



**District Plan Committee meeting held on Wednesday  
24 August 2016 at 9.00am in the Council Chambers, Rolleston**

**Present:** Mayor K Coe, Councillors M Alexander, N Barnett, J Bland, S Broughton, D Hasson, P Hill, M Lyall, P McEvedy, **G Miller**, J Morten, S Walters and **Terrianna Smith**  
**(Te Taumutu Runanga Representative) Commissioner, P Skelton (Environment Canterbury)**

**In attendance:** Chairman Environmental Services Manager (Tim Harris), Planning Manager (Jesse Burgess), Project Lead District Plan Review (Cameron Wood), Catherine Nichol, Andrew Mactier, Raewyn Ogilvie, Kylie Hunt, Naomi Smith, Murray Washington, Emma Larsen

**Standing Items:**

**Apologies:** David Ward (CEO)

**Declaration of Interest:**  
Nil.

**Deputations by appointment:**  
Nil.

**Confirmation of Minutes:**

**Moved – Councillor Mark Alexander/ Seconded – Councillor Nigel Barnett**  
*‘That the Committee accepts the previous minutes as being true and correct’*

**CARRIED**

*Page 7 seeking input from Terianna Smith. Chair noted that nothing to his knowledge had yet been received.*

**Outstanding issues register:**  
No Outstanding Issues

## **Specific Reports**

### **District Plan Review – Work Programme Update**

The Project Lead spoke to his report on an update on the work programme.

**Moved – Councillor Sam Broughton / Seconded – Terianna Smith**

*‘That the Committee notes this report and presentation.’*

**CARRIED**

### **Draft SWOT Analysis Quality for Vegetation and Ecosystems, Outstanding Natural Features and Landscapes and Analysis of the District Plan against relevant planning documents recognised by the Iwi Authority**

Andrew Mactier spoke to his report on Quality for Vegetation and Ecosystems. SWOT Analysis is still a work in progress as we are waiting for feedback from ECAN. Received some feedback from MKT & DOC.

*Councillor Miller entered the meeting at 9.17am*

In regards to a discussion around indigenous biodiversity and exotic species including regeneration, Mr Mactier responded that will need more advice through second stage of District Plan Review around what value they provide, noting protection under the plan and landowner participation.

Councillor Hasson commented that this SWOT concentrated a lot on vegetation but what about ecosystems themselves appear to be lower order, are we going to look that? Mr Mactier advised that the current plan has provisions but in different parts of the plan, noting water chapter through this framework though we need to bring it all together. Will need to discuss with ECAN as to who has what role. Noted we have limited resources to do some of this.

Councillor Morten – commented that these policies or directions could have significant impact on individual landowners, when will we look at financial implications on any potential changes? Mr Wood responded that when the options are looked at, there will be a look at impact on landowners whether positive or negative, and weigh up financial costs, and these will be brought to the committee before anything is resolved. The Chair noted the s32 presentation was relevant here.

Mayor Coe in the 3<sup>rd</sup> bullet point (Opportunities) asked about collaborative approach – Mr Mactier responded by saying that we could work towards a more collaborative approach, spoke to changes in thinking and could be a work in progress. We do still

need to have conversations with relevant stakeholders and try to bring as many people as possible.

Commissioner Skelton – said that his understanding is that at the next meeting of the Committee there will be a presentation from ECAN. Commissioner Skelton suggested that one stakeholder is Selwyn/Waihora Zone committee – that committee could be used for liaison. Mr Mactier notes that the RPS requires to give more consideration to zone committees.

Councillor Hill – discussed ecosystems and not planning just for humans.

Councillor McEvedy agrees with the collaborative approach – appreciate the statement that zone committee be involved in this. Noted gathered learning at the meeting. Coordination of budgets, it's all tied in through LTP and AP, concerned wasting resources and not getting results. Would like some thought about what are our policies and putting in our DP to support them. Mr Wood advised that linking the DP and the LTP together will provide alignment and have an organisation with one strategy and strategic direction. Councillor McEvedy commented that it is important to state why we are doing things this way for future councils'.

Councillor Hasson also suggests that the Christchurch/West Melton Zone Committee could be talked to as well as the Research Institutes. There are remnants of dry land and biodiversity. She then went on to discuss climate change and how do we manage that through our policies? The Chair advised that a presentation had already been given by staff about this. This will again be noted by staff.

Catherine Nicol spoke to her report on Outstanding Natural Features and Landscapes

Councillor Miller – noted differences in perspective, its very subjective and who decides what an outstanding natural landscape is. We need to get this right as we can create a lot of angst and time is needed to think about the ramifications of this policy. Noted punishment for those that protected some of their property and issues around having entire areas defined as outstanding natural landscape. Chair advised that he is aware of the sensitivity of issues such as these. Community buy in is needed with such issues like this.

Councillor McEvedy – says that the challenge is to protect the areas but enable people to still run activities. How to we put rules in to make it easy for people to do good things, its about enabling them.

Councillor Hasson commented about our open landscapes as highly modified, but they are identified as they are amenity value to us and our tourist industry.

Councillor Hill – spoke to rates relief for those enhancing their landscape, could we include something in this package?

Councillor Bland talked about his prior work experience around surveying swamps, and making into farmland, and country being behind the direction and now there is a lot of talk but not much action as people are not behind what we do. We need commitment from our community. Lots of talk and not much do. Do we know where we want to go at this stage?

The Chair noted that we will be consulting, but there are some requirements in regards to legislative framework (RMA and CRPS) that we need to give effect to.

Commissioner Skelton suggested that the strategic direction chapter could be the best place to address the issue raised by Councillor Bland.

Lizzie Thomson from Māhaanui Kurataiao Limited (MKT) spoke to her report on Analysis of the District Plan against relevant planning documents recognised by the Iwi Authority.

A discussion was held around zoning for Papakāinga and Nohoanga, followed by discussion on issues with services, in particular around sewerage, for these areas.

Councillor Alexander questioned the need for rezoning for Papakāinga housing, Ms Thomson responded that she was not 100% sure, but could allow for more residential housing for whānau. The Chair asks Ms Smith for comments, she believes papakāinga supports density that is being discussed. The Chair said we could have a papakāinga zone. Ms Smith advised that SDC was the first district in the South Island to have recognised papakāinga housing in its set of rules. Councillor McEvedy requested clarification around nohoanga housing and services, noting challenges near lake and sea. Ms Smith advised that nohoanga is temporary accommodation primarily for the collection of mahinga kai but with rules around sewerage etc., more like camping site. Papakāinga is more permanent. Councillor Miller was of the opinion that they could be set up to fail as wastewater would be an issue for those areas, and would need to be thought through. Ms Smith – if it's decided to set up more papakāinga areas then due diligence would need to occur.

Ms Thomson continued with the presentation of her findings – earthworks, cultural and outstanding landscapes, contaminated land, and indigenous vegetation

Councillor Miller commented on Darfield sewerage – a developer used this argument around iwi wanting onsite sewerage rather than reticulated sewerage. Noted reticulated sewerage was going to a plant for treatment.

Mayor Coe advised that Rolleston already has water races in town and houses beside them what sort of setbacks are you thinking about? Some people use these as features. No rules about these, Mr Wood advised that these are covered through bylaws rather than plan.

**Moved – Councillor Barnett / Seconded – Councillor Alexander**

*‘That the Committee notes these reports and presentations.’*

**CARRIED**

**District Plan Committee Forward Meeting Schedule**

Next meeting – RPS and last SWOT analysis on 14 September. No meeting in October due to elections. Hope to start in November, presentations on topic briefs for stage 2 of chapters, and later in November discussion around strategic directions. The focus after this for the committee would be around the development of issues and options papers. 2017 will be a busy year for the committee included the development of chapters of the proposed District Plan. Committee meetings will try to align with council meeting days where possible.

**Moved: Councillor McEvedy / Councillor Hill**

*“That the Committee receives this report”.*

**CARRIED**

*Meeting ended at 10.28am*