



**District Plan Committee meeting  
Held on Wednesday 12 December 2018 at 9.00am  
at Selwyn District Council,  
Rolleston**

**Present:** Mayor S Broughton, Councillors M Alexander, M Lemon, D Hasson, B Mugford, P McEvedy, G Miller, M Lyall, C Watson, J Morten, Mr D Ward (CEO Selwyn District Council), & Mr H 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), Mesdames J Ashley (District Plan Review Project Lead), J Lewes (Strategy and Policy Planner), J Tuilaepa (Senior Strategy and Policy Planner), R Phillipson (Student Planner), N Brown (District Plan Administrator).

**Standing Items:**

**1. Apologies**

Councillors N Reid, J Bland, P Skelton (Environment Canterbury), and Ms T Wati (Te Ngāi Tūāhuriri Rūnanga).

**Moved – Councillor Morten / Seconded – Councillor Mr Ward**

*‘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**

*Issues raised during 5 December 2018 meeting*

Subject	Comments	Report Date / Action	Item Resolved or Outstanding
Energy Generation	Clarification of consenting requirements for renewable energy utilities in Outstanding Natural Landscape areas	12 December 2018	Resolved
<p><u>Energy Generation</u></p> <p>Councillor Hasson sought clarification regarding renewable energy generation in Outstanding Natural Landscape (ONL) areas. Ms Ashley clarified that the existing District Plan framework provides for new and alterations to utility buildings as a permitted activity in ONL areas, but subject to permitted activity standards. If those conditions are breached, it defaults to a restricted discretionary activity, or a non-compliant activity (depending on where it is located). Similar provisions for utility structures (also permitted) i.e. poles, masts etc.</p> <p>Through the consideration of the planning framework for utilities in ONL, these matters will need to be carefully integrated. It is anticipated that minor repairs, maintenance and new smaller scale building and infrastructure may still be permitted but those performance standards will need to be reviewed. Likely that larger scale buildings or activities are likely to be discretionary or non-complying.</p> <p><i>Councillor Hasson in 9.03am</i></p>			
Network Utilities	Clarification of Preferred Option in relation to applicability of recession plane requirements	12 December 2018	Resolved
<p><u>Network Utilities</u></p> <p>Councillor Alexander sought clarification on the applicability of recession plane requirements in the preferred option report. Ms Ashley responded that there is an error on page 4 of the Preferred Options report. The report will be amended to clarify that compliance with recession planes will be required for utility buildings, but not for utility structures, such as masts, poles, and towers.</p>			

## 5. Confirmation of Minutes

Councillor Lemon requested an amendment of the record of his statement in the minutes from the DPC meeting on 21 November 2018. The intent of his comment was to state that we do not want to replicate the good work already done by Mananui Ramsden as part of ground truthing sites and areas of cultural significance for the Selwyn Waihora Zone Committee ZIP and Farm Environment Plans. Rather than agreeing it's been ground truthed (as recorded in the minutes), it is an acknowledgement of the considerable work already done by Mananui Ramsden.

**Moved** – Councillor Lyall / **Seconded** – Councillor Watson

*‘That the Committee accepts the minutes of the 21 November 2018 as amended as being true and correct’.*

**CARRIED**

## **6. Preferred Option Report and Communications and Engagement Summary Plan for Rolleston & Lincoln Key Activity Centre Transitional Precincts**

Ms Tuilaepa briefed the Committee on the Preferred Options Report, which considers the zoning options for the existing residential areas in Rolleston and Lincoln’s Key Activity Centres.

Ms Tuilaepa presented the Precinct Plans for Rolleston and Lincoln (both located in Appendix 29 of the Operative Selwyn District Plan).

The Committee discussed the Transitional Living Precincts (Precinct 5), located within the heart of both Key Activity Centres (KACs). Both are still technically zoned residential, so therefore are restricted in terms of what development can occur. Although Precinct 5 is already located within the KAC’s of Rolleston and Lincoln, Council must consider the possibility of rezoning properties within Precinct 5 from residential to commercial to meet future business demand and/or community expectations.

The Council report considered how to treat the Residential areas and recommended that status quo should be maintained. The Committee discussed their differing views on this.

### **Rolleston**

#### *Markham Way*

Option 1c to apply the Transitional Living Policy Overlay over Markham Way, Peel Close, Wilbur Close and Landor Common was discussed.

A question was asked whether Precinct 5 should be extended over houses backing onto Rolleston Reserve as an alternative option, as there was a concern that Precinct 5 will be fully developed by the time the Plan Review is complete. Council staff responded that growth projections do not justify extending this area. The potential Markham Way extension also offers more road frontage (2 areas).

Given the level of development that has already occurred, it was suggested that Precinct 5 become Town Centre Zone with the rest of Markham Way to be subject to the transitional overlay. Intensification of living areas close to town centre is needed.

Council Staff added that a review of the Rolleston Master Plan is on the work programme, and Markham Way has always been indicated it would be part of the Town Centre.

The Committee would like Council Staff to be mindful of transitional living and to consult with the local community regarding this option. There is a residential

workstream looking at medium density zoning around KAC. A zone boundary workshop will occur in early February 2019.

The Committee agreed that the preferred direction is to endorse Option 1c, which is to consult on a potential extension of the transitional living overlay over Markham Way, Peel Close, Wilbur Close and Landor Common, with the underlying zoning to remain Residential; and Option 2b, which is to consult on the possibility of incorporating the properties located in the current transitional overlay area to be rezoned Town Centre Zone.

### **Lincoln**

A question was asked about the Lincoln Town Centre and why there are transitional areas (signalling this as retail precinct on Gerald Street). Ms Tuilaepa responded that the transitional precinct is not in demand, with only 6 out of 23 properties used for commercial purposes which shows where anticipated growth will go.

The Committee discussed vacant land and sites. Transitional precinct is driven by LURP and is seemingly unattractive to develop a transitional area due to parking ratios. It was commented that it is not enabling, nor is there help from developers to overcome this.

There was a discussion that Precinct 5 would strengthen the Town Centre Zone, as it attempts to connect the University to the town centre. Support from the Committee to strengthen the town centre but would like to see car parking taken into account. Council staff commented it is difficult to happen without a parking strategy. The Lincoln town centre plan and depth of space will be reviewed concurrently.

The boulevard corridor was discussed, a walkable/cycle way through the Lincoln town.

As a result of the discussions during this committee meeting, the recommendations made in the Preferred Option Report were subject to amendments, which were subsequently endorsed.

The amendments to the recommended preferred option are as follows:

*“Option 1c: Apply Transitional Living Precinct Policy overlay to Markham Way, Peel Close, Wilbur Close and Landon Common Properties within the Rolleston KAC”*

*“Option 2b: Rezone to Town Centre the existing Transitional Living Precincts in both Rolleston and Lincoln KACs”*

**Moved – The Mayor / Seconded – Councillor Watson**

*“That the Committee notes the report.”*

*“That the Committee endorses the amended Preferred Options for ‘Rolleston & Lincoln KAC Transitional Precincts’ for further development and engagement,”*

*“That the Committee notes the summary plan.”*

**CARRIED**

## **7. Preferred Option Report and Communications and Engagement Summary Plan for District Wide Urban Growth, Versatile Soils, Deferred Living**

Ms Lewes briefed the Committee on the Preferred Options Report, which provides a summary of three baseline reports (District Wide Urban Growth, Versatile Soils, and Deferred Living) and identifies the issues and options for broadly addressing the management of urban growth within the District.

Deferred zoning is used for land that is considered suitable for residential development, however Council has identified certain infrastructure issues that need to be resolved before the land can be developed. The provisions of the Rural Zone apply until those issues are resolved.

### **Deferred Zones**

Council staff recommended the following:

#### *Darfield and Leeston*

Removing the deferred status, so current residential deferred zones become residential, as the necessary work to resolve identified infrastructure issues in Darfield and Leeston is already in place or will be by the time the Proposed Plan is notified. This includes the provision of a reticulated, potable water supply in Darfield and resolution of flooding issues in Leeston.

A question was asked about the cost implication, staff responded that there will be some costs involved in lifting the deferrals in these areas, but these are unlikely to be significant.

#### *Dunsandel*

Removing the deferred zoning to revert the deferred areas to a Rural Zone, considering that there is sufficient existing land supply for projected demand and the costs of providing the necessary infrastructure to support additional zoned areas in this town are likely to be significant and have not been foreshadowed in the Long Term Plan. This includes the disposal of sewage and provision of a potable water supply. Council's Long Term Plan is not considering funding for a further bore.

Initial contact has been made with landowners. The responses received indicated that they have no potential development plans.

#### *Rolleston*

Removing the deferred status over the remaining area in Rolleston which is owned by the Council and is designated as part of the Foster Recreation Park. This designation overrides any underlying zoning.

*Councillor Watson out 9.50am*

### **Versatile Soils**

Versatile soils are not to be elevated/valued above other resources, as stated through higher order documents. There was a request to include a definition in the proposed

National Planning Standards, but a policy decision was taken by the Ministry for the Environment not to include one at this time. The reason for this was that it considered that there was significant local variation that was important to take into account when defining versatile soils, and it could not be based solely on the Land Use Capability system.

### **Urban Growth**

There are a number of policies for each town that seek to provide growth in a way that achieves an integrated land use approach.

Recommendation that objectives and policies which seek to encourage compact and consolidated urban growth are carried through in favour of specific provisions that explicitly seek to protect versatile soils.

*Councillor Watson in 9.52am*

### **Moved – The Mayor / Seconded – Mr Ward**

*“That the Committee notes the report.”*

*“That the Committee endorses the Preferred Options for ‘District Wide Urban Growth, Versatile Soils, Deferred Living’ for further development and engagement, Section 32 evaluation and drafting phases.”*

*“That the Committee notes the summary plan.”*

**CARRIED**

## **8. Post Engagement Report addressing Requests for Rezoning of Land for Urban Development**

Numerous unsolicited requests were received to rezone land, in order to increase the urban development potential of such land, both within the Greater Christchurch Area and the Ellesmere and Malvern Wards. Council report acknowledges where the requests were received from and distinguished between residential and business.

The Committee agreed, and a comment made that a map would be useful to show where rezoning requests have come from. Ms Lewes responded a map could be provided.

The Committee agreed that there is little mandate to rezone land within the Greater Christchurch Area given the strong direction of Chapter 6 of the Regional Policy Statement and that any rezoning of land in this area needs to be considered through the National Policy Statement for Urban Development Capacity workstream.

The Committee agreed that Council will not proactively rezone any ‘greenfield’ areas within the Ellesmere and Malvern Wards – with the exception of industrial land in Leeston, which is also subject to a separate workstream. Rezoning requests will therefore be left to landowners by way of submissions on the Proposed District Plan.

Ms Lewes concluded with the recommendation to the Committee that the previously endorsed recommendations remain unchanged.

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

*“That the Committee notes the report.”*

*“That the preferred approach to rezoning land for urban development, both within the Greater Christchurch area and the Ellesmere and Malvern Wards, previously endorsed by the Committee remain unchanged.”*

**CARRIED**

*Minutes confirmed:*

*This day 13 of February 2019*

Tim Harris

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CHAIR PERSON