

2. POSSIBLE BOUNDARY ALTERATION SELWYN DISTRICT/CHRISTCHURCH CITY

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The purpose of this report is to seek approval in principle to a proposed boundary alteration between Selwyn District and Christchurch City.

BACKGROUND

1. The existing boundaries between Selwyn District and Christchurch City were set following the reform of Local Government in 1989.
2. The boundaries were based on meshblock areas used by the Statistics Department and it has become apparent that there are anomalies in the boundary with it bisecting properties. Accordingly there are instances where land in one certificate of title is partly in Selwyn District and partly within Christchurch City.
3. The attached maps (Appendix 1) show the areas concerned, the existing boundaries and the changes proposed.
4. Examples of the difficulties being experienced are that:
 - (a) the existing boundary bisects the bar area of the Golden Mile Tavern; and
 - (b) the shop at the Cookie Time Factory is in Christchurch City and the factory primarily within Selwyn District.

Both these situations create difficulties with regulatory issues (building consents, liquor licensing etc) and pose a significant risk to the property owners.

In addition all the properties which are bisected by the boundary have split rating assessments and pay rates to both Selwyn District and Christchurch City.

5. Officers from both Councils have discussed adjusted boundaries and propose the new boundaries shown in the attached maps as a basis for discussion with affected landowners. If the adjustment of boundaries proceeds then the following land parcels will be affected:

Land Parcels that could become part of Selwyn District.

<u>Legal Description</u>	<u>Area</u>	<u>Rateable Value</u>	<u>Address</u>
Pt RS's 2709 & 3159	1461m ²	\$80,000	785 Main South Road
Pt Lot 3 DP 61752	35.2 ha	\$90,000	Early Valley Rd
Pt RS 38702	22.318 ha	\$384,000	Early Valley Rd

Land Parcels that will become part of Christchurch City:

<u>Legal Description</u>	<u>Area</u>	<u>Rateable Value</u>	<u>Address</u>
Pt Lot 1 DP 49362	6.5266 ha	\$106,000	203 Early Valley Rd
Pt Lot 2 DP 54481	1.7948 ha	\$119,000	7 Trens Road
Pt Lot 1 DP 54481	0.6141 ha	\$470,000	789 Main South Rd
Pt Lot 2 DP 47518	0.7918 ha	\$600,000	819 Main South Rd

DISCUSSION

1. The proposal has been formulated generally on the basis:
 - (a) That land in Templeton, which is currently in Selwyn District and primarily developed for urban purposes is transferred into Christchurch City. (This is with the exception of Lot 2 DP 54481 which is being transferred so all of the title is within one local authority.)

This land is part of the Inner Plains area of the Rural Zone in the Publicly Notified Rural Section of the Selwyn District Plan. Land proposed to be transferred into the Selwyn District in Templeton (Pt RS's 2709 and 2854) is zoned Living 1 under the Proposed District Plan.

Should the proposal be implemented then in all probability the land being transferred into Christchurch City would attract an urban zoning, with the land transferring into Selwyn District attracting a rural zoning.

A further factor in promoting the boundary change is that premises such as the Golden Mile Tavern and the Cookie Time Factory are connected to the City Council's water and sewerage reticulations.

- (b) Land in the Early Valley Road area where existing titles are partly in Selwyn District and partly in Christchurch City is essentially transferred into Selwyn District.

The affected land in Christchurch City is zoned Rural Hills under the Proposed City Plan and is partly in the Port Hills and Inner Plains areas under the Rural Section of the Proposed Selwyn Plan.

2. Clearly landowners' attitudes to the possible boundary adjustments are going to be influenced by the likely planning provisions which will apply to their properties following any adjustment in the boundary between the two authorities.

In this context the owners of properties proposed to be included within Christchurch City in the Templeton area may view the prospect favourably, as may owners in the Early Valley Road area whose land may be transferred into Selwyn District.

Clearly matters such as this together with rating levels etc will be raised by landowners when the possible boundary changes are discussed with them.

The intention of this report is to promote a rational boundary for administrative purposes, not to investigate the possible advantages or disadvantages to the property owners involved.

Process to Alter Local Authority Boundaries

Should both Councils agree in principle as to the possible boundary change the following process would follow:

- Council officers would consult with landowners affected by the proposed boundary changes to obtain their views of the impact of the proposed boundary changes.
- Following this consultation a further report would be presented to both Councils. Hopefully there would be agreement at staff level as to the form of this report so the same proposal is being considered by both authorities.
- The Department of Internal Affairs (who would consider any proposal) have advised that they would need to be provided with:
 - clear evidence the two Councils are in agreement with regard to the proposed boundary change;
 - a clear map showing the existing and proposed boundaries, property boundaries and mesh block boundaries and;
 - any relevant supporting information (presumably this would include any information arising from the consultation with the affected property owners).
- The Statistics Department will also need to approve changes to meshblock boundaries.
- Should the proposal be agreed to by the Department of Internal Affairs the Minister of Local Government would effect the boundary alteration by notice in the New Zealand Gazette.

Recommendations:

1. That the Council agree in principle to the proposed adjustment of the boundary between Selwyn District and Christchurch City as shown on the attached plans Ref Numbers Bdy 1 and Bdy 2.
2. That Council staff be authorised to consult with the affected landowners to ascertain their views on the proposed boundary adjustments.
3. Following consultation with the affected landowners, staff report back to the Community Board and Council.
4. That the Community Advocate, Sockburn be included in the staff negotiating team.