

**MINUTES OF THE MEETING OF THE
HOUSING AND URBAN DEVELOPMENT SUBCOMMITTEE
HELD IN THE TAUWHAREKAKAHO ROOM - SELWYN DISTRICT COUNCIL
ON WEDNESDAY 4 DECEMBER 2024
COMMENCING AT 1.00PM**

PRESENT

Mayor S T Broughton, Councillors S G McInnes (Chair), R H Mugford and E S Mundt; D Hasson and Ms M McKay.

ATTENDEES

Messrs. R Love (Executive Director Development and Growth), B Baird (Head of Strategy and Policy) and R Raymond (Acting Communications Manager); Mesdames R Phillips (Commercial Manager - Property and Investments), Ms T Davel (Senior Governance Advisor); and Jo Gallop (Minutes)

The meeting was livestreamed.

The meeting was opened with a karakia.

APOLOGIES

No apologies were received.

IDENTIFICATION OF EXTRAORDINARY BUSINESS

None.

CONFLICTS OF INTEREST

None.

ORDER OF BUSINESS

CONFIRMATION OF MINUTES

Minutes of the Inaugural meeting of the Housing and Urban Development Subcommittee held on Wednesday 6 November 2024.

Moved – Councillor Mugford / **Seconded** – Mayor Broughton

'That the minutes of the inaugural meeting of the Housing and Urban Development Sub-Committee held on Wednesday 6 November be confirmed.'

CARRIED

Councillor Mundt arrived at 1.05pm.

REPORTS

Chairperson's Report

Chair provided an overview of her report.

The diagrams depicting data from the NZ 2023 Census were discussed. Of particular note was the areas of affluence and deprivation and how this information could be useful.

It was noted that there are 225 dwellings recorded and 28 households, based on data taken on census night. Some people still using these as a bach not a permanent dwelling. It was worth being aware of the discrepancy in the number of dwellings in the census information.

Moved – Councillor Mugford / **Seconded** – Councillor Mundt

'That the Housing and Urban Development Sub-Committee receives the Chair's report for information.'

CARRIED

Executive Director's Report

Executive Director Development and Growth

Robert provided an overview of the report.

District Planning

Discussion followed on impacts of greater Christchurch growth, due to ECan and the Christchurch City Council decisions, including Plan change 14.

Heritage items were discussed and noted that they are identified through the district plan review, and people can always be proactive to come to Council with suggestions for any heritage site, which will then be determined via a prescribed process.

The review of the availability of credits was noted with the detail being formed up through district plan. It is up to this committee to help to determine the priority. Plan changes were discussed about how that may look and how many there are per year. Figures included in the report are from the LTP.

Financial contributions apply to medium density to help pay for upgrade of infrastructure based on the number of units on one lot. They are set beforehand for things like trees and park upgrades, etc. Shading is a qualifying matter and there is a placeholder to think about this further.

An historic heritage mapping exercise will be undertaken and could add more sites. Trees could be mapped as well to show where they are required.

Plan change 1 has some urgency behind it, so as soon as the committee is aware of these the sooner we can get them underway. It was confirmed that an Issues and Options paper will be coming to this committee next year.

The number of changes in a plan change was queried with the response being one, which reduces risk and complexity.

Currently there is not enough resource to scope all of the work on the indicative list, so the request is that this committee identify priorities. It was agreed to focus on what has been identified as urgent and noted that the high priority item is already in train. A workshop to set priorities will be held in the middle of next year.

Resilience and sustainability and natural hazards is marked as low because the national policy statement hasn't been released yet.

Spatial plan timeline

Dates are currently being confirmed for events and a poll will be sent to councillors to confirm attendance. These will be held in Darfield, Lincoln, Rolleston and Leeston.

Ben Baird provided an update on the consultation. The timeline was discussed and confirmed that there will be several opportunities for engagement.

Links to the Greater Christchurch Partnership was discussed with an agreement that delegations need to be reviewed, ie transport, spatial planning.

Further discussion followed on how the Mayoral and CEO Forums, as well as the forums that sit under these, disseminate the information to Council and whether it is useful. This is to be reviewed.

Moved – Councillor McInnes / **Seconded** – Councillor Mugford

'That the Housing and Urban Development Sub-Committee:

- a. Receives the Executive Directors report; and*
- b. Approves the amended Terms of Reference attached as **Appendix A**.*

CARRIED

Terms of Reference

The TOR will go to Council next week.

GENERAL BUSINESS

None

The meeting closed at 2.15pm

DATED this *5th* day of *February 2025* ~~2024~~



CHAIRPERSON