



**District Plan Committee meeting
Held on Wednesday 8 August 2018 at 9.00am at
Selwyn District Council,
Rolleston**

Present: Mayor S Broughton, Councillors M Alexander, M Lemon, P McEvedy, D Hasson, Councillor N Reid, Councillor B Mugford, M Lyall, J Bland, C Watson, J Morten, Mr D Ward (CEO SDC), Ms T Wati (Te Ngāi Tūāhuriri Rūnanga).

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

Standing Items:

1. Apologies

Councillor P Skelton (Environment Canterbury), Councillor G Miller and Mr Hirini Matunga (Te Taumutu Rūnanga)

Moved – Councillor Alexander / Seconded – Councillor Mugford

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

CARRIED

2. Declaration of Interest

Nil.

3. Deputations by Appointment

Nil.

4. Confirmation of Minutes

No minutes to confirm.

5. Outstanding Issues Register

Nil.

6. Update Report on Strategic Directions

Ms Rykers provided the Committee with an update on the development of Strategic Directions, as per her report. The development and finalisation of this Chapter of the reviewed District Plan will follow an iterative process. This includes engagement with Mana Whenua and Environment Canterbury on the content of the chapter and its objectives.

A further update to the Committee will be provided at the end of 2018.

Councillor Morten out 9.10am

A discussion was held on intensification of key activity centres. Ms Rykers commented that it is critical to confine and express what the key strategic issues are.

The Mayor requested stronger strategic direction included about intensification of existing townships and confinement.

Ms Rykers noted Councillor Hasson's concerns about the pattern of settlement around both urban and urban areas and answered that this could be framed in the strategic directions including rural amenity and making urban 'urban'.

Councillor McEvedy commented that reverse sensitivity effects and impact of urban development upon existing rural operations is not taken into account.

Councillor Morten in 9.12am

Mr Ward out 9.12am

Ms Rykers commented that although a strategic directions chapter is optional, it would provide a better integration of strategic items within the Plan – particularly for decision makers. Councillor Watson agreed that a strategic chapter should be Selwyn-specific and provide 'high-level' strategic direction.

Mr Ward in 9.13am

Recommendation

"That the Committee notes the report."

Moved – Councillor Lyall / Seconded – Councillor Morten

7. Update Report on Energy and Infrastructure

Ms Rykers spoke to the key points of her report and provided the Committee with an update on progress with the Energy and Infrastructure topic.

The draft provisions also included clear provisions for telecommunication networks which are anticipated to play a significant role in the management of farms and irrigation networks.

The next phase is to take the next working draft that comes from the network utilities group and refine them to provide a Selwyn context. There are amenity rules for telecommunication cabinets in Alpine Villages and rules around utilities in Izone which will need to be added in. The provisions will then need to be reviewed in line with recommendations received from Mahaanui Kurataio Ltd regarding sites and areas of cultural significance.

Ms Rykers explained the impact on affected stakeholders (Orion, Central Plains (irrigation), Transpower, Federated Farmers and Horticulture New Zealand) about what the provision for electricity corridors may mean for rural properties.

Councillor Lemon commented that the Biodiversity Working Group will discuss the impact of telecommunications on significant natural areas at the upcoming meeting.

Councillor Watson out 9.20am

Councillor Hasson was concerned about boundary planting and the cost of vegetation removal. Ms Rykers answered that the project team will engage further with the Selwyn District Council subcommittees and teams to develop appropriate rules and to understand current issues.

A discussion was held regarding the impact of utility services on the landscape.

Ms Wati thanked Ms Rykers for considering the sites and areas of cultural significance within the report and for the dialogue with both Te Papatipu Ngā Rūnanga and Te Rūnanga o Ngāi Tahu.

Councillor Morten commented that it is becoming increasingly more difficult for utility providers to provide utilities for communities without negatively impacting the landscape.

Ms Rykers replied that representatives from the utility groups are sensitive to those issues and the draft provisions will take this into account.

Councillor Watson in 9.24am

Councillor Morton wants utility groups to be enabled so they can continue to provide services, particularly to rural areas. Ms Rykers agreed that in a District like Selwyn, there is an increasing reliance for telecommunications for farm management.

Ms Wati stated that in some places in Selwyn's cultural landscapes where no telecommunication available, it is advantageous as it supports development of dialogue and connection to whenua. Councillor Morten clarified that his comment was not strictly about telecommunications.

Recommendations

"That the Committee notes the report."

"That the Committee endorses the Programme and Engagement for the development of the Energy & Infrastructure chapter."

Moved – Councillor Hasson / Seconded – Councillor Lyall

CARRIED

8. Preferred Option Report and Communications and Engagement Summary Plan – Family Flats

Ms Lewes spoke to her report and provided an overview of current provisions for family flats in both rural and living zones. The key issues which are the difficulty in enforcing the occupancy restriction, and the lack of standards that apply specifically to family flats.

The Preferred Options were summarised as Option 2: Remove occupancy restrictions and Option 3: Amend and update provisions to improve clarity.

A discussion was held about density provisions. Ms Lewes commented that in addition to standards, densities were also set (particularly in rural areas which is also governed by the RPS). The recommendation is to make subdivision of minor residential units non-complying where it doesn't meet the density provisions in the District Plan.

The Chair added that the effects of subdivision are quite different to that of a Family Flat situation, in terms of location of dwellings and the use of shared driveways which reinforce the appearance of one residential activity.

Councillor Hasson suggested consideration of planning processes from urban area in regards to the provisions of shared driveways could be used.

Councillors provided mixed views of their support for the preferred option.

Councillor Alexander supports the recommended options as the current options are problematic. The proposed options will improve the current situation.

Councillor McEvedy agrees with Councillor Alexander and comments that the option selected should make it simpler. Option 2 is his preference.

Councillor Reid acknowledged that there would be a potential issue of how to manage a proliferation of Air BnBs and the like.

Councillor Watson agreed there are challenges in whatever is decided. In discussions with members of the community, the biggest issue is the density of occupancy (cars in driveways) and the impact on resources (sewage). Councillor Watson is concerned that Option 2 is dismissive and may not provide correct information for Council for the purpose of the collection of rates. Councillor Watson suggested a year-by-year opt out option where rates applied on the dwelling becomes a discretionary exercise. It was suggested that Selwyn District Council looks to solutions suggested by other Councils and get LGNZ support on this as feedback from the community is not positive of the rating of family flats.

Ms Wati supports the preferred options presented as it provides an opportunity to build flats and look after our Kaumatua.

The Mayor commented on the varying effects of different housing options on a block, and agreed with removal of some of the extra controls proposed.

The Chair summarised that although there are mixed views there is general support for the proposed preferred options. The proposed preferred options is a combination of Options 2 and 3 (location aspect and controls over size).

Ms Lewes explained that Option 3 addresses assessment issues in managing family flats. There are no specific provisions currently for family flats, although the definition of dwelling includes family flats as well as a separate definition. Option 3 would provide that context and provides more certainty. Ms Lewes encouraged the Committee to endorse Option 3 also.

A brief discussion regarding the charging of rates and development contributions was held. Ms Lewes commented that the issue of rates is separate from the District Plan provisions. The baseline report noted that the ratings policy is that “any separate unit or habitable part is rated”. There will likely be a change in development contribution policies.

Councillor Watson commented that the community doesn’t see it as two different things and asked for further clarification.

The Chair answered that there would be further opportunity for input from community.

Recommendations

“That the Committee notes the report.”

“That the Committee endorses the Preferred Options for ‘Family Flats’ for further development and engagement.”

“That the Committee notes the summary plan.”

Moved – The Mayor / Seconded – Councillor Morten

CARRIED

9. Preferred Option Report and Communications and Engagement Summary Plan – Alternative Housing

Ms Lewes spoke to her report and briefed the Committee on the findings of the combined Baseline and Preferred Option Report.

Councillor Mugford out 9.50am

Issues include that there are no specific policies addressing alternative housing in its various forms; existing provisions are redundant or limited in their application; there is a lack of certainty and no appropriate assessment criteria to support developers, and the rules do not address effects that alternative housing may give rise to.

Councillor Mugford in 9.54am

Ms Lewes summarised the preferred option is that alternative housing options be provided for within the Proposed District Plan by the incorporation of appropriate definitions, policies and rules.

Ms Lewes acknowledged integration of the transport workstream.

Councillor Lemon agrees with the proposed preferred option.

Councillor Alexander supports the preferred option provisions but is concerned whether the provisions will be adopted and implemented in a cost effective way.

Councillor Hasson suggested to look to the Body Corporate structure versus stand alone when reviewing alternative housing solutions. Ms Lewes noted Councillor Hasson's point.

Councillor McEvedy commented that the impact on other provisions must be considered, particularly when amending definitions. Ms Lewes agreed with Councillor McEvedy and is cognisant of the fact of the crossover with the Building Act.

Councillor Lemon out 10.10am

Councillor Bland questioned whether a cost analysis exercise has been carried out? Ms Lewes answered that Selwyn District Council has not carried out a cost analysis exercise, but acknowledged that large tertiary institutions have done studies looking at this issue and that staff had awareness of these studies.

Councillor Lemon in 10.12am

Councillor Lyall commented that the entry level costs with this model of housing was low, and encouraged the Committee to research 'co-housing'. It enables that form of development by sharing common space and amenities. Mr Ward supports the recommendations but noted that the discussion was drifting into social housing.

Councillor Watson agreed with Councillor Lyall about co-housing and that removing cost barriers is the real challenge.

Recommendations

“That the Committee notes the report.”

“That the Committee endorses the Preferred Option for ‘Alternative Housing’ for further development and engagement.”

“That the Committee notes the summary plan.”

Moved – Councillor Lyall / Seconded – Councillor Lemon

CARRIED

10. Preferred Option Report and Communications and Engagement Summary Plan – Subdivision

Ms Carruthers spoke to her report and provided an outline to the Committee. Ms Carruthers stated that details will be dependent on work undertaken by other workstreams.

The main issues are that existing provisions have lost coherence (particularly in Living zones); use of the term ‘allotment’; the provisions for the creation of access, reserve and utility lots have been unable to be used as intended; expectations about notification of applications; and esplanade provisions do not give effect to higher order documents.

Ms Carruthers summarised the preferred options.

There was no discussion on this report.

Recommendations

“That the Committee notes the report.”

“That the Committee endorses the Preferred Option for ‘Subdivision’ for further development and engagement.”

“That the Committee notes the summary plan.”

Moved – Councillor Morten / Seconded – Councillor Watson

CARRIED

11. Overview of Public Consultation

Ms Johnston spoke to her presentation and provided the Committee with an overview of the upcoming public consultation phase and engagement material that has been developed for the District Plan Review process.

There are 23 topics that will be consulted on, 4 of these will be at the end of August (preferred options will be presented next meeting). The most relevant topics and likely to be of most interest to the public were selected for the consultation.

Branding was developed for the 4 groupings of all the topics: district-wide, residential, rural and business.

A 'Summary of Key Draft Changes' consultation document was developed to provide an overall summary of the draft changes endorsed for further development. There is a factsheet and frequently asked questions for each topic, to provide context and detail on the key issues and draft changes.

'YourSay Selwyn' is the online Engagement hub which provides information on consultation topics. Each topic will have a link to the factsheet and a survey to complete to submit feedback.

Councillor Watson out 10.39am

There are various consultation and engagement opportunities including Face-to-Face meetings (spread across the ward); online forum (YourSay) and a specific phone and email inbox managed by the District Plan Review team.

ACTION – N Brown will send an outlook invitation to Councillors for the scheduled public engagement events.

Councillor Morton asked about the online engagement process and the requirement to register. Ms Johnston answered that registration for the online engagement forum is a one-off, quick process. Council can then produce a database from the collected information to be used for future related engagement exercises.

Councillor Watson in 10.42am

Councillor Morton questioned the Chair whether there was a conflict of interest if Councillors submit a survey response? The Chair confirmed that Councillors have been involved in endorsing preferred options for these topics so should not participate through that forum. The Mayor supported this position and agreed that it would be best not to.

Ms Johnston spoke about the various consultation channels which includes a video by the Mayor, a Facebook competition '*How well do you know our district*', face-to-face consultation sessions and direct mail outs. Public consultation starts in the week of 13 August and finishes on 8 October. This consultation is the first check whether we are on the right track with the review so far before the Proposed District Plan gets notified for formal public consultation which is expected to happen in early 2020.

Ms Johnston commented that Councillors can assist by attending the community events and public consultation drop-in sessions and by promoting the consultation within their community.

Councillor McEvedy out 10.45am

Mayor stated that it is important to have hardcopy feedback forms available also. A similar summary foldout like ECAN would be a suggestion.

Councillor Watson agreed with the Mayor. Councillor Watson asked whether people can engage multiple times using different communication channels?

Ms Johnston confirmed that she will have printed copies of the consultation summary document *Are we on the right track?* available for service centres. The public are welcome to send in written feedback. A generic feedback form will be created for this purpose also. Whilst this isn't a formal submission, the consultation provides the public with an opportunity to provide feedback. Ms Johnston thanked the Mayor for the suggestion regarding making a hardcopy feedback form available and answered Councillor Watson's query that it is possible to complete multiple surveys on different topics.

Councillor Lyall out 10.48am

Councillor Watson thanked Ms Johnston for coming along to the youth council and suggested using open questions on the surveys, to invoke thought and interest in the topic.

Ms Johnston answered that questions were developed at a high level and particularly where there are complex rules, questions were written in a simple way.

Ms Wati agreed with Councillor Watson that it is good to have thought-provoking questions.

Recommendation

"That the Committee notes the presentation."

Moved – Councillor Watson / Seconded – Councillor Alexander

CARRIED

12. Post Engagement Reporting

Ms Ashley informed the Committee of the proposed methods for post-engagement reporting on the Preferred Option(s) for each topic. The purpose is to enable workstreams to progress to the 'Drafting and Section 32 Evaluation Phase'.

The templates (included in the report) will be used to inform the Committee of any feedback received and to provide a summary of key themes of the topics that have had public consultation and whether or not there are changes to the preferred approach.

Ms Ashley concluded that the intention is to get to the drafting of section 32 reports by the end of the year, so drafting can commence next year.

Councillor Alexander supports this exercise, and commented that if there is if there is high engagement levels that more meetings could be offered.

Councillor Lyall in 10.53am

An additional meeting to be held in November was raised and all Councillors were in agreement. The Mayor commented that Councillors have agreed in a separate forum that Thursday would be the preferred day if a Wednesday meeting was not possible.

Councillor Watson suggested using Council call and Facebook to keep public aware of upcoming public engagement events. The Chair noted this point.

The Mayor suggested including a short summary on the first page of the engagement summary report to highlight the nature of the feedback received and to also include the endorsed preferred option.

Recommendation

"That the Committee notes the report."

Moved – The Mayor / Seconded – Councillor Lyall

CARRIED

This day 22 of August 2018

Tim Harris

CHAIR PERSON