



**District Plan Committee meeting (Public Excluded)  
Held on Wednesday 19 February 2020 at 2.05pm  
at Selwyn District Council,  
Rolleston**

**Present:** Mayor S Broughton, Councillors M Alexander, M Lemon, D Hasson, B Mugford, G Miller, M Lyall, J Gallagher, S Epiha, S McInnes, Mr C Pauling (Environment Canterbury), Mr H Matunga (Te Taumutu Rūnanga) and Mr T Harris (Chair – Group Manager Environmental and Regulatory Services).

**In attendance:** Messrs J Burgess (Planning Manager), B Rhodes (Strategy & Policy Team Leader), S Hill (Business Relationship Manager), R Love (Strategy and Policy Planner), A Mactier (Strategy and Policy Planner), Greg White (Consultant, DHI), (Nick Griffiths, Callum Margetts, and Justin Cope of Environment Canterbury), Mesdames J Ashley (Project Lead), J Lewes (Strategy and Policy Planner), J Tuilaepa (Senior Strategy and Policy Planner), R Carruthers (Strategy and Policy Planner), V Barker (Planning Consultant), K Johnston (Communications Consultant) and T Van der Velde (District Plan Administrator).

**Standing Items:**

**1. Apologies**

Apologies received from Tania Wati (Te Ngāi Tūāhuriri Rūnanga) and Councillors Nicole Reid and Jeff Bland for absence.

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

*‘That the apologies from Committee members Tania Wati (Te Ngāi Tūāhuriri Rūnanga), and Councillors Nicole Reid and Jeff Bland for absence are received for information.’*

**CARRIED**

**2. Declaration of Interest**

None

**3. Deputations by Appointment**

None

#### **4. Outstanding Issues Register**

None

#### **5. Confirmation of Minutes**

None

### **Specific Reports:**

#### **1. Natural Hazards - Preferred Options Report and Communications and Engagement Summary Plan - Flooding**

The Canterbury Regional Policy Statement (CPRS) states that Council must address high hazard areas through the District Plan. Council must include objectives, policies and methods in the Proposed District Plan (PDP) and to generally avoid new subdivision, use and development in high hazard areas. In addition Council must manage subdivision, use and development in areas that are subject to flooding in a 200 year Average Recurrence Interval (ARI) event and take climate change into account when identifying areas subject to flooding.

*'Cr Lemon out 2.05pm'*

Ms Carruthers as per report provided options to satisfy CRPS requirements noting that Option 2a Manage flooding in areas modelled as being at risk in a 200 average return interval (ARI) event.

Different models have been used to identify high hazard areas and because there has been a mixed result they require an 'eyeball' to look over them to confirm high hazard areas.

In relation to how flood hazard is managed through the PDP, the recommended option is option 9 to develop new provisions for flood high hazard and flood hazard areas. The current District Plan provisions are not meeting CPRS obligations.

Ms Carruthers provided a demonstration to the Committee of the proposed maps with the different natural hazard layers. Ms Carruthers identified the areas mostly affected and areas of interest. A comparison of the operative map with current mapped natural hazards areas was also demonstrated. In terms of high hazard areas, the areas demonstrated in red on the map are the areas that will have controls placed on them as per report.

Climate change factors were considered in the modelling.

Ms Carruthers provided a summary of the provisions for flood high hazard areas and flood hazard areas as per report.

For site specific assessments in the past Environment Canterbury has provided recommendations around minimum floor heights to Council and this has been a cost effective approach but Environment Canterbury do not have the monopoly on this data.

This is not a new flood hazard. Rather, we are required to manage a hazard that already exists.

A Committee member questioned if Mahaanui Kurataiao have commented on the report. Ms Carruthers advised Mahaanui Kurataiao have had opportunity to comment.

Ms Johnston discussed planned communications to all affected landowners, noting the scale of affected landowners is around 25,000. Council is expecting a lot of people to ask questions about the LIM (Land Information Memorandum) notes, as a note regarding natural hazards will be placed on the new LIMs of affected properties- something Council is legally required to do. Another anticipated question will be about insurance implications, Council cannot comment on insurance but will advise landowners to discuss it with their insurance company.

Communications will be through a letter that will be sent to all affected landowners and drop-in sessions. The project team is looking at March for letters to go out. In addition a dedicated planner will be made available at the Council offices during business hours to help with any more specific queries.

A Committee member commented that he thinks there will be a lot of interest with many who will have adverse comments towards the provisions.

A Committee member commented that he agrees that this topic will be of high interest and to ensure there is an online application available where people can investigate their own properties.

Ms Johnston responded that there will be maps showing affected areas and which will allow the public to investigate their own properties.

Discussion was held around further Rūnanga engagement.

The Chair advised with the cumulative effects of a number of different layers of this report there will be on-going engagement with Rūnanga and will work with Mr Matunga to engage Rūnanga.

**Moved – Councillor Lyall / Seconded – Councillor Hasson**

## **Recommendation**

***“That the Committee notes the report.”***

***“That the Committee endorses the Preferred Options for ‘Flooding’ for further development and engagement, Section 32 evaluation and drafting phases.”***

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

***“That the Committee agrees to the release of this recommendation into the public environment from date of commencement of landowner engagement.”***

**CARRIED**

**Public Excluded Reasoning:**

**“The identified flooding and coastal hazard areas and associated draft provisions have yet to be endorsed by the District Plan Committee and shared with the community.”**

*Section 7(2)(f)*

*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;*

*The protection of such members, officers, employees and persons from improper pressure or harassment.*

## **2. Natural Hazards – Draft Provisions – Flooding**

Discussion for this item was held within discussion of item number 1.

Staff noted that recommendations on the report had not been updated and should read as on the coversheet. The Committee agreed that the recommendation on the coversheet would be the new recommendation.

**Moved – Councillor Lyall / Seconded – Councillor McInnes**

***“That the draft provisions and Section 32 Evaluation report for the Natural Hazards Chapter continue to be developed in conjunction with other related workstreams, reviews and expert assessments, subject to any amendments agreed by DPC at the Workshop.”***

***“That the Committee agrees to the release of this recommendation into the public environment from date of commencement of landowner engagement.”***

**CARRIED**

**Public Excluded Reasoning:**

**“The identified flooding and coastal hazard areas and associated draft provisions have yet to be endorsed by the District Plan Committee and shared with the community.”**

*Section 7(2)(f)*

*Maintain the effective conduct of public affairs through:*

- (ii) 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;*

*The protection of such members, officers, employees and persons from improper pressure or harassment.*

**3. Natural Hazards – Preferred Options Report and Updated Communications and Engagement Summary Plan – Coastal Hazards – Rakaia Huts Township**

Ms Carruthers explained that the National Planning Standards (NPS) requires Coastal Hazards to be placed in the Coastal Environments part of the plan not the Natural Hazards chapter.

Ms Carruthers advised the Committee of NZ Coastal Policy requirements and CRPS requirements.

Initial screening assessment for coastal inundation and coastal erosion areas was formally signed off by DPC previously, however there further screening was required for Rakaia Huts due to close proximity of river.

Recommended options are to satisfy CRPS requirements at Rakaia Huts.

Option 2 – Incorporate the modelled coastal erosion area for Rakaia Huts into the coastal erosion overlay in the Proposed District Plan

Option 4 – Incorporate the modelled coastal inundation area for Rakaia Huts into the coastal inundation overlay in the PDP

North Rakaia Huts future coastal hazard assessment takes a more focused look at factors that causes flooding and erosion at Rakaia Huts.

Ms Carruthers demonstrated the proposed maps providing an overview of coastal erosion, coastal inundation and high hazard areas.

Ms Carruthers also provided a map demonstration that looked at the inundation overlay and points of interest including proposed Māori Purpose Zone.

*‘The Mayor out at 2.47pm’*

*‘Cr Lemon in at 2.48pm’*

*‘Mayor in 2.50pm’*

Discussion was held over Tsunami requirements. Ms Carruthers advised Council need to take consideration of both existing and proposed red and orange Tsunami evacuation zones and the consent requirements of this.

These are not new coastal hazards. Rather, we are required to manage hazards that already exist.

A Committee member asked if CPW had been taken into account in the flood modelling.

Greg White of DHI responded no.

A Committee member asked if there is a Te Waihora flood zone area mapped as a high hazard area.

Ms Carruthers responded that Te Waihora has not been specifically mapped as a high hazard area but can be looked at.

**Moved** – Councillor Lyall / **Seconded** – Councillor Miller

## **Recommendation**

***“That the Committee notes the report.”***

***“That the Committee endorses the Preferred Options for ‘Coastal Hazards – Rakaia Huts Township’ for further development and engagement, Section 32 and drafting phases.”***

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

***“That the Committee agrees to the release of this recommendation into the public environment from date of commencement of landowner engagement.”***

**CARRIED**

**Public Excluded Reasoning:**

**“The identified flooding and coastal hazard areas and associated draft provisions have yet to be endorsed by the District Plan Committee and shared with the community.”**

*Section 7(2)(f)*

*Maintain the effective conduct of public affairs through:*

*(iii) 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;*

*The protection of such members, officers, employees and persons from improper pressure or harassment.*

#### **4. Natural Hazards – Draft Provisions – Coastal Hazards**

Discussion for this item was held within discussion of item number 3.

**Moved** – Councillor Alexander / **Seconded** – Councillor Mugford

#### **Recommendation**

***“That the draft provisions and Section 32 Evaluation report for the Natural Hazards Chapter continue to be developed in conjunction with other related workstreams, reviews and expert assessments, subject to any amendments agreed by DPC at the Workshop.”***

***“That the Committee agrees to the release of this recommendation into the public environment from date of commencement of landowner engagement.”***

**CARRIED**

#### **Public Excluded Reasoning:**

**“The identified flooding and coastal hazard areas and associated draft provisions have yet to be endorsed by the District Plan Committee and shared with the community.”**

*Section 7(2)(f)*

*Maintain the effective conduct of public affairs through:*

- (iv) *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;*

*The protection of such members, officers, employees and persons from improper pressure or harassment.*

*The meeting reconvened in open meeting at 3.13pm*

*The meeting closed at 3.13pm*

*DATED this 04 day of March 2020*

The Chair Group Manager Environmental and Regulatory Services

Tim Harris



Signature: