



**District Plan Committee meeting
Held on Wednesday 13 March 2019 at 11.50am
at Selwyn District Council, Rolleston**

Present: Mayor S Broughton, Councillors M Alexander, M Lemon, D Hasson, N Reid, B Mugford, P McEvedy, G Miller, J Bland, C Watson, J Morten, Mr D Ward (CEO Selwyn District Council), Mr H Matunga (Te Taumutu Rūnanga) and Mr T Harris (Chair).

In attendance: Messrs J Burgess (Planning Manager), B Rhodes (Strategy & Policy Team Leader), S Hill (Business Relationship Manager), A Mactier (Strategy and Policy Planner, Mesdame J Ashley (District Plan Review – Project Lead), J Lewes (Strategy and Policy Planner), R Carruthers (Strategy and Policy Planner), N Brown (District Plan Administrator) and T Van der Velde (District Plan Administrator).

Standing Items:

1. Apologies

Councillor M Lyall, Mr P Skelton (Environment Canterbury), & Ms T Wati (Te Ngāi Tūāhuriri Rūnanga) for absence.

Moved – The Mayor / Seconded – Mr Ward

‘That the apologies from Committee members Councillor M Lyall, Mr P Skelton (Environment Canterbury), & Ms T Wati (Te Ngāi Tūāhuriri Rūnanga) 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 – Mr Ward / **Seconded** – Councillor Morten

‘That the Committee accepts the minutes of the 27 February 2019 as being true and correct’.

CARRIED

6. Post Engagement Report and Communications and Engagement Summary Plan for Rural Density – Port Hills ONL/VAL

Mr Rhodes spoke to Mr Love's report.

Mr Rhodes provided a summary of Mr Love's report and updated the Committee on the post engagement report addressing residential density in the Port Hills Outstanding Natural Landscape and Visual Amenity Landscape areas.

As a result of the discussions held by the DPC on the Post Engagement Report for Outstanding Natural Landscapes, it was determined that further consultation with the affected landowners in the Port Hills area would be required. A letter was subsequently sent to the landowners of 26 properties to advise that the property was potentially affected by the options endorsed to date. Feedback was received from three landowners. These landowners are opposed to the preferred option. No comment was received from the other 23 potentially affected landowners.

A hybrid approach between the two options was suggested, to make allowances for people in this situation. Mr Love's advice in the report was that any hybrid approach to the management of the Port Hills ONL/VAL Area would not represent best practice, or meet legislative requirements which is further outlined in the report.

The preferred option endorsed by the Committee for further engagement is to amend the Port Hills Outstanding Natural Landscape/Visual Amenity Landscape (ONL/VAL) areas and link residential density provisions to the ONL/VAL areas. VAL areas would have a density of one dwelling per 40 hectares, and ONL areas would have a density of one dwelling per 100 hectares.

Ms Ashley added that in terms of the potential impact of the overlay, the Project Team could undertake a further detailed review of the development potential on landscape values. This could be a way forward and would determine the extent to which development potential may be restricted and how the grandfather clause would apply. A committee member noted that they supported the suggestion to further investigate

the area under the 60m contour, and also suggested that a visual representation accompany this piece of work.

The Committee discussed the potential implications of applying a grandfather clause. Staff responded that a robust assessment would be required and further discussion with James Bentley (Landscape Architect, Boffa Miskell Ltd) could be undertaken to assess potential landscape effects.

A Committee member was concerned that using the grandfather clause is a softer way of making a difficult decision. Having a defined time limit is clearer than waiting for the next District Plan review. A better understanding of the changes is needed to understand the extent. It was requested that this was included in the further analysis.

A Committee member wished to note that the outcome of Plan Change 6 was representative of a good compromise.

An amended recommendation was proposed and agreed by the Committee.

Moved – Councillor Miller / Seconded – Councillor Lemon

‘That the Committee:

- a) requests that Council Staff do further work on the impact of the density provisions below the 60m contour line on the Port Hills within the Selwyn District.”

~~‘That the Committee:~~

~~a) “Notes the report”.~~

~~b) “Endorses the Preferred Options for the Port Hills ONL/VAL Area that have previously been endorsed by DPC so as to progress to the ‘Drafting and Section 32 Evaluation Phase’.”~~

~~c) “Notes the updated summary plan.”~~

CARRIED