



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

Present: Mayor S Broughton, Councillors Bland, D Hasson, M Lemon, M Lyall, P McEvedy, J Morten, B Mugford, N Reid, C Watson.

In attendance: Chairperson (Environmental Services Manager - T Harris), Project Lead District Plan Review (J Ashley), Policy and Strategy Team Leader (N Rykers), Senior Planner, Policy and Strategy (B Rhodes), Project Manager District Plan Review (E Hoskyn), Policy and Strategy Planners (A Mactier, E Larsen, L Hull, C Freidel, C Nichol), Urban Design Planner (G Wolfer) and note takers District Plan Administrator (R Ogilvie) and PA to Environmental Services Manager (K Hunt)

Standing Items:

The Chair introduced the new Policy and Strategy Team Leader – Nicola Rykers to the Committee.

1. Apologies

Councillors M Alexander, G Miller, P Skelton (ECan) for absence and Councillor P McEvedy for lateness.

2. Declaration of Interest

Nil.

3. Deputations by Appointment

Nil.

4. Confirmation of Minutes

Moved – Councillor Watson / Seconded – Councillor Mugford

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

CARRIED

5. Outstanding Issues Register

Follow up with Ms T Smith in relation to Cultural Heritage Chapter input.

This item to remain on outstanding issues register.

6 Terms of Reference / Chair of District Plan Committee Update

Mr Rhodes spoke to changes to the Terms of Reference which was previously endorsed in November 2015. The amendments include the addition of ECan to the Committee in a supporting role, as well as updating the meetings and reporting sections to reflect that the District Plan Review is now at stage 2 of the process.

A discussion was held on the number of Committee members to form a quorum. The Committee agreed to the quorum being three Committee members of the committee, with the Terms of Reference to be amended accordingly.

A discussion followed on the Chairmanship of the Committee, with the Committee agreeing that the Relationship Manager of the District Plan Review to continue to act as Chair.

Moved – Councillor -Lyll / Seconded – Councillor Lemon

‘That the Committee adopts the amended Terms of Reference’.

‘That the Committee endorses the appointment of the Relationship Manager to the role of the Independent Chair of the District Plan Committee.’

CARRIED

7. Strategic Directions Presentation

Ms Rykers spoke to her presentation regarding the Strategic Directions of the District Plan Review.

Councillor McEvedy joined the meeting at 9.12am

A discussion was held as to whether there is a cultural narrative included similar to that which schools have. Staff responded that there is one included in the Area Plans but for the District Plan further dialogue and refinement is required for such an approach to be fit for purpose. One of the Committee members noted that the Mahaanui Iwi Management Plan provides the most relative narrative and the principle of kaitiakitanga was to be woven through the second generation plan. The Chair commented there is a lot of work to be done yet in this area, and noted the

need to have input from Mahaanui Kurataiao, as well as having a series of Huis with the Rūnanga.

A discussion followed on the need for a runanga representative as either a replacement for Ms Smith or alternate, to be included in these conversations. The Chair also advised that the dialogue is to occur at a series of levels and we do intend to have someone from Mahaanui Kurataiao working in the office to assist with that dialogue.

In response to a question from a Committee member, staff advised that anything that is included in the Draft Plan is challengeable.

A discussion followed on the Quality of the Environment, and the need for this to be practicable and not impinge on what is trying to be achieved as it needs to be cohesive with what is occurring within the District. It was also noted that economic prosperity and impact also needed to be taken into account. Staff responded that the chapter will have some very clear objectives to achieve the overall vision that has been set for the District.

A Committee member questioned how we would deal with the issue of subdivision in relation to Quality of Environment particularly in relation to the Urban Development Strategy (UDS) area. Staff responded that there is no easy answer, we need to be looking to the future, but noted the pressure is changing all the time. Staff commented that the NPS on Urban Development Capacity encourages Councils to look to the future.

It was noted by a Committee member that the metropolitan urban limits were set by the Regional Policy Statement and any changes would have to be agreed to by our UDS partners as well.

A discussion followed on Economic Prosperity and focused on what is happening currently in relation to rural land being utilised for semi industrial activities, and their impact on rural character and established residents. Additionally the Committee noted the impact of the proposed motorway on established residential land and the pressure that Council may receive to allow the establishment of commercial activities along the motorway corridor.

A Committee member questioned if there will be provision for commercial/industrial land like Izone around other smaller townships? Staff responded that this will be considered, from the Area Plans, as the costs for small businesses to go in areas such as Izone is too great. A discussion followed on effects of residential neighbourhoods which are being encroached on, and the need for rules to be easy to enforce.

The Chair responded that Council is largely reactive in its approach to enforcement and a change in that approach would have considerable budgetary and resource impacts. A Committee member questioned whether there was the need for a discussion on enforcement, and whether a paper should be brought to Council to consider.

There was discussion around the appropriateness of the use of the term self-sufficiency. A consensus was reached that as long as there was reference to what Selwyn contributes to wider Canterbury the term could be included.

A discussion was held on Selwyn's coastal environment in the context of the NZ Coastal Policy Statement. A consensus was reached that this topic should be included in the Strategic Directions Chapter.

Moved – Mayor Broughton / Seconded –Councillor Lyall

'That the Committee notes this report and presentation.'

CARRIED

Meeting adjourned for break 10am & resumed at 10.08am. Councillor Morten absent.

8. Approach to rezoning for the new district plan presentation

The Senior Planner (Policy and Strategy) Mr Rhodes spoke to his presentation.

Staff have been looking at land capacity in the light of growth projections. Mr Rhodes commented the Area Plan process indicated that most towns have sufficient supply through to 2031, and that the Area Plans had identified future development areas following this time. Mr Rhodes advised that while staff will continue to monitor and assess residential land capacity, at this point it was not proposed to proactively rezone greenfield land in the Proposed District Plan (PDP).

Councillor Morten returned at 10.17am, then Councillors Morten and McEvedy left the meeting.

Mr Rhodes commented on the recently promulgated National Policy Statement on Urban Development Capacity (NPSUDC) and its requirements to monitor land supply. He advised that if that work revealed a need for more residentially zoned land then that could be addressed through the notification of the PDP or by a variation to the PDP.

A Committee member commented on how development in West Melton had occurred on four corners of a major intersection and questioned if the Council should be more directive in managing that town's growth. Staff responded that Council would be obliged to consider all submissions that were lodged.

A Committee member questioned how many farms we have left in the Outer Plains zoning in relation to the UDS map. Staff responded that they do not have those numbers. The Committee member noted the pressure on Outer Plains where near service towns. The Chair responded that staff will investigate this.

A Committee member spoke to two recent resource consents in relation to farming activities being declined, and whether this would be a common thread for those within the UDS area. The Chair commented that both were declined on the level of adverse effects.

The Chair noted that the Council will not be proactively rezoning land, and will leave that to submission process.

The Mayor has noted his concern with the expectations from community following the Area Plan process.

Moved – Councillor Watson / Seconded - Councillor Lyall

‘That the Committee notes this report and presentation.’

CARRIED

9. Update on timeframes, budget and processes (including amendment to the DPR Project brief and terms of reference

Ms Ashley (Project Lead) introduced Mrs Emma Hodgkin, who is the District Plan Review Project Manager. Mrs Hodgkin spoke to her role and her background work with Public Health organisations and the Health Precinct.

Councillors Morten and McEvedy re-joined the meeting at 10.33am.

Ms Ashley spoke to her presentation. The Project team were working on stage 2 at moment, which included topic briefs and project planning and considering options and issues to bring through to District Plan Committee. Currently the team is anticipating a notification date of mid 2018, with submissions/hearings being completed by 2019 October. Ms Ashley advised that the emphasis is to limit the number of submissions through a robust process, and that the use of independent commissioner to the Hearings Panel would assist continuity if the hearing process ran over into the next election cycle.

Mrs Hodgkin described the proposed procurement process that staff had put in place.

A discussion followed on Technical Advisory Group (TAG) and the value of that group as opposed to Stakeholder Action Plan (SAP).

In response to a question from the Committee as to whether there was any loss in not holding TAG meetings, Ms Ashley responded that there are other forums with crossover that we use as well, such as UDS. However she noted the need for clear communication lines but following feedback from Christchurch City Council it was felt

that direct stakeholder engagement might be a better option to follow than the approach taken involving a TAG.

A Committee member commented that they could see value in having stakeholder groups, but noted risk around submission/hearing process and stakeholder group having more of a say than submitters.

Ms Ashley updated the Committee on the allocation of topics amongst the team.

Moved – Councillor Hasson / Seconded –Councillor Lyall

‘That the Committee notes this report and presentation.’

‘That the Technical Advisory Group (TAG) is removed from the DPR Project Brief and DPR Terms of Reference.’

CARRIED

9. District Plan Committee Forward Meeting Schedule

Next meetings:-

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

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

A detailed forward meeting schedule for 2017 will be developed once all Topic Brief timeframes have been confirmed and those issues requiring specific Issues and Options report are identified and programmed into the monthly DPC meeting schedule. An update on the work programme will be provided at the February meeting 2017.

Moved – Councillor Watson / Seconded – Councillor Morten

‘That the Committee receives this report’.

CARRIED

Meeting ended at 10.50 am