



**PUBLIC AGENDA**

**FOR THE MEETING OF**

**DISTRICT PLAN COMMITTEE**

**TO BE HELD AT THE**

**SELWYN DISTRICT COUNCIL OFFICES,**  
**COUNCIL CHAMBERS**

**ON WEDNESDAY 21 NOVEMBER 2018**

**COMMENCING AT 9:00AM**

## **Committee Members**

### Chair

Environmental Services Manager Tim Harris

### 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

Chief Executive David Ward

### Te Taumutu Rūnanga

Hirini Matunga

### Environment Canterbury

Councillor Peter Skelton

### Te Ngāi Tūāhuriri Rūnanga

Tania Wati

### Project Sponsor

Jesse Burgess

Phone 347-2773

### Project Lead

Justine Ashley

Phone 027 285 9458

## **Agenda Items**

Item	Page	Type of Briefing	Presenter(s)
<b>Standing Items</b>			
1. Apologies	5	Oral	The Chair
2. Declaration of Interest	5	Oral	
3. Deputations by Appointment	5	Oral	
4. Outstanding Issues Register	5	Written	
5. Confirmation of Minutes	6-12	Written	
<b>Specific Reports</b>			
6. Report on initial public consultation engagement (pre-circulated via email)	13-33	Written	Stephen Hill
7. Update on DPR programme, post engagement reporting and Proposed District Plan chapters	34-46	Written	Justine Ashley
8. Community Recreation, Kainga Nohoanga Zone, Business in Small Settlements, Research Sites & Coastal Environment <ul style="list-style-type: none"><li>• Little/no feedback post engagement report</li><li>• Updated Communications and Engagement Summary Plans</li></ul>	47-60	Written	Justine Ashley
9. Hazardous Substances and Contaminated Land <ul style="list-style-type: none"><li>• Post engagement report</li><li>• Updated Communications and Engagement Summary Plan</li></ul>	61-66	Written	Ben Baird
10. Earthworks <ul style="list-style-type: none"><li>• Post engagement report</li><li>• Updated Communications and Engagement Summary Plan</li></ul>	67-72	Written	Ben Baird
11. Sites and Areas of Cultural Significance <ul style="list-style-type: none"><li>• Post engagement report</li><li>• Updated Communications and Engagement Summary Plan</li></ul>	73-82	Written	Ben Baird
12. Home-based Business <ul style="list-style-type: none"><li>• Post engagement report</li><li>• Updated Communications and Engagement Summary Plan</li></ul>	83-89	Written	Jocelyn Lewes
13. Minor Residential Units (previously Family Flats) <ul style="list-style-type: none"><li>• Post engagement report</li><li>• Updated Communications and Engagement Summary Plan</li></ul>	90-96	Written	Jocelyn Lewes

14.	Housing Development in Residential Zones <ul style="list-style-type: none"> <li>• Post engagement report</li> <li>• Updated Communications and Engagement Summary Plan</li> </ul>	97-105	Written	Jocelyn Lewes
15.	Business: Urban Design & Interfaces <ul style="list-style-type: none"> <li>• Post engagement report</li> <li>• Updated Communications and Engagement Summary Plan</li> </ul>	106-114	Written	Jessica Tuilaepa
16.	Business Zone Framework <ul style="list-style-type: none"> <li>• Post engagement report</li> <li>• Updated Communications and Engagement Summary Plan</li> </ul>	115-122	Written	Jessica Tuilaepa
17.	Airfields (including West Melton Airfield) <ul style="list-style-type: none"> <li>• Post engagement report</li> <li>• Updated Communications and Engagement Summary Plan</li> </ul>	123-131	Written	Robert Love
18.	Scheduled Sites <ul style="list-style-type: none"> <li>• Post engagement report</li> <li>• Updated Communications and Engagement Summary Plan</li> </ul>	132-143	Written	Robert Love
19.	Signage <ul style="list-style-type: none"> <li>• Post engagement report</li> <li>• Updated Communications and Engagement Summary Plan</li> </ul>	144-150	Written	Vicki Barker
20.	Lighting and Glare - Night Glow <ul style="list-style-type: none"> <li>• Post engagement report</li> <li>• Updated Communications and Engagement Summary Plan</li> </ul>	151-158	Written	Vicki Barker



## **Standing Items**

### **1. APOLOGIES**

Ms T Wati (Te Ngāi Tūāhuriri Rūnanga)

### **2. DECLARATION OF INTEREST**

Nil.

### **3. DEPUTATIONS BY APPOINTMENT**

Nil.

### **4. OUTSTANDING ISSUES REGISTER**

Nil.

<b>Subject</b>	<b>Comments</b>	<b>Report Date / Action</b>	<b>Item Resolved or Outstanding</b>
-	-	-	-

### **5. CONFIRMATION OF MINUTES**

Minutes from the meeting of the District Plan Committee on 10 October 2018.



**District Plan Committee meeting  
Held on Wednesday 10 October 2018 at 10.00am  
at Selwyn District Council, Rolleston**

**Present:** Mayor S Broughton, Councillors M Alexander, M Lemon, D Hasson, Cr N Reid, Cr B Mugford, C Watson, P Skelton (Environment Canterbury), Mr D Ward (CEO SDC), Mr Hirini Matunga (Te Taumutu Rūnanga).

**In attendance:** Messrs T Harris (Chair), J Burgess (Planning Manager), B Rhodes (Strategy & Policy Team Leader), S Hill (Business Relationship Manager), R Love (Strategy and Policy Planner), B Baird (Strategy and Policy Planner), Mesdames J Ashley (District Plan Review Project Lead), R Carruthers (Strategy and Policy Planner), J Lewes (Strategy and Policy Planner), K Johnston (Communications Consultant), & N Brown (District Plan Administrator).

**Standing Items**

**1. Apologies:**

Councillors G Miller, J Bland, J Morten, M Lyall, P McEvedy, & Ms T Wati (Te Ngāi Tūāhuriri Rūnanga)

**Moved – Councillor Watson / Seconded – Councillor Alexander**

*‘That the apologies received from the above Councillors be received for information.’*

**CARRIED**

**2. Declaration of Interest**

Nil.

**3. Deputations by Appointment**

Nil.

**4. Outstanding Issues Register**

Nil

## 5. Confirmation of Minutes:

Taken as read and accepted.

**Moved** – Councillor Alexander / **Seconded** – Councillor Hasson

*‘That the Committee accepts the minutes of the 22 August 2018 as being true and correct’.*

**CARRIED**

## **Specific Reports**

### 6. Vegetation and Ecosystem Update

Mr Mactier provided an update on the progress of the Biodiversity Working Group.

At the last Biodiversity Working Group meeting, Fish and Game presented a proposal for consideration, similar to the proposal Forest and Bird put forward by submission to Plan Change 18 in Mackenzie District. Fish and Game proposed a layer showing improved pasture (where it is known) is used. Mr Mactier advised that this proposal would be subject to extra analysis. A variation to the District Plan was suggested as a possible way of including this proposal if required.

The Committee discussed improving the ‘improved pasture’ definition, however, there is no consensus yet whether this is the best approach. Councillor Lemon added that a critical aspect is gaining the trust of landowners and to work with them, rather than imposing a set of rules.

The Committee discussed the voluntary listing of SNAs. Mr Mactier responded that once an assessment is complete, and assuming it confirms that there are values present, it is voluntary whether it is listed in the Plan. If it isn’t listed, then it will be covered by the general indigenous vegetation clearance rules.

The Committee discussed whether there was a differentiation between landowner and lease holder rights in reference to SNAs. Mr Mactier commented that it is outside the scope of the Working Group, but the voluntary assessment process applies to both landowner and lease holders.

A question was raised about the general vegetation rule and whether it gave effect to the CRPS. Mr Mactier answered that it does.

The process is progressing well and the Working Group will present recommendations for a planning framework for managing Biodiversity to the Committee in February 2019.

*Mr Ward out 10.18am*

**Moved** – Councillor Watson / **Seconded** – Councillor Mugford

### **Recommendation**

*“That the Committee receives the report.”*

**CARRIED**

## **7. Preferred Option Report and Communications and Engagement Summary Plan – Tourism, Porters Ski Area and Existing Development Areas (EDAs)**

Mr Baird spoke to his report, noting that the key deliverable of the report is broad policy and rule options to incorporate tourism, and manage Porters Ski Area and the EDAs in Selwyn District.

*Mr Ward in 10.23am*

Councillor Alexander asked a question about the status of Devine Acres (Claremont) and Armack Drive. Armack Drive was never zoned EDA, it is a rural zone and Claremont is an EDA that has been developed. Armack Drive seems to be an anomaly and asked whether it should be treated as an EDA? Mr Baird answered that the proposal is to remove the EDA zone from the District Plan in its entirety, therefore both Armack Drive and Claremont would have a Rural zoning.

The Mayor stated that he supports the tourism recommendation and commented that enabling tourism in the Plan is important. What is the trigger to incorporate the likes of Terrace Down and Grasmere, but not the other accommodation operations ie: Flock Hill Station? Mr Baird answered that both Terrace Downs and Grasmere are currently zoned EDA. Flock Hill could potentially be reviewed as fitting this criteria or a special purpose zone, however this was not looked at.

Councillor Lemon asked about other workstreams that impact this topic, such as vegetation clearance and ONL. Which set of rules overrides the other? Mr Burgess commented that ONL is the overriding provision.

**Moved** – Councillor Alexander / **Seconded** – Councillor Watson

### **Recommendation**

*“That the Committee notes the report.”*

*“That the Committee endorses the Preferred Options for ‘Tourism, Porters Ski Area and EDAs’ for further development and engagement.”*

*“That the Committee notes the summary plan.”*

**CARRIED**

## **8. Preferred Option Report and Communications and Engagement Summary Plan – Temporary Activities, Temporary Accommodation, Camping grounds**

The Chair welcomed Ms Lisa Steele (Consultant Planner). Ms Steele spoke to her report and provided a summary of options to address the management of temporary activities, temporary accommodation and camping grounds within Selwyn District. It is noted that there is significant overlap between this topic and several other topics, including those relating to transport, noise, lighting and glare, relocated buildings, Council Assets, and the zone provisions.

The Committee discussed the discretion, consistency and enforcement around temporary activities. A question was raised regarding the enforcement around this? Ms Steele answered that when you have permitted activity standards, you could include in the rule a specific set up and pack down time included. The Chair added that there is no single rule to capture every scenario.

The Committee questioned whether this covered freedom camping areas. Ms Steele responded that a bylaw is being developed by the Assets team, so it has been recommended not to cover freedom camping areas in the District Plan rules.

**Moved –Mr Ward / Seconded – Councillor Mugford**

### **Recommendation**

*“That the Committee notes the report.”*

*“That the Committee endorses the Preferred Options for ‘Temporary Activities, Temporary Accommodation, Camping grounds’ for further development and engagement.”*

*“That the Committee notes the summary plan.”*

**CARRIED**

## **9. Preferred Option Report and Communications and Engagement Summary Plan – Alpine Villages**

Ms Lewes spoke to her report and provided a summary of the assessment of the effectiveness and appropriateness of the specific provisions in the Operative District Plan that apply to the villages of Arthur’s Pass, Castle Hill and Lake Coleridge, collectively referred to as Alpine Villages. The intent of the provisions is to retain the special amenity and character of the villages and to manage their effects on the surrounding alpine and high country environment. The main issue that was found was the need for specific provisions for each village. Option 3 was recommended for adoption.

The Committee discussed a reference to Arthurs Pass on page 206 of the agenda. There is ambiguity in the current policy framework. Indigenous species are encouraged for landscaping, rather than exotic species that have the potential to create weeds and are prone to spreading.

Councillor Skelton raised a correction to be noted in the report on pages 207-208 of the Preferred Option report, regarding Chapter 12 of the CRPS with reference to Appendix 4. Appendix 4 sets out criteria for *assessing* rather than identifying Natural Landscapes.

The difference in vegetation landscaping in Castle Hill and Arthurs Pass was discussed. Ms Lewes commented that the character and amenity assessments identified the differences in landscaping. The intent of the current policy is to avoid exotics 'prone to spreading', but not prohibiting exotics being planted entirely. The Mayor added that the wording particularly in regards to planting in Arthurs Pass could be stronger due to its special location and character.

Mr Matunga asked whether Castle Hill has been assessed against the Mahaanui Iwi Management Plan. Ms Lewes answered the report was provided to Mahaanui Kurataio to review, but no feedback was received.

**Moved – Councillor Lemon / Seconded – The Mayor**

### **Recommendation**

*"That the Committee notes the report."*

*"That the Committee endorses the Preferred Option for 'Alpine Villages' for further development and engagement."*

*"That the Committee notes the summary plan."*

**CARRIED**

## **10. Preferred Option Report and Communications and Engagement Summary Plan – Living 3**

Ms Lewes spoke to her report and briefed the Committee on the intended outcomes for the Living 3 Zone. The Living 3 Zone provides for rural residential areas located within the Greater Christchurch area of the District and is intended to represent a transition between the more densely settled urban areas which they adjoin, and the rural environment.

The Committee questioned whether the Canterbury Regional Policy Statement (CRPS) conflicts with the proposed family flat/secondary dwelling issue. Ms Lewes responded that they did not as they cannot be established for future subdivision.

The Committee questioned whether it is possible to have within a zone a special housing area where houses under a certain size are specified– rather than go through a separate plan change process? Ms Lewes answered that the 14 areas identified in the strategy are of considerable size and go through a Plan Change process where the density is determined.

Councillor Hasson asked about the impact of covenants. Ms Lewes answered that all land being developed may be covenanted by developers to manage a variety of activities. The developers' covenant is usually more restrictive than the District Plan.

Councillor Alexander also questioned whether it was worthwhile retaining the specific provisions that applied to the L3 sites south of Rolleston and suggested that the landowner be contacted to see if he still wanted to retain them.

*Councillor Lemon out 11.05am*

Councillor Skelton asked about the 'blue' shaded areas and whether they are intended to be Living 3 zones. Ms Lewes answered that these areas have been identified by Council in the Rural Residential Strategy in 2014 as meeting the outcomes of the Strategy. Three of these have been developed and seven have been subjected to plan changes. Within the National Planning Standards framework they are likely to be termed Large Lot Residential. The National Planning Standards does not provide an opportunity to provide for a Living 3 zone.

*Councillor Lemon in 11.07am*

The Committee discussed Mahaanui Kurataiao input into the report. All baseline reports require an assessment of the Iwi Management Plan. The Chair commented that this should be noted and that some discussion on Mahaanui Kurataiao input should be included in all future reports to the Committee.

The Mayor asked about the effects on the Greater Christchurch Partnership's planning framework for these areas and if the changes that the Committee were discussing complied with the CRPS. Ms Lewes answered that these areas were established through the Rural Residential Strategy which was established in accordance with the CRPS and accounted for in terms of the growth model. Ms Lewes further commented that they do not yield a significant amount of allotments. The areas around Prebbleton as an example, have not yet been consented. When they are developed they would meet the CRPS's definition of Rural Residential.

The Committee asked whether there is something in the District Plan that covenants must take into consideration when being set to provide a range of housing options/types within larger spaces. Ms Lewes responded that there was not.

**Moved – Councillor Lemon / Seconded – Councillor Watson**

### **Recommendation**

*"That the Committee notes the report."*

*“That the Committee endorses the Preferred Option for ‘Rural Residential (Living 3 Zone)’ for further development.”*

*“That the Committee notes the summary plan.”*

**CARRIED**

## **11. Council Assets & Buildings Update**

The Chair welcomed Ms Whyte (Consultant Planner for Council Assets and Property). Ms Whyte spoke to her report and provided an update of work from an Asset Management perspective.

A question was asked whether the Council’s current management approach includes bylaws. Ms Whyte answered that they did.

Mr Ward commented that it is important that work is carried out in conjunction with the Council’s asset management plans, legislation changes, and the impact of climate change.

Clarification was sought (page 401) in regards to solid waste management and whether it should include processing as well. Ms Whyte commented that it was the way it was described in the report, but it was intended to cover solid waste processing at the Pines Resource Recovery Park.

**Moved** – Councillor Watson / **Seconded** – Councillor Lemon

### **Recommendation**

*“That the Committee receives the report.”*

**CARRIED**

Mr Matunga thanked the Committee, Mayor and CEO for their hospitality in having his Master’s class attend the Committee meeting. It was a good opportunity to see ‘planning in action’ and to see how the Iwi Management Plan is incorporated in the planning processes.



## **Specific Reports**

### **6. Report on initial public consultation engagement**

Author:	Stephen Hill (Business Relationship Manager) & Katrin Johnston (Communications Consultant)
Contact:	347 2940 (Stephen)

### **Purpose**

To inform the Committee of the recent engagement carried out during the initial public consultation on key draft changes to the current District Plan. The purpose of the summary report is to communicate back to residents and those who provided feedback about the engagement the Council received during the initial public consultation, and to outline what the next steps are for the District Plan Review.

The engagement report and infographics was circulated to the Committee by email on 31 October 2018.

### **Recommendation**

***“That the Committee notes the report.”***

### **Attachments**

‘Engagement report on initial public consultation DPR 2018’ and ‘SDC DPR Infographics’

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# ENGAGEMENT REPORT TO DISTRICT PLAN COMMITTEE

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**DATE:** 30 October 2018

**TOPIC NAME:** District Plan Review communications and engagement

**TOPIC LEAD:** Stephen Hill

**PREPARED BY:** Katrin Johnston

## EXECUTIVE SUMMARY

<i>Purpose</i>	<i>To summarise the engagement carried out for the initial public consultation on key draft changes to the current District Plan which took place between 16 August and 8 October 2018.</i>
<i>Recommendation</i>	<i>DPC to note the report</i>
<i>DPC Decision</i>	

## 1.0 Introduction

This report summarises the engagement carried out for the initial public consultation on key draft changes to the current District Plan which took place between 16 August and 8 October 2018<sup>1</sup>.

The initial public consultation was a way for the Council to gauge community views on what they thought of the review so far and to make sure that the public had a say on the shape and direction of the future District Plan before the detailed proposed rules and policies get drafted. By asking people to engage at this early stage of the District Plan review process, the Council aims to get a better buy-in into the Proposed District Plan once it is notified for formal public consultation in early 2020.

For this phase of consultation we developed the campaign theme 'Are we on the right track'. In summary, the communications and engagement of the campaign focused on:

- key draft changes that are likely to have the greatest impact and would therefore be of most interest.
- keeping things simple by grouping key draft changes across 22 topics according to who they affect and/or would be of interest to, ie business, residential, the whole district (district-wide) and rural.
- presenting matters relevant to target audiences in a way that information can be easily found and understood.

## 2.0 How could people find out about the consultation?

We used the following communications channels to ensure Selwyn residents were aware of the public consultation and had a choice of channels they could use to provide their feedback:

- direct post/email to 1,800 affected landowners, 26,000 ratepayers and over 500 stakeholders and interested parties
- online via the engagement hub Your Say Selwyn [www.selwyn.govt.nz/districtplanreview](http://www.selwyn.govt.nz/districtplanreview) (including topic-specific online surveys, FAQs, promotional video and regular newsletters to registered users)
- face to face meetings (eg drop-in sessions, public events and discussions) with interest groups and stakeholders
- print media and resources (eg regular Council Call articles in Selwyn Times, media releases, consultation summary document *Are we on the right track?* and topic specific factsheets)
- social media (eg promoting drop-in sessions and running a regular competition on the Council's Facebook page)

<sup>1</sup> A couple of topics (Outstanding Natural Landscapes and intensive farming) had been consulted on before the public consultation kicked off on 16 August 2018, and one topic (Sites and areas of cultural significance) had an extension to consultation period until 23 October. This is why the reporting timeframe for the report on engagement through our website Your Say Selwyn is from 1 July 2018 until 24 October.

## How did people engage?

We used the following communications channels to ensure Selwyn residents were aware of the public consultation and had different options for sharing their feedback:



### Direct post/email

(1,800 affected landowners, 26,000 ratepayers and over 500 stakeholders and interested parties)



### Online

(via the engagement hub Your Say Selwyn [www.selwyn.govt.nz/districtplanreview](http://www.selwyn.govt.nz/districtplanreview) (topic specific online surveys, FAQs, promotional videos and regular newsletters to registered users))



### Face-to-face meetings

(eg drop-in sessions, public events and discussions with interest groups and stakeholders)



### Traditional

(eg regular Council Call articles in Selwyn Times, media releases, consultation summary document and topic specific factsheets)



### Social media

(eg promoting drop-in sessions and running a regular competition on Council's Facebook page)

## 3.0 Feedback

### 3.1 In summary

Eight weeks of consultation resulted in the following engagement summary:

## Engagement highlights



**5,400**

website page views



**3,255**

people visited the District Plan Review related pages on the Your Say Selwyn website



**100**

people approximately attended drop-in sessions



**272**

online submitted surveys



**200**

calls or emails with a query or feedback



**50**

face-to-face meetings with affected landowners and stakeholders

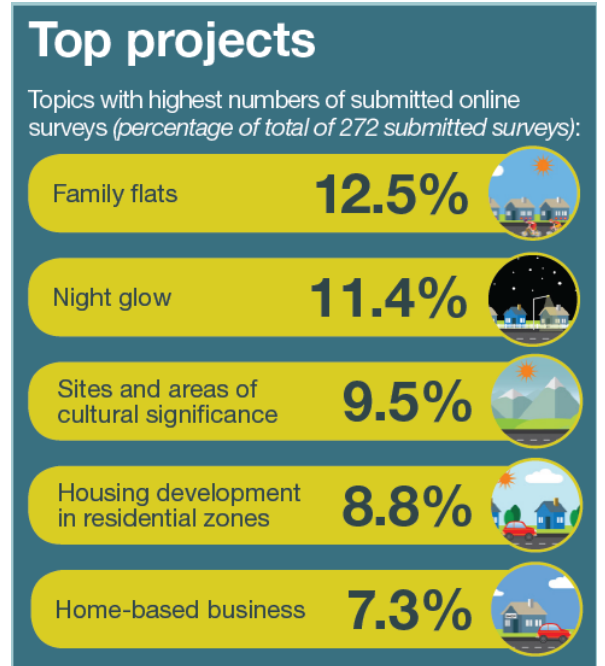
### 3.2 Topics of most interest

The following were the top five topics which had the highest number of people that visited the respective topic page:

- Sites and areas of cultural landscapes
- Family flats
- Outstanding natural landscapes
- Intensive farming
- Housing development in residential zones

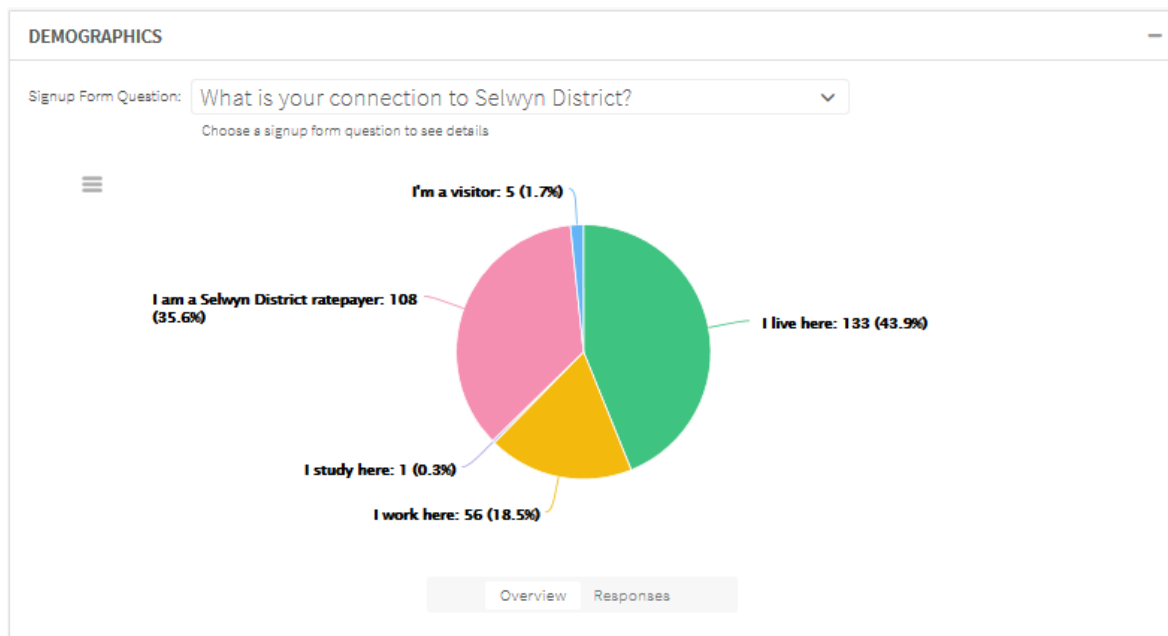
The following were the top five topics which received the highest numbers of submitted online surveys:

- Family flats
- Night glow
- Sites and areas of cultural significance
- Housing development in residential zones
- Home-based business



People were most interested in residential-related topics. Only one topic didn't receive any submitted surveys – “Business in small settlements”.

### 3.3 Who gave online feedback?



### 3.4 How did they find out about Your Say Selwyn website

#### TRAFFIC SOURCES OVERVIEW

REFERRER URL	Visits
www.selwyn.govt.nz	741
m.facebook.com	532
www.google.co.nz	463
www.facebook.com	138
www.google.com	128

## 4.0 So has it been successful?

Evaluating public participation is a very challenging task due to the enormous variety of designs and goals of public consultations. Measuring public participation is an inherently complex and value-laden concept. There are no widely held criteria for judging the success and failure of public participation efforts.<sup>2</sup> For example, the engagement level depends on the topic of consultation, the size of the targeted community, the frequency of promotional activities and the engagement tools used.

It's important to acknowledge, however, that participation is an important part of democracy: it fosters legitimacy, transparency and accountability. Considering how widely the District Plan affects Selwyn residents, it's also critical that the Council gives the public a variety of opportunities to have a say.

With the introduction of Your Say Selwyn engagement hub, the Council has a tool that will allow it to develop its own benchmarks for evaluating public engagement for its future public consultation activities.

### 4.1 Overall engagement

The Council received feedback from a broad cross-section of the district's population and the feedback showed a good understanding of the key draft changes to the current District Plan. Feedback received was across all topics with no surprises. Most people submitted their feedback via our website although other channels (mainly email and phone calls) were also used.

While there was limited media coverage during the consultation period, the coverage received was well informed and balanced<sup>3</sup>.

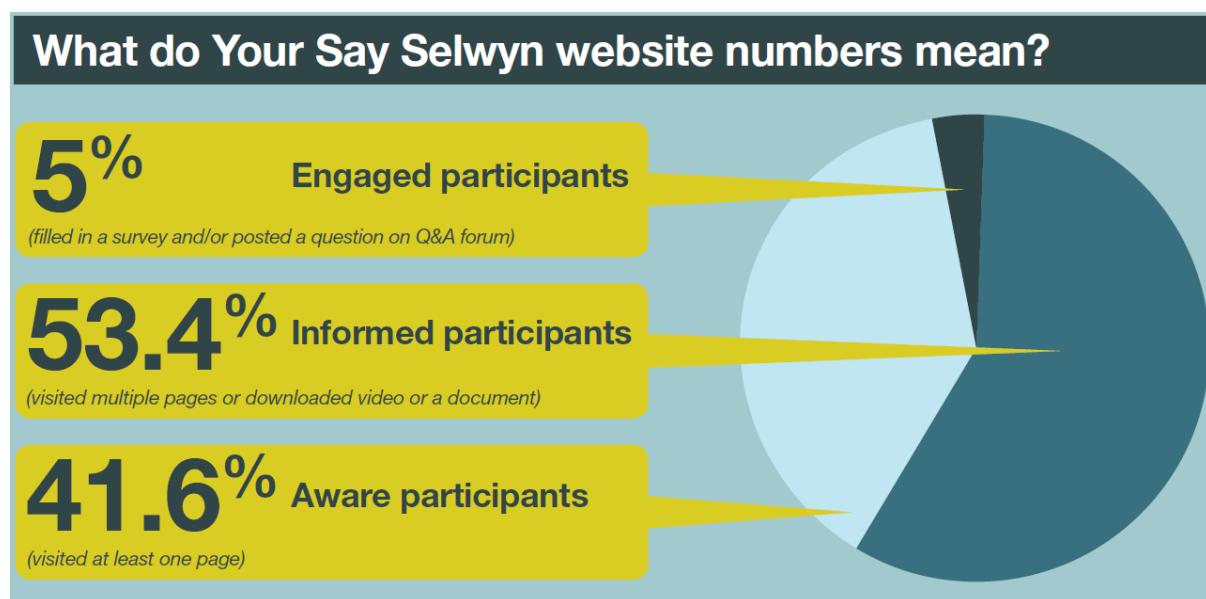
<sup>2</sup> Nabatchi, Tina (2012). *A Manager's Guide to Evaluating Citizen Participation*. IBM Center for The Business of Government.

<sup>3</sup> See Appendix 1 for relevant media clippings.

It should also be acknowledged that engagement levels during the initial public consultation are likely to have been affected by overall “consultation fatigue”, which is not uncommon for local government consultations, and the fact that this was an initial consultation on high level key draft changes rather than detailed draft rules. The latter are now being informed by the feedback received and once drafted will be included in the Proposed District Plan which will be notified for formal public consultation. The Council expects higher levels of engagement on detailed proposed rules at that stage, and this will also be assisted by the fact that Selwyn people have been involved in the process from early in the development of the Proposed District Plan rather than only near the end.

## 4.2 Online engagement

The most frequently visited page on the District Plan Review area of our engagement hub Your Say Selwyn was the main page: 59.3% of visitors viewed this page. From there, most downloaded the consultation summary document *Are we on the right track?* or looked at the mayor’s promotional video.



According to benchmark figures provided by Bang the Table (the company that administers Engagement HQ sites across Australasia and North America) our rates for engaged and informed are above or just under the benchmark average by sector across their various local government sites. The benchmark average rate for informed visitors is 55% (our rate was 53.4%) and 4% for engaged (our rate was 5%). Considering that visitors of our website had to register before they could submit a survey, these engagement results are especially good.

## What drives Engagement?

Introduction

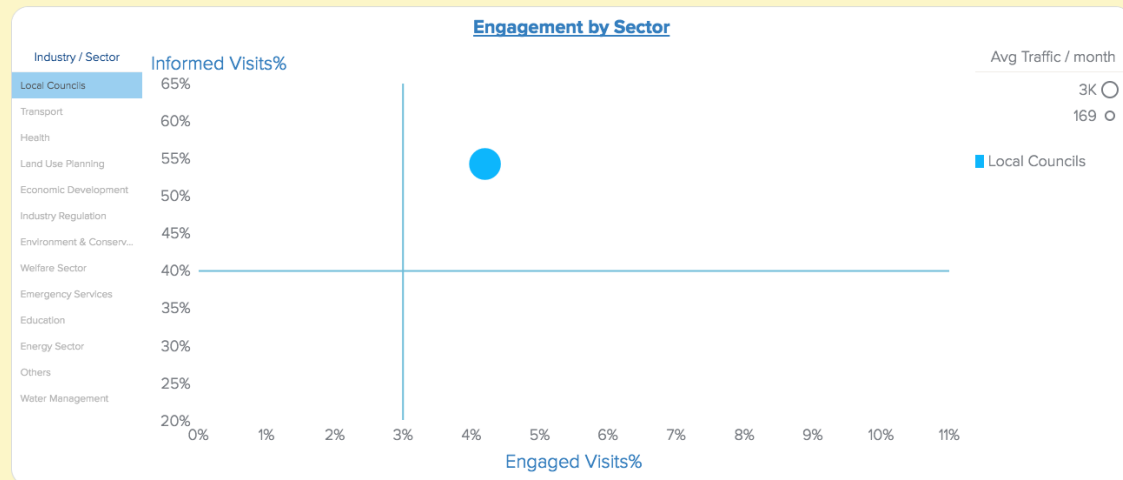
Sector

Admin Activity

Promotion

Tools

Sectors such as **Transport & Health** have better engagement rates



## 5.0 Next steps

The Council will now consider all feedback received and the way forward for each of the topics. Staff will prepare a post-engagement report for endorsement by the District Plan Committee, which will outline what changes, if any, should be considered to the initial preferred draft changes as a result of the public consultation. Work will then start on detailed provisions for the Proposed District Plan. All post engagement reports will be made available on the Council website at [www.selwyn.govt.nz/dprsi](http://www.selwyn.govt.nz/dprsi).

It's expected the Proposed District Plan will be notified in early 2020 for formal public consultation. The longer timeframe is due to the local government elections at the end of 2019 and ensuring the newly-elected Council endorses the Proposed District Plan before it is notified. After the formal public consultation, submitters will have an opportunity to speak to their submission at a formal hearing.

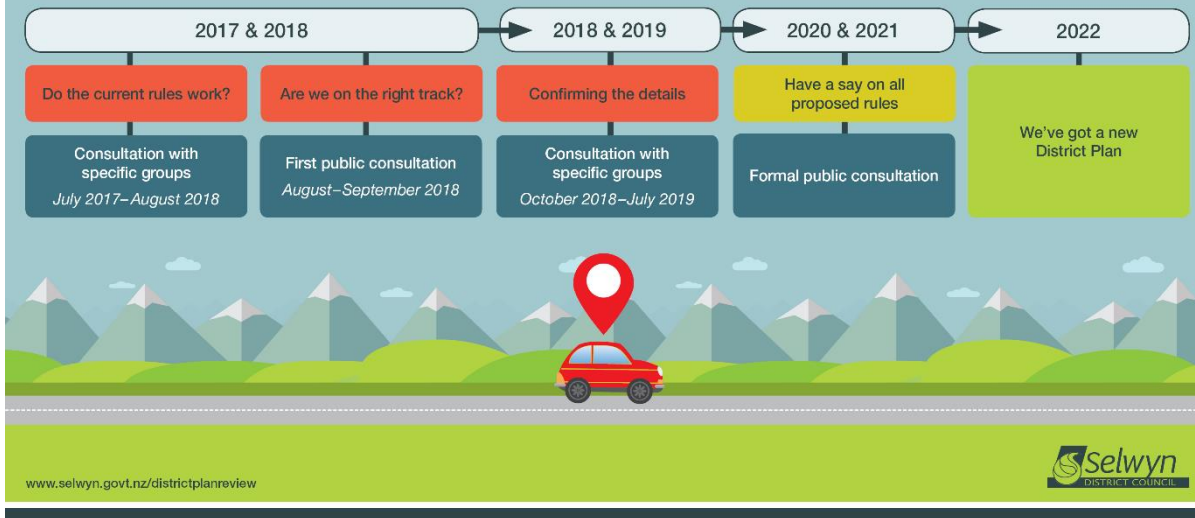
Following the hearing, the Hearing Panel will make recommendations on proposed amendments and the Council will then make final decisions.

The new District Plan is expected to become largely operative by March 2022, subject to any Environment Court appeals.

In the meantime, to be kept up to date on the District Plan Review, the public will be directed to the Council's website Your Say Selwyn at [www.selwyn.govt.nz/districtplanreview](http://www.selwyn.govt.nz/districtplanreview).



## Selwyn District Plan Review – Your Say



## Appendix 1: Social media coverage during the initial public consultation period


**Melissa Anne** ▶ **Templeton Residents' Association - N...**  
 July 15 at 8:55 PM · 🌐

Selwyn District Council have released documents for the community to have a say as part of their [District Plan Review](#) - these are the documents... [See More](#)

 2
 3 Comments


**Melissa Anne** ▶ **Templeton Residents' Association - N...**  
 July 15 at 8:57 PM · 🌐

Selwyn District Council have released documents for the community to have a say as part of their [District Plan Review](#) - these are the documents... [See More](#)

 1
 6 Comments 1 Share


**Selwyn District Council** ✓  
 August 7 at 2:38 PM · 🌐

Initial public consultation on the [District Plan Review](#) is coming up! Keep an eye out for it! Check out this video to learn more 😊



 You, Vicki Barker and 18 others
 7 Comments 13 Shares



## Selwyn District Council

August 15 · 🌐

Want to have a say on what you can do on your property? Or your neighbour? Then let us know if we're on the right track with the draft changes to the current District Plan which we're now consulting on.

Go to [www.selwyn.govt.nz/districtplanreview](http://www.selwyn.govt.nz/districtplanreview) for more.



Watch this video with your friends

Start Watch Party



11

1 Comment 14 Shares 3.1K Views



Like



Comment



Share



## Selwyn App

August 16 at 9:39 AM · 🌐

Initial public consultation on the [review](#) of the [Selwyn District Council's](#) current [District Plan](#) is now open. Full Story on [Selwyn App](#) Download for FREE here: <https://apps.appmachine.com/selwynapp>





**Selwyn District Council** added an event.

August 16 · 🌐

Help shape the rules that manage what you can do on your property or your neighbour on theirs.

Have a say on the future District Plan and let us know what you think about the key draft changes which we are now consulting on.

You can come and talk to us about it at a number of public events across the district.... [See More](#)

## District Plan Review consultation 2018

Are we on the right track?



Selwyn

SUN, SEP 30

### Are we on the right track?

Various locations in Selwyn. See timetable.

✓ Interested ▼

You like Selwyn District Council

2



### Are we on the right track?

Aug 21 - Sep 30

Help shape the rules that manage what you can do on your property or...

17 people interested

✓ Interested ▼



**Selwyn District Council** ✓ shared an event.

August 23 at 1:18 PM · 🌐

...We'll have a team down there to hear from you about your view on our [District Plan Review](#). There are more opportunities coming up to chat with us... [See More](#)

### Are we on the right track?

You like [Selwyn District Council](#)



1



**Selwyn District Council** ▶ **Are we on the right track?** ...

Page Liked · August 24 · 🌐

UPDATE: The correct answer was FALSE, however we're now considering to have specific limits for them.

Congratulations to our randomly drawn winner [Lauren Mathewson](#). Lauren has won a \$50 Prezzy Card.

Keep an eye out for our next competition!... [See More](#)



2

50 Comments 1 Share



Like



Comment



Share

[View previous comments](#)

6 of 50



Write a comment...



**Selwyn App**

August 26 at 9:21 AM · 🌐

A lot of plans go through the [Selwyn District Council](#) and the [District Plan](#) is one of the most important. Find out more on [Selwyn App](#) news Download for FREE here:....





**Selwyn District Council** ✓ shared an event.

August 28 at 1:09 PM · 🌐

Our [District Plan Review](#) team will be hanging out at the Leeston Library this Thursday. If you're keen to have a chat about what's proposed to change in... [See More](#)

**Are we on the right track?**

You like [Selwyn District Council](#)



1



**Selwyn District Council** ✓ shared a post.

August 31 at 3:10 PM · 🌐

It's competition time again! All you have to do is go to the original post and tell us if you think the statement is true, or false! Follow the event page for... [See More](#)

**Selwyn District Council's Post**

UPDATE: The correct answer was FALSE, only family...



4



2 Shares



**Selwyn District Council** ✓ shared an event.

September 3 at 11:35 AM · 🌐

Are you a Springfield local? Haven't had your say on our [District Plan Review](#) yet? You've still got a chance to chat with our [District Plan Review](#) team... [See More](#)

**Are we on the right track?**

You like [Selwyn District Council](#)



1



**Selwyn District Council** ✓ shared a post.

September 7 at 4:59 PM · 🌐

It's your chance to win! Go to the original post and let us know if you think the below statement is TRUE or FALSE. "Currently any business can be set... [See More](#)

**Selwyn District Council's Post**

UPDATE: The correct answer was TRUE. Congratulations...







**Selwyn District Council** ✓ shared an event.

September 13 at 3:01 PM · 🌐

Calling all Prebbleton locals! Have a chat with our [District Plan Review](#) team today at our drop-in session at the Prebbleton Rugby Football Club. ... [See More](#)

**Are we on the right track?**

You like [Selwyn District Council](#)



**Selwyn District Council** ✓ shared an event.

September 17 at 2:51 PM · 🌐

Our [District Plan Review](#) team will be at the Rolleston Community Centre today for our drop-in session. Pop in and have a chat, we'll be there from... [See More](#)

**Are we on the right track?**

You like [Selwyn District Council](#)



3 Comments



**Selwyn District Council** ✓

September 28 at 8:37 AM · 🌐

...over a week left for you to help shape the future [Selwyn District Plan](#)!

**Selwyn District Council - Still time to shape the future [Selwyn District Plan](#)**

[www.selwyn.govt.nz](http://www.selwyn.govt.nz)



3



3 Shares



**Greater Christchurch Regeneration** shared a post.

September 28 at 1:43 PM · 🌐

[Selwyn](#) residents just have under a week to let the [Council](#) know what they think about the [review](#) of the current [District Plan](#) so far.

**[Selwyn District Council's Post](#)**

Just over a week left for you to help shape the future [Selwyn...](#)




**Selwyn District Council** ✓

October 1 at 10:56 AM · 🌐

...Help shape the future [Selwyn District Plan](#) Don't miss this chance to win a \$50 gift card! All you have to do is tell us if you think the statement related to... [See More](#)

**District-wide matter: Signage**
[yoursay.selwyn.govt.nz](https://yoursay.selwyn.govt.nz)


12 Comments 1 Share


**Selwyn District Council** ✓

October 10 at 7:46 AM · 🌐

Thanks to everyone for helping shape our future [District Plan](#). We've received feedback from hundreds of residents, groups and organisations... [See More](#)

**Selwyn District Plan Review**
[yoursay.selwyn.govt.nz](https://yoursay.selwyn.govt.nz)


1 Share



## Appendix 2: Clippings of media coverage during the initial public consultation period

29 August 2018:

**Selwyn Times**

# Heritage bid in the way of plans to develop Rolly Inn

■ By Emily O'Connell

A BID to redevelop the Rolly Inn site in Rolleston could be stopped by plans to turn the hotel into a heritage building.

Owner Russell Lilley is planning, along with others, to pull down the hotel and build a bar, restaurant, new commercial buildings and a service station on the site.

But the district council may have different plans for the Rolly Inn.

Last Wednesday the district plan committee endorsed a preferred option report that included a bid to add the hotel, which was built in 1930, to the heritage items list.

Mr Lilley told *Selwyn Times* that he doesn't want the hotel to become a heritage item. He said it was "typical of the way the world seems to be going today" where people make up your mind for you.

He has called the proposal to add the building to the heritage list "absolutely ridiculous."

•Turn to page 5



**FRUSTRATED:** Rolly Inn owner Russell Lilley doesn't want the hotel to be placed on the heritage items list.

## Heritage bid may disrupt plan to redevelop Rolly Inn

•From page 1

District councillor Craig Watson is backing Mr Lilley but his suggestion to keep the hotel off the heritage list did not receive enough support from fellow councillors.

He said it would be "unfair" and "almost embarrassing for Rolleston" if the hotel became a heritage item.

"It's putting a lot of limitations on a hotel that I would argue most of Rolleston would not call a heritage building," Cr Watson said.

His advice to Mr Lilley is to get it demolished in the next two years while there are no restrictions in place.

District councillor Jeff Bland said the building is a "great old pub" which has historical value. However, he said the owner would need to be on-board with

the proposal for it to work.

"I think if you're going to put a heritage order on something, it needs to come with agreement of the current land owner or owner of the building," he said.

The report detailing the proposed changes is expected to go out for initial public consultation

in the next month. The consultation will then be considered when creating the draft District Plan. The draft plan will then go out for formal consultation before being finalised.

The current Selwyn District Plan lists 156 protected items which are located across both rural and urban areas.

**•HAVE YOUR SAY:** Do you think the Rolly Inn should be listed as a heritage building? Email your views to [emily.oconnell@starmedialkiwi](mailto:emily.oconnell@starmedialkiwi)



Craig Watson



**HAVE YOUR SAY:** The district council is calling for public consultation on its current District Plan.

## District Plan consultation open

THE PUBLIC is being asked to have their say on the current District Plan.

The plan is essentially the district's rule book on how land can be used and developed.

A review is being undertaken by the district council to make sure it's still fit for purpose and up to date with any relevant changes which have happened since the last plan was notified. All councils are required to review their plan every 10 years.

The district council recently released draft changes to a range of topics in the plan for public feedback.

District council environmental services manager Tim Harris said it wants to ensure that the new plan helps rural, business and residential areas to thrive.

"At the same time we want to make sure our district remains uniquely Selwyn – protecting the things that are important to the character of the district, and managing our natural and physical resources in a sustainable way.

"The plan potentially affects a wide cross-section of the community. It controls the things you can do on your property, for example, and what activities are allowed to take place in different parts of the district.

"It's important that we hear from as many people as possible to check on whether we're on the right track with the draft changes we're proposing."

The changes being considered

in this phase of consultation span across 22 different topics which are likely to have most impact and be of most interest to the wider public.

Topics have been grouped into four categories according to where they occur and who they're most likely to affect: business, rural, residential and district-wide.

"Anyone can provide their feedback on the draft changes proposed so far. We encourage you to also provide any supporting facts, data, examples and documentation to support your comments."

More topics are expected to be added to the consultation summary document later in the month.

Feedback from this consultation will help inform the new rules to be included in the proposed plan, which is expected to be notified for formal public consultation in early 2020.

The new plan is anticipated to be in place, subject to any Environment Court appeals, in early 2022. Until then any new resource applications will be assessed against the current plan.

Feedback can be provided online, at drop-in sessions this month and next, by email or post. It is open until October 8. For more information and details on consultation please visit [www.selwyn.govt.nz/districtplanreview](http://www.selwyn.govt.nz/districtplanreview).

# Selwyn District Council calls for new fire restrictions

5:21 pm on 3 September 2018

The Selwyn District Council is seeking public feedback on new property rules to reduce fire risk, as it tries to curtail the number of annual wildfires it combats every summer.



A firefighter hard at work in the Port Hills, Christchurch on 18 February 2017. Photo: Christchurch City Council

Bush and scrub wildfires usually start in December, fanned by Canterbury nor-westers, and can last through to February, stretching firefighting and council resources each year.

The proposed rules, which are currently out for consultation as part of the Council's District Plan Review, would determine where new properties can be built and where vegetation can be planted.

Residents are supportive, but feel extra changes are required to prevent more wildfires breaking out.

resident **Ewing Cartwright** was still repairing his home after it was engulfed by a wildfire, which started in a neighbour's paddock, in December last year.

Mr Cartwright said he was planning to change his garden so there was not a repeat.

"I'll probably do away with pines for the shelter belt. I'll just put some deer fencing up and may be some native trees that don't grow too high."

West Melton Community Centre chairperson Richard Hayward wants the council to limit certain activities during the warmer months.

He said residents need to be informed.

"Probably the biggest factor is educating as to what are the causes of wildfires - and to minimise it. People doing inappropriate activities, likes of trimming trees with machines, mowing lawns and grass and making hay ... when there is a high risk."

Fire and Emergency New Zealand regional manager Richard McNamara said lightning strikes can start wildfires, but rain usually quickly follows.

He said more wildfires are happening because people are building their homes in rural areas.

"Generally in New Zealand, most of our fires are caused by humans. You put people out there in [rural areas], we're going to have more ignition sources."

Richard McNamara said wildfires were always going to happen, but changes had to be made to limit them.

He said they can wreak havoc if they get out of control.

"Wildfires seem to be increasing in intensity in number globally - Europe, the US, Canada, Australia, and New Zealand have suffered some significant fires in recent years."

Selwyn District Council environmental services manager Tim Harris said staff looked at other countries, including Australia, to see how they deal with their own fire seasons.

Mr Harris said they were open to making more changes if required.

"We've had no provisions to date - and obviously, the Port Hills fires raised people's awareness of the issue."

The wildfire provisions in the proposed district plan will be made available for public consultation in 2020.

If no further changes are made, they're set to come into effect in 2022 - subject to any Environmental Court appeals.



# Are we on the right track?

Initial public consultation on Selwyn District Plan Review  
16 August – 8 October 2018

## Engagement highlights



**5,400**

website page views



**3,255**

people visited the District Plan Review related pages on the Your Say Selwyn website



**100**

people approximately attended drop-in sessions



**272**

online submitted surveys



**200**

calls or emails with a query or feedback

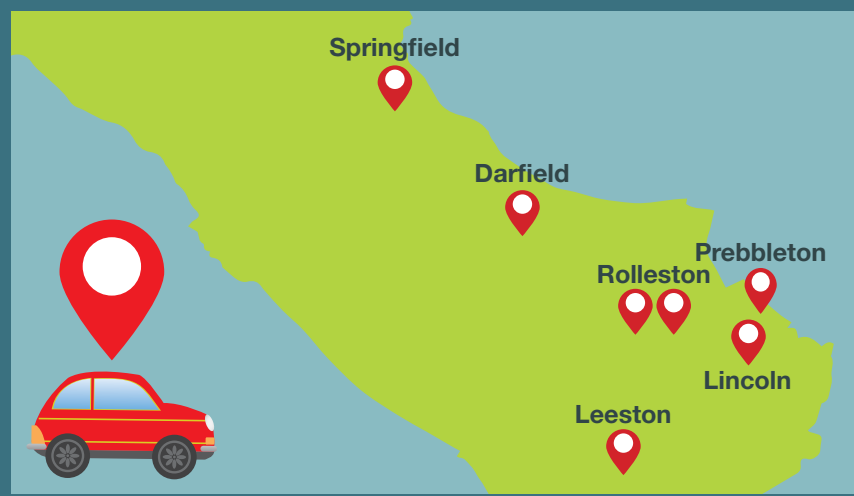


**50**

face-to-face meetings with affected landowners and stakeholders

## Drop-in session locations

People could come and talk to us during the consultation period at these locations across the district:



## Top projects

Topics with highest numbers of submitted online surveys (percentage of total of 272 submitted surveys):

Family flats

**12.5%**



Night glow

**11.4%**



Sites and areas of cultural significance

**9.5%**



Housing development in residential zones

**8.8%**



Home-based business

**7.3%**



## How did people engage?

We used the following communications channels to ensure Selwyn residents were aware of the public consultation and had different options for sharing their feedback:



### Direct post/email

(1,800 affected landowners, 26,000 ratepayers and over 500 stakeholders and interested parties)



### Online

(via the engagement hub Your Say Selwyn [www.selwyn.govt.nz/districtplanreview](http://www.selwyn.govt.nz/districtplanreview) (topic specific online surveys, FAQs, promotional videos and regular newsletters to registered users))



### Face-to-face meetings

(eg drop-in sessions, public events and discussions with interest groups and stakeholders)



### Traditional

(eg regular Council Call articles in Selwyn Times, media releases, consultation summary document and topic specific factsheets)



### Social media

(eg promoting drop-in sessions and running a regular competition on Council's Facebook page)

## 7. Update on DPR programme, post engagement reporting and Proposed District Plan chapters

Author:	Justine Ashley, District Plan Review Project Lead
Contact:	347 2811

### Purpose

To update the Committee on the District Plan Review Programme, post engagement reporting on the Preferred Option(s), and the development of the Proposed District Plan Chapters.

### Recommendation

***“That the Committee notes the report.”***

### Attachments

‘Update on the District Plan Review Programme, Post Engagement Reporting and development of the Proposed District Plan Chapters’

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# REPORT TO DISTRICT PLAN COMMITTEE

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**DATE:** 21 November 2018

**PURPOSE:** Update on the District Plan Review Programme, Post Engagement Reporting and development of the Proposed District Plan Chapters

**PREPARED BY:** Justine Ashley, District Plan Review Project Lead

## EXECUTIVE SUMMARY

<i>Purpose</i>	To update the Committee on the District Plan Review Programme, post engagement reporting on the Preferred Option(s), and the development of the Proposed District Plan Chapters.
<i>Recommendation</i>	That the Committee notes the report.
<i>DPC Decision:</i>	



## 1.0 Update on DPR Programme

All workstreams are continuing to track well against the DPR Critical Path and the agreed budget, which culminates in a draft Proposed District Plan and associated Section 32 Evaluation Reports being ready for endorsement by the District Plan Committee (DPC) in June/July 2019.

We are continually evaluating our resourcing both internally and externally associated with the programme and allocated budget. There is still a heavy reliance on external consultants to get us through the next 7 months to adoption of a draft Proposed Plan as this period is focussed on drafting of the Proposed Plan and s.32.

The Project Team will continue to 'road test' the draft provisions and finalise any outstanding workstreams (i.e. designations, which require a statutory lead-in to formal notification) during the interval of DPC endorsement in June 2019 and formal adoption for public notification by the newly-elected Council in early 2020<sup>1</sup>.

We will also be reporting back to DPC early next year on the processes and structures post-notification in 2020, including notification, submissions, further submissions, hearings and decisions on the Proposed District Plan.

## 2.0 Post engagement reporting

Following the conclusion of the public consultation phase between August – October 2018 and as a result of on-going stakeholder and landowner feedback, all of the Preferred Options endorsed by DPC to date need to be confirmed (including any amendments), so that each workstream can progress to the 'Drafting and Section 32 Evaluation' phase.

In accordance with the post engagement report templates previously noted by DPC there are two types of post engagement reports on today's DPC agenda, being:

- (1) An omnibus report which covers all scheduled workstreams that have received little or no response from landowners, key stakeholders and/or the wider public and therefore no change to the Preferred Option(s) is recommended; and
- (2) Specific reports for each workstream that summarises and analyses the feedback received and recommends any change to the Preferred Option(s).

### 2.1 Updated Communications and Engagement Summary Plans

Each post engagement report is accompanied by an updated Communications and Engagement Summary Plan for the relevant topic. The purpose of the updated Summary Plans is to:

<sup>1</sup> Note that any subsequent amendments to the draft Proposed District Plan recommended by the Project Team after DPC endorsement in June/July 2019 will be outlined as part of the formal adoption report to the new Council in early 2020 and limited to minor corrections and/or finalising any outstanding workstreams.



- identify any additional affected landowners/occupiers and/or key stakeholders arising out of the public consultation phase;
- summarise any recommended changes to the endorsed preferred option following consultation;
- outline the proposed communication and engagement activities from the time of initial public consultation through to the formal notification of the Proposed District Plan. The new phases added include the sharing of the post engagement report and targeted engagement on a draft set of plan provisions (prior to the Chapter being workshopped by DPC, as discussed further below).

## 3.0 Development of Proposed District Plan Chapters

As each workstream moves into the 'Drafting and Section 32 Evaluation' phase, the topics are being integrated and aligned to the Chapters of the Proposed District Plan (in accordance with the structure set out in the draft National Planning Standards).

A detailed work programme has been developed to track the progress of each Chapter, as set out in the 'Chapter Delivery Stages' contained in **Appendix 1**. Part of the programming includes the scheduling of workshops with DPC to discuss the draft provisions for each Chapter (these align with DPC meeting dates, as set out in **Appendix 2**). The overall Chapter timeline is set out in **Appendix 3**.

The key deliverables for the development of the Chapters include:

- the preparation of a First Draft of Plan Provisions by the end of 2018 and identifying whether a specific economic analysis is required, which alters the programming;
- multiple review of the draft plan provisions by Mahaanui Kurataiao Ltd (MKT), Environment Canterbury and the DPR Senior Advisory Panel;
- the sharing of draft plan provisions with key stakeholders/landowners prior to the scheduled DPC workshop so that their feedback can be incorporated into the discussion (see updated Communications and Engagement Summary Plan for the relevant topic);
- a legal review of draft provisions at the 2<sup>nd</sup> or 3<sup>rd</sup> drafting phase; and
- cross-topic integration.

## 4.0 Conclusion

The overall DPR work programme is on track to achieve the agreed timeline and budget, including having a draft Proposed District Plan ready for DPC endorsement by mid-2019. While it is recognised that the development of the draft Chapters will necessitate a heavy workload over the next 6-7 months, the detailed programming is aimed at ensuring that the draft provisions

reflect DPC's Preferred Options, incorporate partner and stakeholder feedback, are well integrated, legally sound and supported by a robust Section 32 Evaluation.

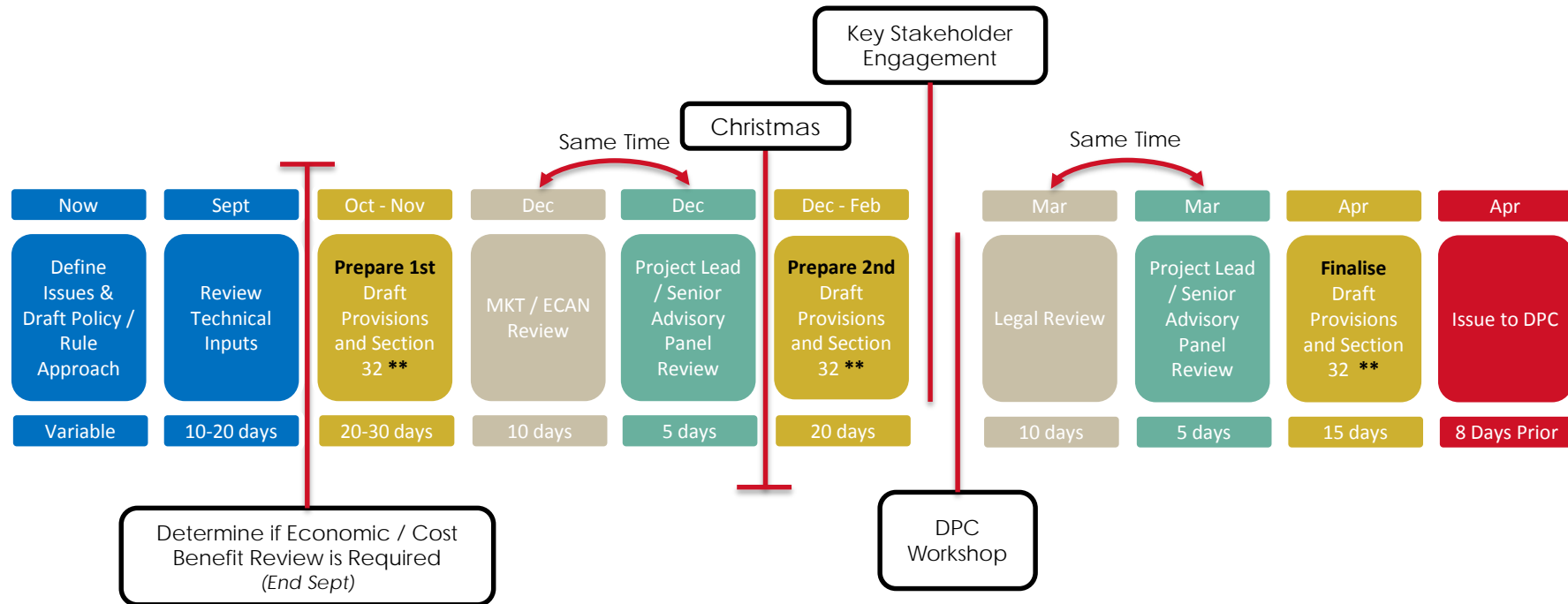
## Appendix 1

‘Chapter Delivery Stages’ that exclude/include an expert Economic Analysis

# Chapter Delivery Stages (Excl. Economic Review)

Version Date: 18.09.18

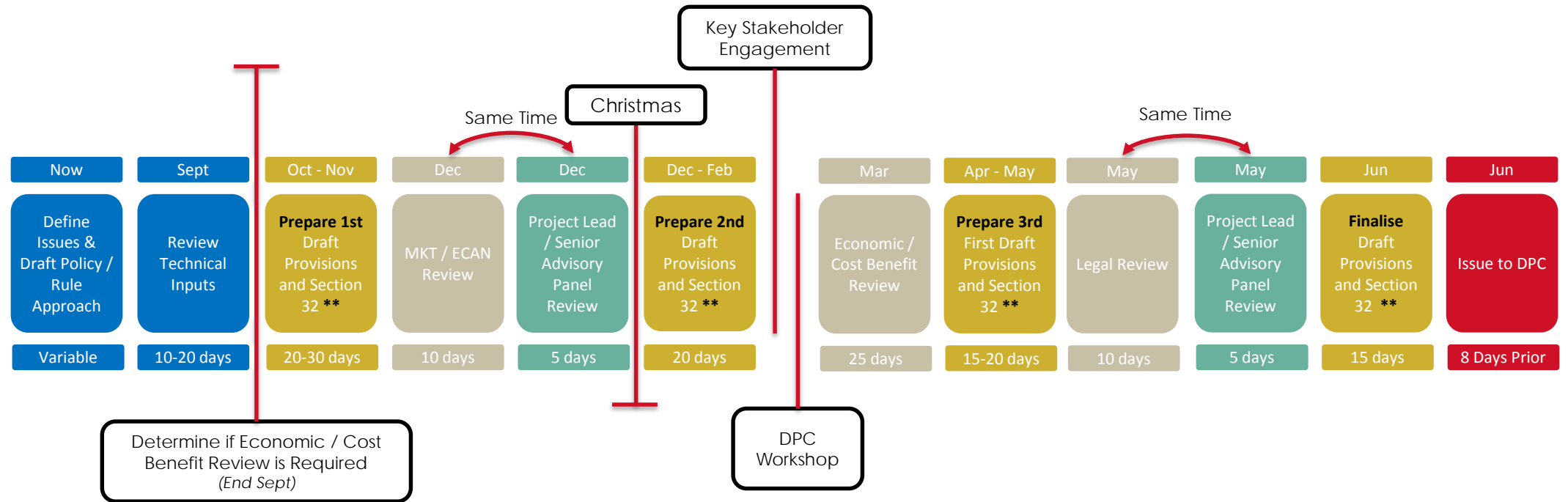
**\*\* Topic Integration \*\***  
To be included within each stage



# Chapter Delivery Stages (Incl. Economic Review)

Version Date: 18.09.18

**\*\* Topic Integration \*\***  
To be included within each stage



## Appendix 2

Schedule of DPC workshop dates for each Chapter (or Topic)

## Final DPC Workshop Dates 2019

As at: 08.11.18

Date	Chapter	Chapter leads / People at workshop
13-Feb-19	Zone Boundary	JL, RL, JT
27-Feb-19	Kainga Nohoanga	BB
	Water	AM
	Earthworks	BB
	Subdivision	RC
	Natural Hazards (Geo)	RC
13-Mar-19	Heritage sites and areas	AM
	Protected Trees	AM
	Coastal Environment	AM, RC
	ONL	AM
	Sites of significance to Maori	BB
27-Mar-19	Transport	CF, RC
	Energy & Infrastructure	NR
	Leeston Industrial Update	BR
	Noise and Light	VB
10-Apr-19	Residential Zones	JL, RC, BB
	Urban Growth	BR
	Strategic Objectives	NR
17-Apr-19	Business Zones	JT, RC, BB
	Commercial Zones	JT, BB
	Industrial Zones	JT
	All Special Purpose Zones	JT, BB
	DPMA	VB
8-May-19	Rural	RL, RC, BB
	EDAs	BB
22-May-19	Hazardous Substances	BB
	Contaminated Sites	BB
	Temporary Activities	BB
	Signs	VB
	*Ecosystems and Biodiversity	AM
	Natural Hazards (River Flooding)	RC

## Appendix 3

### District Plan Review Chapter Timelines



[illegible]

[illegible]

## 8. Post Engagement Report and updated Communications and Engagement Summary Plans for: Community Recreation, Kainga Nohoanga Zone, Business in Small Settlements, Research Sites and Coastal Environment

Author:	Justine Ashley, District Plan Review Project Lead
Contact:	347 2811

### Purpose

To brief the Committee on the 'Little/No Feedback' post engagement report, which provides a summary of the feedback received for the topics of Community Recreation, Kainga Nohoanga Zone, Business in Small Settlements, Research Sites and the Coastal Environment.

The attached Communications and Engagement Summary Plans for each topic have been updated to outline the proposed communication and engagement activities from the time of initial public consultation through to the formal notification of the Proposed District Plan.

### Recommendation

***“That the Committee notes the report.”***

***“That the Committee confirms that the Preferred Option(s) for the following Topics progress to the ‘Drafting and Section 32 Evaluation’ Phase:***

- ***Community and Recreation***
- ***Kainga Nohoanga Zone***
- ***Business in Small Settlements***
- ***Research Sites***
- ***Coastal Environment***

***“That the Committee notes the updated summary plans.”***

### Attachments

‘Post Engagement Report for: Community Recreation, Kainga Nohoanga Zone, Business in Small Settlements, Research Sites and Coastal Environment’

Updated communications and engagement summary plans (post engagement) for: Community Recreation, Kainga Nohoanga Zone, Business in Small Settlements, Research Sites and Coastal Environment (5)

# POST ENGAGEMENT PREFERRED OPTION UPDATE REPORT TO DISTRICT PLAN COMMITTEE

**DATE:** 21 November 2018

**PURPOSE:** Post Engagement Update on Preferred Options for:

- Community and Recreation
- Kainga Nohoanga Zone
- Business in Small Settlements
- Research Sites
- Coastal Environment

**PREPARED BY:** Justine Ashley, District Plan Review Project Lead

## EXECUTIVE SUMMARY

<i>Purpose</i>	To seek confirmation from the Committee that the Preferred Option(s) for those Topics that received little or no feedback and where <u>no</u> change to the Preferred Option is recommended be endorsed for further development.
<i>Recommendation</i>	That the Committee confirms that the Preferred Option(s) for the following Topics progress to the 'Drafting and Section 32 Evaluation' Phase: <ul style="list-style-type: none"> <li>• Community and Recreation</li> <li>• Kainga Nohoanga Zone</li> <li>• Business in Small Settlements</li> <li>• Research Sites</li> <li>• Coastal Environment</li> </ul>
<i>DPC Decision:</i>	



## 1.0 Introduction

### 1.1 Overview of Engagement

In accordance with the Communications and Engagement Summary Plan(s) that were prepared and endorsed by the District Plan Committee for each topic, consultation has been undertaken with the following parties.

Topic	Landowners/occupiers	Key stakeholders	Public
Kainga Nohoanga Zone	✓	✓	✗
Community and Recreation	✓	✓	✓ (only noise related provisions)
Business in Small Settlements	✗	✗	✓
Research Sites - Rural	✓	✓	✗
Coastal Environment	✓	✓	✓

## 2.0 Summary of Feedback Received

### 2.1 Kainga Nohoanga Zone

No feedback on the Preferred Option(s) for this topic was received during the engagement phases identified in the above table. As such, the Topic Lead, Ben Baird, has advised that no changes to the Preferred Option is recommended post engagement. A summary of the endorsed preferred option is contained in the attached 'Communications and Engagement Summary Plan (post engagement)'.

### 2.2 Community and Recreation

Little feedback on the Preferred Option for this topic was received during the engagement phases identified in the above table. One response was received in relation to noise from a community facility, which will be considered as part of the feedback on the Noise and Vibration Topic. As such, the Topic Lead, Ben Baird, has advised that no changes to the Preferred Option is recommended post engagement. A summary of the endorsed preferred option is contained in the attached 'Communications and Engagement Summary Plan (post engagement)'.

### 2.3 Business in Small Settlements

Little feedback on the Preferred Option for this topic was received during the engagement phases identified in the above table, with two responses supporting the preferred approach. As such, the Topic Lead, Jessica Tuilaepa, has advised that no changes to the Preferred Option is recommended post engagement. A summary of the endorsed preferred option is contained in the attached 'Communications and Engagement Summary Plan (post engagement)'.

## 2.4 Research Sites – Rural

Little feedback on the Preferred Option for this topic was received during the engagement phase identified in the above table. As such, the Topic Lead, Robert Love, has advised that no changes to the Preferred Option are recommended post engagement. A summary of the endorsed preferred option is contained in the attached 'Communications and Engagement Summary Plan (post engagement)'.

## 2.5 Coastal Environment

Little feedback on the Preferred Option for this topic was received during the engagement phase identified in the above table, with one response from Ellesmere Sustainable Agriculture. In brief, this feedback advised that matters relating to water should be controlled by the regional authority and that further regulation may detract from stakeholders actively taking part in restoration work or other regional council initiatives. The creation of esplanade reserves and strips along the coast was also opposed on the basis that risk management objectives effectively limit access in any event.

The matters addressed in the feedback overlap with the Water and possibly the Rural Chapters and as such, the Topic Lead, Andrew Mactier, has advised that no changes to the Preferred Option for the Coastal Environment Topic are recommended post engagement. A summary of the endorsed preferred option is contained in the attached 'Communications and Engagement Summary Plan (post engagement)'.

# 3.0 Recommended Option Post Engagement

The Project Team recommends that:

- The Preferred Option(s) for the following topics that have previously endorsed by DPC progress to the 'Drafting and Section 32 Evaluation Phase':
  - Community and Recreation
  - Kainga Nohoanga Zone
  - Business in Small Settlements
  - Research Sites
  - Coastal Environment

# DW203 Community and recreation facilities – communications and engagement summary plan (post engagement report)

## Key messages

(as of 29 October 2018)

### Background

- As part of the Selwyn District Plan Review policies and rules for community and recreation facilities are being reviewed.
- Following the Council’s District Plan Committee’s endorsement of the preferred option report, the Council undertook targeted consultation on draft changes with key stakeholders and affected landowners.
- These detailed provisions will be found in the Proposed Plan’s Area Specific Matters chapters – General Residential Zone, Medium Density Residential Zone, Large Lot Residential Zone, Settlements Zone, Rural Zone, Town Centre Zone, Local Commercial Zone, Neighbourhood Commercial Zone, Large Format Retail Zone, Industrial Zone, Special Purpose Port Zone, Special Purpose Research Education and Technology Zone, Kāinga Nohoanga Zone.

### Community and recreation facilities in the current District Plan

- There are a range of zone and district-wide rules for managing environmental effects as a result of both community and recreation activities. The key rules include: landscaping, site coverage, height, building position, transport, signs, noise, lighting, scale of activities and hours of operation.
- Some of the key issues are:
  - unclear and overlapping community and recreation related definitions, which results in confusion about how certain provisions should be interpreted and applied,
  - unclear and inconsistent objectives and policies,
  - the plan rules are not always effective in managing actual and potential environmental effects,
  - a need for activity-based provisions for the range of facilities and activities.

### About endorsed preferred option

- Draft changes aim to provide for and enable community and recreation facilities in certain locations, and encourage community access across the district.
- Key draft changes include:
  - Revise all definitions to provide greater clarity and reduce overlap.
  - Revise the objectives and policies.
  - Revise the rules to better provide for development and more effectively manage environmental effects. For example:
    - more lenient site coverage controls in some instances,
    - more lenient signage provisions for community and recreation related signage on Council-owned land,
    - no longer exempting spiritual and education activities from noise controls and the hours of operation rule,
    - consider new noise specific rules for certain recreational activities such as motor sports and gun clubs,
    - hospitals to be exempt from the hours of operation rule.
  - Develop activity-based provisions, including for new activities such as :
    - community corrections facilities (consider a more lenient activity status and greater development flexibility in certain zones, especially for non-custodial community corrections facilities; currently this type of facility is non-complying in a number of residential and business zones),
    - integrated family health centre (anticipated in Rolleston in the short-term).

### Recommended changes following consultation on endorsed preferred option

- No changes to the endorsed preferred option for this topic.

## Audiences<sup>1</sup>

Internal	Partners	Key stakeholders <sup>2</sup>	Landowners /occupiers <sup>3</sup>	General public
DPC	ECan	Ministry of Education	Salvation Army	Selwyn ratepayers
Council Consents, and Monitoring and Compliance officers	Te Ngāi Tuāhuriri Rūnanga (represented by Mahaanui Kurataiao)	Department of Corrections	Shooting ranges: <ul style="list-style-type: none"> <li>Dunsandel Small-bore Rifle Club</li> <li>Southbridge Small-Bore Rifle Club</li> <li>Leeston Smallbore Rifle Club</li> <li>Darfield Clay Target Club</li> <li>Ellesmere Clay Target Club</li> <li>Waihora Clay Target Club</li> <li>Malvern Smallbore Rifle Association</li> <li>Hororata Club</li> <li>Darfield Smallbore Rifle Club</li> <li>West Melton Miniature Rifle Club</li> </ul>	News media
	Te Taumutu Rūnanga (represented by Mahaanui Kurataiao)	Canterbury District Health Board	Motor sports facilities: <ul style="list-style-type: none"> <li>Moore Park Speedway</li> <li>Ellesmere Raceway</li> </ul>	Wider public
			Leeston Life Church Trust	
			Rolleston Christian Schools Trust	

<b>Legend</b>	<i>High level of interest/ High level of influence ("Manage closely")</i>	<i>High level of interest/ Low level of influence ("Keep informed")</i>	<i>Low level of interest/ high level of influence ("Keep satisfied")</i>	<i>Low level of interest/ Low level of influence ("Watch only")</i>

<sup>1</sup> "...Differing levels and forms of engagement may be required during the varying phases of consideration and decision-making on an issue, and for different community groups or stakeholders. The Council will review the appropriateness and effectiveness of the engagement strategy and methods as the process proceeds." [Significance and Engagement Policy: Adopted 26 November 2014; p.6]

<sup>2</sup> Key stakeholders are "the organisations requiring engagement and information as the preferred options for the Draft District Plan are being prepared." (District Plan Review Community Engagement Implementation Plan; p.6) Key stakeholders "...will advocate for or against decisions that will need to be made..." and "For the District Plan Review, stakeholders include any party that can influence decisions or be influenced by decisions made on policies or rules." (DPR Engagement Framework)

<sup>3</sup> Landowners are "the individuals and businesses that could be affected by the proposed changes in the District Plan." (District Plan Review Community Engagement Implementation Plan; p.6)

Engagement until early 2020  
(from the time initial public consultation period finishes and Proposed District Plan gets notified)

Review phases	Internal	ECan	Rūnanga	Key stakeholders	Landowners/occupiers	General public
Preferred option consultation						[only noise related provisions]
Post engagement report update						
Draft provisions consultation						
Proposed District Plan formal public consultation						

2018 – 2020 communications and engagement approach

Audiences	August & September 2018 (post PO report’s endorsement by DPC and until initial public consultation period finishes)	Oct-Dec 2018 & Feb-March 2019 (engagement following endorsement of post engagement report )	January – May 2019 (engagement on detailed draft provisions)	Early 2020 (Proposed District Plan gets notified for formal public consultation)
ECan	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	
Rūnanga	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	
Key stakeholders	Direct contact via email/letter, phone and face to face meetings	Direct contact via email/letter	Direct contact via email/letter	
Landowners/occupiers	Direct contact via email/letter	Direct contact via email/letter	Direct contact via email/letter	
General public	[just the noise related draft changes]	Post engagement report published on Your Say Selwyn		
DPC			DPC workshops	



# Kāinga Nohoanga – communications and engagement summary plan (post engagement report)

## Key messages

(as of 29 October 2018)

### Background

- As part of the Selwyn District Plan Review policies and rules for Kāinga Nohoanga are being reviewed.
- Following the Council’s District Plan Committee’s endorsement of the preferred option report, the Council undertook targeted consultation on draft changes with key stakeholders and affected landowners.
- These detailed provisions will be found in the Proposed Plan’s Area Specific Matters chapter – Kāinga Nohoanga.

### Kāinga Nohoanga in the current District Plan

- Current District Plan provides for customary use of Māori land at Taumutu.
- Kāinga Nohoanga concerns residential, commercial, social and community facilities and opportunities that allow Ngāi Tahu whānui to fully occupy and use ancestral land. Ngāi Tahu preference is to use the term Kāinga Nohoanga instead of Papakāinga. This accords with the intentions of Kems Deed and the outcomes of the Ngāi Tahu claim to the Waitangi Tribunal.
- The Canterbury Regional Policy Statement directs and anticipates that district plans will provide for Kāinga Nohoanga on ancestral land where adverse effects are appropriately managed.
- There is one nohoanga site located in Selwyn district, near the mouth of the Rakaia River. Nohoanga are specific areas of Crown-owned land adjacent to lakes and riverbanks that can be used for the gathering of food and natural resources by Ngāi Tahu whanau for up to 210 days of the year.
- Within Selwyn district, climate change and coastal erosion are particularly important considerations influencing the location of a Kāinga Nohoanga, noting the location of Ngāti Moki marae close to the coast.

### About endorsed preferred option

- Introduce a new zone - Kāinga Nohoanga Zone – which:
  - is named in a way that accurately reflects the association and purpose of the zoning as understood by mana whenua.
  - is applied to existing Māori Land.
  - provides for housing plus a broad range of social, community and business activities and which are controlled by specific provisions that can be found in one place of the Proposed Plan.
- Develop performance standards for buildings and activities in Kāinga Nohoanga Zone to manage potential adverse effects on adjoining landowners, the surrounding environment and amenity values.
- Limit notice to immediate landowners only if the non-compliance related to a matter where adverse effects may be experienced beyond the zone boundary, for example, height and recession plane limits.
- Acknowledge the threats and risks to existing Māori Reserve land from climate change, sea level rise and coastal erosion.
- Provide a policy to support Kāinga Nohoanga Zones in new locations to recognise the need for mana whenua to relocate away from the coast and to support mana whenua provide for their future.

### Recommended changes following consultation on endorsed preferred option

- No changes to the endorsed preferred option for this topic.

## Audiences<sup>1</sup>

Internal	Partners	Key stakeholders <sup>2</sup>	Landowners /occupiers <sup>3</sup>	General public
DPC	ECan	Department of Conservation	Landowners in and adjoining current Māori reserves	Selwyn ratepayers
	Te Ngāi Tuāhuriri Rūnanga (represented by Mahaanui Kurataiao)			News media
	Te Taumutu Rūnanga (represented by Mahaanui Kurataiao)			Wider public

Legend	High level of interest/ High level of influence (“Manage closely”)	High level of interest/ Low level of influence (“Keep informed”)	Low level of interest/ high level of influence (“Keep satisfied”)	Low level of interest/ Low level of influence (“Watch only”)

<sup>1</sup> “...Differing levels and forms of engagement may be required during the varying phases of consideration and decision-making on an issue, and for different community groups or stakeholders. The Council will review the appropriateness and effectiveness of the engagement strategy and methods as the process proceeds.” [*Significance and Engagement Policy: Adopted 26 November 2014; p.6*]

<sup>2</sup> Key stakeholders “...will advocate for or against decisions that will need to be made...” and “For the District Plan Review, stakeholders include any party that can influence decisions or be influenced by decisions made on policies or rules.” (*DPR Engagement Framework*)

<sup>3</sup> Landowners are “the individuals and businesses that could be affected by the proposed changes in the District Plan.” (*District Plan Review Community Engagement Implementation Plan; p.6*)

Engagement until early 2020  
(from the time initial public consultation period finishes and Proposed District Plan gets notified)

Review phases	Internal	ECan	Rūnanga	Key stakeholders	Landowners/occupiers	General public
Preferred option consultation						
Post engagement report update						
Draft provisions consultation						
Proposed District Plan formal public consultation						

2018 – 2020 communications and engagement approach

Audiences	August & September 2018 (post PO report’s endorsement by DPC and until initial public consultation period finishes)	Oct-Dec 2018 & Feb-March 2019 (engagement following endorsement of post engagement report )	January – May 2019 (engagement on detailed draft provisions)	Early 2020 (Proposed District Plan gets notified for formal public consultation)
ECan	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	
Rūnanga	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	
Key stakeholders		Direct contact via email/letter	Direct contact via email/letter	
Landowners/occupiers	Direct contact via email/letter			
General public		Post engagement report published on Your Say Selwyn		
DPC			DPC workshop	

# BS201 Business in small settlements – communications and engagement summary plan (post engagement report)

## Key messages

(as of 29 October 2018)

### Background

- As part of the Selwyn District Plan Review policies and rules managing businesses in the small settlements of Arthur’s Pass, Doyleston, Glentunnel, Hororata, Kirwee, Sheffield/Waddington, Springston, Tai Tapu and Springfield have been reviewed.
- There are 22 towns (urban areas) in the Selwyn district, from Prebbleton in the east to Arthurs Pass in the west. The nine small settlements surveyed have been identified because they already have an existing residential zoning which incorporates several historic business activities. Also these settlements are large enough to support modest commercial and industrial activities. The population in these settlements ranges from 262 (Hororata) to 1,186 (Kirwee).
- Following the Council’s District Plan Committee’s endorsement of the preferred option report, the Council consulted on the draft changes related to businesses in these small settlements as part of the initial public consultation between August and October 2018.
- The detailed provisions will be found in the residential zone chapter under Small settlements.

### Business in small settlements in the current District Plan

- These small settlements have a number of legacy business activities (commercial and industrial) that are zoned residential (except two sites in Doyleston which have business zoning). This approach makes it difficult to recognise, enable and provide for employment and commercial wellbeing in small settlements and manage adverse effects at the interface with residential activity.
- Commercial and industrial activity in smaller settlements tends to be diverse (ranging from local pubs to service industrial workshops), and they are generally reliant on existing use rights. Any changes in the business activity or adverse effects are managed through the resource consent process.
- Key issues include:
  - Ill-defined terms of existing uses, and the associated uncertainty which makes reliance on existing use rights generally inappropriate.
  - Current District Plan doesn’t give businesses in small settlements any protection nor is it flexible to allow businesses to be set up outside existing use rights.

### About endorsed preferred option

- Aim of draft changes is to develop a more permissive residential zoned approach which would both recognise and provide for businesses in smaller settlements.
- Key draft changes include:
  - establishing a policy overlay, ie notation on planning maps, which is applied to existing commercial and industrial activities within the residential zones
  - developing associated rules which are:
    - more permissive, for example, by removing the requirement for employees to be residents on site and the type of signage they can use; while on the other hand
    - still control business activities to ensure they don’t adversely affect the residential character of the nearby residential properties, for example, through rules such as maximum height of the building and hours of operation.

By applying a policy overlay approach, particular commercial or industrial activities on residentially zoned land can change, for example a tourist operation may be replaced by a food and beverage outlet, so long as the effects on traffic and residential character remain comparable. Alternatively the land could be used purely for residential uses.

### Recommended changes following consultation on endorsed preferred option

- No changes to the endorsed preferred option for this topic.

## Audiences<sup>1</sup>

Internal	Partners	Key stakeholders <sup>2</sup>	Landowners /occupiers <sup>3</sup>	General public
DPC	ECan	N/A	N/A	Selwyn ratepayers
	Te Ngāi Tuāhuriri Rūnanga (represented by Mahaanui Kurataiao)			News media
	Te Taumutu Rūnanga (represented by Mahaanui Kurataiao)			Wider public

<b>Legend</b>	<i>High level of interest/ High level of influence ("Manage closely")</i>	<i>High level of interest/ Low level of influence ("Keep informed")</i>	<i>Low level of interest/ high level of influence ("Keep satisfied")</i>	<i>Low level of interest/ Low level of influence ("Watch only")</i>

<sup>1</sup> "...Differing levels and forms of engagement may be required during the varying phases of consideration and decision-making on an issue, and for different community groups or stakeholders. The Council will review the appropriateness and effectiveness of the engagement strategy and methods as the process proceeds." [*Significance and Engagement Policy: Adopted 26 November 2014; p.6*]

<sup>2</sup> Key stakeholders "...will advocate for or against decisions that will need to be made..." and "For the District Plan Review, stakeholders include any party that can influence decisions or be influenced by decisions made on policies or rules." (*DPR Engagement Framework*)

<sup>3</sup> Landowners are "the individuals and businesses that could be affected by the proposed changes in the District Plan." (*District Plan Review Community Engagement Implementation Plan; p.6*)

Engagement<sup>4</sup> until early 2020  
(from the time initial public consultation period finishes and Proposed District Plan gets notified)

Review phases	Internal	ECan	Rūnanga	Key stakeholders	Landowners/occupiers	General public
Preferred option consultation						
Post engagement report update						
Draft provisions consultation						
Proposed District Plan formal public consultation						

2018 – 2020 communications and engagement approach

Audiences	August & September 2018 (post PO report’s endorsement by DPC and until initial public consultation period finishes)	Oct-Dec 2018 & Feb-March 2019 (engagement following endorsement of post engagement report )	January – May 2019 (engagement on detailed draft provisions)	Early 2020 (Proposed District Plan gets notified for formal public consultation)
ECan	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	
Rūnanga	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	
Key stakeholders	Part of initial public consultation			
Landowners/occupiers	Part of initial public consultation			
General public	Part of initial public consultation	Post engagement report published on Your Say Selwyn		
DPC			DPC workshop	

<sup>4</sup> Engagement on these provisions will be done jointly with residential zones related provisions.

RU212 Research sites in the Rural Zone – communications and engagement summary plan (post engagement report)

Key messages

(as of 5 November 2018)

Background

- As part of the Selwyn District Plan Review policies and rules for research sites in the Rural Zone are being reviewed.
- A number of organisations run rural-related research sites in the Rural Zone of the district, including both Crown-owned (AgResearch, Plant and Food Research, Lincoln University and the New Zealand Forest Research Institute) and private operations (eg Kimihia Research Centre run by PGG Wrightson).
- There are currently no GMOs being tested in the district. Also no genetically modified food, crops or animals have been released in New Zealand to date.
- Following the Council’s District Plan Committee’s endorsement of the preferred option report, the Council consulted on draft changes with key stakeholders and affected landowners.
- The proposed detailed provisions will be found in the Proposed Plan’s Area Specific Matters chapters.

Research sites in the Rural Zone in the current District Plan

- Very few issues with the current rules that apply to research sites in the Rural Zone have been identified.
- While current District Plan doesn’t have any provisions relating to the testing or release of GMOs, this is strictly controlled by Hazardous Substances and New Organisms Act 1996 (HSNO Act).
- Prior to a GMO being imported, developed, field tested or released, the applicant must obtain approval from the Environmental Protection Authority (EPA)

About endorsed preferred option

- It’s not considered necessary to control the testing or release of GMOs within the District Plan as there’s other legislation that has stringent tests for anyone wanting to undertake GMO-related work.
- Key draft changes include:
  - treating research activities undertaken by privately owned entities, tertiary education providers or Crown research institutes the same, ie they won’t need a resource consent as long as the activities have a rural association, which means that they are related to growing or rearing of crops or livestock.
  - allowing conferencing activities directly related to the primary activity on a research site to be undertaken as of right.

Recommended changes following consultation on endorsed preferred option

- No changes to the endorsed preferred option for this topic.

Audiences<sup>1</sup>

Internal	Partners	Key stakeholders <sup>2</sup>	Landowners /occupiers <sup>3</sup>	General public
DPC	ECan	Federated Farmers	PGG Wrightson	Selwyn ratepayers
	Te Ngāi Tuāhuriri Rūnanga (represented by Mahaanui Kurataiao)	Horticulture NZ	AgResearch	News media
	Te Taumutu Rūnanga (represented by Mahaanui Kurataiao)		The New Zealand Forest Research Institute Ltd (SCION)	Wider public
			Lincoln University	
			Plant and Food Research	
			Landcare Research	

Legend	High level of interest/ High level of influence (“Manage closely”)	High level of interest/ Low level of influence (“Keep informed”)	Low level of interest/ high level of influence (“Keep satisfied”)	Low level of interest/ Low level of influence (“Watch only”)

<sup>1</sup> “...Differing levels and forms of engagement may be required during the varying phases of consideration and decision-making on an issue, and for different community groups or stakeholders. The Council will review the appropriateness and effectiveness of the engagement strategy and methods as the process proceeds.” [Significance and Engagement Policy: Adopted 26 November 2014; p.6]

<sup>2</sup> Key stakeholders “...will advocate for or against decisions that will need to be made...” and “For the District Plan Review, stakeholders include any party that can influence decisions or be influenced by decisions made on policies or rules.” (DPR Engagement Framework)

<sup>3</sup> Landowners are “the individuals and businesses that could be affected by the proposed changes in the District Plan.” (District Plan Review Community Engagement Implementation Plan; p.6)

**Engagement until early 2020**  
(from the time initial public consultation period finishes and Proposed District Plan gets notified)

Review phases	Internal	ECan	Rūnanga	Key stakeholders	Landowners/occupiers	General public
Preferred option consultation						
Post engagement report update						
Draft provisions consultation						
Proposed District Plan formal public consultation						

**2018 – 2020 communications and engagement approach**

Audiences	August & September 2018 (post PO report’s endorsement by DPC and until initial public consultation period finishes)	October– December 2018 (engagement following endorsement of post engagement report )	January – April 2019 (engagement on detailed draft provisions)	Early 2020 (Proposed District Plan gets notified for formal public consultation)
ECan	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	
Rūnanga	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	
Key stakeholders				
Landowners/occupiers				
General public		Post engagement report published on Your Say Selwyn		
DPC			DPC workshops	



# NE205 Coastal environment – communications and engagement summary plan (post engagement report)

## Key messages

(as of 5 November 2018)

### Background

- As part of the Selwyn District Plan Review policies and rules managing the coastal environment in the current district plan are being reviewed.
- Following the Council’s District Plan Committee’s endorsement of the preferred option report, the Council undertook targeted consultation on draft changes with key stakeholders and affected landowners.
- The detailed provisions will be found in the Proposed Plan’s District Wide chapter – Natural Environment, with some cross over into the Strategic Directions, Subdivision and Sites of Significance to Maori chapters.

### Coastal environment in the current District Plan

- Currently the land adjacent to the Pacific Ocean and Te Waihora/Lake Ellesmere is zoned Outer Plains (Rural Zone), except for the Rakaia Huts which are zoned residential (Living 1 Zone).
- Te Waihora/Lake Ellesmere is identified in the current Plan as an Outstanding Natural Feature (ONF) and as a Wāhi Taonga Management Site, and includes two Silent File Areas.
- The current District Plan has only one rule relating to the coastal area (ie buildings that are seaward of the coastal hazard line as identified on planning maps, are non-complying).
- Key issue is that the current District Plan does not identify the extent of the district’s coastal environment, nor does it include any rules for managing activities within the coastal environment to protect the outstanding natural features, cultural values and natural character of that environment. As a result the current Plan doesn’t:
  - give effect to relevant national and regional regulations as outlined in the New Zealand Coastal Policy Statement or the Canterbury Regional Policy Statement
  - manage adverse effects of land use, development and subdivision on the coastal environment
  - recognise and provide for the relationship of mana whenua and their culture and traditions within the coastal environment, including their role as kaitiaki in the coastal environment
  - provide for appropriate public and Ngāi Tahu access to and along the coast.

### About endorsed preferred option

- Aim of draft changes is to balance preservation and protection while at the same time enabling people to use and develop land in coastal environment for economic, cultural and social reasons.
- Key draft changes include:
  - developing a new section dedicated to coastal environment policy framework but relying on rules in other parts of the new District Plan. The new draft National Planning Standards require districts with a coastline to have a coastal environment section in their district plan.
  - mapping the coastal environment areas as an overlay, ie notation, on the planning maps. Such an overlay is used to spatially identify an area in the district/settlement which has distinctive values, environmental risks or factors that require management in a different manner from the underlying zone provisions.
  - mapping areas of outstanding, high and other natural character as a further layer within the coastal environment;
  - keeping rural zoning for the coastal environment area, except for Rakaia Huts which will retain some form of residential zoning (to be determined as part of the Residential workstream)
  - developing new rules to protect and manage the coastal environment from activities that can have significant adverse effects, for example earthworks, buildings/structures and clearance of native vegetation
  - ensure that the rules within other chapters of the new District Plan reflect the intent of the coastal environment policy framework.

### Recommended changes following consultation on endorsed preferred option

- No changes to the endorsed preferred option for this topic.

## Audiences<sup>1</sup>

Internal	Partners	Key stakeholders <sup>2</sup>	Landowners /occupiers <sup>3</sup>	General public
DPC	ECan	Department of Conservation	Landowners in the coastal environment	Selwyn ratepayers
SDC resource consent team	Te Ngāi Tuāhuriri Rūnanga (represented by Mahaanui Kurataiao)	Fish & Game	Tenants of lower Selwyn Huts	News media
SDC Asset Managers – Water Services, Open Space and Property	Te Taumutu Rūnanga (represented by Mahaanui Kurataiao)	Federated Farmers		Wider public
		Forest and Bird		
		Ellesmere Sustainable Agriculture		

<b>Legend</b>	<i>High level of interest/ High level of influence (“Manage closely”)</i>	<i>High level of interest/ Low level of influence (“Keep informed”)</i>	<i>Low level of interest/ high level of influence (“Keep satisfied”)</i>	<i>Low level of interest/ Low level of influence (“Watch only”)</i>

<sup>1</sup> “...Differing levels and forms of engagement may be required during the varying phases of consideration and decision-making on an issue, and for different community groups or stakeholders. The Council will review the appropriateness and effectiveness of the engagement strategy and methods as the process proceeds.” [Significance and Engagement Policy: Adopted 26 November 2014; p.6]

<sup>2</sup> Key stakeholders “...will advocate for or against decisions that will need to be made...” and “For the District Plan Review, stakeholders include any party that can influence decisions or be influenced by decisions made on policies or rules.” (DPR Engagement Framework)

<sup>3</sup> Landowners are “the individuals and businesses that could be affected by the proposed changes in the District Plan.” (District Plan Review Community Engagement Implementation Plan; p.6)

Engagement until early 2020  
(from the time initial public consultation period finishes and Proposed District Plan gets notified)

Review phases	Internal	ECan	Rūnanga	Key stakeholders	Landowners/occupiers	General public
Preferred option consultation						
Post engagement report update						
Draft provisions consultation						
Proposed District Plan formal public consultation						

2018 – 2020 communications and engagement approach

Audiences	August & September 2018 (post PO report’s endorsement by DPC and until initial public consultation period finishes)	Oct-Dec 2018 & Feb-March 2019 (engagement following endorsement of post engagement report )	January – May 2019 (engagement on detailed draft provisions)	Early 2020 (Proposed District Plan gets notified for formal public consultation)
ECan	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	
Rūnanga	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	
Key stakeholders	Direct contact via letter/email	Direct contact via letter/email	Direct contact via letter/email	
Landowners/occupiers	Direct contact via letter/email			
General public	Part of initial public consultation	Post engagement report published on Your Say Selwyn		
DPC			DPC workshop	



## 9. Post Engagement Report and updated Communications and Engagement Summary Plan for Hazardous Substances and Contaminated Land

Author:	Ben Baird, Strategy & Policy Planner
Contact:	(03) 347 1854

### Purpose

To brief the Committee on the post engagement report for the Hazardous Substances and Contaminated Land Topic, which summarises and analyses the feedback received and recommends any change to the Preferred Option(s).

The attached Communications and Engagement Summary Plan for the Hazardous Substances and Contaminated Land Topic has been updated to outline the proposed communication and engagement activities from the time of initial public consultation through to the formal notification of the Proposed District Plan.

### Recommendation

***“That the Committee notes the report.”***

***“That the preferred option previously endorsed by DPC progresses to the ‘Drafting and Section 32 Evaluation Phase’.”***

***“That the Committee notes the updated summary plan.”***

### Attachments

‘Post Engagement Report for Hazardous Substances and Contaminated Land’

‘Hazardous Substances and Contaminated Land – communications and engagement summary plan (post engagement report)’

# POST ENGAGEMENT PREFERRED OPTION UPDATE REPORT TO DISTRICT PLAN COMMITTEE

<b>DATE:</b>	<b>21 November 2018</b>
<b>TOPIC NAME:</b>	<b>Post Engagement Update on Preferred Options for Hazardous Substances and Contaminated Land</b>
<b>SCOPE DESCRIPTION:</b>	<b>Hazardous Substances and Contaminated Land</b>
<b>TOPIC LEAD:</b>	<b>Ben Baird</b>
<b>PREPARED BY:</b>	<b>Ben Baird</b>

## EXECUTIVE SUMMARY

<i>Summary of Preferred Option Endorsed by DPC for Further Engagement:</i>	That the hazardous substances and contaminated land provisions that overlap with recently introduced regulations be removed with ongoing provisions managing cumulative effects and effects on sensitive sites.
<i>Summary of Feedback Received:</i>	Feedback received was supportive of the preferred approach.
<i>Recommended Option Post Engagement:</i>	That the Preferred Option previously endorsed by DPC progresses to the 'Drafting and Section 32 Evaluation Phase'.
<i>DPC Decision:</i>	



## 1.0 Introduction

### 1.1 Overview of Preferred Option Endorsed by DPC

The amendments to the Resource Management Act (RMA) in 2017 removed the requirements for district councils to manage hazardous substances and contaminated land. The reason being that there is other relevant legislation – principally the Hazardous Substances and New Organism Act (HSNO) and the Health and Safety Work Act – which already deal comprehensively with hazardous substances, as well as the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES-CS), which deals with contaminated land. This means there is now an overlap between the district plan and other pieces of legislation that deal with hazardous substances. As a result when applying for a resource consent businesses and landowners using and/or storing hazardous substances or development and use of contaminated land need to comply with different but overlapping sets of rules within the current planning framework.

The preferred option is to remove district plan provisions which overlap with other related legislation without compromising the management of any adverse effects. It is proposed to keep provisions which control the storage and use of hazardous substances in close proximity to sensitive areas (eg waterbodies) and activities (eg residential areas and schools), and the cumulative effect from these types of activities. Regarding contaminated land, it is proposed that the provisions control the use and development of contaminated land, while removing overlap with NES-CS.

## 2.0 Summary of Feedback Received

### 2.1 Partner/Stakeholder Feedback

Stakeholder feedback supported the preferred approach, highlighting that hazardous substance provisions are now primarily dealt with through Hazardous Substances and New Organism Act 1996 and the Health and Safety at Work Act 2015 following the Resource Legislation Amendment Act 2017. Further, stakeholders pointed out recent district plan reviews and the relevant supported approach to hazardous substances.

The preferred option suggested provisions to manage hazardous substances close to sensitive activities, and the Oil Companies raised the issue of managing service stations that generally locate within residential areas and questioned whether there was any additional benefit from these provisions over and above other provisions already controlling service stations.

## 3.0 Analysis of Feedback Received

### 3.1 Provisions managing Hazardous Substances near Sensitive Sites:

Feedback regarding the location of service stations within residential areas will provide a good test for whether the provisions are beneficial and this will be considered when drafting and evaluating during the next stage of the District Plan Review process.

## 4.0 Recommended Option Post Engagement

The Project Team recommends that:

- The Preferred Option for Hazardous Substances and Contaminated Land previously endorsed by DPC progresses to the 'Drafting and Section 32 Evaluation Phase'.

# DW212 Hazardous Substances and Contaminated Land – communications and engagement summary plan (post engagement report)

## Key messages

(as of 29 October 2018

### Background

- As part of the Selwyn District Plan Review policies and rules for Hazardous Substances and Contaminated Land are being reviewed.
- Following the Council’s District Plan Committee’s endorsement of the preferred option report, the Council undertook targeted consultation on draft changes with key stakeholders and affected industrial landowners.
- The detailed provisions will be found in the Proposed Plan’s District Wide chapter – Hazardous Substances and Contaminated Sites.

### Hazardous Substances and Contaminated Land in the current District Plan

- The amendments to the Resource Management Act (RMA) in 2017 removed the requirements for councils to manage hazardous substances. The reason being that there is other relevant legislation – principally the Hazardous Substances and New Organism Act (HSNO) and the Health and Safety Work Act – which already deal comprehensively with hazardous substances.
- This means there is now an overlap between the District Plan and other pieces of legislation that deal with hazardous substances. As a result when applying for a resource consent businesses and landowners using and/or storing hazardous substances need to comply with different but overlapping sets of rules within the current planning framework.

### About endorsed preferred option

- It’s proposed to remove district council provisions which overlap with other related legislation without compromising the management of any adverse effects.
- This option will reduce time and costs by simplifying the planning process for businesses and landowners using and/or storing hazardous substances.
- It’s proposed to keep provisions which control the storage and use of hazardous substances in close proximity to sensitive areas (eg waterbodies) and activities (eg residential areas and schools), and the cumulative effect from these types of activities.

### Recommended changes following consultation on endorsed preferred option

- No changes to the endorsed preferred option for this topic.

## Audiences<sup>1</sup>

Internal	Partners	Key stakeholders <sup>2</sup>	Landowners /occupiers <sup>3</sup>	General public
DPC	ECan	Lincoln Hub (AgResearch, Landcare Research, Plant & Food Research, DairyNZ, and Lincoln University)	All industrial land owners (Business Zone 2)	Selwyn ratepayers
	Te Ngāi Tuāhuriri Rūnanga (represented by Mahaanui Kurataiao)	Oil companies		News media
	Te Taumutu Rūnanga (represented by Mahaanui Kurataiao)			Wider public

Legend	High level of interest/ High level of influence (“Manage closely”)	High level of interest/ Low level of influence (“Keep informed”)	Low level of interest/ high level of influence (“Keep satisfied”)	Low level of interest/ Low level of influence (“Watch only”)

<sup>1</sup> “...Differing levels and forms of engagement may be required during the varying phases of consideration and decision-making on an issue, and for different community groups or stakeholders. The Council will review the appropriateness and effectiveness of the engagement strategy and methods as the process proceeds.” [*Significance and Engagement Policy: Adopted 26 November 2014; p.6*]

<sup>2</sup> Key stakeholders “...will advocate for or against decisions that will need to be made...” and “For the District Plan Review, stakeholders include any party that can influence decisions or be influenced by decisions made on policies or rules.” (*DPR Engagement Framework*)

<sup>3</sup> Landowners are “the individuals and businesses that could be affected by the proposed changes in the District Plan.” (*District Plan Review Community Engagement Implementation Plan; p.6*)

Engagement until early 2020  
(from the time initial public consultation period finishes and Proposed District Plan gets notified)

Review phases	Internal	ECan	Rūnanga	Key stakeholders	Landowners/occupiers	General public
Preferred option consultation						
Post engagement report update						
Draft provisions consultation						
Proposed District Plan formal public consultation						

2018 – 2020 communications and engagement approach

Audiences	August & September 2018 (post PO report’s endorsement by DPC and until initial public consultation period finishes)	Oct-Dec 2018 & Feb-March 2019 (engagement following endorsement of post engagement report )	January – May 2019 (engagement on detailed draft provisions)	Early 2020 (Proposed District Plan gets notified for formal public consultation)
ECan	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	
Rūnanga	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	
Key stakeholders	Direct contact via email/letter, phone and face to face meetings	Direct contact via email/letter	Direct contact via email/letter	
Landowners/occupiers	Direct contact via email/letter			
General public		Post engagement report published on Your Say Selwyn		
DPC			DPC workshop	

## 10. Post Engagement Report and updated Communications and Engagement Summary Plan for Earthworks

Author:	Ben Baird, Strategy & Policy Planner
Contact:	(03) 347 1854

### Purpose

To brief the Committee on the post engagement report for the Earthworks Topic, which summarises and analyses the feedback received and recommends any change to the Preferred Option(s).

The attached Communications and Engagement Summary Plan for the Earthworks Topic has been updated to outline the proposed communication and engagement activities from the time of initial public consultation through to the formal notification of the Proposed District Plan.

### Recommendation

***“That the Committee notes the report.”***

***“That the Preferred Option previously endorsed by DPC progresses to the ‘Drafting and Section 32 Evaluation Phase’, including an amended communication plan with an updated stakeholder engagement list.”***

***“That the Committee notes the updated summary plan.”***

### Attachments

‘Post Engagement Report for Earthworks’

‘Earthworks – communications and engagement summary plan (post engagement report)’

# POST ENGAGEMENT PREFERRED OPTION UPDATE REPORT TO DISTRICT PLAN COMMITTEE

**DATE:** 21 November 2018

**TOPIC NAME:** Post Engagement Update on Preferred Options for Earthworks

**SCOPE DESCRIPTION:** Earthworks

**TOPIC LEAD:** Ben Baird

**PREPARED BY:** Ben Baird

## EXECUTIVE SUMMARY

<i>Summary of Preferred Option Endorsed by DPC for Further Engagement:</i>	The management of general earthworks as a permitted activity, subject to an updated set of performance standards.
<i>Summary of Feedback Received:</i>	Generally supportive of preferred approach with some stakeholders wanting engagement in testing provisions.
<i>Recommended Option Post Engagement:</i>	That the Preferred Option previously endorsed by DPC progresses to the 'Drafting and Section 32 Evaluation Phase', including an amended communication plan with an updated stakeholder engagement list.
<i>DPC Decision:</i>	





## 1.0 Introduction

### 1.1 Overview of Preferred Option Endorsed by DPC

The key changes include updating existing performance standards by considering earthworks limits based on site area or frequency rather than per project; and reviewing the volume thresholds with a revised set of thresholds relating to volume, area, depth, frequency or slope face gradient. Also included is an investigation into setbacks and heights of stockpiles to control dust effects. Further, the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) covers contaminated sites and therefore some earthwork provisions are not needed.

## 2.0 Summary of Feedback Received

### 2.1 Landowner Feedback

Landowner feedback covered the issues of exclusions, overlap with other provisions, thresholds and activity status. Generally, feedback was supportive of the preferred option and concerned about the potential details. More specifically, they were: supportive of 'farming activities' being exempt from earthworks provisions; seeking no overlap with Heritage New Zealand requirements and requirements through the Land and Water Regional Plan and Regional Air Plan; supportive of appropriate thresholds, with most considering a volume per area measure as most appropriate varying by zone; and, seeking clarification of current rules for ease of understanding.

### 2.2 Partner/Stakeholder Feedback

Partner/Stakeholder feedback covered the issues of exclusions, overlap with other provisions, thresholds, activity status, and stockpiling. Generally, feedback was supportive of the preferred option. They seek: exemption of land preparation work, such as cultivation, from the earthworks provisions; no overlap, especially with NESCS concerning contaminated sites and tank pits, and provisions relating to the National Grid as outlined in the National Environmental Standards for Electricity Transmission Activities (NESETA); restricted discretionary status for activities that do not meet rule requirements; stockpiling limits that minimise the health impacts of dust through dust management measures and thresholds in residential and commercial areas. Several activities were highlighted that could be tricky to deal with under a project or site based approach, such as network utilities in a road reserve. Stakeholders are interested in helping test proposals once a limit is identified.

### 2.3 Public Feedback

Limited public feedback was received. The response was relating to the use of a volume threshold. It highlighted the issue with a per-site approach where sites vary in sizes.

## 3.0 Analysis of Feedback Received

### 3.1 Specific standards

The submissions overall were supportive of the preferred option and sought clarification on what activities will be exempt and what the thresholds will be. These details will continue to be developed through the Drafting and Section 32 Evaluation Phase.

## 4.0 Recommended Option Post Engagement

The Project Team recommends that:

- The Preferred Option previously endorsed by DPC progresses to the 'Drafting and Section 32 Evaluation Phase' with an amended communication plan with updated stakeholders.

# DW211 Earthworks – communications and engagement summary plan (post engagement report)

## Key messages

(as of 29 October 2018)

### Background

- As part of the Selwyn District Plan Review policies and rules for earthworks are being reviewed.
- Following the District Plan Committee’s endorsement of the preferred option report, the Council consulted on the draft changes as part of the initial public consultation between August and October 2018.
- The detailed provisions will be found in the Proposed Plan’s District Wide chapter – Earthworks.

### Earthworks in the current District Plan

- All earthworks and stockpiles are permitted in the district, provided a series of conditions can be met which avoid, remedy or mitigate any adverse effects as a result of earthworks. The conditions or performance standards are, for example, capping maximum amount of material per project as a result of earthworks (which can vary between different zones) and how land needs to be remedied after the earthworks are finished. If these standards cannot be met earthworks becomes a discretionary activity.
- Currently the permitted threshold for earthworks is capped at a volume of 5,000m<sup>3</sup> per project in the Rural Zone and 2,000m<sup>3</sup> per project in non-rural zones.
- A series of activities are excluded from the earthworks rules, including the digging of post holes, burying pets, maintaining flood protection works and digging for building foundations.
- Considering that subdivision activities and utility-related works remain subject to the earthworks provisions, it means that residential subdivisions typically also need a separate land use consent to deal specifically with earthworks.

### About endorsed preferred option

- Key changes include updating existing performance standards such as:
  - instead of per project-based standards, consider limits based on site area or frequency of activity.
  - reviewing the earthworks volume thresholds for all zones and replacing them with a revised set of thresholds which could relate to one or a mix of volume, area, depth, frequency or slope face gradient.
  - lowering the current upper limit of 2,000 m<sup>3</sup> per project in residential and commercial areas to reflect potential adverse effects earthworks could have on the surrounding environment.
  - changing rule for remediating land to acknowledge that for some types of earthworks, such as storage ponds and earth bunds, land cannot be remediated with current remediation options.
  - introducing setback distances from sensitive activities for earthworks, including restrictions on height for stockpiles to protect the surrounding environment, in particular nearby property boundaries, from dust effects and being visually impacted.
  - Replace provisions relating to earthworks and contaminated land with a cross-reference to the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS).
- Preparation of land for subdivision would no longer require a separate resource consent.
- Introducing provisions that directly refer to the mauri and life-supporting capacity of soils in the district which can be adversely affected by earthworks.
- Earthworks activities that don’t meet the permitted standards will be assessed as restricted discretionary activities (rather than current discretionary) and will be subject to discretionary matters relating to adverse dust, visual and land stability effects, as well as the effects on cultural values and the adoption of accidental discovery protocols.

### Recommended changes following consultation on endorsed preferred option

- No changes to the endorsed preferred option for this topic.

## Audiences<sup>1</sup>

Internal	Partners	Key stakeholders <sup>2</sup>	Landowners /occupiers <sup>3</sup>	General public
DPC	ECan	Federated Farmers	Ellesmere Sustainable Agriculture Inc	Selwyn ratepayers
SDC Resource Consents and Monitoring teams	Te Ngāi Tuāhuriri Rūnanga (represented by Mahaanui Kurataiao)	Transpower	Rolleston Industrial Holdings Ltd	News media
	Te Taumutu Rūnanga (represented by Mahaanui Kurataiao)			Wider public

<b>Legend</b>	<i>High level of interest/ High level of influence ("Manage closely")</i>	<i>High level of interest/ Low level of influence ("Keep informed")</i>	<i>Low level of interest/ high level of influence ("Keep satisfied")</i>	<i>Low level of interest/ Low level of influence ("Watch only")</i>

<sup>1</sup> “...Differing levels and forms of engagement may be required during the varying phases of consideration and decision-making on an issue, and for different community groups or stakeholders. The Council will review the appropriateness and effectiveness of the engagement strategy and methods as the process proceeds.” [*Significance and Engagement Policy: Adopted 26 November 2014; p.6*]

<sup>2</sup> Key stakeholders “...will advocate for or against decisions that will need to be made...” and “For the District Plan Review, stakeholders include any party that can influence decisions or be influenced by decisions made on policies or rules.” (*DPR Engagement Framework*)

<sup>3</sup> Landowners are “the individuals and businesses that could be affected by the proposed changes in the District Plan.” (*District Plan Review Community Engagement Implementation Plan; p.6*)

Engagement until early 2020  
(from the time initial public consultation period finishes and Proposed District Plan gets notified)

Review phases	Internal	ECan	Rūnanga	Key stakeholders	Landowners/occupiers	General public
Preferred option consultation						
Post engagement report update						
Draft provisions consultation						
Proposed District Plan formal public consultation						

2018 – 2020 communications and engagement approach

Audiences	August & September 2018 (post PO report’s endorsement by DPC and until initial public consultation period finishes)	Oct-Dec 2018 & Feb-March 2019 (engagement following endorsement of post engagement report )	January – May 2019 (engagement on detailed draft provisions)	Early 2020 (Proposed District Plan gets notified for formal public consultation)
ECan	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	
Rūnanga	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	
Key stakeholders	Part of initial public consultation	Direct contact via email/letter	Direct contact via email/letter	
Landowners/occupiers	Part of initial public consultation	Direct contact via email/letter	Direct contact via email/letter	
General public	Part of initial public consultation	Post engagement report published on Your Say Selwyn		
DPC			DPC workshop	

## 11. Post Engagement Report and updated Communications and Engagement Summary Plan for Sites and Areas of Cultural Significance

Author:	Ben Baird, Strategy & Policy Planner
Contact:	(03) 347 1854

### Purpose

To brief the Committee on the post engagement report for the Sites and Areas of Cultural Significance Topic, which summarises and analyses the feedback received and recommends changes to the Preferred Approach.

The attached Communications and Engagement Summary Plan for the Sites and Areas of Cultural Significance Topic has been updated to outline the proposed communication and engagement activities from the time of initial public consultation through to the formal notification of the Proposed District Plan.

### Recommendation

***“That the Committee notes the report.”***

***“That the preferred approach is refined through the drafting and Section 32 evaluation phase, including on-going engagement with Mahaanui Kurataiao Ltd (on behalf of Te Taumutu Rūnanga and Te Ngāi Tūāhuriri Rūnanga), Environment Canterbury and key stakeholders.”***

***“That the Committee notes the updated summary plan.”***

### Attachments

‘Post Engagement Report for Sites and Areas of Cultural Significance’

‘Sites and Areas of Cultural Significance – communications and engagement summary plan (post engagement report)’

# POST ENGAGEMENT PREFERRED APPROACH UPDATE REPORT TO DISTRICT PLAN COMMITTEE

**DATE:** 24<sup>th</sup> October 2018

**TOPIC NAME:** Sites and Areas of Cultural Significance

**SCOPE DESCRIPTION:** Post Engagement Update on Consultation

**TOPIC LEAD:** Ben Baird

**PREPARED BY:** Ben Baird

## EXECUTIVE SUMMARY

<i>Summary of Preferred Approach Endorsed by DPC for Further Engagement:</i>	<i>The Sites and Areas of Significance Report, prepared by Mahaanui Kurataiao Ltd on behalf of Te Taumutu Rūnanga and Te Ngāi Tūāhuriri Rūnanga communicated their preferences for the identification and categorisation of sites and areas of cultural significance in the Proposed District Plan. The Committee endorsed the report for engagement and further development.</i>
<i>Summary of Feedback Received:</i>	<i>The feedback received focused on five themes:</i> <ul style="list-style-type: none"> <li><i>• The validity of specific sites.</i></li> <li><i>• The robustness of methodology</i></li> <li><i>• The range of activities controlled</i></li> <li><i>• The cost of compliance and compensatory options</i></li> <li><i>• Overlap with ECan and other processes</i></li> </ul>
<i>Recommended Approach Post Engagement:</i>	<i>That the preferred approach is refined through the drafting and Section 32 evaluation phase, including on-going engagement with Mahaanui Kurataiao Ltd (on behalf of Te Taumutu Rūnanga and Te Ngāi Tūāhuriri Rūnanga), Environment Canterbury and key stakeholders</i>
<i>DPC Decision:</i>	



## 1.0 Introduction

### 1.1 Overview of Preferred Approach Endorsed by DPC

As part of Selwyn District Plan Review, policies and rules for sites and areas of cultural significance (wahi tapu and wahi taonga) have been reviewed. Councils have specific statutory requirements to provide for the relationship with Maori and their customs and traditions with their ancestral land, water, sites, wahi tapu and other taonga. The Canterbury Region is within the rohe of Ngāi Tahu, who are the Tangata Whenua. Te Taumutu Rūnanga and Te Ngāi Tūāhuriri Rūnanga are the mana whenua of the Selwyn District. Te Taumutu Rūnanga are based at Ngāti Moki Marae which is located at Taumutu on the shores of Te Waihora/Lake Ellesmere at the southern end of the Kaitorete Spit, whilst Te Ngāi Tūāhuriri Rūnanga are based at Tuahiwi Marae in the eastern Waimakariri District.

The key changes aim to better align with the Iwi Management Plan through a contemporary approach to classification and protection. The categories are: Nga Tutohu Whenua (encompass catchments covering the district), Wahi Tapu and Wahi Taonga (Silent Files, Maunga Tapu/Tupuna, Pa, Kainga, Mahinga Kai, and Springs), Nga Turanga Tupuna (broad cultural sites including Te Waihora), and Nga Wai (Major rivers, lakes, lagoons, wetlands).

## 2.0 Summary of Feedback Received

There was a lot of engagement on this topic with over 600 people visiting the topic webpage and over 300 documents downloaded. A letter was sent to all landowners who were identified as having a cultural site on their property or were within the buffer. Feedback was received from affected landowners and stakeholder groups. Generally, conversations with affected landowners were focused on explaining the information in more detail and was received positively. Though, a small minority of people do not want to see any controls put in place.

The following themes were identified and are used to categorise the feedback: the validity of specific sites; the robustness of methodology; the range of activities controlled; the cost of compliance and compensatory options; and, overlap with Environment Canterbury (ECan) and other processes.

### 2.1 Landowner Feedback

#### ***The validity of specific sites***

Several landowners responded by noting that they are unaware of a spring being on their site nor seen any evidence of a spring in the location provided. Some questioned the appropriateness of the extent of area identified around Te Waihora.

#### ***The robustness of methodology***

Landowners questioned whether new springs can be now considered culturally significant. Landowners suggested that each site be met through a personal consultation process and that the identification of each site be done through visits to sites for evidence. Further, information about why these sites are

important needs to be improved. This feedback also applies to the use of the buffer and the need for more evidence to support it.

Generally, landowners supported the categorisation approach provided there are different controls for each category, though were concerned about the overlap with other topics, such as outstanding natural landscapes, indigenous vegetation, and water.

### ***The range of activities controlled***

Some landowners supported control of intensive activities though many were concerned about potential impacts of controlled activities. Many landowners raised concerns regarding the impact of these controls on their ability to subdivide in the future. Some rejected the idea of activities controlled for cultural reasons and were concerned about needing to provide access on their land.

### ***The cost of compliance and compensatory options***

Several landowners requested compensation for the perceived loss of ability to farm and loss of land value. Also, many landowners were concerned about the increasing compliance costs.

### ***Overlap with ECan processes.***

Most landowners raised the point of duplication with ECan's Farm Environment Plans, which include a cultural element. Further, additional regulatory requirements can potentially undermine the 'good will' and partnerships ECan have established with farmers.

## **2.2 Partner/Stakeholder Feedback**

Stakeholder feedback was received from: Ellesmere Sustainable Agriculture Incorporated; Transpower; CDHB; Waihora Ellesmere Trust; Federated Farmers; Central Plains Water; and, Rakaia River Irrigators Association.

### ***The validity of specific sites***

Stakeholders questioned the validity of the springs data and stated the inarticulacy of the data, suggesting that these need to be robust and ground-truthed.

### ***The robustness of methodology***

Stakeholders were supportive of the identification and the protection of culturally significant sites, recognising the relationship between cultural heritage, the environment and Maori identity and wellbeing. They welcome the opportunity to work with runanga to progress understanding among landowners and develop an approach where everyone has responsibility and respect for these sites and that this may require a process outside of a regulatory structure. Consistency with the Christchurch District Plan process is recommended and it is noted that this would result in a limited set of rules.

Stakeholders raised the need for more consultation and involvement to provide the opportunity for better 'buy-in' from landowners.

### ***The range of activities controlled***



Stakeholders recommended that the standards need to be clearer about what is managed and where, including what is permitted (e.g. farming, utilities and irrigation ponds).

#### ***The cost of compliance; compensatory options***

Many stakeholders also raised concerns about the effect of potentially increasing compliance costs.

#### ***Overlap with ECan processes.***

Stakeholders raised concern about the overlap with ECan's Farm Environment Plans. They pointed out the extensive work already completed through this process and that this approach could undermine it.

#### ***Overlap with other legislations***

Protection of the Rakaia River is covered by the National Water Conservation Order (Rakaia River) 1988.

## 3.0 Analysis of Feedback Received

The following analysis focusses on the identified themes within the summary of feedback.

### 3.1 Validity of Specific Sites

The feedback questioned the efficacy of the chosen data by highlighting certain sites that did not seem to contain a spring or whether farmland next to the lake should be included within the cultural area identified, as well as the boundaries of the rivers.

#### ***Analysis***

The feedback suggests that the data needs to be ground-truthed in order for it to be relied on within the District Plan.

#### ***Conclusion***

More work needs to be done with ECan and Mahaanui Kurataiao Limited (MKT) about the validity of the data, especially the reliability of ECan's springs data.

### 3.2 Robustness of Methodology

The feedback suggested more consultation and on site engagement around each identified site. The feedback was critical of the lack of evidence supporting the identification of the sites and the validity of new sites, as well as the extent of the buffers. Further, overlap with other District Plan topics, such as outstanding natural landscapes, indigenous vegetation, and water, needs to be recognised and integrated into this workstream.

Feedback was supportive of the new categorisation and the alignment with the Christchurch City Council approach. Also, stakeholders were supportive of the protection of culturally significant sites, recognising the relationship between cultural heritage, the environment and Maori identity and wellbeing.

Suggestions were to consider approaches outside of a regulatory structure could be worth exploring.

#### ***Analysis***

Through the development of the S32 and proposed objectives, policies, and rules, more work is required to explain the sites chosen and the evidence to support the extent of the buffer, along with the overlap with other topics. This will be done through engagement with specific stakeholders who represent landowners in the area and reflect the concerns of other landowners. The use of other approaches is worth exploring with ECan and MKT.

### **Conclusion**

To update the post-engagement Summary Communication and Engagement Plan with more stakeholders for the development of the S32 and associated objectives, policies, and rules. Explore whether there are other non-regulatory approaches to the management of cultural sites as well as, investigate a joint approach to identifying and protecting sites and areas of cultural significance with ECan.

## **3.3 Range of Activities Controlled**

The concerns regarding the range of activities is generally from the lack of clear distinction of what activities are permitted and what is controlled. Concerns were raised around subdivision, access, farming and utilities. Other concerns were using cultural reasons to manage environmental impacts.

### **Analysis**

Identifying sites of cultural significance is identified as a matter of national importance (section 6) in the Resource Management Act 1991 and must be recognised and provided for. While the lack of clear categorisation of activities is expected as this was an initial informal consultation to highlight issues and ask whether the plan is on the right track, a clearer approach to the management of activities could have allayed initial concerns. For instance, farming may not be an activity specifically controlled but rather it provides additional matters for consideration when there is a consent required for a farming-related activity (e.g. earthworks, buildings or intensive farming that otherwise breach the general Rural Zone provisions).

It is also noted that the identification of sites on private land does not then provide physical access to the sites. Any access to identified sites and areas of cultural significance is subject to either formal or informal arrangements with the relevant landowner.

### **Conclusion**

Working with stakeholders and MKT will help confirm which activities need to be managed through specific land use rules or whether these aspects can be covered by additional assessment matters where resource consent is triggered by the underlying zone provisions.

## **3.4 Cost of Compliance and Compensatory options**

Concern was raised about the impact of additional compliance costs, especially when regional Farm Environment Plans are required to address similar matters. Others raised the idea of compensation for the potential loss of value from the identification of cultural sites.

### **Analysis**

The potential of additional compliance costs is due to the duplication of regional processes and uncertainty around what activities are controlled. As more work is done to remove duplication and clarify activities controlled, the impact of additional costs can be minimised. An analysis of benefits and costs in an RMA context is also required as part of the Section 32 evaluation. Compensation can only be considered in the RMA (under S85) if provisions in a district plan render land incapable of reasonable use, which is a high threshold.

### **Conclusion**

The potential increase in compliance costs will be addressed through clearer activity status and removal of duplication with ECan processes. The cost of regulation also needs to be justified as part of the s32 reporting. Compensation arising from the introduction of cultural sites is not possible under the RMA as there is still a range of permitted activities (including farming) possible.

## **3.5 Overlap with ECan and other Provisions**

ECan have been working extensively with landowners around Te Waihora to provide for cultural significance within their Farm Environment Plans. Additionally, Farm Environment Plans look at improving water quality across the district. It was noted that the introduction of another cultural overlay has the potential to undermine the partnership with ECan and landowners. Further, additional regulation, such as the National Water Conservation Order (Rakaia River) 1988 and National Water Conservation (Lake Ellesmere) Order 1990 needs to be taken into account.

### **Analysis**

Overlapping and creating duplicate consent processes is to be avoided.

### **Conclusion**

Work with ECan and MKT to ensure there is no overlap with the Farm Environment Plans. Also, work with ECan and MKT to coordinate engagement with landowners.

## **4.0 Recommended Approach Post Engagement**

The Project Team recommends that:

- The preferred approach is refined through the drafting and Section 32 evaluation phase, including on-going engagement with MKT (on behalf of Te Taumutu Rūnanga and Te Ngāi Tūāhuriri Rūnanga), ECan and key stakeholders;
- In particular, it is recommended that on-going collaboration with MKT and ECan occurs in relation to:
  - Assessing the validity of the data relating to cultural sites and the associated buffer, especially the springs data;
  - The potential for joint and/or non-regulatory approaches to recognising and protecting cultural sites and areas; and
  - Refining the types of activities and effects that are to be managed by the District Plan and avoiding duplication with Farm Environment Plans.

- The updated Preferred Approach described above progresses to the 'Drafting and Section 32 Evaluation Phase'.

# NE002 Sites and areas of cultural significance – communications and engagement summary plan (post engagement report)

## Key messages

(as of 5 November 2018)

### Background

- As part of the Selwyn District Plan Review policies and rules for sites and areas of cultural significance (wāhi tapu and wāhi taonga) are being reviewed.
- The Canterbury Region is within the rohe of Ngāi Tahu, who are the Tangata Whenua. Te Taumutu Rūnanga and Te Ngāi Tūāhuriri Rūnanga are the mana whenua of the Selwyn District. Te Taumutu Rūnanga are based at Ngāti Moki Marae which is located at Taumutu on the shores of Te Waihora/Lake Ellesmere at the southern end of the Kaitorete Spit, whilst Te Ngāi Tūāhuriri Rūnanga are based at Tuahiwi Marae in the eastern Waimakariri District
- Councils have specific statutory requirements to provide for the relationship with Māori and their customs and traditions with their ancestral land, water, sites, wāhi tapu and other taonga.
- Following the Council’s District Plan Committee’s endorsement of the preferred approach report, the Council consulted on the draft changes as part of the initial public consultation between August and October 2018.
- The detailed provisions will be found in the Proposed Plan’s District Wide chapter – Sites of Significance to Māori, with detailed provisions to be found in the Proposed Plan’s District Wide chapters, such as earthworks, and subdivision.

### Sites and areas of cultural significance in the current District Plan

- Wāhi tapu and wāhi taonga are defined in the current District Plan as “...sacred places, which are held in reverence according to tribal custom...”. Examples of such sites and areas include tauranga waka (canoe landing sites), waiwhakaheketupapaku or urupa (burial sites) and tuhituhi o nehera (rock drawing sites).
- Current District Plan’s approach for identification and management of sites and areas of cultural significance is based on the following four cultural landscape categories:
  - Wāhi Taonga Site
  - Wāhi Taonga Management Area
  - Mahinga Kai Site
  - Silent File Area
- Key issues include:
  - outdated and inadequate definition of wāhi tapu and wāhi taonga
  - very limited rules as current District Plan focuses only on management of earthworks and the accidental discovery of artefacts as the tool to protect sites and areas of cultural significance.
  - traditional approach to how sites and areas of cultural significance are identified and protected, ie similar to the way archeological or heritage sites are identified and protected, which overlooks cultural considerations.

### About endorsed preferred approach

- The purpose of the initial public consultation on key draft changes to the current District Plan was to get high level feedback from the public, especially from those directly affected, on the shape and direction of the future District Plan before the detailed proposed rules and policies are drafted.
- The report *Selwyn District Council District Plan Review: Sites and Areas of Significance, June 2018*, which the Council endorsed for consultation, was prepared by Mahaanui Kurataiao Ltd on behalf of the local Rūnanga.
- All the sites and areas of cultural significance were identified by the local Rūnanga for the Council as part of the District Plan Review so far. The sites include a 200 metre buffer around them.
- Key draft changes include:
  - Replacing current definition of wahi tapu and wahi taonga with definitions from Mahaanui Iwi Management Plan.
  - Introducing a more contemporary approach to identifying and protecting cultural landscapes which results in a broader range of culturally significant sites and areas, with different values (similar to Christchurch District Plan).
  - Introducing the following categories for cultural landscapes:
    - Ngā Tutohu Whenua: cultural landscapes in the district which encompass catchments rather than defined areas or specific sites. It would include the Southern Alps and High Country, Malvern Hills, Canterbury Plains and Te Waihora/Lake Ellesmere.
    - Wāhi Tapu and Wāhi Taonga: sites and places that are culturally and spiritually significant to mana whenua history and identity. It would include the following subcategories:
      - Silent files: a tool to protect culturally significant sites as it provides a general location of the site, ie not the exact site
      - Maunga Tapu/Tupuna: mountains which are considered to be the most sacred part of a landscape
      - Key Pā/Kainga/Mahinga Kai sites: several ancestral Pa, Kāinga and significant nohoanga within the district.
      - Ngā Puna: springs which are tapu (sacred).
    - Ngā Tūranga Tūpuna: refers to larger extents of land within which there is a concentration and broader range of culturally significant sites. It would include: Te Waihora/Lake Ellesmere, its margins and associated wetlands; Rakaia River and Taumutu.

## Audiences<sup>1</sup>

Internal	Partners	Key stakeholders <sup>2</sup>	Landowners /occupiers <sup>3</sup>	General public
DPC	ECan	Federated Farmers	Landowners affected by proposed cultural landscapes categories	Selwyn ratepayers
	Te Ngāi Tuāhuriri Rūnanga (represented by Mahaanui Kurataiao)	Ellesmere Sustainable Agriculture		News media
	Te Taumutu Rūnanga (represented by Mahaanui Kurataiao)	Rakaia River Irrigators Association		Wider public
		Central Plains Water		
		Transpower		

<b>Legend</b>	<i>High level of interest/ High level of influence  (“Manage closely”)</i>	<i>High level of interest/ Low level of influence  (“Keep informed”)</i>	<i>Low level of interest/ high level of influence  (“Keep satisfied”)</i>	<i>Low level of interest/ Low level of influence  (“Watch only”)</i>

<sup>1</sup> “...Differing levels and forms of engagement may be required during the varying phases of consideration and decision-making on an issue, and for different community groups or stakeholders. The Council will review the appropriateness and effectiveness of the engagement strategy and methods as the process proceeds.” [*Significance and Engagement Policy: Adopted 26 November 2014; p.6*]

<sup>2</sup> Key stakeholders “...will advocate for or against decisions that will need to be made...” and “For the District Plan Review, stakeholders include any party that can influence decisions or be influenced by decisions made on policies or rules.” (*DPR Engagement Framework*)

<sup>3</sup> Landowners are “the individuals and businesses that could be affected by the proposed changes in the District Plan.” (*District Plan Review Community Engagement Implementation Plan; p.6*)

- Ngā Wai: represents water. It would include selected waterbodies and their margins:
  - Ngā Awa: major rivers and their tributaries within the district
  - Ngā Roto: lakes within the district
  - Ngā Hapua: lagoons within the district
  - Ngā Repo: wetlands within the district.
- Rūnanga’s proposed approach is for certain activities, such as rural industrial activities, quarrying, commercial forestry, intensive farming, and commercial recreation and tourism, to potentially require a resource consent if they are proposed to be located within a specified distance of a culturally significant site. This is to ensure that any adverse effects of the activity on cultural values are managed appropriately.

**Recommended changes following consultation on endorsed preferred approach**

- The feedback received during the initial public consultation focused on five themes:
  - The validity of specific sites.
  - The robustness of methodology
  - The range of activities controlled
  - The cost of compliance and compensatory options
  - Overlap with the regional council Environment Canterbury and other processes.
- In response to the feedback, it’s recommended that:
  - the endorsed preferred approach to managing sites and areas of cultural significance in the Proposed District Plan be further refined; and
  - further engagement with Mahaanui Kurataiao Ltd (on behalf of Te Taumutu Rūnanga and Te Ngāi Tūāhuriri Rūnanga), Environment Canterbury and key stakeholders who represent landowners in the affected areas, is required to confirm detailed proposed provisions which are to be drafted for the Proposed District Plan.
- In particular the further engagement will focus on:
  - avoiding any duplication with ECan’s processes (especially regional Farm Environment Plans) to avoid duplicate consent processes for affected landowners;
  - assessing the validity of the data relating to cultural sites and the associated buffer, especially the springs data;
  - exploring the potential for joint and/or non-regulatory approaches to recognising and protecting cultural sites and areas; and
  - refining the types of activities and effects that are to be managed by the Proposed District Plan.

**Engagement until early 2020**

(from the time initial public consultation period finishes and Proposed District Plan gets notified)

Review phases	Internal	ECan	Rūnanga	Key stakeholders	Landowners/occupiers	General public
Preferred option consultation						
Post engagement report update					<i>[only those that provided feedback during the consultation]</i>	
Draft provisions consultation						
Proposed District Plan formal public consultation						

**2018 – 2020 communications and engagement approach**

Audiences	August & September 2018 (post PO report’s endorsement by DPC and until initial public consultation period finishes)	Oct-Dec 2018 & Feb-March 2019 (engagement following endorsement of post engagement report )	January – May 2019 (engagement on detailed draft provisions)	Early 2020 (Proposed District Plan gets notified for formal public consultation)
ECan	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	
Rūnanga	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	
Key stakeholders	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	
Landowners/occupiers	Direct contact via email/letter	Direct contact via email/letter <i>[only those that provided feedback during the consultation]</i>		
General public	Part of initial public consultation	Post engagement report published on Your Say Selwyn		
DPC			DPC workshop	

## 12. Post Engagement Report and updated Communications and Engagement Summary Plan for Home based business activities in Living and Rural Zones and business activities (not home based) in Living Zones

Author:	Jocelyn Lewes, Strategy & Policy Planner
Contact:	(03) 347 1809

### Purpose

To brief the Committee on the post engagement report for the 'Home based business activities in Living and Rural Zones and business activities (not home based) in Living Zones' Topic, which summarises and analyses the feedback received and recommends any change to the Preferred Option(s).

The attached Communications and Engagement Summary Plan for the 'Home-based Business' Topic has been updated to outline the proposed communication and engagement activities from the time of initial public consultation through to the formal notification of the Proposed District Plan.

### Recommendation

***“That the Committee notes the report.”***

***“That the preferred option previously endorsed by DPC be progressed to the Drafting and Section 32 Evaluation Phase.”***

***“That the Committee notes the updated summary plan.”***

### Attachments

'Post Engagement Report for Home based business activities in Living and Rural Zones and business activities (not home based) in Living Zones'

'Home-based business – communications and engagement summary plan (post engagement report)'

# POST ENGAGEMENT PREFERRED OPTION UPDATE REPORT TO DISTRICT PLAN COMMITTEE

<b>DATE:</b>	<b>15 October 2018</b>
<b>TOPIC NAME:</b>	<b>Residential</b>
<b>SCOPE DESCRIPTION:</b>	<b>Home based business activities in Living and Rural Zones and business activities (not home based) in Living Zones (RE008)</b>
<b>TOPIC LEAD:</b>	<b>Jocelyn Lewes</b>
<b>PREPARED BY:</b>	<b>Jocelyn Lewes (Strategy and Policy Planner)</b>

## EXECUTIVE SUMMARY

<i>Summary of Preferred Option Endorsed by DPC for Further Engagement:</i>	<i>That home based businesses in residential and rural zones be managed by amended definition, policies and rules within the Proposed District Plan.</i>
<i>Summary of Feedback Received:</i>	<i>Feedback is supportive of the preferred option endorsed by DPC</i>
<i>Recommended Option Post Engagement:</i>	<i>That the preferred option previously endorsed by DPC be progressed to the Drafting and Section 32 Evaluation Phase.</i>
<i>DPC Decision:</i>	





# 1.0 Introduction

## 1.1 Overview of Preferred Option Endorsed by DPC

The preferred option endorsed by DPC on 27<sup>th</sup> June 2018 involved enabling home based businesses as a permitted activity in residential and rural zones. The policy and rule framework recommended focused on the effects of home-based businesses, and as long as home-based businesses are able to meet all of the proposed standards then it was considered that there was no need to constrain the type of activity.

Key proposed changes include:

- Development of one definition that would apply to both residential and rural zones which recognises the concept of the home based business being secondary to the residential use of the site and requires the activity to be undertaken by a person(s) permanently residing on the site.
- Development of policies that spell out the broad approach being taken i.e. that home based businesses are permitted but must meet standards. Activities not meeting all standards are not considered home based business.
- Development of more specific rules home based businesses, including:
  - A requirement that at least one person engaged in the home based business uses the dwelling on the site as their principal place of residence.
  - Maximum number of people employed who do not live on site.
  - Maximum floor area expressed as metres squared (m<sup>2</sup>). Appropriate maximum floor areas are considered to be 40m<sup>2</sup> in residential zones and 100m<sup>2</sup> in rural zones.
  - The activity should take place entirely within a building and no goods, materials or equipment should be stored outside a building.
  - Hours of operation in terms of visits to the home.
- Other standards not specific to home based business but applicable across the district, like signage, parking and nuisance such as noise, dust, vibration, also be required to be complied with.
- The following activity status:
  - home based businesses complying with all standards for home based businesses – permitted activity
  - Specifically listed business activities that are appropriate in residential and rural zones and will not undermine the viability of the Centres – restricted discretionary or discretionary activities<sup>1</sup>
  - Other business activities – non-complying activity

It was also endorsed that a resource consent would be required for business activities (i.e. activities that are not home based businesses) and such activities will only be considered to be appropriate if, amongst other things, they are of a scale and intensity anticipated within the zone and the adverse effects are adequately avoided, remedied or mitigated. It was endorsed that the rule framework needs to acknowledge that some business activities are more appropriate in residential and rural zones than business zones, for example pre-school facilities in residential zones, as these provide an important social function and are therefore appropriate to be part of the residential community. It was recommended that

<sup>1</sup> Activities considered appropriate in residential and rural zones are being identified within the Rural and Business work streams as well as District Wide topics such as Community and Recreation Facilities.

these activities were given a more enabling activity status and this will be realised through the integration of the proposed district plan going forward. It was also endorsed that the proposed plan should enable rural industries and rural commercial services which are legitimate activities appropriate for the rural zone. This option would logically still enable rural business activities which depend on the productive capacity of the rural environment to continue, but would discourage business activities such as industries which do not depend on primary production derived from the rural zone.

## 2.0 Summary of Feedback Received

### 2.1 Partner/Stakeholder Feedback

#### ***Environment Canterbury***

Environment Canterbury advised that they:

- Support the development of permitted standards to manage adverse and/or reserve sensitivity effects.
- Support the discouragement of larger scale commercial operations within the Living and Rural Zones, in favour of encouraging them to establish in the Key Activity Centres.

### 2.2 Public Feedback

#### ***IPort/Rolleston Industrial Holdings Ltd/Rolleston Industrial Development Ltd***

IPort/RIHL/RIDL indicated support for the preferred option, noting that standards limiting floor area and staffing numbers are appropriate in order to encourage businesses to locate in the district's commercial and business centres, unless there is a need for them to be located in residential or rural zones.

#### ***Engagement HQ***

During the public consultation period, 92 people visited the page on home-based business (aware participants). Of these, 57 people took some form of action, being downloading a document or visiting the FAQ page (informed participants). Of these, 20 people completed the survey (engaged participants).

Demographic analysis of the survey participants indicated that:

- 18 respondents live in Selwyn, with 12 living in towns and 6 in rural areas. 2 respondents did not live in Selwyn.
- The majority of respondents live in the Selwyn Central ward.

Sixteen respondents agreed that home-based businesses should be allowed to establish without resource consent so long as it met certain permitted standards. Of the four respondents that did not agree with this approach, only one felt that there should be no commercial activities in residential zones. One indicated that there should also be controls on 'noxious' activities and the other two indicated that control is needed over effects on character and amenity.

The survey asked participants to identify what standards they thought should be introduced to control home-based businesses. The majority of respondents identified that there should be controls on

parking/traffic, noise, number of employees, hours of operation and signage, all of which were identified in the preferred options report as measures for which there should be standards.

General comments received largely supported home based businesses but identified that they should not adversely affect the character and amenity of the surrounding environment.

### 3.0 Analysis of Feedback Received

As all of the feedback received is consistent with the preferred options report, no further analysis is considered necessary.

### 4.0 Recommended Option Post Engagement

The Project Team recommends that:

- The Preferred Option previously endorsed by DPC progresses to the 'Drafting and Section 32 Evaluation Phase'.

# RE208 Home-based business – communications and engagement summary plan (post engagement report)

## Key messages

(as of 29 October 2018)

### Background

- As part of the Selwyn District Plan Review policies and rules managing home-based business in residential and rural zones are being reviewed, together with business activities in residential zones more generally. This review is closely linked with the review of business activities in the Rural Zone and business in small townships.
- Following the Council’s District Plan Committee’s endorsement of the preferred option report, the Council consulted on the draft changes related to home-based business as part of the initial public consultation between August and October 2018.
- The detailed provisions will be found in the residential and rural zone chapters.

### Home-based business in the current District Plan

- A home-based business is an activity which generates an income and takes place at home. It relies on the home still having a primary domestic purpose and it must involve a household member residing on the site.
- Current Plan doesn’t have specific rules and policies that manage home-based businesses in residential and rural zones, although there’s a relevant definition that applies to the rural area. As a result currently any business can be set up in the residential and rural zones without a resource consent as long as it meets the standards for maximum size of the activity and maximum number employees.
- Disparity between standard for maximum size of a business activity in the Rural Zone (up to 100m²) and residential zones (up to 300m²).
- The scale of businesses that can currently set up in residential areas means that they can potentially adversely affect the look and feel of the residential areas and town centres.

### About endorsed preferred option

- Key draft changes are aimed at providing best balance between enabling home-based businesses while focusing all other businesses into the district’s commercial and business centres, while also providing for appropriate rural-based businesses to locate in the rural area.
- Key draft changes include:
  - Home-based business continues to be a permitted activity in both rural and residential zones as long as it complies with certain rules.
  - Develop specific permitted rules for home-based businesses to ensure that the scale of businesses and any adverse effects (eg noise and traffic) on the neighbouring environment are appropriately managed. For example, have:
    - a maximum number of people employed (keep current up to two full time equivalent employees who don’t live on the site),
    - a maximum floor area of a home-based business (appropriate maximum floor areas are considered to be 40m² in residential zones and 100m² in rural zones)
    - limitations on the hours of operation for visitors to the site
    - the activity take place entirely within a building and no goods, materials or equipment should be stored outside a building.
  - Certain business activities that aren’t home-based will require a resource consent in residential and rural zones. Others will be considered non-complying.

### Recommended changes following consultation on endorsed preferred option

- No changes to the endorsed preferred option for this topic.

## Audiences<sup>1</sup>

Internal	Partners	Key stakeholders <sup>2</sup>	Landowners /occupiers <sup>3</sup>	General public
DPC	ECan	N/A	N/A	Selwyn ratepayers
	Te Ngāi Tuāhuriri Rūnanga (represented by Mahaanui Kurataiao)			News media
	Te Taumutu Rūnanga (represented by Mahaanui Kurataiao)			Wider public

<i>Legend</i>	<i>High level of interest/ High level of influence (“Manage closely”)</i>	<i>High level of interest/ Low level of influence (“Keep informed”)</i>	<i>Low level of interest/ high level of influence (“Keep satisfied”)</i>	<i>Low level of interest/ Low level of influence (“Watch only”)</i>

<sup>1</sup> “...Differing levels and forms of engagement may be required during the varying phases of consideration and decision-making on an issue, and for different community groups or stakeholders. The Council will review the appropriateness and effectiveness of the engagement strategy and methods as the process proceeds.” [*Significance and Engagement Policy: Adopted 26 November 2014; p.6*]

<sup>2</sup> Key stakeholders “...will advocate for or against decisions that will need to be made...” and “For the District Plan Review, stakeholders include any party that can influence decisions or be influenced by decisions made on policies or rules.” (*DPR Engagement Framework*)

<sup>3</sup> Landowners are “the individuals and businesses that could be affected by the proposed changes in the District Plan.” (*District Plan Review Community Engagement Implementation Plan; p.6*)

Engagement until early 2020  
(from the time initial public consultation period finishes and Proposed District Plan gets notified)

Review phases	Internal	ECan	Rūnanga	Key stakeholders	Landowners/occupiers	General public
Preferred option consultation						
Post engagement report update						
Draft provisions consultation						
Proposed District Plan formal public consultation						

2018 – 2020 communications and engagement approach

Audiences	August & September 2018 (post PO report’s endorsement by DPC and until initial public consultation period finishes)	Oct-Dec 2018 & Feb-March 2019 (engagement following endorsement of post engagement report )	January – May 2019 (engagement on detailed draft provisions)	Early 2020 (Proposed District Plan gets notified for formal public consultation)
ECan	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	
Rūnanga	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	
Key stakeholders	Part of initial public consultation			
Landowners/occupiers	Part of initial public consultation			
General public	Part of initial public consultation	Post engagement report published on Your Say Selwyn		
DPC			DPC workshop	

### **13. Post Engagement Report and updated Communications and Engagement Summary Plan for Minor Residential Units (previously Family Flats)**

Author:	Jocelyn Lewes, Strategy & Policy Planner
Contact:	(03) 347 1809

#### **Purpose**

To brief the Committee on the post engagement report for the 'Minor Residential Units' Topic, which summarises and analyses the feedback received and recommends any change to the Preferred Option(s).

The attached Communications and Engagement Summary Plan for the Family Flats Topic has been updated to outline the proposed communication and engagement activities from the time of initial public consultation through to the formal notification of the Proposed District Plan.

#### **Recommendation**

***"That the Committee notes the report."***

***"That the preferred option previously endorsed by DPC be progressed to the Drafting and Section 32 Evaluation Phase."***

***"That the Committee notes the updated summary plan."***

#### **Attachments**

'Post Engagement Report for Minor Residential Units (previously Family Flats)'

'Family flats – communications and engagement summary plan (post engagement report)'

# POST ENGAGEMENT PREFERRED OPTION UPDATE REPORT TO DISTRICT PLAN COMMITTEE

**DATE:** 16 October 2018

**TOPIC NAME:** Residential

**SCOPE DESCRIPTION:** Minor Residential Units (previously Family Flats) (RE014)

**TOPIC LEAD:** Jocelyn Lewes

**PREPARED BY:** Jocelyn Lewes (Strategy and Policy Planner)

## EXECUTIVE SUMMARY

<i>Summary of Preferred Option Endorsed by DPC for Further Engagement:</i>	That the occupancy restriction on family flats be removed and that minor residential units in residential and rural zones be managed by amended definitions, policies and standards within the Proposed District Plan.
<i>Summary of Feedback Received:</i>	Feedback is supportive of the preferred option endorsed by DPC
<i>Recommended Option Post Engagement:</i>	That the preferred option previously endorsed by DPC be progressed to the Drafting and Section 32 Evaluation Phase.
<i>DPC Decision:</i>	



## 1.0 Introduction

### 1.1 Overview of Preferred Option Endorsed by DPC

The preferred option endorsed by DPC on 8 August 2018 involved amending and updating the provisions related to minor residential units to ensure that the District Plan is clear and easy to administer.

Key proposed changes included:

- Development of a new definition for ‘minor residential unit’ that removes occupancy restrictions, consistent with the draft National Planning Standards.
- Development of new objectives and policies that encourage housing choice at the same time as maintaining the character and visual amenity of the surrounding environment and provide clearer and more specific direction in relation to minor residential units.
- Development of standards for minor residential units, including that:
  - a maximum of one minor unit be allowed per site;
  - the floor area, excluding garaging be limited, depending on the zone. In residential zones it is recommended that the maximum floor area of 70m<sup>2</sup> be retained, while in rural zones it is recommended that this be increased to 90m<sup>2</sup>;
  - a minor residential unit be located within a certain distance of the main dwelling, particularly within the Rural Zone;
  - additional car parking and open space area be provided for the use of the occupants of the minor residential unit;
  - the minor residential unit use the same accessway as the main dwelling;
  - the height be limited to single storey as well as a maximum height;
  - That site complies with the relevant bulk and location standards applicable to the zone.
- Development of activity statuses
- Subdivision of a minor residential unit from the main dwelling be a non-complying activity if it were not able to meet the minimum net site area requirements for a stand-alone dwelling.

## 2.0 Summary of Feedback Received

### 2.1 Partner/Stakeholder Feedback

#### ***Environment Canterbury***

Environment Canterbury advised that they:

- Support clarifying the definition of family flat
- Support managing the potential subdivision from the main building as a non-complying activity to avoid urban development in rural areas

#### ***Canterbury District Health Board (CDHB)***

The CDHB support allowing non-family members to live in family flats as long as neighbourhood/ area amenity is preserved, as this may increase the diversity and supply of housing available within the district.



They support the limitations proposed in the preferred options report in relation to size and site coverage, access, boundary setbacks and limit of one minor residential unit per site.

### ***Christchurch International Airport Company (CIAL)***

CIAL requested that there be regulation that would avoid the proliferation of dwellings associated with rural residential or rural family flats within the 50dBA Ldn noise contours associated with the Christchurch International Airport.

## **2.2 Public Feedback**

### ***Engagement HQ***

During the public consultation period, 470 people visited the page on family flats (aware participants). Of these, 184 people took some form of action, being downloading a document or visiting the FAQ page (informed participants). Of these, 34 people completed the survey (engaged participants).

Demographic analysis of the survey participants indicated that:

- All of the respondents live in Selwyn, with 26 living in rural areas and 8 living in towns.
- The majority of respondents live in the Selwyn Central ward.

30 respondents agreed with the preferred option of removing the requirement that only family members occupy minor residential units, while four did not.

The majority of respondents supported the proposed standards, however 5 survey respondents indicated that minor residential units in the rural zone should be larger than the endorsed option of 90m<sup>2</sup> and that there was no need to manage the location of the unit through standards related to proximity and shared access.

### ***Emails***

In addition to the feedback received through the Engagement HQ website, seven emails were received pertaining to family flats. The majority of these were from individuals, however the Malvern Community Hub also provided feedback. While all of these respondents supported the proposed removal of the occupancy restriction, three respondents indicated a desire for changes in the proposed standards in relation to access, proximity and maximum floor area in a rural environment.

## **3.0 Analysis of Feedback Received**

### **3.1 Standards in rural areas**

As set out in Section 1.1 above, the preferred option endorsed by DPC included standards for minor residential units which are designed to ensure that the unit does not give rise to the appearance of a separate residential activity on a site. While this is not an issue in residential zones, due to the smaller lot sizes, in rural areas, if this is not managed, it could lead to the dispersal of housing over a property, which may impact on productivity, rural character and amenity.

The preferred option increases the size of minor residential units in rural areas from the current 70m<sup>2</sup> to 90m<sup>2</sup>, as permitted without requiring a resource consent. This proposed increase in size is consistent with the average size of family flats currently being consented in the Rural Zone, and is not considered to give rise to any significant impacts on the character and amenity of the rural area.

No changes are proposed to the preferred approach.

### 3.2 Proliferation of minor dwellings within the Air Noise Contours

Land located within the existing 50 dBA Ldn Air Noise Contours is currently zoned Rural (Inner Plains) and the rural density workstream does not propose any change to the existing density provisions within this area; that is it will maintain a density of one dwelling per four hectares. Currently within this zone the district plan provides for a family flat to be constructed in association with a principal dwelling and the preferred option does not alter this. It is only the nature of the occupation that is proposed to be altered.

It is noted that the CIAL has advised that they are currently in the process of remodeling the Air Noise contours and that this information will be provided to Council for inclusion in the proposed district plan. This issue is being addressed by the noise and vibration workstream.

## 4.0 Recommended Option Post Engagement

The Project Team recommends that:

- The Preferred Option previously endorsed by DPC progresses to the Drafting and Section 32 Evaluation Phase.

# RE214 Family flats – communications and engagement summary plan (post engagement report)

## Key messages

(as of 29 October 2018)

### Background

- As part of the Selwyn District Plan Review policies and rules managing family flats are being reviewed.
- Following the Council’s District Plan Committee’s endorsement of the preferred option report, the Council consulted on the draft changes as part of the initial public consultation between August and October 2018.
- The detailed provisions will be found in the residential and rural zones chapters.
- Between 2013 and 2017, 116 building consent for family flats had been lodged.
- Since 2010,105 resource consent applications for family flats were required. Of the resource consents, 66 were non-complying applications, which were still granted, subject to certain conditions.

### Family flats in the current District Plan

- A family flat under the current District Plan is a dwelling up to 70 m<sup>2</sup>, excluding garaging, which is located on the same site as the main dwelling and is occupied by a member of the same immediate family that lives in the main dwelling.
- Family flats, sometimes also called granny flats, can take different formats, from being attached to the main dwelling to being a completely standalone house on the same property as the main dwelling.
- Currently a family flat can be built in all residential and rural zones of the district.

### About endorsed preferred option

- Draft changes are aimed at encouraging diversity of housing types and sizes to meet the changing needs of population.
- Key draft changes include:
  - amending definition of family flat to make it clear it’s a minor residential unit which needs to be held in the same ownership as the main dwelling and is associated with the main dwelling.
  - removing the requirement that only family members can live in a family flat. As result there would be no limit on who may occupy the flat.
  - developing rules/standards which a minor residential unit needs to comply with, if it’s to be allowed without a resource consent:
    - Only one minor residential unit per site is permitted
    - Limit the floor area, excluding garaging, based on the zone (not district-wide as at present). In residential zones it is recommended that the maximum floor area of 70m<sup>2</sup> be retained, while in the Rural Zone it is recommended to be increased to 90m<sup>2</sup> before a resource consent is required.
    - Minor residential unit needs to be located within a certain distance of the main dwelling
    - Additional car parking and open space is provided for the unit
    - Unit uses the same accessway as the main dwelling
    - Maximum height is single storey
    - Site needs to comply with relevant bulk and location standards applicable to a zone.
  - Subdividing a minor residential unit from the main building becomes a non-complying activity unless it complies with the density requirements.

### Recommended changes following consultation on endorsed preferred option

- No changes to the endorsed preferred option for this topic.

## Audiences<sup>1</sup>

Internal	Partners	Key stakeholders <sup>2</sup>	Landowners /occupiers <sup>3</sup>	General public
DPC	ECan	N/A	N/A	Selwyn ratepayers
	Te Ngāi Tuāhuriri Rūnanga (represented by Mahaanui Kurataiao)			News media
	Te Taumutu Rūnanga (represented by Mahaanui Kurataiao)			Wider public

Legend	High level of interest/ High level of influence (“Manage closely”)	High level of interest/ Low level of influence (“Keep informed”)	Low level of interest/ high level of influence (“Keep satisfied”)	Low level of interest/ Low level of influence (“Watch only”)

<sup>1</sup> “...Differing levels and forms of engagement may be required during the varying phases of consideration and decision-making on an issue, and for different community groups or stakeholders. The Council will review the appropriateness and effectiveness of the engagement strategy and methods as the process proceeds.” [*Significance and Engagement Policy: Adopted 26 November 2014; p.6*]

<sup>2</sup> Key stakeholders “...will advocate for or against decisions that will need to be made...” and “For the District Plan Review, stakeholders include any party that can influence decisions or be influenced by decisions made on policies or rules.” (*DPR Engagement Framework*)

<sup>3</sup> Landowners are “the individuals and businesses that could be affected by the proposed changes in the District Plan.” (*District Plan Review Community Engagement Implementation Plan; p.6*)

Engagement until early 2020  
(from the time initial public consultation period finishes and Proposed District Plan gets notified)

Review phases	Internal	ECan	Rūnanga	Key stakeholders	Landowners/occupiers	General public
Preferred option consultation						
Post engagement report update						
Draft provisions consultation						
Proposed District Plan formal public consultation						

2018 – 2020 communications and engagement approach

Audiences	August & September 2018 (post PO report’s endorsement by DPC and until initial public consultation period finishes)	Oct-Dec 2018 & Feb-March 2019 (engagement following endorsement of post engagement report )	January – May 2019 (engagement on detailed draft provisions)	Early 2020 (Proposed District Plan gets notified for formal public consultation)
ECan	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	
Rūnanga	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	
Key stakeholders	Part of initial public consultation			
Landowners/occupiers	Part of initial public consultation			
General public	Part of initial public consultation	Post engagement report published on Your Say Selwyn		
DPC			DPC workshop	

#### **14. Post Engagement Report and updated Communications and Engagement Summary Plan for Housing Development in Residential Zones**

Author:	Jocelyn Lewes, Strategy & Policy Planner
Contact:	(03) 347 1809

##### **Purpose**

To brief the Committee on the post engagement report for the 'Housing development in residential zones' Topic, which summarises and analyses the feedback received and recommends any change to the Preferred Option(s).

The attached Communications and Engagement Summary Plan for the 'Housing development in residential zones' Topic has been updated to outline the proposed communication and engagement activities from the time of initial public consultation through to the formal notification of the Proposed District Plan.

##### **Recommendation**

***"That the Committee notes the report."***

***"That the preferred option previously endorsed by DPC be progressed to the Drafting and Section 32 Evaluation Phase."***

***"That the Committee notes the updated summary plan."***

##### **Attachments**

'Post Engagement Report for 'Housing development in residential zones''

'Housing development in residential zones – communications and engagement summary plan (post engagement report)'

# POST ENGAGEMENT PREFERRED OPTION UPDATE REPORT TO DISTRICT PLAN COMMITTEE

<b>DATE:</b>	<b>16 October 2018</b>
<b>TOPIC NAME:</b>	<b>Residential</b>
<b>SCOPE DESCRIPTION:</b>	<b>Housing development in residential zones (RE207, RE016 and RE018)</b>
<b>TOPIC LEAD:</b>	<b>Jocelyn Lewes</b>
<b>PREPARED BY:</b>	<b>Jocelyn Lewes (Strategy and Policy Planner)</b>

## EXECUTIVE SUMMARY

<i>Summary of Preferred Option Endorsed by DPC for Further Engagement:</i>	<p>That the Proposed District Plan:</p> <ul style="list-style-type: none"> <li>• rationalise the large number of living zones down to four zones, as proposed by the draft National Planning Standards and that specific objective and policies be drafted for each zone;</li> <li>• encourage medium density residential development not only within specific zones but also in appropriate areas within townships where relevant criteria can be met; and</li> <li>• provide for alternative forms of housing, such as retirement villages, supported accommodation and boarding houses, including the incorporation of appropriate definitions, policies and rules.</li> </ul>
<i>Summary of Feedback Received:</i>	<p>Feedback from Environment Canterbury, Canterbury District Health Board, Ministry of Social Development, Retirement Villages Association, various infrastructure and industry bodies, Public feedback received via Engagement HQ and email</p>
<i>Recommended Option Post Engagement:</i>	<p>That the preferred options previously endorsed by DPC be progressed to the drafting and Section 32 evaluation phase.</p>
<i>DPC Decision:</i>	



## 1.0 Introduction

### 1.1 Overview of Preferred Options Endorsed by DPC

Engagement on this topic combined three preferred option reports endorsed by DPC in respect of residential character, amenity, density and housing typologies. A summary of the endorsed option for each report is provided below.

#### ***Alternative Housing (RE016)***

This report discussed providing for alternative forms of housing, such as retirement villages, supported accommodation and boarding houses and recognised that, while these are essentially residential activities, they are generally of a greater intensity than that of a detached dwelling and, in the case of retirement villages, offer a range of other complementary activities (such as recreation, social, community and health) in an integrated manner. The endorsed approach was to amend the District Plan, through the development of objectives, policies and definitions, to provide a context for the consideration of issues associated with the provision of alternative housing and provide specific guidance (rules) in relation to the form that this housing may take. Recognition that there are particular considerations related to alternative housing will help to improve the process for assessing applications.

#### ***Comprehensive Medium Density Development (RE018)***

While the Operative District Plan enables a range of housing typologies, the comprehensive medium density provisions are not being taken up by developers, in part due to issues with the current structure and clarity of terminology and definitions. This has led to medium density development being delivered as stand-alone dwellings on small lots rather than as attached and semi-detached dwellings as envisioned. The endorsed approach to addressing these issues included amending the existing provisions (definition and rules) and providing an opportunity for comprehensive residential development not only within specified zones and areas where medium density development is specifically encouraged but in all townships where relevant criteria can be met. This could encourage the provision of a range of housing typologies and may facilitate the uptake of the development potential by property owners, housing providers and developers.

#### ***Residential Character, Amenity, Density and Housing Typologies (RE207)***

This report endorsed a range of approaches for managing residential development in the Proposed District Plan that will result in the rationalisation of the large number of existing residential zones in line with the proposed National Planning Standards. In place of the 72 Living Zones, four zones were endorsed being General Residential Zone, Medium Density Residential Zone, Large Lot Residential Zone and Settlement Zone. Specific objectives and policies will be drafted for each zone that will clearly describe the outcomes sought for each zone and will also enable a range of appropriate housing typologies. Zones will be distributed spatially to locate more intensive residential development around key activity centres, flowing out to lower densities on the boundaries of townships. Development standards for each zone will be developed and within these, rules will also be developed for different housing typologies, to manage character and amenity.

## 2.0 Summary of Feedback Received

### 2.1 Partner/Stakeholder Feedback

#### ***Environment Canterbury***

Environment Canterbury advised that they:

- support the simplification of the residential zone framework;
- support the encouragement of diverse housing stock and more comprehensive medium density housing; and
- support the encouragement of choice, consolidation, and sustainable urban design in town centres.

#### ***Canterbury District Health Board (CDHB)***

The CDHB advised that they consider that housing is a key determinant of health and that having a range of diverse, safe, dry and affordable housing close to where people work and play is important for promoting physical health and mental wellbeing. However, their position is that residential development should be carefully planned to ensure utility infrastructure can effectively service growing townships. The CDHB supports having a wide range of different density housing options for affordability and to meet different household sizes and advised that they see merit in reducing the number of residential zones.

The CDHB recommended that housing developments:

- be linked to utility infrastructure. The CDHB noted that the zoning of land needs to be linked with Council's Long Term Plan funding for key infrastructure to prevent issues like the current wastewater infrastructure in Darfield/Kirwee.
- should include Life Mark design principles and high Energy Standards. These result in housing designed to be usable, safe and sustainable for people of all ages, abilities and stages.

The CDHB also recommended that a rule be considered around requiring greenway/walkway connections at the end of new cul-de-sacs to improve walkability, encourage active transport and improve connectivity between housing developments and other zones.

#### ***Ministry of Social Development***

While the Ministry does not currently have landholdings within the district, it expressed an interest in any district plan provisions that might have an impact on its ability to perform its core functions. The Ministry supports the inclusion of enabling provisions for alternative forms of housing in the Proposed District Plan, but has requested a more permissive activity status than that indicated in the preferred options report, with specific built form standards appropriate to that activity.

#### ***Retirement Villages Association of New Zealand (RVA)***

The RVA is a voluntary, nationally-based membership association representing the interest of operators, developers and managers of retirement villages throughout New Zealand. The feedback provided by RVA is generally supportive of the approach taken to acknowledge retirement villages and the role that they can play in providing essential, affordable and purpose-built accommodation for older people, as one of the solutions to the housing challenges the District faces.



The RVA requested that:

- the Proposed District Plan makes explicit provision for “registered retirement villages” in each of the residential zones and that it also provides for aged residential care facilities, where a day-to-day care and assistance is provided, to be part of a retirement village development in all residential zones;
- that residential zone objectives and policies acknowledge that retirement villages are a residential use, and that their development is actively supported in all residential zones; and
- that built form standards applicable to residential zones be suspended for retirement villages in favour of a more practical set of standards that meet operators’ and residents’ needs while fitting into the residential environment.

Where there are existing registered villages, the RVA also submitted that these developments be provided with an overlay which would permit a greater degree of development and redevelopment either without the need for consent, or alternatively for a more certain activity status such as a controlled activity.

### ***Infrastructure Providers***

KiwiRail, Christchurch International Airport Company (CIAL), Transpower and IPort/Rolleston Industrial Holdings Ltd/Rolleston Industrial Development Ltd provided feedback on noise sensitive uses and/or reverse sensitivity activities such as residential development.

KiwiRail and CIAL both sought the imposition of acoustic attenuation matters, such as setbacks and building design requirements, where development would be located in proximity to a noise source. These bodies also suggested a proposed definition of activities sensitive to noise in their feedback.

Transpower noted that the National Grid traverses the existing settlements of West Melton, Darfield and Arthurs Pass and that restrictions would be sought relating to sensitive activities, such as housing developments, within the National Grid Yard, which is the area beneath and immediately next to national grid lines.

## **2.2 Public Feedback**

### ***Engagement HQ***

During the public consultation period, 226 people visited the page on housing development in residential zones (aware participants). Of these, 120 people took some form of action, being downloading a document or visiting the FAQ page (informed participants). Of these, 24 people completed the survey (engaged participants).

Demographic analysis of the survey participants indicated that:

- 22 respondents live in Selwyn, with 19 living in towns and 3 living in rural areas. 2 respondents did not live in Selwyn.
- The majority of respondents live in the Selwyn Central ward.

The majority of respondents agreed that the district needs to provide for alternative types of housing such as housing for the elderly and people with special needs, and for boarding houses and that there is a need for more medium density development. There were three responses which were not supportive of boarding houses.

The survey asked participants what they thought would make it easier to build a more diverse housing stock within the district. Comments received in response to the question included allowing for greater diversity through a variety of section sizes, including smaller sections, as well as smaller houses, like semi-detached dwellings and apartments.

The majority of respondents supported the preferred option of reducing the number of zones as well as the four zones proposed. Feedback indicated that this option could make the planning process easier to follow and less time consuming but indicated that the District Plan needed to be clear about the form and character of residential development desired in each zone and where the zone boundaries might be drawn.

General comments received largely supported the preferred approaches to encouraging a more diverse stock of housing to cater for the changing population within the district, while still maintaining the existing character and amenity of the area.

### ***Emails***

In addition to the feedback received through the Engagement HQ website, a number of emails were received from individuals relating to housing development. While the matters raised were varied, there was generally support for the direction of the preferred option reports to make provision in the Proposed District Plan for alternative forms of housing, be that retirement villages, medium density developments or boarding houses.

One individual submission requested alternative forms of housing should also be specifically identified as non-notified and not requiring affected party approvals. This submission also sought to allow for medium density housing throughout the proposed General and Medium Density Residential Zones, rather than concentrated within the one area (zone).

## 3.0 Analysis of Feedback Received

All of the feedback received is considered to be supportive of the approaches endorsed in the preferred option reports, however there were a number of minor issues raised that could have an impact on the subsequent drafting of provisions in the Proposed District Plan. These are discussed below.

### 3.1 More permissive approach to housing, including retirement villages and supported accommodation

The Ministry of Social Development, the RVA and an individual submission requested a more permissive activity status to alternative and medium density housing development than that put forward in the Preferred Options Report be considered within the Proposed District Plan.

Currently, the lack of recognition in the Operative District Plan for alternative forms of housing, combined with the lack of specific standards, means that applications for alternative forms of housing are most likely to be determined to be non-complying. This gives rise to uncertainty to developers, given the possible notification requirements and extent of matters able to be considered by Council in making a decision. Despite this, as evidence in the Preferred Options Report, development has still been achieved.

While alternative forms of housing should be facilitated within most residential areas, these forms of housing are likely to give rise to effects on surrounding communities and for this reason it is considered appropriate that the Proposed District Plan incorporate appropriate standards and retain a measure of discretion over these developments. Overall, no change to the endorsed approach is recommended.

### 3.2 Boarding Houses

A number of survey respondents objected to boarding houses in residential areas. These responses appear to be related to issues associated with an existing dwelling currently being occupied by students in Lincoln.

The Operative District Plan does not recognise boarding houses as a specific residential activity and therefore it is harder to manage this activity or the possible effects such as increased traffic generation and a greater need for on-site car parking. Hence it is considered appropriate that the Proposed District Plan recognise boarding houses as an activity in its own right, which is the direction of the Alternative Housing preferred options report.

### 3.3 Reverse Sensitivity and Noise

The large infrastructure providers within the District, being KiwiRail, CIAL, Transpower and IPort all provided feedback in relation to reverse sensitivity issues, mainly associated with the noise of their activities and sought that the Proposed District Plan recognise these activities, either through the application of or exemption from regulations.

Presently land which is of concern or control to both the CIAL and IPort is located outside of residential township boundaries. However, there are a number of townships where the activities of KiwiRail and Transpower need to be considered in relation to residential activities.

The matters raised by these providers are being addressed by other work streams, principally the noise and vibration workstream and the network utilities and infrastructure workstream.

## 4.0 Recommended Option Post Engagement

The Project Team recommends that:

- The Preferred Option previously endorsed by DPC progresses to the 'Drafting and Section 32 Evaluation Phase'.

RE207, RE016 and RE018 Housing development in residential zones – communications and engagement summary plan (post engagement report)

Key messages

(as of 5 November 2018)

Background

- As part of the Selwyn District Plan Review policies and rules which influence the look and feel of residential areas are being looked at. The assessment of how best to manage residential development includes a review of density and types of housing in the district’s residential areas.
- Following the Council’s District Plan Committee’s endorsement of the preferred option report, the Council consulted on the draft changes as part of the initial public consultation between August and October 2018.
- The detailed proposed provisions will be found in the residential zones chapters.

Housing development in the residential zones in the current District Plan

- There are currently over 70 residential zones (Living Zones) in the current District Plan, with the main difference between them being the minimum average allotment size.
- Of the 70+ Living Zones in the District Plan, section sizes range from 300 m² through to 10,000 m². The largest number of Living Zones (21) set an average allotment size of 800 m² .
- The most common type of housing built in the district is a single storey detached dwelling. It makes up 96% of building consents issued for dwellings between 2013 and 2017.
- The majority of housing development in the last 10 years has happened at the outskirts of larger townships such as Rolleston and Lincoln rather than near key activity centres and business zones. This is likely to have been in response to the Canterbury earthquakes when development focused towards greenfield priority areas.
- Current development standards in the District Plan which relate to character, amenity, density of residential areas and which need to be met as part of resource and/or building consents cover allotment size, minimum density, height, recession planes, setbacks, private open space, site coverage and fencing.
- The residential provisions of the current District Plan are considered to be unwieldy to interpret and administer due to the large number of Living Zones and generic policy framework.
- Currently the district doesn’t have a diverse range of housing choices.
- The current Plan doesn’t accommodate the district’s projected growth in population and change in demographics (ageing population and predominately one- and two-person households).

About endorsed preferred option

- The Council is looking at the Proposed District Plan to:
  - rationalise the large number of living/residential zones down to four zones, as proposed by the draft National Planning Standards and that specific objective and policies be drafted for each zone;
  - encourage medium density residential development not only within specific zones but also in appropriate areas within townships where relevant criteria can be met; and
  - provide for alternative forms of housing, such as retirement villages, supported accommodation and boarding houses, including the incorporation of appropriate definitions, policies and rules.
- The new proposed residential zones would be:
  - Medium Density Residential Zone – enables medium density residential development around key activity centres in Rolleston, Lincoln, Darfield and Leeston, neighbourhood centres in Rolleston and Lincoln. In this zone we would encourage medium density types of housing of up to three storeys which would maintain an urban residential character.
  - General Residential Zone – enables low density residential neighbourhood within established townships next to the Medium Density Residential Zone or local centres in smaller townships. In this zone we would see low density types of housing of up to two storeys which would maintain a suburban residential character.
  - Large Lot Residential Zone – would be located between the General Residential Zone and the boundary of the township or boundary with a rural zone. This zone would enable low density residential neighbourhoods characterised by ‘lifestyle’ properties.
  - Rural Settlement Zone – would apply to townships with no business zones. This zone would enable low density residential development and a mix of commercial, light industrial and community activities which support a small settlement and surrounding rural area.

Recommended changes following consultation on endorsed preferred option

- No changes to the endorsed preferred option for this topic.

Audiences<sup>1</sup>

Internal	Partners	Key stakeholders <sup>2</sup>	Landowners /occupiers <sup>3</sup>	General public
DPC	ECan	Canterbury District Health Board	N/A	Selwyn ratepayers
	Te Ngāi Tuāhuriri Rūnanga (represented by Mahaanui Kurataiao)	Ministry of Social Development		News media
	Te Taumutu Rūnanga (represented by Mahaanui Kurataiao)	Retirement Villages Association		Wider public

Legend	High level of interest/ High level of influence (“Manage closely”)	High level of interest/ Low level of influence (“Keep informed”)	Low level of interest/ high level of influence (“Keep satisfied”)	Low level of interest/ Low level of influence (“Watch only”)

<sup>1</sup> “...Differing levels and forms of engagement may be required during the varying phases of consideration and decision-making on an issue, and for different community groups or stakeholders. The Council will review the appropriateness and effectiveness of the engagement strategy and methods as the process proceeds.” [Significance and Engagement Policy: Adopted 26 November 2014; p.6]  
<sup>2</sup> Key stakeholders “...will advocate for or against decisions that will need to be made...” and “For the District Plan Review, stakeholders include any party that can influence decisions or be influenced by decisions made on policies or rules.” (DPR Engagement Framework)  
<sup>3</sup> Landowners are “the individuals and businesses that could be affected by the proposed changes in the District Plan.” (District Plan Review Community Engagement Implementation Plan; p.6)

Engagement until early 2020  
(from the time initial public consultation period finishes and Proposed District Plan gets notified)

Review phases	Internal	ECan	Rūnanga	Key stakeholders	Landowners/occupiers	General public
Preferred option consultation						
Post engagement report update						
Draft provisions consultation						
Proposed District Plan formal public consultation						

2018 – 2020 communications and engagement approach

Audiences	August & September 2018 (post PO report’s endorsement by DPC and until initial public consultation period finishes)	Oct-Dec 2018 & Feb-March 2019 (engagement following endorsement of post engagement report )	January – May 2019 (engagement on detailed draft provisions)	Early 2020 (Proposed District Plan gets notified for formal public consultation)
ECan	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	
Rūnanga	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	
Key stakeholders	Part of initial public consultation	Direct contact via email/letter	Direct contact via email/letter	
Landowners/occupiers	Part of initial public consultation			
General public	Part of initial public consultation	Post engagement report published on Your Say Selwyn		
DPC			DPC workshop	

## 15. Post Engagement Report and updated Communications and Engagement Summary Plan for Business: Urban Design and Interfaces

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### Purpose

To brief the Committee on the post engagement report for the 'Urban Design and Interfaces' Topic, which summarises and analyses the feedback received and recommends any change to the Preferred Option(s).

The attached Communications and Engagement Summary Plan for the 'Urban Design and Interfaces' Topic has been updated to outline the proposed communication and engagement activities from the time of initial public consultation through to the formal notification of the Proposed District Plan.

### Recommendation

***"That the Committee notes the report."***

***"That the Preferred Option that has been previously endorsed by DPC progress to the 'Drafting and Section 32 Evaluation Phase.'"***

***"That the Committee notes the updated summary plan."***

### Attachments

'Post Engagement Report for Business: Urban Design and Interfaces'

'Urban Design and Interfaces – communications and engagement summary plan (post engagement report)'

# POST ENGAGEMENT PREFERRED OPTION UPDATE REPORT TO DISTRICT PLAN COMMITTEE

**DATE:** 21 November 2018

**PURPOSE:** Post Engagement Update on Preferred Options for:

- Urban Design and Interfaces – BS203

**PREPARED BY:** Jessica Tuilaepa, Senior Strategy and Policy Planner

## EXECUTIVE SUMMARY

<i>Summary of Preferred Option Endorsed by DPC for further engagement</i>	<p><b>Urban Design</b></p> <ul style="list-style-type: none"> <li>• No proposed changes to existing Objectives and Policies.</li> <li>• Look to amend/include definitions for Active Frontage and Public Space</li> <li>• Activity based recommendations relating to trade based retail in B1 zones and car parking requirements.</li> <li>• Performance standards recommendations relating to active frontage</li> <li>• Qualitative urban design recommendations relating to assessment matters and commercial design guide</li> </ul> <p><b>Interfaces</b></p> <ul style="list-style-type: none"> <li>• No proposed changes to existing Objectives and Policies.</li> <li>• No requirement for additional definitions</li> <li>• Recommendations relating to the treatment of interfaces between industrial/commercial/rural and residential zones using setbacks and recession planes and management of activities.</li> </ul>
<i>Summary of Feedback Received</i>	<ul style="list-style-type: none"> <li>• Feedback received from 7 parties, via Engagement HQ and email.</li> <li>• Landowners generally supportive, concerns raised over urban design controls discussed and rationalized</li> <li>• Partners supportive of approach</li> <li>• General public supportive of preferred approach</li> </ul>
<i>Recommended Option Post Engagement</i>	<ul style="list-style-type: none"> <li>• That the Preferred Option that has been previously endorsed by DPC progress to the 'Drafting and Section 32 Evaluation Phase.</li> </ul>
<i>DPC Decision:</i>	

## 1.0 Introduction

### 1.1 Overview of Preferred Option Endorsed by DPC

This preferred option was broken down into two streams – Urban Design in commercial zones and Business Interfaces, where business zones adjoin rural, residential or other types of business zones. Below is a summary of each option as endorsed by the District Plan Committee earlier in 2018.

#### Urban Design

##### **Activity based recommendations:**

- Consider whether trade and yard-based retailers (or at least certain forms of them) should still be permitted in the B1 Zone.
- Consider amending the current rule package and include alternative car parking options within town centres, such as: communal car parking, shared solutions, car park provisions off-site, car-parking in-lieu; take into account assessment matters such as proximity to park and ride facilities.

##### **Performance Standards recommendations**

- Re-draft rules so that the active frontage requirement is applied as a minimum ground floor glazing percentage, with 60% a common threshold. The rule could also be expanded to require the provision of verandas and the main pedestrian entrance in the road-facing façade.
- Where the term ‘active frontage’ is used as an urban design assessment matter, the assessment matter itself could be expanded.
- Consider combining current active frontage and building lines requirements.
- Consider revising the rules of the Business Zone chapter to retain the controlled activity status for new developments within the KACs, but impose a selection of performance standards to ensure minimum urban design aspects are all addressed (such as the current permitted activity performance standards under rule 16.9.1).

##### **Qualitative urban design recommendations**

- Consider adopting the ‘headline’ short list approach to assessment matters that were confirmed through the Christchurch District Plan process.
- Incorporate context as an assessment matter in order to be able to take into account the surrounding environment.
- Include interface treatment as an assessment matter in order to be able to address effects between adjoining boundaries.
- Feedback is sought from Mahaanui on behalf of local runanga as to whether such an assessment matter relating to cultural values is appropriate in the context of Selwyn’s smaller rural townships.
- Retain the current references to the Council’s existing Commercial Design Guide within the rule notes of the Business Zone chapter of the Proposed District Plan.

##### **Objectives and Policies**



- No additional objectives and policies within the Proposed District Plan are considered to be required for the management of urban design in town centres.

### **Definitions**

- Consider revising the 'active frontage' definition from Operative District Plan
- Consider if 'public space' needs to be included within the definition chapter.

## **Business Zone Interfaces**

### ***Business 1/Commercial performance standards***

- Expand the geographic scope of the current KAC urban design assessment matters relating to interface treatment so they can be considered for all development that triggers an urban design assessment.
- Subject to the findings of the transport review, consideration is given to removing the requirement to provide on-site parking for smaller developments.

### ***Business 2/Industrial interface management framework***

- Consider three different interface management frameworks for:
  - B2/industrial zones in all towns except Rolleston and Lincoln;
  - B2/industrial (Jones Road) in Rolleston which is located well away from residential areas and functionally forms part of the wider Izone and Iport developments; and
  - B2A and B2B/industrial zones in Rolleston and Lincoln which have a more recent greenfield history and have associated Outline Development Plans and tailored boundary interface provisions.
- Careful consideration of the range of activities that can occur within Business 2/Industrial zones where they have either internal boundaries with residential zones or are over the road from a residential or Business 1/Commercial zone.

### ***Business 2/Industrial road boundary interface***

- Require a minimum 3m building setback when opposite residential zones.
- Require the space between the building and the road to be landscaped with a minimum of 1 tree per 10m of frontage when opposite residential zones.
- Require, when opposite residential zones, offices and ancillary or trade-based retail activity to be located at the front of the site, with the road-facing façade required to include windows/active frontage.

### ***Business 2/Industrial internal boundary interface – Residential zones***

- Require buildings to be set back at least 3m from internal boundaries adjoining residential zones.
- Require a minimum 2m deep landscape strip along internal boundaries adjoining residential zones.

### ***Business 2/Industrial internal boundary interface – Rural zones***

- Retain the recession plane requirement along Rural Outer Plains Zone boundaries.

- Require a minimum 2m deep landscape strip along internal boundaries adjoining rural zones.

#### **General**

- Consider amending and rationalising the existing building bulk and location performance standards applying to the business zones to ensure consistency, where appropriate.

#### **Objectives and Policies**

- No additional objectives and policies within the Proposed District Plan are considered to be required for the management of **interfaces with non-business zones**.

#### **Definitions**

- No additional definitions for the Proposed District Plan are considered to be required for the management of **interfaces with non-business zones**.

## 2.0 Summary of Feedback Received

### 2.1 Landowner Feedback

- Industrial landowners are eager to be actively involved during the drafting stage to ensure that outcomes are beneficial to all parties involved.
- Feedback was received from both Port Companies, whilst supportive, issues were raised relating to reverse sensitivity, height controls and urban design controls outside of the Town Centre. These are discussed further in section 3.0.

### 2.2 Partners/Stakeholder Feedback

- Feedback from Partners was fully supportive of the preferred approach.

### 2.3 Public Feedback

- Public feedback, although limited (5 submissions) was supportive of the preferred approach.
- One submission, although not specifically related to the topics under consultation, suggested the inclusion of rules relating to the number of public toilets to be provided on a site based on building size and or activity type. This is deemed to be a Building Act issue and is not something that other District Plans tend to manage, and subsequently this request has not altered the preferred option for Urban Design and Business zone interfaces.

## 3.0 Analysis of Feedback Received

### Reverse Sensitivity

The Port Companies wish to ensure that the establishment of noise sensitive activities within close proximity to either Port is avoided to ensure that future development of the Ports is not unduly restricted in the future, given their status as 'Regionally Significant Infrastructure'.

Going forward, consideration will be given to this issue during the development of Policies and Rules for both the Port Zone and the adjoining zones (both Industrial and Rural).

## Height Controls

Both Port Companies are concerned about the height restrictions for the draft Port Zone. Both companies have suggested the current 15m height limit that applies to buildings in industrial Zones (containers sit within the definition of a building) will be problematic and seek that when determining the future height limits for the Port Zone, height limits more accurately reflect the nature of the activity.

Provisions for the future Port Zone will be drafted with input from both Port Companies. Specific provisions have not been discussed, as at the time the initial preferred option report (and prior baselines) were drafted the inclusion of a Port Zone had not been confirmed. Further discussion is required to determine a suitable height limit for the proposed Port zone given the Port is deemed regionally significant infrastructure and to provide for functional efficiencies. This will include further investigation to determine the visual impact of any height limit increase on the site on neighbouring zones.

It is worth noting that the preferred option sought to review the bulk and location provisions for all Business zones to determine their appropriateness, which includes height controls.

## Urban Design Controls

Concern has been raised regarding possible Urban Design Controls in Industrial and Large Format Retail zones. Stakeholders have indicated they believe the current building controls are suitable for managing Urban Design to the degree it is required to be managed in Industrial areas and the preferred approach agrees with this to a large extent. The edges of zones warrant some extra consideration to recognise the amenity of adjoining rural and residential zones. It is recommended that landowners are given an opportunity to provide feedback on draft provisions, as set out in the attached Summary Communications and Engagement Plan.

## Overall Conclusion

The issues raised during the public consultation period mainly relate to the development of two new Zones for the District – a Port Zone and a Large Format Retail Zone. At the time the Urban Design and Business Interface Baseline Reports were prepared the inclusion of these separate zones had not yet been considered and as these reports inform the Preferred Option report it stands to reason that additional issues may arise. Given these concerns are raised by Stakeholders, who have already been tipped as being involved in the drafting phase, the issues should be able to be resolved whilst still aligning with the preferred approach adopted by Council.

## 4.0 Recommended Option Post Engagement

The Project Team recommends that:

- The Preferred Option for the following topic that has been previously endorsed by DPC progress to the 'Drafting and Section 32 Evaluation Phase'

# BS203 Urban Design and Interfaces – communications and engagement summary plan (post engagement report)

## Key messages

(as of 5 November 2018)

### Background

- The Selwyn District Plan Review includes an assessment of how best to manage:
  - urban design in town centres which are business zoned; and
  - the interface between business and non-business zones. In particular the review looked at how to best manage the interface between sensitive residential and rural areas and both commercial and industrial areas (Business 1 Zone and Business 2 Zone) when they aren't separated by a road, rail corridor or recreation reserve. The latter is the predominant situation in the district's townships.
- Types of adverse effects of commercial activities, such as retailing, offices, food and beverage outlets, which can impact on the surrounding residential areas include noise, odour, lighting and glare, loss of privacy/outlook/sunlight and traffic and parking.
- Industrial activities can be a cause of similar adverse effects as commercial activities, although some can be of a larger scale, for example because of the size of building and heavy vehicle movements.
- Following the Council's District Plan Committee's endorsement of the preferred option report, the Council consulted on the draft changes related to this topic as part of the initial public consultation between August and October 2018.
- The detailed proposed provisions will be found the Commercial zone chapters.

### The current District Plan

- It appears that activities in business zones are generally well run and don't generate unacceptable effects beyond their site boundaries, and that residents next to a business zone boundary expect a certain degree of adverse effects.
- Key rules that manage business activities next to residential zones include:
  - building bulk and location standards, such as recession planes, maximum height and boundary setbacks,
  - other district-wide rules such as noise, glare, transport, parking and signage,
  - activity controls such as keeping of animals and outdoor storage.
- Urban design within business zoned town centres is currently managed through standards (eg how many buildings can be built), activity controls (eg verandah requirements and restrictions on security shutters) and qualitative urban design assessments (eg the layout and functioning of the site).
- Key issues include:
  - Lack of a clear definition of 'public space';
  - Active frontages being located behind car parking areas and sites being dominated by car parks;
  - Lack of principles and guidance on how the style of buildings fit into district context; and
  - interface with other zones in terms of visual integration not being adequately addressed.

### About endorsed preferred option

- While the current District Plan's provisions have been generally effective for management of interfaces between business and non-business zones as well as urban design in town centres, making some minor amendments to address identified issues would make it more effective.

### Interface between business and non-business zones

- Key draft changes include amending certain standards to improve the amenity along the business zones boundaries:
  - for commercial zone activities (B1):
    - having a minimum three metre building setback when opposite residential zones (opposed to currently not having a setback in most of B1 zones),
    - further landscaping required between the building and road,
    - having the building located at the front of the site (rather than car parking being at the front of the site).
  - for industrial zone activities (B2):
    - having a minimum three metre building setback when opposite residential zones (opposed to current two metres setback),
    - further landscaping required next to residential or rural zone boundary,
    - removing the recession plane rule.

## Audiences<sup>1</sup>

Internal	Partners	Key stakeholders <sup>2</sup>	Landowners /occupiers <sup>3</sup>	General public
DPC	ECan	N/A	In particular those business landowners whose land adjoins rural or residential zoned land.	Selwyn ratepayers
	Te Ngāi Tuāhuriri Rūnanga (represented by Mahaanui Kurataiao)		Midland Port and Metroport	News media
	Te Taumutu Rūnanga (represented by Mahaanui Kurataiao)			Wider public

<b>Legend</b>	<i>High level of interest/ High level of influence ("Manage closely")</i>	<i>High level of interest/ Low level of influence ("Keep informed")</i>	<i>Low level of interest/ high level of influence ("Keep satisfied")</i>	<i>Low level of interest/ Low level of influence ("Watch only")</i>

<sup>1</sup> "...Differing levels and forms of engagement may be required during the varying phases of consideration and decision-making on an issue, and for different community groups or stakeholders. The Council will review the appropriateness and effectiveness of the engagement strategy and methods as the process proceeds." [Significance and Engagement Policy: Adopted 26 November 2014; p.6]

<sup>2</sup> Key stakeholders "...will advocate for or against decisions that will need to be made..." and "For the District Plan Review, stakeholders include any party that can influence decisions or be influenced by decisions made on policies or rules." (DPR Engagement Framework)

<sup>3</sup> Landowners are "the individuals and businesses that could be affected by the proposed changes in the District Plan." (District Plan Review Community Engagement Implementation Plan; p.6)

- Simplifying building bulk and location rules to ensure consistency across all business zones and make it easier for plan users to understand what’s required.

Urban design in town centres

- Key draft changes are aimed at achieving high quality urban design within town centres through providing greater clarity and certainty:
  - Considering whether trade and yard-based retailers should still be permitted within the commercial zone (B1).
  - Amending car parking related rules to reduce car parking (this will need to be considered alongside the new car parking strategy that is currently being developed).
  - Amending standards such as how the site facing the public realm is developed.
  - Keeping the controlled activity status for new developments within key activity centres but introducing standards that ensure minimum urban design is addressed.

Recommended changes following consultation on endorsed preferred option

- No changes to the endorsed preferred option for this topic.

Engagement<sup>4</sup> until early 2020

(from the time initial public consultation period finishes and Proposed District Plan gets notified)

Review phases	Internal	ECan	Rūnanga	Key stakeholders	Landowners/occupiers	General public
Preferred option consultation						
Post engagement report update						
Draft provisions consultation						
Proposed District Plan formal public consultation						

2018 – 2020 communications and engagement approach

Audiences	August & September 2018 (post PO report’s endorsement by DPC and until initial public consultation period finishes)	Oct-Dec 2018 & Feb-March 2019 (engagement following endorsement of post engagement report )	January – May 2019 (engagement on detailed draft provisions)	Early 2020 (Proposed District Plan gets notified for formal public consultation)
ECan	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	
Rūnanga	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	
Key stakeholders	Part of initial public consultation			
Landowners/occupiers	Part of initial public consultation	Direct contact via email/letter	Direct contact via email/letter	
General public	Part of initial public consultation	Post engagement report published on Your Say Selwyn		
DPC			DPC workshop	

<sup>4</sup> Engagement on these provisions will be done jointly with residential zones related provisions.

## 16. Post Engagement Report and updated Communications and Engagement Summary Plan for Business Zone Framework

Author:	Jessica Tuilaepa, Senior Strategy and Policy Planner
Contact:	(03) 347 2974

### Purpose

To brief the Committee on the post engagement report for the 'Business Zone Framework' Topic, which summarises and analyses the feedback received and recommends any change to the Preferred Option(s).

The attached Communications and Engagement Summary Plan for the 'Business Zone Framework' Topic has been updated to outline the proposed communication and engagement activities from the time of initial public consultation through to the formal notification of the Proposed District Plan.

### Recommendation

***"That the Committee notes the report."***

***"That the preferred option previously endorsed by DPC be progressed to the drafting and Section 32 evaluation phase, including the development of a Special Purpose Port Zone."***

***"That the Committee notes the updated summary plan."***

### Attachments

'Post Engagement Report for Business Zone Framework'

'Business zone framework – communications and engagement summary plan (post engagement report)'

# POST ENGAGEMENT PREFERRED OPTION UPDATE REPORT TO DISTRICT PLAN COMMITTEE

**DATE:** 21 November 2018

**PURPOSE:** Post Engagement Update on Preferred Options for:

- Business Zone Framework - BS202

**PREPARED BY:** Jessica Tuilaepa, Senior Strategy and Policy Planner

## EXECUTIVE SUMMARY

<i>Summary of Preferred Option Endorsed by DPC for further engagement</i>	<p>To align the Business Zone Framework with the proposed National Planning Standards to include:</p> <ul style="list-style-type: none"> <li>• Town Centre Zone</li> <li>• Local Commercial Zone</li> <li>• Neighbourhood Commercial Zone</li> <li>• Industrial Zone(s) (<i>Option available to have Light Industrial, Industrial and Heavy Industrial Zones</i>)</li> <li>• Special Purpose Port Zone</li> <li>• Special Purpose Research, Education and Technology Zone</li> <li>• Special Purpose Large Format Retail Zone (<i>to be used in the event the National Planning Standards do not provide a Large Format Retail Zone</i>).</li> </ul> <p>These zones will be applied in a manner that recognises the Selwyn 2031 Township Hierarchy and other higher level planning documents.</p>
<i>Summary of Feedback Received</i>	<ul style="list-style-type: none"> <li>• Full support of proposed zone framework</li> <li>• Stakeholders wish to be further consulted on the future provisions within said zones (e.g. relating to activities and performance standards)</li> </ul>
<i>Recommended Option Post Engagement</i>	That the preferred option previously endorsed by DPC be progressed to the drafting and Section 32 evaluation phase, including the development of a Special Purpose Port Zone.
<i>DPC Decision:</i>	



# 1.0 Introduction

## 1.1 Overview of Preferred Option Endorsed by DPC

Baseline Assessments for the Business Topic uncovered several key issues:

- No clear hierarchy for centres.
- Not delivering on Selwyn 2031 key growth concept of achieving a self-sufficient Selwyn.
- Leakage of business activities into other zones, including commercial activities into industrial zones.
- Lack of alignment with higher order planning documents.
- Compliance with the draft and final National Planning Standards S-ASM Area Specific Matters – Zone Framework

The purpose of the Preferred Option Report was to make a recommendation for a zoning framework to replace the existing Business Zone structure in the Operative District Plan in an effort to overcome the issues described above. “Business” refers to both commercial, which includes retailing, and industrial activities.

**Table 1: Zones from National Planning Standards to be included in the Business Zone Framework**

S-ASM Zone	Explanation
Town Centre Zone	This zone should be applied to the KACs of Rolleston, Lincoln, Leeston and Darfield
Neighbourhood Commercial Zone	This zone should be applied to the Neighbourhood Centres in Rolleston and Lincoln and the Local Centre in Rolleston
Light Industrial Zone	This zone (subject to site visits and land and business owner consultation) should be applied to the existing small industrial areas zoned B2 in Doyleston, Leeston, Southbridge, Dunsandel, Darfield.  If site visits and consultation identifies issues with the Light Industrial Zone. Application of the Industrial Zone could be considered.
Industrial Zone	This zone (subject to further land and business owner consultation) should be applied to the existing large industrial areas zoned B2 and B2A in Rolleston and B2B in Lincoln.
Heavy Industrial Zone	The Heavy Industrial Zone could (subject to further land and business owner consultation) be applied to the inland ports zoned B2A in Rolleston.
Local Commercial Zone	Amend the Purpose Statement and guidance to recognise that the zone could apply to commercial areas of small towns and that the commercial areas not only service residential catchments but also surrounding rural areas.

Special Purpose: Port Zone	<p>Amend the Purpose Statement and guidance to recognise that the zone could apply to inland ports as well as coastal ports.</p> <p>This zone (subject to further land and business owner consultation) could be applied to inland ports zoned B2A in Rolleston instead of the Heavy Industrial Zone.</p>
<p>Large Format Retail Zone (new)</p> <p>OR</p> <p>Special Purpose: Large Format Retail Zone</p>	<p>Establish an additional commercial zone that's purpose is to provide for Large Format Retail. The only other commercial activities to be enabled can only be those ancillary to the retail operation or that serve the workers in the area.</p> <p>This zone (subject to further land and business owner consultation) could be applied to the RIHL site located on the corner of Jones and Hoskyns Roads in Rolleston.</p> <p>This zone would specially provide for Large Format Retail. Other commercial activities would be limited to those that are ancillary to the retail operation or that serve the workers in the area.</p> <p>It would apply to the RIHL site located on the corner of Jones and Hoskyns Roads in Rolleston zoned B2A.</p>
Special Purpose: Research, Education and Technology Zone	<p>This zone would provide for existing and future development of Lincoln University and Blinc Innovation (Lincoln Hub).</p> <p>It would to replace the B3 Zone</p>

## 2.0 Summary of Feedback Received

### 2.1 Landowner Feedback

- The Port Companies support the inclusion of a Special Purpose Port Zone and acknowledge the recognition as being regionally significant infrastructure.
- No other stakeholders provided comment on the business zone framework, likely because the National Planning Standards largely dictate the direction Council must follow regarding zones.
- All Stakeholders welcome the opportunity to have more in-depth discussion with Council re specific provisions within the proposed zone framework (e.g. activities).
- Comments were also received about ensuring that the types of activities occurring in each zone be suitably managed.

### 2.2 Partners/Stakeholder Feedback

- Canterbury Regional Council are supportive of the preferred approach.

### 2.3 Public Feedback

- No public feedback was received in regards to the proposed Business Zone Framework.

## 3.0 Analysis of Feedback Received

A total of three items of feedback received in relation to the proposed Business Zone framework, all were generally in support, but comments where feedback was not fully aligned with preferred option are discussed in more detail below.

### Inclusion of a 'Special Purpose Port Zone'

The Preferred Option provided the option of including a Special Purpose Port Zone, or maintaining the status quo and providing for port activities within a heavy industrial zone. Both Port Companies provided feedback in support of the inclusion of a Special Purpose Port Zone. The National Planning Standards also advise that if there is not a Port Zone then rules relating to any 'Port' (be it inland or coastal), must be located in the Infrastructure chapter – as opposed to an Industrial Zone Chapter. The Port Companies were not supportive of this approach.

A definition of a 'Port' is provided in the National planning standards so this will not be a zone that other landowners could easily ask to be part of via submission or future plan change.

Given the direction of the National Planning Standards and the feedback from the relevant stakeholders, the Proposed District Plan will provide a Special Purpose Port Zone which will apply to land currently operating as inland Ports in the current B2A zone in Rolleston.

### Activities in Zones

The Preferred Option recommended careful consideration of activities occurring in zones, which is in-line with the comments received about activities in Zones during the consultation period. Relevant parties will be involved in discussion and review of proposed provisions during the drafting and S32 phase and testing of the proposed provisions will be carried out to ensure the risk of unintended consequences of rules is mitigated.

### Overall Conclusion

Feedback received is not considered to impact on the preferred approach for this topic, given that there is strong national direction. Further consultation will occur to determine the content of zone provisions.

## 4.0 Recommended Option Post Engagement

The Project Team recommends that:

- The Preferred Option for the following topic that has been previously endorsed by DPC progress to the 'Drafting and Section 32 Evaluation Phase'.
  - Business Zone Framework will include:
    - Town Centre Zone
    - Local Commercial Zone

- Neighbourhood Commercial Zone
- Industrial Zone(s) *(Option available to have Light Industrial, Industrial and Heavy Industrial Zones)*
- Special Purpose Port Zone
- Special Purpose Research, Education and Technology Zone
- Special Purpose Large Format Retail Zone *(to be used in the event the National Planning Standards do not provide a Large Format Retail Zone).*

# BS202 Business zone framework – communications and engagement summary plan (post engagement report)

## Key messages

(as of 5 November 2018)

### Background

- The Selwyn District Plan Review includes review of the current high level business zones framework and its alignment with the new draft National Planning Standards which are currently being finalised.
- Following the Council’s District Plan Committee’s endorsement of the preferred option report, the Council consulted on the draft changes related to this topic as part of the initial public consultation between August and October 2018.
- The detailed proposed provisions will be found in the Commercial and Industrial zone chapters.

### The current District Plan

- We currently have one business chapter in the District Plan. Business refers to both commercial, which includes retailing, and industrial activities.
- We currently have commercial (B1, B1A) and industrial zones (B2, B2A, B2B).
- Key issues with the business zones framework in the current District Plan include:
  - No clear hierarchy for different business zones which results in not having a clear purpose and function for the various zones.
  - Not delivering on Selwyn 2031 key growth concept of achieving a self-sufficient Selwyn.
  - Leakage of business activities into other zones<sup>2</sup>, including commercial activities into industrial zones. This potentially undermines the viability and vibrancy of town centres and creates reverse sensitivity issues.
  - Lack of alignment with higher order planning documents.

### About endorsed preferred option

- Draft changes are aimed at meeting the new National Planning Standards as well as enabling more diverse business services and employment opportunities which in turn will help achieve a greater degree of district self-sufficiency.
- Key draft changes include:
  - splitting the current Business chapter of the Plan into a Commercial and an Industrial chapter as per the draft National Planning Standards, with the added possibility of having a special purpose chapter, which will house the rules for Lincoln Uni/Hub (Blinc Innovation), as a research, education and technology zone and potentially the inland ports.
  - Introducing new special purpose zones, most of which are introduced through the new National Planning Standards and which reflect the unique activities that take place within the zones:
    - Town Centre Zone which covers key activity centres in Rolleston, Lincoln, Leeston and Darfield (currently B1)
    - Local Commercial Zone which covers all other town centres (currently B1, including B1A at Castle Hill).
    - Neighbourhood Centre Zone which covers the smaller centres like Southpoint in Farringdon and the new shops in Rosemerryn (currently residential zone but with B1 rules allowed by consent notice).
    - Large format retail zone – covers land in iPort.
    - Light Industrial, Industrial and/or Heavy Industrial Zones which replace current B2, B2A and B2B zones across the district.
    - Research, Education and Technology Zone which replaces B3 at Lincoln.

### Recommended changes following consultation on endorsed preferred option

- No changes to the endorsed preferred option for this topic.

## Audiences<sup>1</sup>

Internal	Partners	Key stakeholders <sup>3</sup>	Landowners /occupiers <sup>4</sup>	General public
DPC	ECan	N/A	Lincoln Uni/Blinc Innovation	Selwyn ratepayers
	Te Ngāi Tuāhuriri Rūnanga (represented by Mahaanui Kurataiao)		iPort	News media
	Te Taumutu Rūnanga (represented by Mahaanui Kurataiao)		iZone	Wider public
			Midland and Metroport	

<b>Legend</b>	<i>High level of interest/ High level of influence ("Manage closely")</i>	<i>High level of interest/ Low level of influence ("Keep informed")</i>	<i>Low level of interest/ high level of influence ("Keep satisfied")</i>	<i>Low level of interest/ Low level of influence ("Watch only")</i>

<sup>1</sup> "...Differing levels and forms of engagement may be required during the varying phases of consideration and decision-making on an issue, and for different community groups or stakeholders. The Council will review the appropriateness and effectiveness of the engagement strategy and methods as the process proceeds." [Significance and Engagement Policy: Adopted 26 November 2014; p.6]

<sup>2</sup> Another topic addresses the issue of non-rural businesses setting up in the Rural Zone.

<sup>3</sup> Key stakeholders "...will advocate for or against decisions that will need to be made..." and "For the District Plan Review, stakeholders include any party that can influence decisions or be influenced by decisions made on policies or rules." (DPR Engagement Framework)

<sup>4</sup> Landowners are "the individuals and businesses that could be affected by the proposed changes in the District Plan." (District Plan Review Community Engagement Implementation Plan; p.6)

## Engagement until early 2020

(from the time initial public consultation period finishes and Proposed District Plan gets notified)

Review phases	Internal	ECan	Rūnanga	Key stakeholders	Landowners/occupiers	General public
Preferred option consultation						
Post engagement report update						
Draft provisions consultation						
Proposed District Plan formal public consultation						

## 2018 – 2020 communications and engagement approach

Audiences	August & September 2018 (post PO report's endorsement by DPC and until initial public consultation period finishes)	Oct-Dec 2018 & Feb-March 2019 (engagement following endorsement of post engagement report )	January – May 2019 (engagement on detailed draft provisions)	Early 2020 (Proposed District Plan gets notified for formal public consultation)
ECan	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	
Rūnanga	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	
Key stakeholders	Part of initial public consultation			
Landowners/occupiers	Part of initial public consultation	Direct contact via email, phone and face to face meeting	Direct contact via email, phone and face to face meetings	
General public	Part of initial public consultation	Post engagement report published on Your Say Selwyn		
DPC			DPC workshop	

## 17. Post Engagement Report and updated Communications and Engagement Summary Plan for Airfields (including West Melton Airfield)

Author:	Robert Love, Strategy and Policy Planner
Contact:	(03) 347 1821

### Purpose

To brief the Committee on the post engagement report for the 'Airfields, Airstrips, and Helipads' and the 'West Melton Airfield' Topics, which summarises and analyses the feedback received and recommends any change to the Preferred Option(s).

The attached Communications and Engagement Summary Plans for the 'Airfields, Airstrips, and Helipads' and the 'West Melton Airfield' Topics has been updated to outline the proposed communication and engagement activities from the time of initial public consultation through to the formal notification of the Proposed District Plan.

### Recommendation

***"That the Committee notes the report."***

***"That the Preferred Option previously endorsed by DPC progresses to the 'Drafting and Section 32 Evaluation Phase', including the provision of height restrictions at the Springfield Aerodrome."***

***"That the Committee notes the updated summary plans."***

### Attachments

'Post Engagement Report for the 'Airfields, Airstrips, and Helipads' and the 'West Melton Airfield' Topics'

'Airfields, Airstrips, and Helipads – communications and engagement summary plan (post engagement report)'

'West Melton Airfield – communications and engagement summary plan (post engagement report)'

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# POST ENGAGEMENT PREFERRED OPTION UPDATE REPORT TO DISTRICT PLAN COMMITTEE

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**DATE:** 12 October 2018

**TOPIC NAME:** Rural

**SCOPE DESCRIPTION:** RU204: Airfields, Airstrips, and Helipads & RU204WM: West Melton Airfield

**TOPIC LEAD:** Robert Love

**PREPARED BY:** Robert Love

## EXECUTIVE SUMMARY

<i>Summary of Preferred Option Endorsed by DPC for Further Engagement:</i>	<p>That airfields, airstrips and helicopter landing pads are managed by amended definitions, policies and rules within the Proposed District Plan to enable better management of such facilities as set out in Option Two of the preferred option report.</p> <p>An alternation to the preferred option endorsed that the West Melton Airfield should be removed from the above, and separate provisions for that site should be further progressed.</p>
<i>Summary of Feedback Received:</i>	Partners, stakeholders, landowners, and the public were generally supportive of the preferred approach.
<i>Recommended Option Post Engagement:</i>	That the Preferred Option previously endorsed by DPC progresses to the 'Drafting and Section 32 Evaluation Phase', including the provision of height restrictions at the Springfield Aerodrome.
<i>DPC Decision:</i>	



## 1.0 Introduction

### 1.1 Overview of Preferred Option Endorsed by DPC

That Option 2 be pursued:

1. Continue to expressly permit certain aircraft activities in the rural zones (i.e. emergency, fire control, law enforcement, seasonal farming work, military aircraft and aircraft movements associated with Porters Ski and Recreation Area) without needing to meet certain rules/development standards; but reconsider the appropriateness of the range of permitted activities and the drafting and whether any additions may be necessary.
2. Continue to permit other aircraft facilities and movements subject to compliance with clearer, more comprehensive and in some instances more stringent rules. In order to develop such rules, it is recommended that:
  - a. Noise - Advice be sought from the Council's Acoustic Consultants as to appropriate noise levels, measurement of and management methods (and any noise exemptions), and the relevant New Zealand Standards to measure and assess noise associated with aircraft movements and helicopter landing areas referenced by the other District Plans.
  - b. Transport (traffic generation and car parking) - Advice be sought from Council's Consultant Transport Engineers when developing any relevant transport provisions.
3. The West Melton Aerodrome be subject to a special management approach.
4. Clearer activity-based definitions are developed to provide for the existing and anticipated aircraft facilities and operations in the District and to avoid overlap with other definitions. In particular:
  - a. Reconsider the existing definition of 'airport' and consider more appropriate definition(s) more suited to the existing and anticipated aircraft activities in the Selwyn District;
  - b. Consider specific definitions for 'Aerodrome', 'Airstrip' and 'Heli-landing area' (or similar) to specifically relate to activity-based rules;
  - c. Reconsider the definition of 'utility' and clause (f) as it relates to 'airport'. In particular, consider deleting the reference to 'airports';
  - d. Consider a definition of 'Aircraft operations' and take into account the Ministry for the Environment National Planning Standard Definition of 'Aircraft operations' when and if released;
  - e. Ensure overlap with the 'Recreational facility' definition and associated rules is avoided.
5. The objectives and policies are revised in line with the CRPS and the option that the Council endorses to pursue. In particular:
  - a. Ensure the Proposed Plan continues to include objectives and policies concerning the quality of the environment and managing incompatible development and reverse sensitivity effects in relation to aircraft facilities and operations;

- b. Consider stand-alone policies with respect to aircraft facilities and operations as opposed to generic objectives and policies sitting within the Transport objectives and policies as they do currently;
  - c. Retain policies relating to the safe and efficient operation of airfields in line with the recommendation to include approach surfaces rules.
- 6. That the references to the Hororata Airfield are deleted from the approach surfaces provisions in the Plan (Appendix 19 and the associated Rules (2.2.1, 3.7.1 and 5.12)) given Hororata Airfield is no longer operational.
- 7. That approach surfaces provisions be retained in relation to the West Melton Aerodrome and introduced in relation to the Springfield Aerodrome (subject to further engagement), and ensure all technical information is up to date and the provisions are clear and easy to interpret by plan users.
- 8. Note that rules will also need to be developed for the Living and Business Zones.

## 2.0 Summary of Feedback Received

### 2.1 Partner/Stakeholder Feedback

#### **Canterbury Regional Council**

No further comment in addition to the comments already received as part of the preferred option report review.

#### **Canterbury Aero Club – West Melton Airfield**

Supportive of creating separate provisions for the site.

#### **Mahaanui Kurataiao Ltd**

No further comment.

#### **Horticulture New Zealand**

Horticultural New Zealand wished to see air movements and associated activities remain a permitted activity when serving agricultural purposes.

#### **New Zealand Defence Force**

This party did not support or oppose the preferred option but rather wanted their own noise contours around the West Melton rifle range to reduce potential reverse sensitivity issues.

### 2.2 Public Feedback

The overall public feedback indicated a desire that small scale personally owned airstrips catering for recreational air movements should be a permitted activity under the District Plan, especially when these fields were generally subject to only a few air movements a week. These fields were also seen as potential havens for aircraft that either suffer mechanical fault or are unable to reach their intended destination due to inclement weather.

It was commonly viewed that restrictions should only occur on commercial activities that breach a particular cap in flight movements.

Additionally, a view expressed a few times was that flight movements should be restricted to day time only use.

Regarding the potential imposition of height restrictions on the approach and take off vectors at the Springfield Aerodrome site, potentially affected local farmers would not like to see unnecessary restrictions. Going forward from this position both the potentially local farmers and the gliding club are arranging to meet to discuss what restrictions are necessary for this site, and the outcome of this meeting will help to inform the content of the Proposed District Plan.

## 3.0 Analysis of Feedback Received

### 3.1 Restricting Recreational Flight Activities:

#### **Analysis**

It should be noted that the District Plan cannot control the aircraft and any noise created once it has left the ground. The District Plan can only control land use activities such as the airstrip and any aircraft up to the point of takeoff, and once it has landed.

A large theme derived out of the consultation phase was the support for recreational flight activities, and the wish to not see these unfairly restricted.

Part of the preferred option was that private/recreational airfield activities which are subject to a few air movements per week would continue to be a permitted activity. Therefore, the existing preferred option is consistent with feedback received by the community.

In addition to this all airfields within the Selwyn District are naturally restricted to operating during day time hours due to a lack of lights and CAA restrictions.

#### **Conclusion**

That recreational flying activities remain a permitted activity as long as they are maintained at a small intensity, scale, and character.

## 4.0 Recommended Option Post Engagement

The Project Team recommends that:

- The Preferred Option previously endorsed by DPC progresses to the 'Drafting and Section 32 Evaluation Phase'.

RU204 Airfields, Airstrips, and Helipads – communications and engagement summary plan (post engagement report)

Key messages

(as of 5 November 2018)

Background

- As part of the Selwyn District Plan Review policies and rules for managing airfields, airstrips and helipads in the current District Plan are being reviewed.
- There are currently two well established airfields in the District: the West Melton Aerodrome (owned by Environment Canterbury and operated by the Canterbury Aero Club), and the Springfield Aerodrome (owned by a charitable trust and operated by the Canterbury Gliding Club who has a perpetual lease).
- There is also a number of rural airstrips and established helicopter operations and new helicopter operations currently seeking to establish.
- Following the Council’s District Plan Committee’s endorsement of the preferred option report, the Council consulted on the draft changes (except in relation to West Melton Aerodrome) as part of the initial public consultation between August and October 2018.
- The proposed detailed provisions will be found in the Proposed Plan’s Area Specific Matters chapters

Airfields, airstrips, and helipads in the current District Plan

- Current rules managing aircraft facilities and movements are considered too permissive and therefore their effects aren’t appropriately managed.
- Current definitions of what is an aircraft facility or aircraft movement aren’t clear and consistent.
- Current Plan contains approach surfaces rules for the now defunct Hororata Aerodrome. These rules restrict the height of trees, buildings and utilities underneath the approach vectors to ensure aircraft can take off and land safely.
- Partners and key stakeholders have been engaged with to seek their feedback regarding the current effectiveness of the provisions and to understand the issues from their perspectives.

About endorsed preferred option

- Key draft changes include:
  - Continue to expressly permit certain aircraft activities in the Rural Zone, ie emergency, fire control, law enforcement, seasonal farming work, military aircraft, and aircraft movements associated with Porters Ski and Recreation Area, without needing to meet certain rules/development standards; but reconsider the appropriateness of the range of permitted activities and whether any additions may be necessary.
  - Continue to permit other aircraft facilities and movements subject to compliance with clearer, more comprehensive and in some instances more stringent rules.
  - References to the Hororata Airfield are deleted from the approach surfaces provisions in the Plan, given Hororata Airfield is no longer operational.
  - Approach surfaces rules are introduced for the Springfield Aerodrome (subject to further engagement).
  - Rules will also need to be developed for the residential and business zones.

Recommended changes following consultation on endorsed preferred option

- No changes to the endorsed preferred option for this topic.

Audiences<sup>1</sup>

Internal	Partners	Key stakeholders <sup>2</sup>	Landowners /occupiers <sup>3</sup>	General public
DPC	ECan	Canterbury Gliding Club	Owners/occupiers of land within flight paths at Springfield Aerodrome	Selwyn ratepayers
SDC Consent s and Monitori ng and Complia nce	Te Ngāi Tuāhuriri Rūnanga (represented by Mahaanui Kurataiao)	NZ Transport Agency	Russel’s Flat Land Care Group	News media
	Te Taumutu Rūnanga (represented by Mahaanui Kurataiao)	Civil Aviation Authority		Wider public

Legend	High level of interest/ High level of influence (“Manage closely”)	High level of interest/ Low level of influence (“Keep informed”)	Low level of interest/ high level of influence (“Keep satisfied”)	Low level of interest/ Low level of influence (“Watch only”)

<sup>1</sup> “...Differing levels and forms of engagement may be required during the varying phases of consideration and decision-making on an issue, and for different community groups or stakeholders. The Council will review the appropriateness and effectiveness of the engagement strategy and methods as the process proceeds.” [*Significance and Engagement Policy: Adopted 26 November 2014; p.6*]

<sup>2</sup> Key stakeholders “...will advocate for or against decisions that will need to be made...” and “For the District Plan Review, stakeholders include any party that can influence decisions or be influenced by decisions made on policies or rules.” (*DPR Engagement Framework*)

<sup>3</sup> Landowners are “the individuals and businesses that could be affected by the proposed changes in the District Plan.” (*District Plan Review Community Engagement Implementation Plan; p.6*)

Engagement until early 2020  
(from the time initial public consultation period finishes and Proposed District Plan gets notified)

Review phases	Internal	ECan	Rūnanga	Key stakeholders	Landowners/occupiers	General public
Preferred option consultation						
Post engagement report update				[Canterbury Gliding Club only]		
Draft provisions consultation				[Canterbury Gliding Club only]		
Proposed District Plan formal public consultation						

2018 – 2020 communications and engagement approach

Audiences	August & September 2018 (post PO report’s endorsement by DPC and until initial public consultation period finishes)	October– December 2018 (engagement following endorsement of post engagement report )	January – April 2019 (engagement on detailed draft provisions)	Early 2020 (Proposed District Plan gets notified for formal public consultation)
ECan	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	
Rūnanga	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	
Key stakeholders	Direct contact via email, phone and face to face meetings	Direct contact via email/letter [Canterbury Gliding Club only]	Direct contact via email/letter [Canterbury Gliding Club only]	
Landowners/occupiers	Direct contact via email/letter	Direct contact via email/letter	Direct contact via email/letter	
General public	Part of initial public consultation	Post engagement report published on Your Say Selwyn		
DPC			DPC workshops	

# RU204WM West Melton Airfield – communications and engagement summary plan (post engagement report)

## Key messages

(as of 5 November 2018)

### Background

- As part of the Selwyn District Plan Review policies and rules for managing airfields, airstrips and helipads in the current District Plan are being reviewed. This summary plan covers the review of provisions that apply to the West Melton Airfield only.
- West Melton Airfield was established approx. 45 years ago. The site is owned by Environment Canterbury (ECan) but the airfield is operated by the Canterbury Aero Club.
- The site and land east and west of the site lie within the Waimakariri Flood Plain Area, which is designated by ECan for flood management purposes.
- Following the Council’s District Plan Committee’s endorsement of the preferred option report, the Council consulted on draft changes with key stakeholders and affected landowners.
- The proposed detailed provisions will be found in the Proposed Plan’s Area Specific Matters chapters.

### West Melton Airfield in the current District Plan

- Current rules on approach surfaces restrict the height of any vegetation and structures within the vicinity of the aerodrome.
- Because of the aerodrome lying within the Waimakariri Flood Plain Area, Aero Club currently need to apply for a non-complying resource consent if they want to build any kind of principal building, such as a hangar.

### About endorsed preferred option

- Key draft changes include:
  - West Melton Aerodrome being subject to a special management approach which will see the site clearly shown on planning maps with associated provisions tailored to the aerodrome. Such an approach will provide greater recognition and protection to the aerodrome while at the same time manage any adverse effects on the surrounding environment.
  - Developing specific rules, including:
    - Identified building development areas where any new buildings would be confined to and still subject to rules such as maximum height and setback from boundaries.
    - Noise management which could be either through introducing noise contours or a maximum number of annual flight movements.
    - Keeping approach surface rules.
    - A limit on traffic movements.
    - Building development in the Flood Plain.

### Recommended changes following consultation on endorsed preferred option

- No changes to the endorsed preferred option for this topic.

## Audiences<sup>1</sup>

Internal	Partners	Key stakeholders <sup>2</sup>	Landowners /occupiers <sup>3</sup>	General public
DPC	ECan	Christchurch International Airport Ltd	ECan	Selwyn ratepayers
SDC Policy, Consents, Monitoring and building teams	Te Ngāi Tuāhuriri Rūnanga (represented by Mahaanui Kurataiao)	Canterbury Aero Club	NZ Defence Force	News media
	Te Taumutu Rūnanga (represented by Mahaanui Kurataiao)		ECan leaseholders in the area of the West Melton Aerodrome	Wider public

Legend	High level of interest/ High level of influence (“Manage closely”)	High level of interest/ Low level of influence (“Keep informed”)	Low level of interest/ high level of influence (“Keep satisfied”)	Low level of interest/ Low level of influence (“Watch only”)

<sup>1</sup> “...Differing levels and forms of engagement may be required during the varying phases of consideration and decision-making on an issue, and for different community groups or stakeholders. The Council will review the appropriateness and effectiveness of the engagement strategy and methods as the process proceeds.” [*Significance and Engagement Policy: Adopted 26 November 2014; p.6*]

<sup>2</sup> Key stakeholders “...will advocate for or against decisions that will need to be made...” and “For the District Plan Review, stakeholders include any party that can influence decisions or be influenced by decisions made on policies or rules.” (*DPR Engagement Framework*)

<sup>3</sup> Landowners are “the individuals and businesses that could be affected by the proposed changes in the District Plan.” (*District Plan Review Community Engagement Implementation Plan; p.6*)

Engagement until early 2020  
(from the time initial public consultation period finishes and Proposed District Plan gets notified)

Review phases	Internal	ECan	Rūnanga	Key stakeholders	Landowners/occupiers	General public
Preferred option consultation						
Post engagement report update						
Draft provisions consultation				[only Canterbury Aero Club]		
Proposed District Plan formal public consultation						

2018 – 2020 communications and engagement approach

Audiences	August & September 2018 (post PO report’s endorsement by DPC and until initial public consultation period finishes)	October– December 2018 (engagement following endorsement of post engagement report )	January – April 2019 (engagement on detailed draft provisions)	Early 2020 (Proposed District Plan gets notified for formal public consultation)
ECan	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	
Rūnanga	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	
Key stakeholders	Direct contact via email, phone and face to face meetings		Direct contact via email/letter (Canterbury Aero Club only)	
Landowners/occupiers	Direct contact via email, phone and face to face meetings			
General public		Post engagement report published on Your Say Selwyn		
DPC			DPC workshops	

## 18. Post Engagement Report and updated Communications and Engagement Summary Plan for Scheduled Sites

Author:	Robert Love, Strategy and Policy Planner
Contact:	(03) 347 1821

### Purpose

To brief the Committee on the post engagement report for the 'Scheduled Sites' Topic, which summarises and analyses the feedback received and recommends any change to the Preferred Option(s).

The attached Communications and Engagement Summary Plan for the 'Scheduled Sites' Topic has been updated to outline the proposed communication and engagement activities from the time of initial public consultation through to the formal notification of the Proposed District Plan.

### Recommendation

***"That the Committee notes the report."***

***"That the updated Preferred Option progresses to the 'Drafting and Section 32 Evaluation Phase'."***

***"That the Committee notes the updated summary plan."***

### Attachments

'Post Engagement Report for Scheduled Sites'

'Scheduled Sites' – communications and engagement summary plan (post engagement report)'



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# POST ENGAGEMENT PREFERRED OPTION UPDATE REPORT TO DISTRICT PLAN COMMITTEE

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**DATE:** 26 September 2018

**TOPIC NAME:** Rural – RU211

**SCOPE DESCRIPTION:** Scheduled Sites

**TOPIC LEAD:** Robert Love

**PREPARED BY:** Robert Love

## EXECUTIVE SUMMARY

<i>Summary of Preferred Option Endorsed by DPC for Further Engagement:</i>	Option 1 – That the scheduling of the Brink’s Chicken and Feedco Feedmill sites continues with appropriate amendments, while the provisions relating to Alex McDonald Merchants and Redfern Subdivision are removed from the District Plan.
<i>Summary of Feedback Received</i>	<p>A representative of Brink’s Chicken provided feedback on the preferred option report which in summary recommended:</p> <ul style="list-style-type: none"> <li>- A correction to the new title numbers to be included in the amended rule;</li> <li>- Inclusion of additional titles for both the Brinks Chicken site and Feedco Feedmill site;</li> <li>- Potential rezoning of the site to ‘Industrial’ to make future development more permissive;</li> <li>- The removal of the wastewater Rule 9.5.2.3 only if Rule 9.5.2.2 is amended as specified to include the titles listed under Rule 9.5.2.3;</li> <li>- For any option relying on existing use rights to not be adopted.</li> </ul>
<i>Recommended Option Post Engagement:</i>	That the updated Preferred Option progresses to the ‘Drafting and Section 32 Evaluation Phase’.
<i>DPC Decision:</i>	

## 1.0 Introduction

### 1.1 Overview of Preferred Option Endorsed by DPC

The preferred option sought to remove superfluous and redundant references to scheduled sites and their associated rules within the Operative District Plan.

The endorsed preferred option recommended:

- a) Remove Rule 10.12 (Township Volume) – Alex McDonald Merchants Ltd site;
- b) Remove Rule 12.1.3.11 (Township Volume) – Redfern Site;
- c) Amend Rule 9.5.2.2 (Rural Volume) to reflect the changes to land title classifications (Brink’s Chicken Site);
- d) Remove Rule 9.5.3.2 (Rural Volume) relating to the irrigation waste disposal at the Brink’s Chicken Site; and
- e) Although not expressly stated within the preferred option, but within the subsequent assessment, the retention of Rule 9.5.2.4 (Rural Volume) relating to the Feedco Feedmill site.

## 2.0 Summary of Feedback Received

### 2.1 Landowner/Stakeholder Feedback

#### ***Brink’s Chicken and Feedco Feedmill***

Ben Addington from Harrison Grierson on behalf of the Egg Producers Federation of New Zealand and the Poultry Industry Association of New Zealand has reviewed the preferred option report and provided comment (a copy of the memo has been provided as **Appendix A**).

In summary the technical memo included the following recommendations:

- A correction to the new title numbers to be included in the amended rule;
- Inclusion of additional titles for both the Brinks Chicken site and Feedco Feedmill site;
- Potential rezoning of the site to ‘Industrial’ to make future development more permissive;
- The removal of the wastewater Rule 9.5.2.3 only if Rule 9.5.2.2 is amended as specified to include the titles listed under Rule 9.5.2.3;
- For any option relying on existing use rights to not be adopted.

## 3.0 Analysis of Feedback Received

### 3.1 Inclusion of missing title numbers for Brink’s Chicken:

#### ***Analysis***

The preferred option report made an error by not including all of the relevant new title numbers as part of the preferred option.

On review of the old and new title numbers, this mistake has been confirmed. Sec 38 SO 482782 and Sec 22 SO 482782 were not included in the proposed amended wording.

Previous	Current	Rule/ Attribute
Lot 1 DP 20292	Sec 22 SO 482782	9.5.2.2 – any building and/or operations expansion associated with the processing plant
	Sec 33 SO 482782	
	Sec 38 SO 482782	
Lot 2 DP 20292	Sec 34 SO 482782	9.5.2.3 – any upgrading of the existing on-site irrigation waste disposal
Lot 4 DP 22430	Sec 32 SO 482782	
	Sec 21 SO 482782	
Lot 2 DP 83245	Sec 11 SO 482933	

Table 1: Old and new title numbers

### Conclusion

That any amended version of the current Rule 9.5.2.2 should include the following title numbers:

- Sec 22 SO 482782
- Sec 33 SO 482782
- Sec 38 SO 482782
- Sec 34 SO 482782

## 3.2 Increasing the scope of area to be covered by current Rule 9.5.2.2:

### Analysis

This rule allows for the expansion of buildings or operations associated with the Brinks poultry processing plant as a discretionary activity.

Presently this only includes land described (old titles) as Lot 1 and 2 DP 20292. Feedback received requested that an extension to this discretionary development potential onto land described (old title) as Lot 4 DP 22430. This title only allowed for the upgrading of the existing on-site wastewater irrigation system, rather than for the development of any building or operation associated with the poultry processing plant (excluding the wastewater system).

By adopting this requested amendment it would give the land owner the ability to extend the physical development of the plant onto open land only used for the irrigation of wastewater, albeit via a discretionary activity resource consent process.

### Conclusion

It is not recommended that this request be adopted as the purpose of scheduling sites is to recognise and provide for existing activities, rather than facilitating expansion onto undeveloped land.

## 3.3 Rule retention of Brink's Chicken land titles either no longer owned or as listed under Rule 9.5.2.3.

### Analysis

The preferred option would see the removal of Rule 9.5.2.3 (wastewater disposal) as this is primarily a Canterbury Regional Council issue, other than the actual built form of any wastewater infrastructure. In

2016 a consent was granted for an upgraded wastewater storage, treatment, and disposal system, which only breached a recession plane condition. If this structure was needing to be altered the land owner would have two avenues open to them, either a change of conditions, or through Rule 9.5.2.2 given the location of the infrastructure on the main site. Both of these avenues would render the activity as discretionary. Given this situation, Rule 9.5.2.3 is effectively redundant.

This would see the removal of all titles associated within the wastewater irrigation rule. Feedback has stated that they wish to see the retention of these titles within the new plan in order to protect the growth potential of the existing operation. However, the retention of these titles within the plan would not actually enable the growth of the existing facility, as the concerned parcels of land only dealt with the on-site irrigation system, rather than for the expansion of buildings or operations related to the processing plant.

The second component of this issue is that it was requested that the land that is no longer in the ownership of Brinks, or used by them, be retained within the Proposed District Plan in order for the land to act as a buffer. These parcels are now owned by NZTA through their land acquisition process as part of the Southern Motorway development. Although not all of the land acquired may be used for the motorway it would be inappropriate for the parcels to be captured by these rules while not under the ownership or use of Brinks.

### **Conclusion**

It is not recommended to adopt the amendments suggested by this party as it would mean the District Plan would contain superfluous provisions, which would run contrary to the overarching philosophy to reduce plan size and complexity.

Additionally, the preferred option would not take away any development right held by the land owner.

## **3.4 Rezoning of the Brink's Chicken site to Industrial**

### **Analysis**

It was requested that the land currently occupied by Brink's Chicken be rezoned to Industrial.

Limited evidence has been provided to support the rezoning proposal, and as such there is insufficient information available to enable this matter to progressed as part of the District Plan Review process. It is also noted that any new business zoning within the Greater Christchurch Area would need to align with the Regional Policy Statement and the Future Development Strategy that is being developed under the National Policy Statement for Urban Development Capacity workstream. The landowner does however have the opportunity to pursue a rezoning request through a submission on the notified Proposed District Plan, where a comprehensive s32 evaluation would need to accompany the submission.

Moreover, the current use is supported by the current framework and will do so until such time as the operation ceases.

### **Conclusion**

Based on the information available, it is not recommended that the site is rezoned from Rural to Industrial as it would involve significant cost to the Council without obtaining a substantially better planning outcome.

## 4.0 Recommended Option Post Engagement

The Project Team recommends that:

- The Preferred Option previously endorsed by DPC is amended as follows:
  - Amendment to Rule 9.5.2.2 to read as follows:

Previously read:

*Any building and/or operations expansion or addition associated with the poultry processing plant of Brink's Chicken, 175 Manion Road, Weedons that occurs within land parcels Sec 33 SO 482782 and Sec 34 SO 482782;*

Amended to:

*Any building, ~~and/or~~ operations, expansion or additions associated with the poultry processing plant of ~~Brink's Chicken~~, at 175-177 Manion Road, Weedons that occurs within the land parcels described legally as Sec 33 SO 482782, Sec 22 SO 482782, Sec 38 SO 482782, and Sec 34 SO 482782;*

Clean Version:

*Any building, operations, expansion or additions associated with the poultry processing plant, at 175-177 Manion Road, Weedons that occurs within the land described legally as Sec 33 SO 482782, Sec 22 SO 482782, Sec 38 SO 482782, and Sec 34 SO 482782;*

- The preferred option will also be amended to include the removal of Rule 9.5.2.3
- The updated Preferred Option described above progresses to the 'Drafting and Section 32 Evaluation Phase'.

## Appendix A: Technical Memo (29/05/2018) from Ben Addington (Harrison Grierson)

## Technical Memo

# SELWYN DISTRICT PLAN REVIEW



### Preferred Option Report for Scheduled Sites

Egg Producers Federation of New Zealand (EPFNZ) and Poultry Industry Association of New Zealand (PIANZ)

**TO:** James Tapper  
**FROM:** Ben Addington

**HG PROJECT NO :** 2120-142988-01  
**DATE:** 29/05/2018

Harrison Grierson acts on behalf of the Egg Producers Federation of New Zealand (EPFNZ) and the Poultry Industry Association of New Zealand (PIANZ).

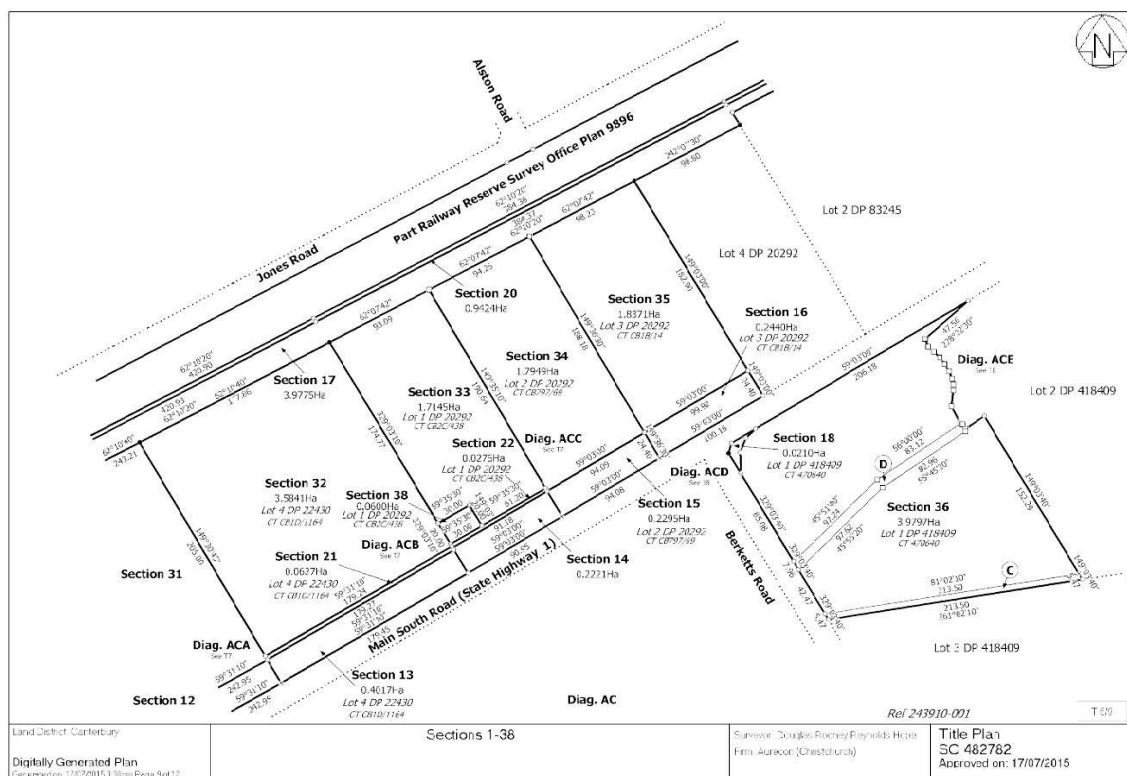
EPFNZ and PIANZ would like to thank Selwyn District Council for the opportunity to comment on the preferred options for scheduled sites as part of the upcoming proposed changes to the Selwyn District Plan review process.

Brinks operates a large poultry farm at 1308 Main South Road and Feed Co operates a feedmill on Selwyn Road. This memo specifically considers the potential impact of the options on these activities. It is set out to generally reflect the headings in Report RU011. In preparing this memo we have read the Preferred Option Report for Scheduled Sites (RU011) dated 13 March 2018.

## 1.0 SITE DETAILS

### 1.1 BRINKS POULTRY FARM

An extract from SO 482782 is reproduced below:



It shows that the land formerly contained within Lots 1 and 2 DP 20929 is now in the following:

Address	Legal description (all SO 482782)	Computer freehold register	Valuation Reference	Owner
Main South Road	Section 13	725687	2354159601	Her Majesty the Queen
	Section 14			
	Section 15			
175 Manion Road	Section 34	725691	2354159600	Van Den Brink Poultry Limited
177 Manion Road	Section 22	725690	2354159700	
	Section 33			
	Section 38			
1308 Main South Road	Section 21	725689	2354159800	
	Section 32			

This table confirms that there are more adjacent legal descriptions than just Sections 33 and 34 of SO 482782 owned by Brinks. Furthermore, removing Section 32 from the schedule would have the effect of unjustifiably reducing the growth potential of the existing operations. Retention of the existing site extent will ensure that the existing land use buffer is maintained.

Similarly, Lot 2 DP 83245 is now described more fully as being within Sections 9, 10, 11, 13, 15 and 18 of SO 482993 and computer freehold registers 725556, 725297 and 7252995. None of these properties are currently owned by Brinks however.

## 1.2 FEED CO FEEDMILL

Although reference is made to Lot 1 DP 72127 in the report, it is not a scheduled site in the operative district plan. However, it is held within the same computer freehold register as the scheduled site, namely Lot 2 DP 61860 (CB41D/412). Including this land within the scheduled site extent could provide a buffer to adjacent land uses.

## 2.0 STAKEHOLDER ENGAGEMENT

We support the suggestion that the Brinks site is rezoned Industrial.

This is because there is at least \$860,000 worth of buildings and improvements on 175-177 Manion Road specifically designed to be used for a Rural Based Industrial Activity. There is limited, if any, potential for the site to be put back into any kind of productive rural land use in the foreseeable future. The zoning is therefore fundamentally inappropriate for the land use that has been lawfully established there since at least 1999.

The problem however, is that there does not appear to be an appropriate zone that could be used, unless it was set out as an Existing Development Area. This option should be considered further. Such an approach would allow permitted conditions to be created. These could be similar to the existing conditions of the resource consent. Taking a more flexible approach through rules would allow economic growth of the facility within prescribed environmental limits.

## 3.0 OPTIONS

### 3.1 TEXT CHANGES

Minor text changes, while generally supported, are considered to be the bare minimum required to update the district plan. The changes should properly reflect the appellations identified above and not specifically identify the consent holder (which may change). The following amendments are recommended:

*Any building, and/or operations, expansion or additions associated with the poultry processing plant of Brink's Chicken, at 175-177 Manion Road, Weedons that occurs within the land parcels Sec 33 SO 482782 and Sec 34 SO 482782; described legally as Sections 21, 22, 32, 33, 34 and 38 on SO 482782.*



The removal of the waste disposal rule is supported as it is considered to fall within the scope of the amended clause 9.5.2.2. The complete removal of the land formerly known as Lot 4 DP 22430 and Lot 2 DP 83245 is not supported as it will result in any future land uses associated with the existing facility to be a non-complying activity.

### **3.2 EXISTING USE RIGHTS**

Existing use rights under s10 of the RMA relate to those activities that are lawfully established when relevant rules start to have legal effect and can only continue at the same character, intensity and scale. Relying on existing use rights could potentially 'lower the bar' and place a burden on Brinks and Feed Co to establish the case for their existing use rights (refer Hutt City Council v Dendra Investments Ltd [W106/97]).

This option would also have the effect of 'lifting' the activity status of minor operational changes at each site from discretionary to non-complying.

For these reasons, this option is undesirable.

### **4.0 SUMMARY**

We recommend careful consideration of changes to scheduled sites that reduce their land area. It is important to ensure that the correct legal descriptions are identified and referenced. Only the land taken for roading by NZTA should be removed from the extent of the scheduled area.

No change is required to the legal descriptions for the Feed Co feedmill site.

Further consideration of rezoning these sites to allow for permitted activities should be considered.

# RU211 Scheduled Sites – communications and engagement summary plan (post engagement report)

## Key messages

(as of 5 November 2018)

### Background

- As part of the Selwyn District Plan Review policies and rules for scheduled sites in the current District Plan are being reviewed.
- There are currently four scheduled sites:
  - Potato grading and processing factory Alex McDonald Merchants Ltd at 26 McLaughlins Road;
  - Redfern Subdivision;
  - Brink’s Chicken poultry processing plant on Manion Road;
  - The Feedco Feedmill site, which exists as part of a wider poultry farm, on Selwyn Road.
- Scheduled sites are sites generally listed in District Plans and have special status within a particular zone and can therefore continue with activities which are potentially inconsistent with the rules for that particular zone.
- Following the Council’s District Plan Committee’s endorsement of the preferred option report, the Council consulted on draft changes with key stakeholders and affected landowners.
- The proposed detailed provisions will be found in the Proposed Plan’s Area Specific Maters chapters.

### Scheduled sites in the current District Plan

- For a site to be scheduled, it usually has to meet the following criteria: the activity doesn’t result in significant adverse effects, it’s a well-established part of the existing environment but may not be typically found in the zone within which it is located.
- There has been a change in ownership of Alex McDonald Merchants Ltd and the site is now due to be subdivided for residential development.
- Redfern Subdivision has been subdivided and all titles have been issued.
- Following the acquisition of land by NZ Transport Agency for the development of a motorway along State Highway 1, the title references for Brink’s Chicken site have been altered and the Plan references are now inaccurate.

### About endorsed preferred option

- Key draft changes include:
  - Remove Alex McDonald Merchants Ltd and Redfern Subdivision from the District Plan as scheduled sites.
  - The Brink’s Chicken and the Feedco Feedmill sites should continue to be scheduled and remain subject to control from Council as a discretionary activity, as opposed to a non-complying activity. The discretionary status still allows Council to consider all environmental effects while at the same time making it easier for the businesses to make any changes to their operation.

### Recommended changes following consultation on endorsed preferred option

- Only some minor amendments to the endorsed preferred option which include stating correct title numbers.

## Audiences<sup>1</sup>

Internal	Partners	Key stakeholders <sup>2</sup>	Landowners /occupiers <sup>3</sup>	General public
DPC	ECan	Poultry Industry Association New Zealand (PIANZ)	Owners of existing scheduled sites (with the exception of Redfern Subdivision site)	Selwyn ratepayers
	Te Ngāi Tuāhuriri Rūnanga (represented by Mahaanui Kurataiao)			News media
	Te Taumutu Rūnanga (represented by Mahaanui Kurataiao)			Wider public

Legend	High level of interest/ High level of influence (“Manage closely”)	High level of interest/ Low level of influence (“Keep informed”)	Low level of interest/ high level of influence (“Keep satisfied”)	Low level of interest/ Low level of influence (“Watch only”)

<sup>1</sup> “...Differing levels and forms of engagement may be required during the varying phases of consideration and decision-making on an issue, and for different community groups or stakeholders. The Council will review the appropriateness and effectiveness of the engagement strategy and methods as the process proceeds.” [*Significance and Engagement Policy: Adopted 26 November 2014; p.6*]

<sup>2</sup> Key stakeholders “...will advocate for or against decisions that will need to be made...” and “For the District Plan Review, stakeholders include any party that can influence decisions or be influenced by decisions made on policies or rules.” (*DPR Engagement Framework*)

<sup>3</sup> Landowners are “the individuals and businesses that could be affected by the proposed changes in the District Plan.” (*District Plan Review Community Engagement Implementation Plan; p.6*)

Engagement until early 2020  
(from the time initial public consultation period finishes and Proposed District Plan gets notified)

Review phases	Internal	ECan	Rūnanga	Key stakeholders	Landowners/occupiers	General public
Preferred option consultation						
Post engagement report update						
Draft provisions consultation					[Brinks Chicken Only]	
Proposed District Plan formal public consultation						

2018 – 2020 communications and engagement approach

Audiences	August & September 2018 (post PO report’s endorsement by DPC and until initial public consultation period finishes)	October– December 2018 (engagement following endorsement of post engagement report )	January – April 2019 (engagement on detailed draft provisions)	Early 2020 (Proposed District Plan gets notified for formal public consultation)
ECan	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	
Rūnanga	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	
Key stakeholders	Direct contact via email, phone and face to face meetings			
Landowners/occupiers	Direct contact via email/letter		Direct contact via email (Brinks Chicken only)	
General public		Post engagement report published on Your Say Selwyn		
DPC			DPC workshops	

## 19. Post Engagement Report and updated Communications and Engagement Summary Plan for Signage

Author:	Vicki Barker (Consultant Planner)
Contact:	021 354 366

### Purpose

To brief the Committee on the post engagement report for the 'Signage' Topic, which summarises and analyses the feedback received and recommends any change to the Preferred Option(s).

The attached Communications and Engagement Summary Plan for the 'Signs' Topic has been updated to outline the proposed communication and engagement activities from the time of initial public consultation through to the formal notification of the Proposed District Plan.

### Recommendation

***"That the Committee notes the report."***

***"That the Preferred Option previously endorsed by DPC progresses to the 'Drafting and Section 32 Evaluation Phase'."***

***"That the Committee notes the updated summary plan."***

### Attachments

'Post Engagement Report for Signage'

'Signage – communications and engagement summary plan (post engagement report)'

# POST ENGAGEMENT PREFERRED OPTION UPDATE REPORT TO DISTRICT PLAN COMMITTEE

**DATE:** 16 October 2018

**TOPIC NAME:** Signage

**SCOPE DESCRIPTION:** Post Engagement Update on Preferred Options for Signage (DW008)

**TOPIC LEAD:** Vicki Barker

**PREPARED BY:** Vicki Barker

## EXECUTIVE SUMMARY

<i>Summary of Preferred Option Endorsed by DPC for Further Engagement:</i>	That the signage provisions are updated to improve clarity and effectiveness and are contained in a single consolidated chapter.
<i>Summary of Feedback Received</i>	The feedback is consistent with the approach proposed with respect to: ensuring signage is appropriate to the location; functional/legislative signage is enabled; and there be better control of non-council signage within road reserves, signage not related to a site, and temporary signage. One respondent sought signage rules in each chapter rather than a single chapter.
<i>Recommended Option Post Engagement:</i>	That the Preferred Option previously endorsed by DPC progresses to the 'Drafting and Section 32 Evaluation Phase'.
<i>DPC Decision:</i>	



## 1.0 Introduction

### 1.1 Overview of Preferred Option Endorsed by DPC

Option 2 (Update Signage provisions to improve clarity and effectiveness) has been endorsed as the preferred option. This option maintains the existing general approach to the management of signage, but the provisions would be contained in a single consolidated Signs Chapter and updated to ensure they are clearer, and more consistent and effective.

Key proposed changes include:

- Explicit exemptions for signage required for functional reasons such as directional and signs required by legislation;
- An increase in the permitted area of signs in commercial and industrial environments and associated with Council parks and facilities;
- Retention of the general approach of the existing rules in Residential and Rural environments, but clearer and more enforceable rules relating to non-site related signage;
- Revision of the signage rules adjacent to arterial roads and State Highways to better reflect current NZTA guidance;
- Development of clearer rules or a bylaw to manage non-Council signage located within road and recreation reserves, e.g. sandwich boards;
- Development of more specific rules to manage LED signage;
- Development of more specific rules to manage temporary signage;
- Development of more specific rules relating to non-site related signage, e.g. billboards and trailer mounted signs.

## 2.0 Summary of Feedback Received

### 2.1 Partner/Stakeholder Feedback

Stakeholder feedback was received from the following parties and is summarised by theme below:

- IPort/Rolleston Industrial Holdings Ltd (RIH)/Rolleston Industrial Development Ltd (RID);
- Horticulture NZ (Hort NZ);
- Z Energy Limited, BP Oil New Zealand Limited and Mobil Oil New Zealand Limited (Oil Companies).

#### ***Signs chapter or provisions in zone chapters***

Hort NZ considers that as the signage provisions will vary across the District due to the different nature of the zones, it is more appropriate for the signage provisions to be included within each zone chapter rather than a single Signs Chapter. Conversely the Oil Companies support a single Signs chapter.

#### ***Signage appropriate to the location and legislative signage***

IPort/RIH/RID consider the key issue is ensuring signage is appropriate for the location and consider that billboards can be accommodated in Business zones and should be provided for, as well as digital signage. Such signage presents advantages to landowners and businesses, but it is acknowledged that effects also need to be managed, preferably as a permitted activity with management through performance standards and controls.

The Oil Companies are seeking provision for a range of signs that support business identification and advertising while maintaining the character and amenity values of these zones (i.e. managing the number, size and design of signs in zones sensitive to amenity effects (such as residential and rural zones), as well as the safe and efficient functioning of the transport network. They also support the intention to revise the signage controls adjacent to arterials and state highways in accordance with NZTA guidelines.

The Oil Companies are also seeking continued exemption of service stations from complying with the total number of signs on any site<sup>1</sup> as such signage is generally expected, and are seeking a permitted maximum area for signage (i.e. 16-18m<sup>2</sup> in a business or industrial zone).

Hort NZ seeks to ensure that signage required by legislation such as Health and Safety at Work and HSNO are provided for as a permitted activity. Likewise, the Oil Companies support retention of a permitted activity rule for health and safety related signage without any performance standards.

#### ***Non-council signage within road reserves***

IPort consider non-council signage on Council road reserve should preferably be managed through a Bylaw rather than District Plan rules.

## **2.2 Public Feedback**

There was relatively limited public feedback (six responses from individuals within the Selwyn community), which has been summarised into key themes below.

#### ***Signage appropriate to the location***

There was specific feedback received regarding existing signage at Lincoln Wetlands. The respondent considers that the natural beauty of the area has been compromised by established signage, which they consider is inappropriate in terms of content and design and creates visual pollution in this natural area (photos provided). The feedback states that the location/setting should influence the size, colour, height, and placement of signage.

#### ***Non-council signage within road reserves***

The responses varied between not allowing non-council signage, to allowing it subject to obtaining Council approval regarding the content and placement (ensuring pedestrians are not impeded) and regular monitoring to ensure compliance.

<sup>1</sup> In the Rural Zone, Rule 6.1.1.9 (Table C6.1 No 6. - Maximum Number of Signs) permits no maximum number of signs per property in relation to products and services sold on-site at a shop or a service station. This rule currently applies only in the Rural Zone, and not the Business or Living Zones.

### ***Limiting signage not related to a site***

The majority of the public responses agreed with the need to limit signage not related to a site, and one was indifferent.

### ***Temporary signs***

Temporary signage is considered appropriate in association with temporary activities such as events, but not permanent activities such as restaurants for example. The feedback also considered such signage should be limited to a clear time period, design and placement restrictions. The feedback regarding an appropriate time period varied between requiring such signage to be removed each day, to allowing temporary signage for a few months and for it to be removed within a week after the event. One individual considered temporary signage should be located completely clear of road intersections.

## 3.0 Analysis of Feedback Received

All of the feedback is considered consistent with the endorsed preferred option, which will be considered in drafting, with the exception of how the Signs provisions should be structured in the Plan. Therefore this is the only issue discussed below.

### 3.1 How the Signs provisions should be structured in the Plan

Hort NZ does not support the Signs provisions being contained in a single chapter as recommended by the Preferred Options Report (and as supported by the Oil Companies). It is noted that a single Signage Chapter is a requirement of the Draft National Planning Standards and separate chapters are also required with respect to other district-wide matters (e.g. Noise and Lighting). To ensure the zone rules integrate with the district-wide rules, there will be links between the chapters and the eplan format will readily enable plan users to locate the district-wide rules relevant to a zone. Separate Signs Chapters have also been incorporated in other newly operative and notified district plans. Therefore, no change is recommended to the proposed approach that the Signs provisions continue to be contained within a single consolidated chapter.

## 4.0 Recommended Option

The Project Team recommends that:

- The Preferred Option previously endorsed by DPC progresses to the 'Drafting and Section 32 Evaluation Phase'.



DW208 Signage – communications and engagement summary plan (post engagement report)

Key messages

(as of 29 October 2018)

Background

- As part of the Selwyn District Plan Review policies and rules for signage are being reviewed.
- Following the Council’s District Plan Committee’s endorsement of the preferred option report, the Council consulted on the draft changes as part of the initial public consultation between August and October 2018.
- The detailed provisions will be found in the Proposed Plan’s District Wide chapter – Signage.

Signage in the current District Plan

- Unlike most District Plans, the current District Plan doesn’t have a single, dedicated chapter or section addressing signage on a district-wide basis. As a result signage-related provisions in the current Plan are inconsistent, duplicated across the Plan and have some gaps.
- There’s a lack of recognition for the need for and benefits of signage, as well as for the need to manage the extent and effects of signage in more sensitive areas.
- The current Plan does not provide any direction for non-site-related signage, traffic safety and temporary or event-related signage.

About endorsed preferred option

- The proposed approach ensures signage is appropriate to the location, functional/legislative signage is enabled, and that there is better control of non-council signage within road reserves, signage not related to a site, and temporary signage.
- Key draft changes are:
  - explicit consent exemptions for signage required for functional reasons, such as signs providing directions or signage that is required by other legislation regarding workplace safety and hazardous substances;
  - more restrictive rules for:
    - non-site-related signage in rural and residential environments, ie signage that is not related to the site where the sign is placed (eg billboards and trailer mounted signs), to better protect the higher levels of amenity anticipated in these areas;
    - non-Council signage (eg sandwich boards, real estate signs, temporary event signs) on Council land (road and recreation reserves)
    - LED signage, which is a new and rapidly emerging technology that was not available when the current District Plan was prepared.
  - less restrictive controls for signage in commercial and industrial environments and for Council signage within Council parks associated with community and recreation facilities, to avoid unnecessary consenting;
  - Revise the signage controls adjacent to arterial roads and State Highways to better reflect current NZTA guidance regarding traffic safety;
  - Develop more specific controls for temporary signage on non-Council land and outside arterial roads and State Highways.

Recommended changes following consultation on endorsed preferred option

- No changes to the endorsed preferred option for this topic.

Audiences<sup>1</sup>

Internal	Partners	Key stakeholders <sup>2</sup>	Landowners /occupiers <sup>3</sup>	General public
DPC	ECan	Oil companies	N/A	Selwyn ratepayers
	Te Ngāi Tuāhuriri Rūnanga (represented by Mahaanui Kurataiao)	Horticulture NZ		News media
	Te Taumutu Rūnanga (represented by Mahaanui Kurataiao)	NZTA		Wider public
		IPort/Rolleston Industrial Holdings Ltd/Rolleston Industrial Development Ltd		

Legend	High level of interest/ High level of influence (“Manage closely”)	High level of interest/ Low level of influence (“Keep informed”)	Low level of interest/ high level of influence (“Keep satisfied”)	Low level of interest/ Low level of influence (“Watch only”)

<sup>1</sup> “...Differing levels and forms of engagement may be required during the varying phases of consideration and decision-making on an issue, and for different community groups or stakeholders. The Council will review the appropriateness and effectiveness of the engagement strategy and methods as the process proceeds.” [Significance and Engagement Policy: Adopted 26 November 2014; p.6]

<sup>2</sup> Key stakeholders “...will advocate for or against decisions that will need to be made...” and “For the District Plan Review, stakeholders include any party that can influence decisions or be influenced by decisions made on policies or rules.” (DPR Engagement Framework)

<sup>3</sup> Landowners are “the individuals and businesses that could be affected by the proposed changes in the District Plan.” (District Plan Review Community Engagement Implementation Plan; p.6)

Engagement until early 2020  
(from the time initial public consultation period finishes and Proposed District Plan gets notified)

Review phases	Internal	ECan	Rūnanga	Key stakeholders	Landowners/occupiers	General public
Preferred option consultation						
Post engagement report update						
Draft provisions consultation						
Proposed District Plan formal public consultation						

2018 – 2020 communications and engagement approach

Audiences	August & September 2018 (post PO report’s endorsement by DPC and until initial public consultation period finishes)	Oct-Dec 2018 & Feb-March 2019 (engagement following endorsement of post engagement report )	January – May 2019 (engagement on detailed draft provisions)	Early 2020 (Proposed District Plan gets notified for formal public consultation)
ECan	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	
Rūnanga	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	
Key stakeholders	Part of initial public consultation	Direct contact via email/letter	Direct contact via email/letter	
Landowners/occupiers	Part of initial public consultation			
General public	Part of initial public consultation	Post engagement report published on Your Say Selwyn		
DPC			DPC workshop	

## 20. Post Engagement Report and updated Communications and Engagement Summary Plan for Lighting and Glare - Night Glow

Author:	Vicki Barker (Consultant Planner)
Contact:	021 354 366

### Purpose

To brief the Committee on the post engagement report for the 'Lighting and Glare - Night Glow' Topic, which summarises and analyses the feedback received and recommends any change to the Preferred Option(s).

The attached Communications and Engagement Summary Plan for the 'Night Glow' Topic has been updated to outline the proposed communication and engagement activities from the time of initial public consultation through to the formal notification of the Proposed District Plan.

### Recommendation

***"That the Committee notes the report."***

***"That Option 3 (Provisions to manage night glow in identified areas) progresses to the 'Drafting and Section 32 Evaluation Phase'."***

***"That the Committee notes the updated summary plan."***

### Attachments

'Post Engagement Report for Lighting and Glare - Night Glow'

'Night Glow – communications and engagement summary plan (post engagement report)'

# POST ENGAGEMENT PREFERRED OPTION UPDATE REPORT TO DISTRICT PLAN COMMITTEE

<b>DATE:</b>	<b>18 October 2018</b>
<b>TOPIC NAME:</b>	<b>Lighting and Glare - Night Glow (DW007NG)</b>
<b>SCOPE DESCRIPTION:</b>	<b>Post Engagement Update on Preferred Options for Lighting &amp; Glare Night Glow (DW007NG)</b>
<b>TOPIC LEAD:</b>	<b>Vicki Barker</b>
<b>PREPARED BY:</b>	<b>Vicki Barker</b>

## EXECUTIVE SUMMARY

<i>Summary of Preferred Option Endorsed by DPC for Further Engagement:</i>	<i>Engage with the public during consultation on the proposed District Plan to establish whether there are particular areas of the District that should be protected and what level of control should be established through the proposed District Plan.</i>
<i>Summary of Feedback Received:</i>	<i>Night sky visibility is an important issue to the public and some stakeholders and should be protected. The areas considered worthy of protection were wide-ranging, but examples of specific areas mentioned include Te Waihora/Lake Ellesmere and all other lakes in Taumutu's takiwa, Arthurs Pass, and rural areas such as Castle Hill. Industry and commercial stakeholders do not support district-wide night glow provisions that would constrain business.</i>
<i>Recommended Option Post Engagement:</i>	<i>That Option 3 (Provisions to manage night glow in identified areas) progresses to the 'Drafting and Section 32 Evaluation Phase'.</i>
<i>DPC Decision:</i>	



## 1.0 Introduction

### 1.1 Overview of Preferred Option Endorsed by DPC

Five options were considered as part of the Lighting and Glare - Night Glow Supplementary Preferred Options Report:

Option 1 - Status quo, no provisions to manage night glow. This Option was discounted as it does not address the need to protect the night sky;

Option 2 - District-wide provisions to manage night glow effects;

Option 3 - Provisions to manage night glow effects in identified areas;

Option 4 - Non-statutory tools;

Option 5 - Public consultation on night glow and potential provisions.

The preferred options report found that one of the difficulties in recommending an approach for addressing the effects on visibility of the night sky was the lack of knowledge about how important this matter is to the wider Selwyn community and which particular areas might be candidates for lighting policies and/or controls to protect the night sky. Option 5 represented an intermediate step in the process in order to gain further information to be able to assess Options 2-4 and select a preferred option following consultation. Option 5 was the endorsed preferred option.

## 2.0 Summary of Feedback Received

Currently night glow is not specifically identified and managed as an issue in the District Plan aside from rules related to the West Melton Observatory Lighting Area and general outdoor lighting and glare rules. Therefore, before any potential changes are made to managing night glow, public consultation sought to better understand how much of a concern night sky visibility is for the Selwyn public and what level of control would be best, and where, if at all.

### 2.1 Partner/Stakeholder Feedback

As a part of the public consultation process the following feedback was received:

**Waihora Ellesmere Trust** - Residential areas are expanding and more lights are being installed and therefore Council needs to invest in lights that are energy efficient and have the lowest impact on nocturnal animals. Te Waihora /Lake Ellesmere is an important place to view the auroras and night sky and is an attraction to the area which should be protected from inappropriate lighting. Overall, night glow should be identified and managed as an issue in the Plan and the Council should consider policy and rules to protect the night sky in Selwyn.

**Metroport/ Rolleston Industrial Holdings Ltd (RIH) and Rolleston Industrial Development Ltd (RID)** - Metroport do not support any night glow provisions that would impact on its operations (24hr operations) and lighting required for health and safety and are seeking a permitted lux spill level of 20 lux

at non-rural boundaries. RIH and RID also do not support such provisions where it would constrain business, but note that protection may be appropriate in some remote parts of the District.

**CDHB** -The public safety and accessibility benefits of lighting should be given greater consideration, however pervasive night-time lighting can have adverse health effects (disability glare and sleep disturbance).

**Horticulture NZ** - Note that night glow provisions should not be an issue for growers.

As part of the public consultation process, no further feedback was received from the following partners and stakeholders who were engaged with at the Preferred Options Report stage. In summary, these parties are seeking:

- Synlait and Fonterra - that Dairy Processing Management Areas be excluded from any night glow provisions (lighting is managed in the DPMA provisions);
- Taumutu Runanga (via MKT) - concerned with the effect of lighting on tuna at Te Roto o Wairewa and Te Waihora and all other lakes in Taumutu's takiwa;
- ECan - noted that any policies and/or rules would be consistent with Objective 12.2.2 (Identification and management of other landscapes)<sup>1</sup> of the CRPS;
- Porters Ski Area - noted that there are specific rules relating to lighting in the Porters Ski Overlay Area and that no changes should be made to the Plan provisions without further engagement.

No feedback was received from NZTA, Federated Farmers, the Canterbury Astronomical Society<sup>2</sup> or the Carter Group as part of the Preferred Options Report phase.

## 2.2 Public Feedback

Night glow was one of the public consultation topics that received the most feedback. A total of 31 survey responses were received from across the district (rural and urban respondents) and from five parties outside of the district. All survey respondents considered Selwyn's night sky visibility as very important<sup>3</sup>, and all respondents considered the Council should protect Selwyn's night sky visibility.

In terms of identifying any specific areas in the District that should be protected, the responses were wide-ranging and are summarised below:

- The entire District
- Arthurs Pass Village and Bealey Spur
- Te Waihora / Lake Ellesmere
- Around the West Melton Observatory/West Melton, including the need for wider protection around the Observatory
- Outside existing urban areas and outside the Inner Plains
- Smaller townships, e.g. Leeston, Lincoln, Castle Hill, Darfield, Kirwee.

<sup>1</sup> 12.2.2 - *The identification and management of other important landscapes that are not outstanding natural landscapes. Other important landscapes may include: 1. natural character 2. amenity 3. historic and cultural heritage*

<sup>2</sup> The Canterbury Astronomical Society were involved in the Lighting & Glare Preferred Options Report and were accepting of the recommendation that there be no change to the West Melton Lighting Area and minor amendments to the associated provisions.

<sup>3</sup> With the exception of one respondent who considered it 'fairly important'.

- Town centres and built-up areas, e.g. Rolleston (especially in relation to the industrial area behind township) and Lincoln.

The night sky in Arthurs Pass was identified by several parties as a particular area that should be protected. Respondents noted it is an area where controlling future lighting has potential to benefit all who use the area and to value the natural status of the village and its surroundings (highest town in the South Island, low population, no nearby major population centres and surrounded by a National Park). Several parties compared the area to Tekapo and seek similar night sky protection<sup>4</sup>.

The key types of lighting of concern to respondents includes street lighting, sports field lights and industrial/business developments like Izone and dairy factories.

In terms of management, feedback included controls over: exterior lighting (type of lights allowed, times at which they may be on, the need for full-cut off luminaires and the requirement to filter light sources that emit blue light); avoiding spill light onto other properties; ensuring lighting is downward facing and does not emit upwards; requiring LED street lighting.

One party also considered that lighting will become an increasing issue in the future associated with development and that considering it can have an economic advantage. The survey respondent did not clarify what the economic advantages may be but tourism generating potential is a potential economic benefit. Another noted it is not just an amenity issue but can have adverse health effects as a result of glare and blue light exposure.

## 3.0 Analysis of Feedback Received

### 3.1 The importance of night sky visibility and whether Council should protect Selwyn night sky visibility

The public feedback received illustrates that the night sky is important to all of the 31 respondents and all considered it should be protected. The response from Waihora Ellesmere Trust (and Taumutu Runanga previously) also expresses the importance of the night sky. Given these responses it is considered that Council should continue to further consider protecting Selwyn's night sky visibility during the drafting and evaluation phase.

### 3.2 Whether night glow provisions should apply district-wide, in identified areas, or whether non-statutory tools should be implemented (Options 2 - 4 of the Preferred Options Report)

In terms of identifying any specific areas in the District that should be protected, the public responses were widely variable from protecting the entire district, to urban or rural areas, and specific identified areas. Conversely, the industry and commercial operators want to ensure that any new night sky protection provisions do not apply to or impact their existing operations and that they be managed separately.

<sup>4</sup> Although parties noted the state highway and rail yard lighting is currently high in the Village.

The night sky in Arthurs Pass was identified by several parties as a particular area that should be protected. Protection for Te Waihora/Lake Ellesmere and all the other lakes in Taumutu's takiwa is also sought. It is of note that the area surrounding the West Melton Observatory is already protected in the Plan and the Baseline and Preferred Options Reports considered that the existing Lighting Overlay Area is sufficient to manage night sky visibility (which is supported by the Canterbury Astronomical Society).

The Preferred Options Report noted that applying provisions to certain areas (Option 3) may be more effective than district-wide provisions (Option 2) as current natural dark areas of sufficient size could have more meaningful impact if selected for protection. Furthermore, applying controls district-wide to new activities (as provisions would not apply to existing activities with resource consents and existing use rights) is likely to have more limited effect in protecting the night sky as such developments are likely to be more isolated and sporadic. The preference from industry and commercial operators is also that such provisions are targeted to certain areas and do not impact upon their existing operations.

Non-statutory tools (Option 4) is considered the least preferred option as the community has expressed the need for the Plan to manage this issue.

Overall, Option 3 is considered the option which balances the interests of all parties and provides an opportunity to recognise the issue and implement more targeted provisions where they are likely to have the most effect in protecting Selwyn's night sky. Further work will be required during the drafting and Section 32 evaluation phase to identify the nature of these provisions and the areas where night glow is to be managed. It is anticipated that these draft provisions will be workshopped with the Committee on 27 March 2019.

## 4.0 Recommended Option Post Engagement

The Project Team recommends that:

- The Preferred Option previously endorsed by DPC is amended to Option 3.
- The updated Preferred Option described above (Option 3) progresses to the 'Drafting and Section 32 Evaluation Phase'.



# DW207 Night glow – communications and engagement summary plan (post engagement report)

## Key messages

(as of 5 November 2018)

### Background

- As part of the Selwyn District Plan Review policies and rules managing the effects of outdoor lighting and glare are being reviewed.
- Following the Council’s District Plan Committee’s endorsement of the preferred option report, the Council consulted on night glow as part of the initial public consultation between August and October 2018. In particular, the consultation was about establishing how important night sky visibility was to the Selwyn community, and what level of control would be best and where, if at all.
- The detailed provisions will be found in the Proposed Plan’s District Wide chapter – Noise and Light.

### Night Glow in the current District Plan

- Currently night glow isn’t specifically identified and managed as an issue in the District Plan, aside from rules related to the West Melton Observatory Lighting Area and general outdoor lighting and glare rules.

### About endorsed preferred option

- Five different options for managing night glow and protecting the night sky were identified as part of the preferred options report. Before a preferred option could be recommended, we needed to better understand how much of a concern night sky visibility is for the Selwyn public and whether we should seek to protect it, whether there are any specific areas in the district we should consider introducing policies and/or rules to protect, and what level of control we should introduce. Therefore the preferred option was to engage with the public during initial public consultation seeking feedback in relation to these questions.

### Recommended changes following consultation on endorsed preferred option

- Following the feedback received during the initial public consultation, it is clear that the Council should consider protecting Selwyn’s night sky visibility as there were numerous responses expressing the importance of Selwyn’s night sky visibility. Of the potential options, including provisions to manage night glow effects in identified areas (Option 3) best fits with the public feedback.

## Audiences<sup>1</sup>

Internal	Partners	Key stakeholders <sup>2</sup>	Landowners /occupiers <sup>3</sup>	General public
DPC	ECan	NZTA	Metroport/ Rolleston Industrial Holdings Ltd/Rolleston Industrial Development Ltd	Selwyn ratepayers
	Te Ngāi Tuāhuriri Rūnanga (represented by Mahaanui Kurataiao)	CDHB	Canterbury Astronomical Society	News media
	Te Taumutu Rūnanga (represented by Mahaanui Kurataiao)	Horticulture NZ	Fonterra/ Synlait	Wider public
		Waihora Ellesmere Trust	Porters Ski Area	
		Federated Farmers	Carter Group	

Legend	High level of interest/ High level of influence (“Manage closely”)	High level of interest/ Low level of influence (“Keep informed”)	Low level of interest/ high level of influence (“Keep satisfied”)	Low level of interest/ Low level of influence (“Watch only”)

<sup>1</sup> “...Differing levels and forms of engagement may be required during the varying phases of consideration and decision-making on an issue, and for different community groups or stakeholders. The Council will review the appropriateness and effectiveness of the engagement strategy and methods as the process proceeds.” [*Significance and Engagement Policy: Adopted 26 November 2014; p.6*]

<sup>2</sup> Key stakeholders “...will advocate for or against decisions that will need to be made...” and “For the District Plan Review, stakeholders include any party that can influence decisions or be influenced by decisions made on policies or rules.” (*DPR Engagement Framework*)

<sup>3</sup> Landowners are “the individuals and businesses that could be affected by the proposed changes in the District Plan.” (*District Plan Review Community Engagement Implementation Plan; p.6*)

Engagement until early 2020  
(from the time initial public consultation period finishes and Proposed District Plan gets notified)

Review phases	Internal	ECan	Rūnanga	Key stakeholders	Landowners/occupiers	General public
Preferred option consultation						
Post engagement report update						
Draft provisions consultation						
Proposed District Plan formal public consultation						

2018 – 2020 communications and engagement approach

Audiences	August & September 2018 (post PO report’s endorsement by DPC and until initial public consultation period finishes)	Oct-Dec 2018 & Feb-March 2019 (engagement following endorsement of post engagement report )	January – May 2019 (engagement on detailed draft provisions)	Early 2020 (Proposed District Plan gets notified for formal public consultation)
ECan	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	
Rūnanga	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	Direct contact via email, phone and face to face meetings	
Key stakeholders	Direct contact via email/letter	Direct contact via email/letter	Direct contact via email/letter	
Landowners/occupiers	Direct contact via email/letter	Direct contact via email/letter	Direct contact via email/letter	
General public	Part of initial public consultation	Post engagement report published on Your Say Selwyn		
DPC			DPC workshop	