



**District Plan Committee meeting
Held on Wednesday 10 October 2018 at 10.00am
at Selwyn District Council, Rolleston**

Present: Mayor S Broughton, Councillors M Alexander, M Lemon, D Hasson, Cr N Reid, Cr B Mugford, C Watson, P Skelton (Environment Canterbury), Mr D Ward (CEO SDC), Mr Hirini Matunga (Te Taumutu Rūnanga).

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

Standing Items

1. Apologies:

Councillors G Miller, J Bland, J Morten, M Lyall, P McEvedy, & Ms T Wati (Te Ngāi Tūāhuriri Rūnanga)

Moved – Councillor Watson / Seconded – Councillor Alexander

‘That the apologies received from the above Councillors 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 – Councillor Alexander / **Seconded** – Councillor Hasson

‘That the Committee accepts the minutes of the 22 August 2018 as being true and correct’.

CARRIED

Specific Reports

6. Vegetation and Ecosystem Update

Mr Mactier provided an update on the progress of the Biodiversity Working Group.

At the last Biodiversity Working Group meeting, Fish and Game presented a proposal for consideration, similar to the proposal Forest and Bird put forward by submission to Plan Change 18 in Mackenzie District. Fish and Game proposed a layer showing improved pasture (where it is known) is used. Mr Mactier advised that this proposal would be subject to extra analysis. A variation to the District Plan was suggested as a possible way of including this proposal if required.

The Committee discussed improving the ‘improved pasture’ definition, however, there is no consensus yet whether this is the best approach. Councillor Lemon added that a critical aspect is gaining the trust of landowners and to work with them, rather than imposing a set of rules.

The Committee discussed the voluntary listing of SNAs. Mr Mactier responded that once an assessment is complete, and assuming it confirms that there are values present, it is voluntary whether it is listed in the Plan. If it isn’t listed, then it will be covered by the general indigenous vegetation clearance rules.

The Committee discussed whether there was a differentiation between landowner and lease holder rights in reference to SNAs. Mr Mactier commented that it is outside the scope of the Working Group, but the voluntary assessment process applies to both landowner and lease holders.

A question was raised about the general vegetation rule and whether it gave effect to the CRPS. Mr Mactier answered that it does.

The process is progressing well and the Working Group will present recommendations for a planning framework for managing Biodiversity to the Committee in February 2019.

Mr Ward out 10.18am

Moved – Councillor Watson / **Seconded** – Councillor Mugford

Recommendation

“That the Committee receives the report.”

CARRIED

7. Preferred Option Report and Communications and Engagement Summary Plan – Tourism, Porters Ski Area and Existing Development Areas (EDAs)

Mr Baird spoke to his report, noting that the key deliverable of the report is broad policy and rule options to incorporate tourism, and manage Porters Ski Area and the EDAs in Selwyn District.

Mr Ward in 10.23am

Councillor Alexander asked a question about the status of Devine Acres (Claremont) and Armack Drive. Armack Drive was never zoned EDA, it is a rural zone and Claremont is an EDA that has been developed. Armack Drive seems to be an anomaly and asked whether it should be treated as an EDA? Mr Baird answered that the proposal is to remove the EDA zone from the District Plan in its entirety, therefore both Armack Drive and Claremont would have a Rural zoning.

The Mayor stated that he supports the tourism recommendation and commented that enabling tourism in the Plan is important. What is the trigger to incorporate the likes of Terrace Down and Grasmere, but not the other accommodation operations ie: Flock Hill Station? Mr Baird answered that both Terrace Downs and Grasmere are currently zoned EDA. Flock Hill could potentially be reviewed as fitting this criteria or a special purpose zone, however this was not looked at.

Councillor Lemon asked about other workstreams that impact this topic, such as vegetation clearance and ONL. Which set of rules overrides the other? Mr Burgess commented that ONL is the overriding provision.

Moved – Councillor Alexander / **Seconded** – Councillor Watson

Recommendation

“That the Committee notes the report.”

“That the Committee endorses the Preferred Options for ‘Tourism, Porters Ski Area and EDAs’ for further development and engagement.”

“That the Committee notes the summary plan.”

CARRIED

8. Preferred Option Report and Communications and Engagement Summary Plan – Temporary Activities, Temporary Accommodation, Camping grounds

The Chair welcomed Ms Lisa Steele (Consultant Planner). Ms Steele spoke to her report and provided a summary of options to address the management of temporary activities, temporary accommodation and camping grounds within Selwyn District. It is noted that there is significant overlap between this topic and several other topics, including those relating to transport, noise, lighting and glare, relocated buildings, Council Assets, and the zone provisions.

The Committee discussed the discretion, consistency and enforcement around temporary activities. A question was raised regarding the enforcement around this? Ms Steele answered that when you have permitted activity standards, you could include in the rule a specific set up and pack down time included. The Chair added that there is no single rule to capture every scenario.

The Committee questioned whether this covered freedom camping areas. Ms Steele responded that a bylaw is being developed by the Assets team, so it has been recommended not to cover freedom camping areas in the District Plan rules.

Moved –Mr Ward / Seconded – Councillor Mugford

Recommendation

“That the Committee notes the report.”

“That the Committee endorses the Preferred Options for ‘Temporary Activities, Temporary Accommodation, Camping grounds’ for further development and engagement.”

“That the Committee notes the summary plan.”

CARRIED

9. Preferred Option Report and Communications and Engagement Summary Plan – Alpine Villages

Ms Lewes spoke to her report and provided a summary of the assessment of the effectiveness and appropriateness of the specific provisions in the Operative District Plan that apply to the villages of Arthur’s Pass, Castle Hill and Lake Coleridge, collectively referred to as Alpine Villages. The intent of the provisions is to retain the special amenity and character of the villages and to manage their effects on the surrounding alpine and high country environment. The main issue that was found was the need for specific provisions for each village. Option 3 was recommended for adoption.

The Committee discussed a reference to Arthurs Pass on page 206 of the agenda. There is ambiguity in the current policy framework. Indigenous species are encouraged for landscaping, rather than exotic species that have the potential to create weeds and are prone to spreading.

Councillor Skelton raised a correction to be noted in the report on pages 207-208 of the Preferred Option report, regarding Chapter 12 of the CRPS with reference to Appendix 4. Appendix 4 sets out criteria for *assessing* rather than identifying Natural Landscapes.

The difference in vegetation landscaping in Castle Hill and Arthurs Pass was discussed. Ms Lewes commented that the character and amenity assessments identified the differences in landscaping. The intent of the current policy is to avoid exotics 'prone to spreading', but not prohibiting exotics being planted entirely. The Mayor added that the wording particularly in regards to planting in Arthurs Pass could be stronger due to its special location and character.

Mr Matunga asked whether Castle Hill has been assessed against the Mahaanui Iwi Management Plan. Ms Lewes answered the report was provided to Mahaanui Kurataio to review, but no feedback was received.

Moved – Councillor Lemon / Seconded – The Mayor

Recommendation

"That the Committee notes the report."

"That the Committee endorses the Preferred Option for 'Alpine Villages' for further development and engagement."

"That the Committee notes the summary plan."

CARRIED

10. Preferred Option Report and Communications and Engagement Summary Plan – Living 3

Ms Lewes spoke to her report and briefed the Committee on the intended outcomes for the Living 3 Zone. The Living 3 Zone provides for rural residential areas located within the Greater Christchurch area of the District and is intended to represent a transition between the more densely settled urban areas which they adjoin, and the rural environment.

The Committee questioned whether the Canterbury Regional Policy Statement (CRPS) conflicts with the proposed family flat/secondary dwelling issue. Ms Lewes responded that they did not as they cannot be established for future subdivision.

The Committee questioned whether it is possible to have within a zone a special housing area where houses under a certain size are specified– rather than go through a separate plan change process? Ms Lewes answered that the 14 areas identified in the strategy are of considerable size and go through a Plan Change process where the density is determined.

Councillor Hasson asked about the impact of covenants. Ms Lewes answered that all land being developed may be covenanted by developers to manage a variety of activities. The developers' covenant is usually more restrictive than the District Plan.

Councillor Alexander also questioned whether it was worthwhile retaining the specific provisions that applied to the L3 sites south of Rolleston and suggested that the landowner be contacted to see if he still wanted to retain them.

Councillor Lemon out 11.05am

Councillor Skelton asked about the 'blue' shaded areas and whether they are intended to be Living 3 zones. Ms Lewes answered that these areas have been identified by Council in the Rural Residential Strategy in 2014 as meeting the outcomes of the Strategy. Three of these have been developed and seven have been subjected to plan changes. Within the National Planning Standards framework they are likely to be termed Large Lot Residential. The National Planning Standards does not provide an opportunity to provide for a Living 3 zone.

Councillor Lemon in 11.07am

The Committee discussed Mahaanui Kurataiao input into the report. All baseline reports require an assessment of the Iwi Management Plan. The Chair commented that this should be noted and that some discussion on Mahaanui Kurataiao input should be included in all future reports to the Committee.

The Mayor asked about the effects on the Greater Christchurch Partnership's planning framework for these areas and if the changes that the Committee were discussing complied with the CRPS. Ms Lewes answered that these areas were established through the Rural Residential Strategy which was established in accordance with the CRPS and accounted for in terms of the growth model. Ms Lewes further commented that they do not yield a significant amount of allotments. The areas around Prebbleton as an example, have not yet been consented. When they are developed they would meet the CRPS's definition of Rural Residential.

The Committee asked whether there is something in the District Plan that covenants must take into consideration when being set to provide a range of housing options/types within larger spaces. Ms Lewes responded that there was not.

Moved – Councillor Lemon / **Seconded** – Councillor Watson

Recommendation

"That the Committee notes the report."

“That the Committee endorses the Preferred Option for ‘Rural Residential (Living 3 Zone)’ for further development.”

“That the Committee notes the summary plan.”

CARRIED

11. Council Assets & Buildings Update

The Chair welcomed Ms Whyte (Consultant Planner for Council Assets and Property). Ms Whyte spoke to her report and provided an update of work from an Asset Management perspective.

A question was asked whether the Council’s current management approach includes bylaws. Ms Whyte answered that they did.

Mr Ward commented that it is important that work is carried out in conjunction with the Council’s asset management plans, legislation changes, and the impact of climate change.

Clarification was sought (page 401) in regards to solid waste management and whether it should include processing as well. Ms Whyte commented that it was the way it was described in the report, but it was intended to cover solid waste processing at the Pines Resource Recovery Park.

Moved – Councillor Watson / **Seconded** – Councillor Lemon

Recommendation

“That the Committee receives the report.”

CARRIED

Mr Matunga thanked the Committee, Mayor and CEO for their hospitality in having his Master’s class attend the Committee meeting. It was a good opportunity to see ‘planning in action’ and to see how the Iwi Management Plan is incorporated in the planning processes.

Minutes confirmed:

This day 21 of November 2018

Tim Harris

CHAIR PERSON