MINUTES OF THE DISTRICT PLANNING AND REGULATION COMMITTEE MEETING
HELD IN THE COUNCIL CHAMBERS, 215 HIGH STREET, RANGIORA ON TUESDAY
16 OCTOBER 2018 1.00PM.

PRESENT
Councillor D Gordon (Chair), Mayor D Ayers (from 1.30pm), Councillors N Atkinson, W Doody and S Stewart.

IN ATTENDANCE
Councillors A Blackie, P Williams and K Felstead.
J Palmer (Chief Executive), N Harrison (Manager Regulation), M Bacon (Team Leader Resource Consents), W Taylor (Building Unit Manager), T Ellis (Development Planning Manager), M Johnston (Environmental Services Manager), Neil Sheerin (Senior Policy Planner), Shelley Milosavljevic (Intermediate Policy Planner), Cameron Wood (Senior Policy Planner) Lynley Beckingsale (Policy Analyst) and E Stubbs (Minute Secretary).

1. APOLOGIES

Moved D Gordon second W Doody
An apology was received and sustained from J Meyer for absence and Mayor Ayers for lateness. CARRIED

Acknowledgement of Les Pester Retirement
Les Pester was invited to the meeting to provide an opportunity for the Committee to thank L Pester for his many years of work in Civil Defence in the Waimakariri District. He had retired from his role of Civil Defence Controller. He had lead the Civil Defence team and played a vital role in building up the Waimakariri community team. Prior to that he was at the Ministry of Civil Defence as Deputy Commissioner in a role involving training, mentoring and caching. N Harrison noted in particular his role with the building assessment team following the Canterbury earthquakes. His relationship skills and calm manner would be missed.

D Gordon thanked L Pester on behalf of the Council and community for his work and wished him and Margaret well for retirement.

N Atkinson thanked L Pester on behalf of the Kaiapoi community for his role following the earthquakes in particular his calm, collected and organised approach at an extremely difficult time.

W Doody concurred with the sentiments.

J Palmer acknowledged L Pester’s work on behalf of the Canterbury group to which he had made a huge contribution. He had generously provided support to other local authorities including the South and mid Canterbury snow of 2006. He had been a part of forming policy and strategy for wider Canterbury. He echoed the sentiments of those around the table regarding L Pester’s calmness under pressure and valuable advice. He also thanked Margaret for her support.

L Pester was humbled and appreciated the sentiments. He acknowledged the support of Council Management including J Palmer to Civil Defence in Waimakariri and also the good working relationships with the community. He
commented that Waimakariri District Council had always been a leader in Civil Defence and it was held in high esteem by others for that reason.

On behalf of the District Planning and Regulation Committee, the Chair presented L Pester a small gift in appreciation for his service in the role of Civil Defence Controller.

2. CONFLICTS OF INTEREST

There were no conflicts of interest.

3. CONFIRMATION OF MINUTES

3.1 Minutes of a meeting of the District Planning and Regulation Committee held on 21 August 2018

Moved N Atkinson second W Doody

THAT the District Planning and Regulation Committee:

(a) Confirms as a true and correct record the minutes of a meeting of the District Planning and Regulation Committee held on 21 August 2018.

CARRIED

4. MATTERS ARISING FROM THE MINUTES

There were no matters arising.

Item 6.1 was taken at this time. Note that the minutes have been recorded in accordance with the order of the agenda as circulated.

5. DEPUTATION

Gillian Giller spoke to a Powerpoint presentation (Trim 181031127785) titled Waimakariri District – Protecting our Flora and Fauna Heritage. G Giller explained that she had grown up on a dairy farm where she had learned to value and protect vegetation remnants which had gone hand in hand with farm operations.

G Giller showed images of forest cover in Canterbury pre human times compared to modern times noting that there was a fraction of forest cover left. Much of the Waimakariri District was in the ‘redzone’ meaning there was less than 10% of indigenous cover left.

G Giller explained that the Waimakariri District had a range of different ecosystems including:

- Inland basin frost-flat vegetation
- Inland basin wetland vegetation
- Inland hill country beech forest
- Induced (secondary) vegetation
- Foothills and high plains podocarp forest
- Plains drylands
- Plains wetlands
- Lowland swamp forest
- Coastal vegetation

There was little remaining of these ecosystems with many species declining and vulnerable. Some ecosystems were the only known habitat for species. The
lowland swamp and coastal forests were gone and were now limited to re-creation attempts.

G Giller advised that Waimakariri District had the best dryland kanuka remnants on the Canterbury Plains however these were highly threatened and were undervalued and under protected. Aerial images from 2005 and 2015 were compared to show the effect of changing land use. In that time Kanuka remnants had reduced from 95ha to 35ha.

G Giller outlined some strategies that could assist with looking after the ecosystems including:
- Addressing knowledge gaps – Council, landowners and the community
- Monitoring trends
- Physical protection – fencing
- Weed control
- Pest control

G Giller recommended the Committee read the Canterbury Regional Biodiversity Strategy to which Waimakariri District Council was a signatory. It outlined guiding principles including protection, restoration and re-creation. Protecting remnant vegetation was the best option as it provided the best available representativeness rather than superficial re-creation. It was also the most cost efficient at $0.5-1k/ha compared to $50k-100k/ha.

G Giller looked at management issues noting that much of the biodiversity was on private land. Protection required awareness, understanding and engagement as well as costing money. The Council had statutory responsibilities and could also provide non-statutory leadership.

In practical terms G Giller suggested that Waimakariri District Council could conduct a survey of all indigenous flora and fauna in the District, employ a biodiversity officer to coordinate actions and adequately fund a Resource Management Programme for indigenous flora and fauna. She noted that the fund had not increased since 2005. In the District Plan there was the option for a ‘carrot or stick’ approach. She suggested it was better to encourage and help people protect biodiversity.

D Ayers asked if areas were set aside adjacent to remnant areas was there an increased chance of ecosystem development in the new area and G Giller replied there was, over time associated micro-horizons could move.

D Ayers asked if there was any usefulness to replacing pine plantations with kanuka plantations, for example in a shingle pit reserve. G Giller replied if it was on the basis that there was remnant kanuka in that location it was. Complete recreation could never be like the original, however in some cases it was the only option. Kanukas were only one part of the ecosystem and the total was extremely difficult to recreate.

Mayor Ayers asked in the case of climate change would the climate be similar enough for original vegetation cover to re-establish. G Giller explained that it would not be that different that plants could not adapt. They could handle a degree of disturbance, what they could not handle was to be completely wiped out.

D Gordon asked in a question to staff whether it was worthwhile having a workshop or report on the issue to consider the points raised. T Ellis commented there had been one or two workshops on biodiversity options and obligations under the Resource Management Act. There was a broad goal of ‘doing better’. He was happy to come back to the issue in due course. T Ellis noted the biodiversity strategy was not 10 years old and had never had much ownership, it required an action plan to make it happen. From a District Plan point of view ecologists were looking at certain sites to see if they were significant. G Giller suggested that the whole area needed surveying rather than
isolated sites as even within broad categories there were subsets and it was important to understand the entirety.

T Ellis commented that biodiversity in the District Plan was a hot topic. G Giller commented that in the community it was a fear of the unknown, for that reason a biodiversity officer with ecological as well as excellent communication skills was important.

S Stewart commented it was a timely presentation. She asked G Giller if she had seen a local authority in New Zealand that had been successful in enhancing biodiversity – was there a model? G Giller replied that the only place she knew that had a biodiversity officer was Selwyn District Council and that initiative was in early days. There was a cumulative effect of neighbours taking to neighbours. She gave the example of QEII clusters of covenants where that discussion occurred. It was important to start the process and have someone available to speak to landowners. With financial assistance there was often goodwill of landowners to spend their own money on a project.

S Stewart asked if G Giller believed financial assistance was a successful method and G Giller believed the ‘carrot’ option was better.

Mayor Ayers asked M Bacon how much was in the contestable fund. M Bacon replied there was $147,000. It was covered heritage buildings and notable trees. M Bacon was happy to workshop that fund with the Committee.

6. REPORTS

6.1 Waimakariri District Plan Review – Possible Council Designations – Neil Sheerin (Senior Policy Planner) and Trevor Ellis (Development Planning Manager)

N Sheerin spoke to the report noting it related to the technical intricacies of designations. There are no Council designations in the current District Plan, prior to that there had been. By 2020 the current District Plan will be nearing 25 years old and the district had changed a lot in that time.

N Sheerin outlined the advantages of designations. Firstly it provided the holder of the designation certainty in regard to project delivery. Secondly it allowed strategic sites or routes were protected into the future and thirdly it provided a useful advance notice to the general public of what may happen where. For example, looking at the District Plan, land acquisitions and resource consents would not show up by designations would thus assisting with decision making.

As the Council had no designations at the moment, if designations were included in the new plan it would mean all new designations would need to be publically notified and subject to submissions. Staff believed potential advantages outweighed the disadvantages. It was a statutory power that Council’s could use to make projects happen that was not currently being used.

Questions

W Doody asked if it would assist with current issues regarding the consent process and N Harrison replied that was the direction of a more Activities Based plan approach.

A Blackie noted at the recent Kaiapoi Town Centre Hearing, Mainpower had referred to a designation umbrella for the mixed use business area and asked for a comment on why Mainpower would want that. T Ellis replied that may be in reference to zoning. Mainpower had designations in the current plan for assets such as substations. J Palmer commented
that he was unsure whether Mainpower had a designation for their substation next to Ruataniwha and it may be they wanted sites like that designated. A Blackie asked how designations could be made now, when it was not known who or what was going into those areas. N Sheerin commented that designations could only be used by the authority that was requiring it, only certain types of authority could have designations. MainPower may have been referring to the use of designations for facilities within the zoned area, it was different to designating a wider area for commercial use which a network utility like MainPower wouldn’t be able to do.

N Atkinson noted asked if designations could be used for something existing that the Council wanted to protect such as Woodford Glen or the Airport or did it have to a new activity and how easy was it to take designations in or out. N Sheerin replied yes, they could be used for existing activities such as wastewater treatment plants. With regard to Woodford Glen it was proposed to include that in a sport and active recreation zone rather than designation. For Council designations it was for Council owned and operated facilities. For Greenfields sites – for example a large facility, a designation could be put on a particular site.

K Felstead referred to the new Multiuse Stadium facility and asked about the advantages of designation rather than Resource Consent. N Sheerin advised that MainPower Oval was a site proposed for sport and active recreation zone in the new plan. There had been preliminary discussions regarding options for facilitating development of the new stadium through designation or Resource Consent. In terms of timing, with possible construction by March 2019, it would be a tight time frame for a designation in the proposed District Plan and in that case it would be potentially a longer process than for a Resource Consent. In the long term, a designation would give the ability to manage the site with less difficulty than a consent in terms of extension or upgrade requirements. Even if the new stadium was constructed under Resource Consent a designation for the stadium could still be included in the new plan. J Palmer commented that a March start was optimistic, early May was current expectation. The option for designation as part of the proposed District Plan was something to consider.

S Stewart referred to issues around drinking water and asked if designations could be applicable for recharge areas as a way of protection. She noted the Waimakariri Zone Committee had provided maps of protection areas. N Sheerin commented he had not heard of designations for that kind of purpose. They were normally for above ground physical infrastructure, for example a wastewater plant and associated with that there may be a large area of land for effluent disposal field. In terms of a recharge area it would depend on the size of the area and may be better facilitated by zoning or overlay rather than designations. T Ellis commented that Council typically used designations for head works or specific purposes. Designations were for a requiring authority to do some works or provide a service within that area rather taking a broader water preservation perspective.

W Doody asked whether the hockey turf at Coldstream road needed designation, N Sheerin advised it was proposed to be zoned for sport and active recreation in the new plan. Designation was an option, but he believed zoning was more appropriate. Zoning allowed for other groups such as a sports club wanting to build clubrooms whereas a designation only applied to the authority. A proposed sport and active recreation zone also applied to the Oxford Speedway.

Moved Atkinson seconded Councillor Gordon
THAT the District Planning and Regulation Committee

(a) Receives report No. 181008116926;

(b) Notes the information on designations outlined in Sections 3 to 8 and Appendix 1 below;

(c) Approves the preparation of notices of requirement for Council designations, and their lodgement once the formal call for designations to be included in the proposed new District Plan is made;

(d) Notes draft Council notices of requirement will be provided to Council for review, comment and approval prior to lodgement.

CARRIED

Councillor Atkinson thanked staff for a full report noting the topic had been addressed in a number of briefings, it would now come out in the proposed District Plan for the public to have a say.

Councillor Gordon agreed with Councillor Atkinson commenting it had been well worked through.

6.2 Rural Residential Development Strategy – Shelley Milosavljevic (Intermediate Policy Planner)

S Milosavljevic spoke to the report noting that it outlined preparation of a revised Rural Residential Development Strategy to inform the District Plan Review. Within Greater Christchurch, rural residential development was required to be guided by a strategy. A communications plan sat behind the Strategy. She noted the topic had been well worked through.

Moved Mayor Ayers seconded Councillor Atkinson

THAT the District Planning and Regulation Committee recommends:

(a) Receives report No. 180720081057.

(b) Approves the preparation of a District wide Rural Residential Development Strategy.

(c) Notes that different approaches to zoning are identified for areas within and outside of the Urban Development Strategy area, as outlined in Paragraph 4.1 of this report.

(d) Notes that matters associated with 4ha subdivision will be reported to the Committee as part of the District Plan Review within a separate report.

CARRIED

Mayor Ayers commented that the strategy was important in terms of managing population growth and rural land use. One of the important things was to get an understanding of the difference between lifestyle blocks and rural residential.

6.3 Structure Planning – Residential East / West Rangiora and East Kaiapoi and linkages with the review of Rangiora Town Centre Plan – Cameron Wood (Senior Policy Planner)

C Wood would take the report as read noting that it had been well worked through prior to the meeting.
Questions

Councillor Stewart asked when outline plans were completed were significant features like water courses and spring heads identified. C Wood replied yes.

Councillor Doody referred to greenfields areas and asked if there was an opportunity to grow native vegetation. C Wood replied that structure plans would look at character and what could be done to support urban development including landscaping.

Moved Councillor Atkinson seconded Councillor Doody

THAT the District Planning and Regulation Committee recommends:

(a) Receives report No. 181003114567.

(b) Approves the preparation of a Structure Plan for East and West Rangiora and for East Kaiapoi as shown on Map 1 of this report.

(c) Notes that the Structure Plans for East and West Rangiora will have linkages with the review of Rangiora Town Centre Plan.

CARRIED

Councillor Atkinson commented the issue had been well traversed. He would like to see it progressed.

7. MATTER REFERRED FROM RANGIORA ASHLEY COMMUNITY BOARD

7.1 Request for Parking Restrictions on Edward Street, Rangiora – Joanne McBride (Roading and Transport Manager)

N Harrison spoke briefly to the report advising that Rangiora Ashley Community Board had chosen the option for 3 time restricted parks outside the car yard on Edward Street. If the Committee agreed the Parking Bylaw 2007 would be amended.

Moved W Doody seconded Councillor Atkinson

THAT the District Planning and Regulation Committee:

(a) Receives report No. 180919108757;

(b) Amends the Parking Bylaw 2007 to include parking on Edward Street as follows:

<table>
<thead>
<tr>
<th>New Item</th>
<th>Rangiora Edward St</th>
<th>Immediately east of the Blackett St Roundabout</th>
<th>North side</th>
<th>P120</th>
<th>3 Parks, North side</th>
</tr>
</thead>
</table>

CARRIED

W Doody supported the Rangiora Ashley Community Board’s decision.

8. PORTFOLIO UPDATES
8.1 **District Planning Development** - Councillor Neville Atkinson

N Atkinson noted the District Planning reports before the Committee in today’s agenda and urged Councillors to attend the workshops where they could as it was beneficial to work through the issues prior to a formal meeting. The process would continue for some time.

8.2 **Regulation and Civil Defence** – Councillor John Meyer

Mayor Ayers noted that National Shakeout Day was 18 October 2018.

8.3 **Business, Promotion and Town Centres** – Councillor Dan Gordon

D Gordon commented there was a lot happening in this space and he was having regular briefings with Simon Hart (Business and Centres Manager). It was heartening to see progress on projects.

Kaiapoi Promotions Association was going well, there was work in progress for the Christmas parade and good feedback from Kaiapoi retailers. There was a joint meeting for the three district promotions associations at the end of November.

9. **QUESTIONS**

10. **URGENT GENERAL BUSINESS**

There being no further business, the meeting closed at 2.18pm

CONFIRMED

________________________  Chairperson

________________________  Date

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**Briefing**

- At the conclusion of the meeting there was a briefing regarding the Rangiora Airfield Plan Change.