
POST ENGAGEMENT PREFERRED OPTION UPDATE REPORT TO DISTRICT PLAN COMMITTEE

DATE: 28 November 2018

TOPIC NAME: Natural Environment Topic: Landscapes

SCOPE DESCRIPTION: Post Engagement Update on Preferred Options

TOPIC LEAD: Andrew Mactier

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EXECUTIVE SUMMARY

<i>Summary of Preferred Option Endorsed by DPC for Further Engagement:</i>	To seek confirmation from the Committee that the Preferred Options for the Landscapes topic be endorsed for further development, based on the feedback received and the few modifications proposed.
<i>Summary of Feedback Received:</i>	<p>Feedback on this topic was received from the general public, affected landowners and key stakeholders (including Environment Canterbury, the Canterbury District Health Board, Waihora Ellesmere Trust and the Whitecliffs Township Committee).</p> <p>Feedback was generally positive, although some landowners are concerned about the rules constraining the use of private land.</p>
<i>Recommended Option Post Engagement:</i>	That the Committee confirms that the Preferred Options, with minor changes, for the Landscapes topic progress to the 'Drafting and Section 32 Evaluation Phase.
<i>DPC Decision:</i>	<i><u>"That the Committee confirms that the Preferred Options, with minor changes, for the Landscapes topic progress to the 'Drafting and Section 32 Evaluation Phase, with the exception of the ONL and VAL associated with the Port Hills, which is to be subject to further engagement with affected landowners."</u></i>



1.0 Introduction

1.1 Overview of Preferred Option Endorsed by DPC

The changes recommended as the preferred option would include drafting revised provisions that consider:

- Objectives and policies based on the existing provisions, to protect the Outstanding Natural Landscape (ONL) values from inappropriate subdivision, use and development and maintain and enhance the Visual Amenity Landscape (VAL) values, but which provide greater direction and clarity;
- Rules based on the existing provisions, to manage the adverse effects on the identified values of ONL's and VAL's, including:
 - Permit small scale earthworks within ONL and VAL areas e.g. maintenance and repair of existing roads, and control larger scale earthworks.
 - Control quarrying and mining in all ONL and VAL, subject to further to discussion over the level of control relating to the differing scales of such activity.
 - Permit farming generally but manage significant farming change and intensification in areas where such activity would be inappropriate, and it would be difficult to enable the change in a way that would adequately protect identified landscape values. Such consideration should be subject to further to discussion over the level of control necessary for such activity.
 - Generally, control all planting including shelterbelts and woodlots, except amenity planting.
 - Provide for plantation forestry as per the National Environmental Standards for Plantation Forestry (NES-PF) with specific rules within ONL.
 - Require all buildings in Te Waihora / Lake Ellesmere, Rakaia River and Waimakariri River ONLs to obtain resource consent.
 - Permit small scale buildings subject to controls on location, colour and reflectance values in the other ONL and within the VAL and require larger scale buildings to obtain consent. However, consideration should be given to including different provisions for buildings necessary for farming purposes.
 - Restrict the overall scale and height of signs in ONL to ensure adequate protection of visual amenity values.
 - All subdivision within an ONL or VAL to be managed to ensure that subdivision does not adversely impact on landscape values (through visual change or change in expectations of activity levels).
- Include new definitions in relation to all new rules.

2.0 Summary of Feedback Received

2.1 Landowner Feedback

Many landowners attended the 5 drop-in sessions that were held around the district or contacted Council or consultant staff directly to discuss the reason for the review, the process / methodology, the values and the potential provisions. There were numerous requests for site visits to enable ground truthing of both values and boundaries of landscape areas, primarily from landowners in the High Country and Port Hills areas of the District.

The project team subsequently conducted 21 site visits (along with approximately 6 meetings off site with affected landowners and stakeholders) to properties in the Port Hills, the margins of Te Waihora/Lake Ellesmere, the Rakaia and Waimakariri Rivers and the High Country. These site visits enabled a thorough understanding of the nature and values of the sites visited and allowed extensive conversation with landowners. There were mixed views from landowners in relation to this topic and a particular interest in the nature and extent of rules that will apply.

2.2 Partner/Stakeholder Feedback

Support has been received from a number of stakeholder groups such as Environment Canterbury, the Canterbury District Health Board, Waihora Ellesmere Trust and the Whitecliffs Township Committee.

Feedback has also been received from Federated Farmers raising concern over the impact of rules on the operations of farms and the need to ensure that rules are necessary and robust.

2.3 Public Feedback

The feedback received from the general public has been predominantly supportive of the need to identify and protect outstanding natural landscapes and landscape values generally.

3.0 Analysis of Feedback Received

3.1 Boundaries of landscape areas

The process of ground truthing and discussions with landowners has led to a better understanding of some areas in terms of the values and the appropriate location of boundaries.

The Landscape Study is in the process of being updated to include additional information gathered during the site visits and will include a description of the changes made to landscape boundaries. The changes arising from the site visits will be set out in the revised Landscape Study October 2018 and mapped to show where changes have occurred. That updated Study will be presented to the DPC in March 2019.

3.2 Approach to rules

The feedback from and discussions with landowners and stakeholders has assisted in understanding how land use activities operate currently and in understanding aspirations for future use of land and development potential. This has provided more information to better frame rules that ensure protection of landscape values without unnecessary constraint on land use. It has also provided greater focus on what activities are of particular concern to the community which will assist to draft appropriate rules.

3.3 Integration with biodiversity

There has been a lot of discussion with landowners over the need for integration between the landscape and biodiversity topics. The biodiversity topic is being advanced through the use of a Working Group (to report to DPC in February) and the landscape topic has attempted to avoid addressing biodiversity issues to avoid duplication or confusion. However, it is clear that there is considerable interest in biodiversity matters in the management of landscape areas and in the values that biodiversity provides to landscapes. This has been noted and will be managed through the integration of topics as part of the drafting phase.

4.0 Recommended Option Post Engagement

The Project Team recommends that:

- The Preferred Options previously endorsed by DPC progress to the 'Drafting and Section 32 Evaluation Phase' in relation to objectives, policies, and definitions.
- That the rules be refined through drafting to ensure that they are appropriate to protection of landscape values, without unnecessary constraint on appropriate land uses, and that there is integration with the Vegetation and Ecosystems topic.
- The mapping be altered to reflect the revised boundaries in the Landscape Study October 2018 following endorsement by the DPC in March 2019.