### Underlying principles of the District Plan Review

The DPC is to ensure that the following underlying principles of the DPR are achieved so that the new District Plan:

- is 'user-friendly' with a simple zoning and plan structure and use of plain english;
- is available in an electronic format on the Council's website – known as an 'E-Plan';
- comprises only one volume, including the co-location of relevant objectives, policies and rules, where practicable;
- streamlines the use of zones and overlays;
- gives effect to higher order documents, including (but not limited to) National Coastal Policy Statement, National Policy Statement for Freshwater Management, National Policy Statement for Renewable Electricity Generation, National Policy Statement on Electricity Transmission and the Canterbury Regional Policy Statement, Recovery Strategy for Greater Christchurch and the Land Use Recovery Plan;
- implements Council's strategic plans, including Selwyn 2031, Long Term Plan 2015/2025, Malvern & Ellesmere Area Plans, Rural Residential Strategy, Rolleston Town Centre Master Plan, Lincoln Town Centre Plan, and the Rolleston, Lincoln and Prebbleton Structures Plans (where relevant);
- is not inconsistent with Te Waihora/Lake Ellesmere Water Conservation Order and all relevant regional plans (operative and proposed);
- takes into account the Mahaanui Iwi Management Plan and any other relevant non-statutory document, including regional strategies, such as the Greater Christchurch Urban Development Strategy and the Canterbury Regional Land Transport Strategy.

- builds in flexibility to accommodate the introduction of national planning templates through RMA Amendments;
- achieves the purpose of the RMA and 'best practice' planning outcomes that are supported by robust technical evidence.

### Members of the DPC and support roles

The DPC is to comprise the following members:

- Mayor and Councillors; and
- Runanga representative.

The DPC is to be supported by the following parties who will attend as observers and have speaking rights but in a non-voting capacity:

- Chief Executive;
- Relationship Manager (Environmental Services Manager);
- Canterbury Regional Council representative
- Project Sponsor, Project Lead and Project Team.

The Relationship Manager is to be appointed as an Independent Chair (non-elected member) by the Committee.

A meeting of the DPC requires a quorum of at least two members of the committee<sup>1</sup>.

Other representatives are permitted to attend meetings of the Committee; however attendance at any public excluded session shall only be permitted with the prior approval of the Chair. Likewise, speaking rights of other representatives at Committee meetings (whether in public session or not) shall only be granted with the prior approval of the Chair.

### Role of Independent Chair

The role of the Independent Chair is to ensure full participation by all DPC members and others (i.e. members of the Project Team or representatives of other organisations), to achieve effective implementation of the DPR. The Independent Chair is to undertake the following tasks though facilitation, leadership and advocacy with an emphasis on consensus decision making:

- Chair the meetings of the DPC;
- Provide key advice on courses of action to progress the DPC in its deliberations and outcomes;
- Manage meeting agendas in conjunction with the Project Lead;
- Provide a facilitative style of Chairmanship that enables quality participation and outcomes;
- Ensure timeframes/targets set by the DPC are achievable and are achieved;
- Operate in a manner that recognises political sensitivities and the protection of sensitive information;
- Act as a liaison and facilitator between the DPC and the Project Lead;
- Provide assistance to the Project Lead, including consultation with external parties providing DPR assistance (e.g. contracts for external consultants or agreements with other agencies etc), where necessary.

<sup>1</sup> Schedule 7, Section 23 of the Local Government Act 2002.

### Meetings and reporting

Through Stage 2, the DPC will meet at least once per month on a Wednesday morning (to coincide with Council workshop allocated time).

DPC meetings will be open to the public, except where public exclusion is warranted due to the sensitivity of information being discussed (section 48 of Local Government Official Information and Meetings Act 1987). Minutes of each DPC meeting shall be recorded and circulated to the Project Team (via the Independent Chair). The minutes will also be available to the public, except where the agenda item was publicly excluded. All DPC minutes are to be endorsed by full Council at the next available Council meeting.

Agendas shall be made available 7 working days prior to the DPC committee meeting. Notification of meetings and the publication of agendas and reports shall be conducted in accordance with the requirements of Part 7 of the Local Government Official Information and Meetings Act 1987.

### Updates to the TOR

It is anticipated that various matters will arise during the DPR process that may require amendments to the TOR. On the basis that the DPC will be kept fully informed of progress and issues arising during the DPR project, the DPC shall be authorised to update the TOR, where required.

## **7. STRATEGIC DIRECTIONS PRESENTATION**

Author:	Nicola Rykers, Consultant Planner
Contact:	027 210 22410

### **Purpose**

To provide the Committee with a presentation regarding the Strategic Directions of the District Plan review.

Nicola Rykers will give this presentation to the committee.

### **Recommendation**

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

### **Attachment**

- Strategic Directions - powerpoint slides

# **Selwyn District Plan Review**

## **District Plan Committee**

### **Strategic Directions Chapter**

23 November 2016

# Why Have a Chapter for Strategic Directions?

- Overview of the significant land use issues of the District.
- Context for the key outcomes (in terms of land use patterns).
- Articulate strategic objectives to achieve integrated management.
- Align land use management to assist with achievement of other key documents e.g. Selwyn 2031.
- Avoid strategic outcomes being embedded within the District Plan.

# How Do We Define What Will be a Strategic Objective?

- Topics which are of such significance, scale or consequence that they are key or central to achieving the overall vision for the land use pattern in Selwyn District.



# What Information Should We Use?

Eg:

- Review of Operative Plan and its effectiveness
- RMA – Part 2, Sections 5, 6, 7 and 8
- National Policy Statements
- Canterbury Regional Policy Statement
- Mahaanui Iwi Management Plan
- Selwyn 2031
- LTCCP



# Preliminary Themes For Discussion

## Possible “Key Topics” for Strategic Objectives

- Ngāi Tahu and its relationship with the environment
- Quality of the Environment
- Location, form and function of urban areas
- Land supply and availability for urban growth
- Provision and integration of infrastructure with land use
- Economic prosperity
- Self-sufficiency
- Natural Hazards
- Coastal management

# Ngāi Tahu and its relationship with the environment

- recognising, protecting or enhancing values
- provision for kaitiakitanga
- role of rūnanga in decision-making

# Quality of the environment

- landscape
- indigenous biodiversity
- natural values
- rural character
- heritage values
- amenity values
- water quality

# Location, form and function of urban areas

## Land supply and availability for growth

- a township network or hierarchy
- containment of urban areas
- accessibility within and between townships
- functional and high amenity urban layout
- housing choice

# Provision and integration of infrastructure with land use

- integration of roads with urban and business development ie “One Network” transport approach
- services and utilities match township network
- utilities for rural business enterprise enabled
- generation and transmission of electricity
- hazard mitigation

# Economic Prosperity

- flexibility to enable opportunity
- planning regime supports business efficiency  
e.g., location of activity, accessibility within  
and between towns, appropriate servicing  
and infrastructure, Key Activity Centre  
framework
- soil productivity
- resilience

# Self-sufficiency

- of district and of individual towns (economically and socially)
- resilience to natural hazards

# Natural hazards

- impacts on property and life
- provision for hazard mitigation
- impacts on efficiency of networks and infrastructure
- self-sufficiency of the district and towns and economic prosperity

# Coastal environment

- land use
- protection of natural character
- access
- relationship of rūnanga

## **8. APPROACH TO REZONING FOR THE NEW DISTRICT PLAN**

Author:	Ben Rhodes, Senior Strategy & Policy Planner
Contact:	03 347 2824

### **Purpose**

To provide the Committee with a presentation regarding the approach to zoning for new residential areas through the new District Plan

Ben Rhodes will give this presentation to the Committee

### **Recommendation**

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

### **Attachment**

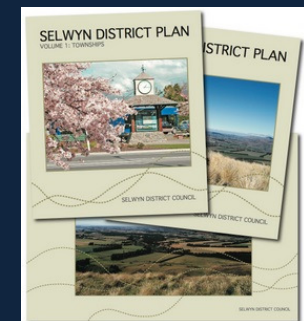
- Approach to zoning for new residential areas through the new District Plan - powerpoint slides

# **Selwyn District Plan Review**

## **District Plan Committee**

Residential Growth

23 November 2016



# Overview

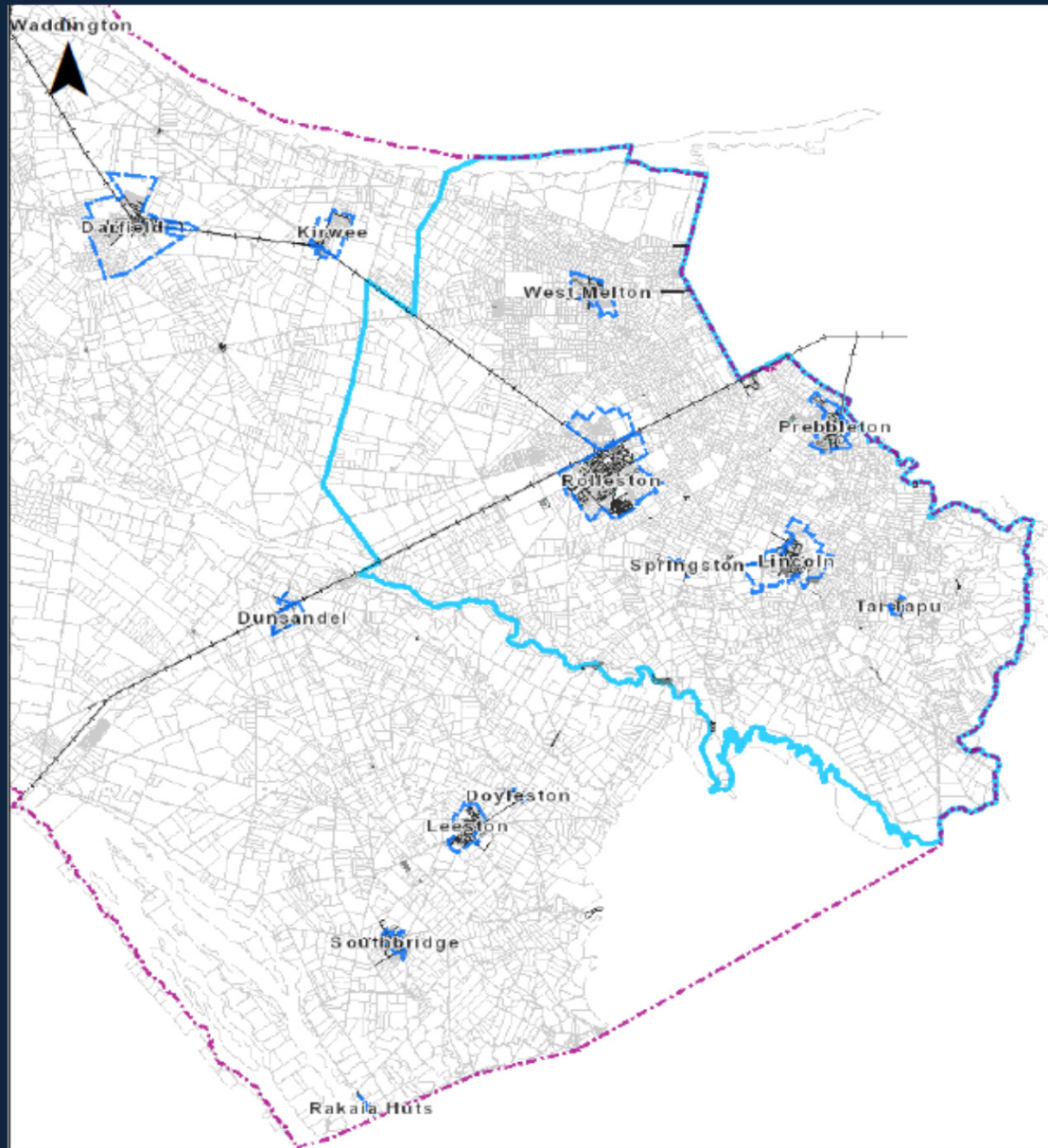
- The purpose of this presentation is to:
  - Provide context on SDC's residential growth management approach
  - Overview of key documents directing Councils approach
  - Outline the approach to residential greenfield growth through the DPR
  - Get some direction / agreement on the approach



# Context

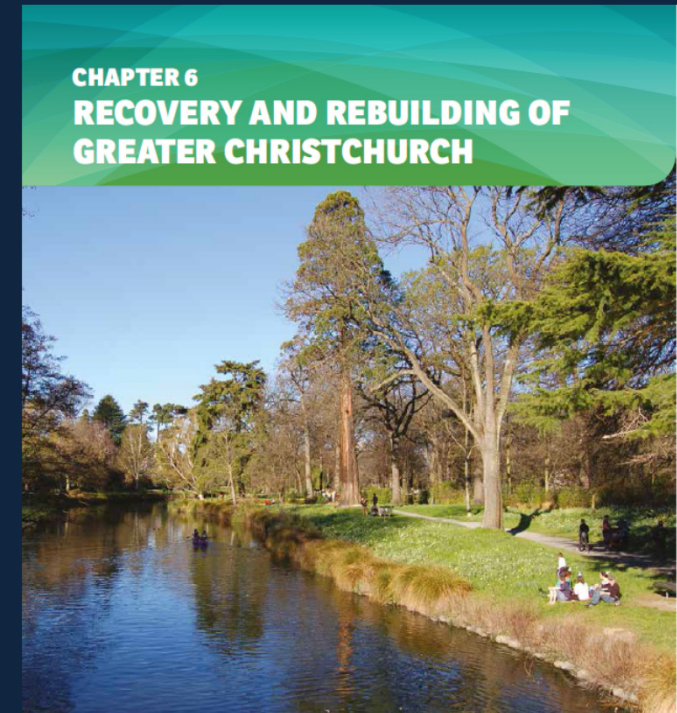
- In terms of growth management the district has two distinct areas
  - Greater Christchurch/UDS Area
  - Wider District/Non-UDS area
- Regional Policy Statement
  - Chapters 5 – Covers wider district area
  - Chapter 6 – Strong direction for greater Christchurch area
- Councils strategic approach to the wider district is outlined in Selwyn 2031 and in the Area plans

# Greater Christchurch Boundary



# Regional Policy Statement - Chapter 6

- District Plan has to give effect to the RPS
- Covers greater Christchurch - Map A outlines Greenfield priority areas
- Option to apply to change RPS but would not align with :
  - UDS Review
  - NPS work (touch on later)
- Intensification of existing residential land still has to be considered to give effect to Chapter 6 of RPS



# Selwyn 2031 and Area Plans

- Outlines Councils approach to growth management for wider district
- In developing the Area Plans the growth capacity of each township was reviewed
- Most towns were considered to have sufficient capacity to accommodate projected growth
- It was concluded for every town that no new residential areas are required to accommodate growth out to 2031
- 'Future development areas' were identified to outline where the towns should grow when required

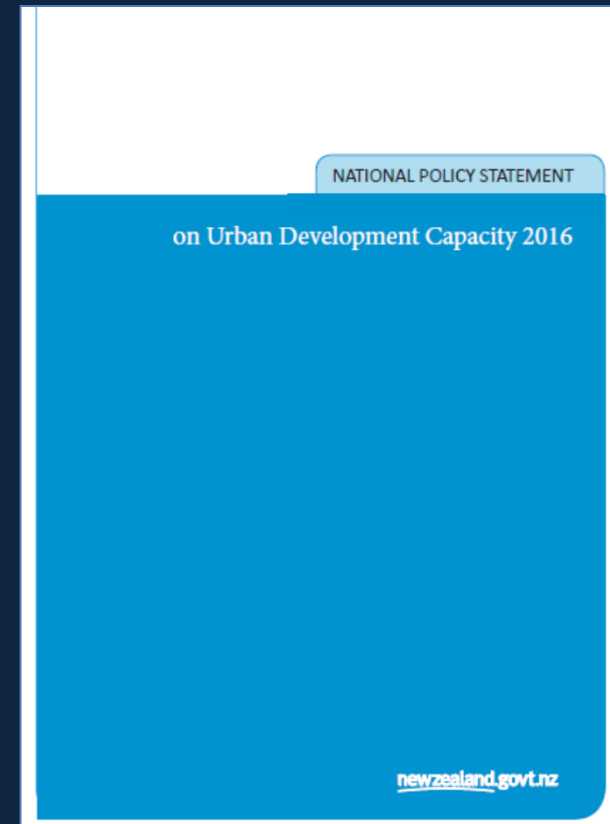


# DPR 'greenfield' growth areas

- Recommended to not actively rezone for new residential areas through DPR process
- Leave to submissions
- This will be in line with Council policy, require less expense and time.

# NPS UDC

- Gazetted 3 November 2016 and has effect from 1<sup>st</sup> December 2016
- Council is required to have development capacity for short to medium term and demonstrate capacity for long term
- Must carry out housing assessments to estimate demand and ensure supply of development capacity is met
- This work will occur along side DPR work stream.



Any Questions?

## **9. UPDATE ON TIMEFRAMES, BUDGET AND PROCESS (INCLUDING AMENDMENT TO THE DPR PROJECT BRIEF AND TERMS OF REFERENCE)**

Author	Justine Ashley , Project Lead District Plan Review
Contact	027 285 9458

### **Purpose**

To provide the Committee with an update on timeframes, budget and processes.

To remove the Technical Advisory Group (TAG) from the DPR Project Brief and Terms of Reference for those reasons outlined in presentation.

Justine Ashley will give this presentation to the Committee

### **Recommendations**

- **That the Committee notes this report and presentation.**
- **That the Technical Advisory Group (TAG) is removed from the DPR Project Brief and DPR Terms of Reference.**

### **Attachment**

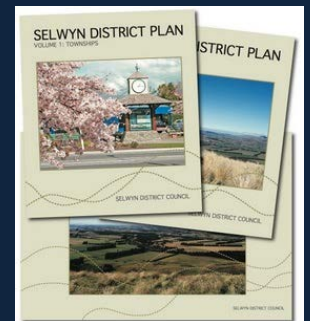
- Work Programme Update – powerpoint slides

# **Selwyn District Plan Review**

## **District Plan Committee**

### **DPR Work Programme Update**

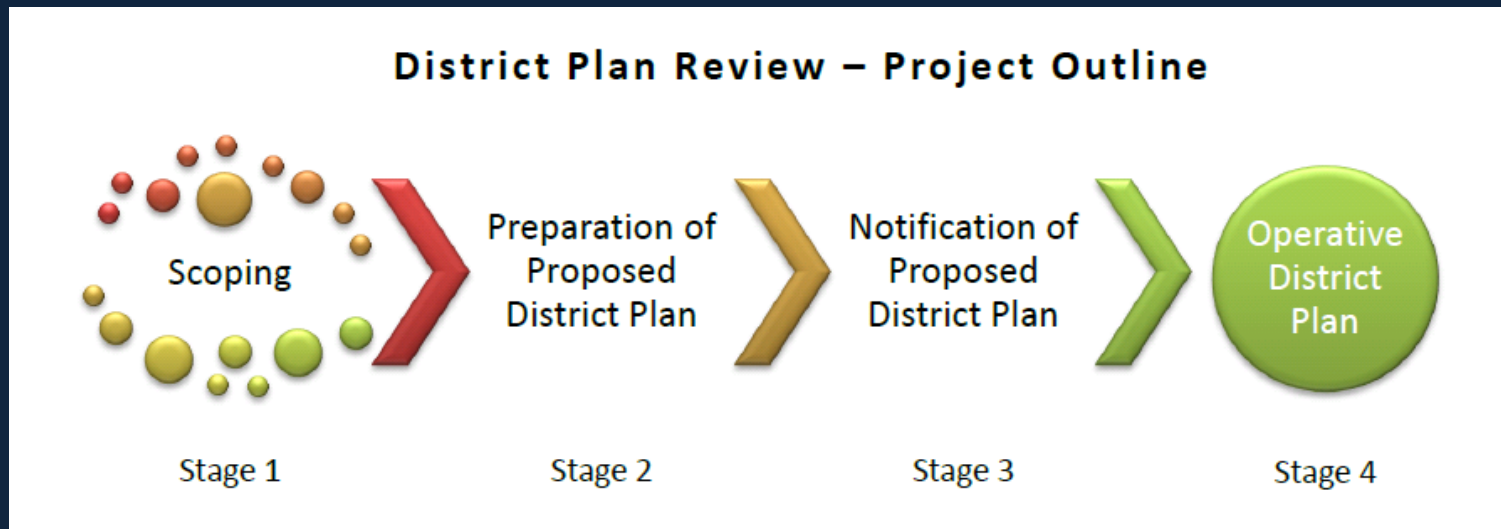
23 November 2016



# Overview

Purpose of presentation is to:

- provide an update on DPR timeframes, budget and process matters



# Timeframes

- DPR Project Brief indicative timeframes based on:

Stage 1 June 2015 to June 2016	Stage 2 June 2016 to Sept 2017	Stage 3 Oct 2017 to Sept 2019	Stage 4 Oct 2019 to Dec 2021
<ul style="list-style-type: none"><li>• Establish governance structure and Project Team</li><li>• Consultation – Phase 1</li><li>• Information gathering / SWOT analysis of existing District Plan</li><li>• Develop framework for new Proposed District Plan</li><li>• Prepare guidelines for plan drafting and s32 reporting, including templates</li></ul>	<ul style="list-style-type: none"><li>• Commission technical reports, where necessary</li><li>• Prepare Issues and Options reports</li><li>• Consultation – Phase 2</li><li>• Drafting of Proposed District Plan and s32 evaluation</li><li>• Legal review and 'road testing' by consent planners</li></ul>	<ul style="list-style-type: none"><li>• Consultation – Phase 3</li><li>• Release of Draft District Plan for comment (TBC)</li><li>• Notify Proposed District Plan</li><li>• Submissions / hearings / decisions</li></ul>	<ul style="list-style-type: none"><li>• Environment Court Appeals</li><li>• District Plan made operative</li></ul>



# Timeframes

- Project Team is currently undertaking tasks within Stage 2 (June 2016 – Sept 2017), as outlined at DPC meeting on 2 Nov 2016
- Detailed project planning, including identification of key milestones is being prepared for each topic
- Emphasis is on sourcing quality information and consultation processes prior to notification
- Indicative notification date for the Proposed District Plan is currently mid-2018 (within Stage 3 timeframe)



# Timeframes

- Project Brief anticipates that submissions / hearings / decisions are to be completed by October 2019 (within current election cycle)
  - dependent on number of submissions received (aim is to reduce submissions through robust pre-notification consultation process)
  - any crossover with next election cycle can be managed through the appointment of an independent commissioner to the hearing panel to ensure consistency in decision-making



# Budget

- Overall DPR budget has been allocated according to:
  - Council's financial year(s)
  - Whether resourcing is required at a Project Level
    - e.g. iwi engagement and support, website, project management
  - Or at a topic level
    - e.g. landscape architect, economist, transport engineer, acoustic engineer
- Budget is currently fully allocated and subject to further refinement



# Other Process Matters

- The Technical Advisory Group (TAG) was identified in the DPR Project Brief as comprising:
  - Executive Management Team
  - Council Managers (when required)
  - Environment Canterbury
  - Other adjoining Councils, NZTA and other agencies (when required)
  - Runanga representative



# Other Process Matters

- Role of the TAG was identified as being to:
  - Act as a 'sounding board' and/or to peer review material developed by the Project Team before releasing to the DPC;
  - Provide opportunities for specialist feedback to the Project Team by tailoring members of the TAG according to the specific DPR topic;
  - Provide an effective and efficient avenue for the Project Team to inform a range of Council groups on progress of the DPR.



# Other Process Matters

- Now reconsidering the value of TAG on the basis that:
  - Potential TAG members have been identified as major stakeholders as part of the Stakeholder Communication and Engagement Plan for each topic;
  - A Stakeholder Action Plan has been prepared for each stakeholder, which outlines the interests, outcomes and engagement methods for each stakeholder across all relevant topics;
  - Direct engagement with each stakeholder will be more effective than inviting members to participate in a group TAG session;
  - Targeted consultation will still act as a 'sounding board', but will provide a more efficient feedback process.



# Other Process Matters

- Recommendations:
  - That TAG be removed from the DPR Project Brief and replaced with Stakeholder Action Plans relevant to their topics of interest.
  - That the DPR Terms of Reference be updated accordingly.



# Updated Topic Allocation

Topics	Lead	Team members (from Strategy and Policy)	Other Team Members
Plan Overview/Strategic Directions	Nicola Rykers	Justine Ashley, Melissa Renganathan	<u>Within Council</u>  Assets Corporate Consents  <u>Consultants</u>  TBC with each Topic Lead and Project Lead.
Residential Zones	Ben Rhodes	Craig Friedel, Jessica Tuilaepa, Gabi Wolfer	
Business Zones	Laura Hull	Craig Friedel, Jessica Tuilaepa, Gabi Wolfer	
Rural Zones	Emma Larsen	Catherine Nicol	
Special Purpose Area Zones	Craig Friedel	Jessica Tuilaepa	
Transportation	Craig Friedel	Ben Rhodes, Gabi Wolfer	



# Updated Topic Leads

Topics	Lead	Team members (from Strategy and Policy)	Other Team Members
Natural Hazards	Michael Rachlin	Emma Larsen	<u>Within Council</u>  Assets Corporate Consents  <u>Consultants</u>  TBC with each Topic Lead and Project Lead
Natural Environment and Cultural Heritage	Andrew Mactier	Catherine Nicol	
Energy and Infrastructure	Michael Rachlin	Laura Hull	
District Wide Issues (not integrated into zones)	Catherine Nicol	Emma Larsen, Jessica Tuilaepa	
Subdivision / Definitions / Designations (technical only)	Jessica Tuilaepa, Catherine Nicol, Ben Rhodes		
Monitoring	Melissa Renganathan	Craig Friedel	



Any Questions?

## **10. DISTRICT PLAN COMMITTEE FORWARD MEETING SCHEDULE**

Author:	Justine Ashley , Project Lead District Plan Review
Contact:	027 285 9458

### **Purpose**

To provide the Committee with a forward schedule and topics for the DPC in 2017 .

### **DPC Meeting Dates for 2017**

The meeting dates for the DPC in 2017 are:

22 February 2017	Issues and Options Reports (Topics to be confirmed) Update on work programme
22 March 2017	Issues and Options Reports (Topics to be confirmed) Update on work programme

A detailed forward meeting schedule for 2017 will be developed once all Topic Brief timeframes have been confirmed and those issues requiring a specific Issues and Options report are identified and programmed into the monthly DPC meeting schedule.

### **Recommendation**

- **That the Committee receives this report**