



**District Plan Committee meeting
held on Wednesday 22 March 2017 at 9.00am
at Lincoln Event Centre,
15 Meijer Dr, Lincoln**

Present: Mayor S Broughton, Councillors M Alexander, J Bland, D Hasson, M Lemon, M Lyall, P McEvedy, B Mugford, N Reid, G Miller, C Watson and Mr P Skelton (ECAN)

In attendance: Chairperson (Environmental Services Manager - T Harris), Project Lead District Plan Review (J Ashley), Policy and Strategy Team Leader (B Rhodes), Senior Policy and Strategy Planner (C Friedel), Policy and Strategy Planners (A Mactier, E Larsen, G Wolfer), Planning Manager (J Burgess), Asset Manager (M Washington), G Bell (Corporate Services Manager), A Burton (District Plan Administrator), Mr K Tallentire (Implementation Manager, Greater Christchurch Urban Development Strategy) and note taker PA to Environmental Services Manager (K Hunt).

Standing Items:

1. Apologies

Apologies were received from Mr D Ward, and Cr Morten.

Moved: Mayor / Seconded: Cr Alexander

'That apologies for Mr D Ward and Councillor Morten be accepted.'

CARRIED

2. Declaration of Interest

Nil.

3. Deputations by Appointment

Nil.

4. Confirmation of Minutes

Councillors Hasson and Reid joined the meeting at 9.03am.

Moved – Councillor Lemon / Seconded – Councillor McEvedy

‘That the Committee accepts the minutes of the 22 February 2017 as being true and correct’.

CARRIED

5. Outstanding Issues Register

Nil.

6 Briefing on NPS on Urban Development Capacity

Mr Friedel spoke to his presentation and report.

Councillor Lyall joined the meeting at 9.07am.

It was commented that timeframes in relation to the NPS-UDC and District Plan do not necessarily align. The key focus for Council in respect to the NPS-UDC was reviewing the settlement pattern within the Urban Development Strategy Area of the district and aligning this with infrastructure provision. Prebbleton is part of the Christchurch Urban Area, however the objectives and policies can be applied beyond the Statistics New Zealand's high growth urban area boundaries.

A discussion then followed on whether additional areas are included, noting the need to investigate any shortfalls and community support for growth in certain townships.

In response to a question around West Melton and demand for further urban development, Mr Friedel commented there was a need to engage with property developers and other mandatory stakeholders. The Chair noted that the UDS does not identify any further growth beyond its current limits, but this could be revisited through the UDS Settlement Pattern Review. It was commented that if growth was to occur, then it would be important to have the appropriate infrastructure in place to support this.

Mr P Skelton joined the meeting at 9.15am.

A discussion on the growth of Prebbleton took place, where it was noted that due to the proximity of the motorway there was pressure to rezone land from residential/rural lifestyle blocks to business. This would be a future discussion as to how that growth or change in land use is to be managed.

The Mayor queried whether the NPS-UDC requirements would extend to the balance of the District as part of the District Plan Review. Officers responded by outlining that the proportion of growth was significantly larger in the UDS

Area when compared to the balance of the district and that Selwyn 2031 and the Area Plans have evaluated demand and capacity. Discussion followed on the Area Plans, which identified potential growth areas, constraints and the need for infrastructure. Communities want to grow and the Area Plans were supposed to enable this growth. The NPS-UDC is a parallel process to the District Plan Review, but there will be a need to have community input and discussion around the availability of land for development on a district-wide basis, particularly where ownership was proving to be a constraint. It was noted that Leeston and Darfield will be included in the DPR urban growth evaluations. There will be a separate presentation to the Committee on this.

Discussion took place on the requirement for Council to build feasible development capacity into projected growth to ensure land is feasible and commercially viable to develop.

There is a risk that the DPR may be delayed if the NPS-UDC is expanded beyond the UDS Area. These risks are being managed by coordinating the two processes. The Planning Manager noted that the NPS-UDC includes 'greenfield' development and intensification opportunities.

A discussion followed on whether there was capacity within the UDS to share resources, such as wastewater. It was commented that this would need to be discussed at the UDS management and governance levels and asset managers across boundaries. Mr Washington supported a collaborative approach and noted that Tai Tapu is still pumping wastewater to Christchurch City. Mr Washington went on to note that every town has issues, however there are also solutions.

Councillors Alexander, Lyall, Hasson and Reid volunteered to join the NPS-UDC Project Working Party.

Moved – Councillor Alexander / Seconded – The Mayor

'That the Committee:

- (i) Notes this presentation;*
- (ii) Endorses the scope of the NPS-UDC work stream; and*
- (iii) Resolves to appoint Councillors Alexander, Lyall, Hasson and Reid for the NPS-UDC Project Working Party."*

CARRIED

Meeting ended at 9.43 am