



**District Plan Committee meeting
Held on Wednesday 27 March 2019 at 9.00am
at Selwyn District Council,
Rolleston**

Present: Councillors M Alexander, M Lemon, D Hasson, N Reid, B Mugford, M Lyall, J Bland, J Morten, Mr P Skelton (Environment Canterbury), 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), M Washington (Asset Manager), B Wong (Transportation Asset Planner), R Love (Strategy and Policy Planner), B Baird (Strategy and Policy Planner), A Mactier (Strategy and Policy Planner), Mesdames' J Ashley (District Plan Review Project Lead), J Lewes (Strategy and Policy Planner) and T Van der Velde (District Plan Administrator – Note taker).

Standing Items:

1. Apologies

Mayor S Broughton, Councillors C Watson & P McEvedy and Ms T Wati (Te Ngāi Tūāhuriri Rūnanga) for absence and Councillors M Alexander and G Miller for lateness.

Moved – Councillor Alexander / **Seconded** – Councillor Bland

'That the apologies from Committee members S Broughton, C Watson, P McEvedy and T Wati for absence and M Alexander and G Miller for lateness be received for information.'

CARRIED

2. Declaration of Interest

Nil.

3. Deputations by Appointment

Nil.

4. Outstanding Issues Register

Subject	Comments	Report Date	Item Resolved or Outstanding
Energy & Infrastructure – Orion Protection Corridors	<ul style="list-style-type: none">• Clarification on Orion's responsibilities in regards to maintaining vegetation under the lines in the protection corridors.• Clarification if Orion has considered the financial implications of potentially having to purchase land for a protection corridor when constructing new electricity distribution lines.	27 March 2019	Outstanding

5. Confirmation of Minutes

Taken as read and accepted.

Moved – Councillor Lemon / **Seconded** – Councillor Morten

'That the Committee accepts the minutes of the 13/03/2019 as being true and correct. '

CARRIED

6. Preferred Option Report and Communications and Engagement Summary Plan for Energy and Infrastructure – Orion Protection Corridors

The Chair noted that Council has a significant interest in Orion as a shareholder, however it was considered that the conflict of interest could be managed through the use of independent commissioners on the hearings panel who will be making decisions on the Proposed Plan.

Ms Rykers spoke to her report. As a result of the 5 December 2018 District Plan Committee meeting, the Committee asked that there be further assessment of the land uses under and around the sub-transmission lines and for there to be an assessment to be undertaken of the provisions in the Canterbury Regional Policy Statement (RPS). In addition there has been a legal opinion from Adderley Head as to whether the Council should have protection corridors in the proposed plan. The outcome is there is strong support in the RPS for this particular infrastructure to be protected. The assessment undertaken has been reviewed by Environment Canterbury who have supported what has been done. The recommendation from Adderley Head is that Council should consider putting in protection corridors and adopt the New Zealand Electrical Code of Practice for electrical safe distances and Council should only impose setbacks that are prescribed in the Code unless there is compelling or persuasive evidence from Orion for provisions.

Ms Rykers discussed the compelling reasons to consider adopting the Orion 5m and 10m setbacks for the Proposed District Plan and discussed the reasons as per report.

A Committee member questioned the types of trees being planted and locations of these trees along the corridors highlighting potential impacts the trees might have. An example of an impact addressed was power outages. Ms Rykers replied that there are regulations for managing trees outside the District Plan for transmission and electricity lines and a link to this will be provided in the proposed rules.

A Committee member asked for clarification on Orion's responsibilities in regards to maintaining the vegetation under the lines in the protection corridor. The Chair noted this issue to be included in the outstanding issues register and the project team will provide a verbal report when District Plan Committee next meets.

There was discussion in regards to whether Orion has considered the financial impact to their business model with new power lines and obtaining land for the protection corridors.

The Chair clarified this is a preferred options report and there will be further dialogue with stakeholders on this topic.

Moved – Councillor Alexander / **Seconded** – Councillor Mugford

Recommendation

“That the Committee:

- a) Notes the report.*
- b) Endorses the Preferred Option for Orion Protection Corridors for further development and engagement, including Section 32 and plan drafting.*
- c) Notes the summary report.’*

CARRIED

7. Post Engagement Report and Communications and Engagement Summary Plan for Existing Development Areas, Porters Ski Area, and Tourism

Mr Baird spoke to his report. The preferred options report for this topic was endorsed late last year. Mr Baird provided a summary of the report to update the Committee on the post engagement addressing Existing Development Areas (EDA's), Porters Ski Area and Tourism.

Letters were sent out to EDA's, Porters Ski Area and relevant Tourism Stakeholders, discussions were held with Grasmere and Porters and meetings were held with affected communities. Feedback was received from landowners and stakeholders.

The main concerns of EDA landowners was over removing provisions - even those that may be redundant as the landowners felt like they may lose their community recognition. There were also concerns of future impacts of removal of provisions. The report concludes these concerns outweigh the benefits of trying to streamline the plan, therefore it is recommended that those provisions are rolled over into the Proposed Plan as a site specific overlay recognising what was there in the past.

Hospitality New Zealand provided feedback on the impact of private rentals on commercial operators. They would like to see short-term visitor accommodation to be treated the same. The preferred option approach is to classify accommodation in definitions with subsequent activities related to that. This is not a critical issue in Selwyn.

Other landowner and stakeholder feedback was generally supportive of the current direction.

In summary the recommendation is to continue with proposed changes with amendments to EDA's.

Moved – Councillor Lyall / Seconded – Councillor Alexander

Recommendation

'That the Committee:

- a) Notes the report.*
- b) Endorses the Preferred Options for the Existing Development Areas (EDAs), Porters Ski Area, and Tourism that have previously been endorsed by DPC so as to progress to the 'Drafting and Section 32 Evaluation Phase', subject to the following amendments:*
 - Provisions relating to the addition to and replacement of dwellings on existing undersized lots are confirmed to be retained in the rural chapters; and*
 - For rural EDA sites, a site-specific overlay relating to the subdivision of sites and the establishment of a new dwelling, be rolled over from the operative plan and included in the Proposed District Plan.*
- c) Notes the updated summary plan.'*

CARRIED

'The Meeting adjourned at 9.30am, with the District Plan Committee Workshop commencing at 9.40am.'