



**District Plan Committee meeting  
Held on Wednesday 13 February 2019 at 11.15am  
at Selwyn District Council,  
Rolleston**

**Present:** Mayor S Broughton, Councillors M Alexander, M Lemon, D Hasson, N Reid, B Mugford, P McEvedy, G Miller, M Lyall, J Bland, C Watson, J Morten, Mr P Skelton (Environment Canterbury), Mr D Ward (CEO Selwyn District Council), Ms T Wati (Te Ngāi Tūāhuriri Rūnanga), 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), 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), N Brown (District Plan Administrator) and T Van der Velde (District Plan Administrator).

**Standing Items:**

**1. Apologies**

Nil.

**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 Watson / **Seconded** – Mr D Ward

*'That the Committee accepts the minutes of the 28/11/2018, 05/12/2018 and 12/12/2018 as being true and correct.'*

**CARRIED**

## 6. Post Engagement Report and updated Communications and Engagement Summary Plan for Residential Areas in Key Activity Centres

Ms Tuilaepa spoke to her report summarising the consultation process and feedback received for Residential Areas in Key Activity Centres.

Feedback received:

### Option 2B: Rezone Transitional Living Overlay to Town Centre Zone in Lincoln and Rolleston

Lincoln: One email received from a landowner concerned about future impact on property value and rates.

Rolleston: Written feedback from one landowner opposed stating there is no shortage of commercial land and one identified landowner with concerns over impact on rates.

Ms Tuilaepa advised as per report there is no noticeable variation in rates between properties in the transitional living precinct and those other properties within the Key Activity Centres. If no commercial activity take place on property there should be no impacts. Rolleston has capacity for commercial development in its current zoned land beyond 2028.

### Option 1C: Residential zone with Transitional Living Overlay (Rolleston):

Majority of feedback was in the form of signed petition to Council. The majority of residents do not want change and are opposed to a transitional living overlay with concerns regarding the impact on property valuation. Residents do not want properties to be used for commercial purposes and want properties to remain residential.

The Committee acknowledged residents opposition and feedback on Option 1C and noted that the majority of residents were against the change.

A committee member commented that they recognise the genuine concerns of residents in this area commenting that some residents have gone through two town centre changes.

Discussion continued around the concerns raised by residents and the consultation process with residents from here. It was discussed that the transitional overlay would likely have a positive impact on property value with an increase rather than decrease and now is the time for Council to take the lead with a logical position for future growth.

Council have committed to transitional zoning, therefore rather than 'consulting' the residents again discussion was held around meeting face to face with residents to inform them of Council's decision and advise of the impacts of the transitional overlay. Options of the best approach to do this were discussed.

In summary, Council is committed to the transitional overlay therefore Councillors will front up to residents informing them of Council's position and advising what the implications are.

**Moved** – Councillor Lyall / **Seconded** – Councillor Bland

### **Resolutions**

"That the:

- a) Committee notes the report
- b) Committee confirms Options 1C (Transitional Living Overlay) and 2B (Town Centre zoning) as the Preferred Options for Residential Areas in Key Activity Centres.
- c) Committee's Preferred Options be progressed to the 'Drafting and Section 32 Evaluation Phase.
- d) Committee notes the updated summary plan."

**CARRIED**

## 7. Resolution to exclude the public

**Moved** – Councillor Lyall / **Seconded** – Councillor Lemon

### Recommendation:

1. *That the public be excluded from the following proceedings of this meeting. The general subject matter to be considered while the public is excluded, the reason of passing this resolution in relation to the matter, and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:*

General subject of each matter to be considered		Reasons for passing this resolution in relation to each matter	Ground(s) under Section 48(1) for the passing of this resolution
1.	Confirmation of 5 December 2018 publically excluded minutes	<i>Good reason to withhold exists under Section 7</i>	<i>Section 48(1)(a)</i>

This resolution is made in reliance on Section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act or Section 6 or Section 7 or Section 9 of the Official Information Act 1982, as the case may require, which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as follows:

10 & 12	Maintain the effective conduct of public affairs through: (i) the free and frank expression of opinions by or between or to members or offices or employees of any local authority, or any persons to whom section (5) applies, in the course of their duty; (ii) The protection of such members, officers, employees and persons from improper pressure or harassment.	Section 7(2)(f)
---------	---	-----------------

2. *That appropriate officers remain to provide advice to the Committee.*

**CARRIED**

## 8. Confirmation of Public Excluded Minutes

Taken as read and accepted. It was further noted that the Preferred Options Report for Flooding was now due in April 2019 rather than February 2019.

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

*‘That the Committee accepts the public excluded minutes of the 5/12/2018 as being true and correct’.*

**CARRIED**

Meeting Concluded at 12.00pm