



# Waitaki

DISTRICT COUNCIL

TE KAUNIHERA Ā ROHE O WAITAKI

**I hereby give notice that the  
District Plan Review Sub-Committee Meeting  
will be held on:**

**Date:** Thursday, 22 August 2024  
**Time:** 9.15am  
**Location:** Council Chamber, Third Floor  
Office of the Waitaki District Council  
20 Thames Street, Oamaru

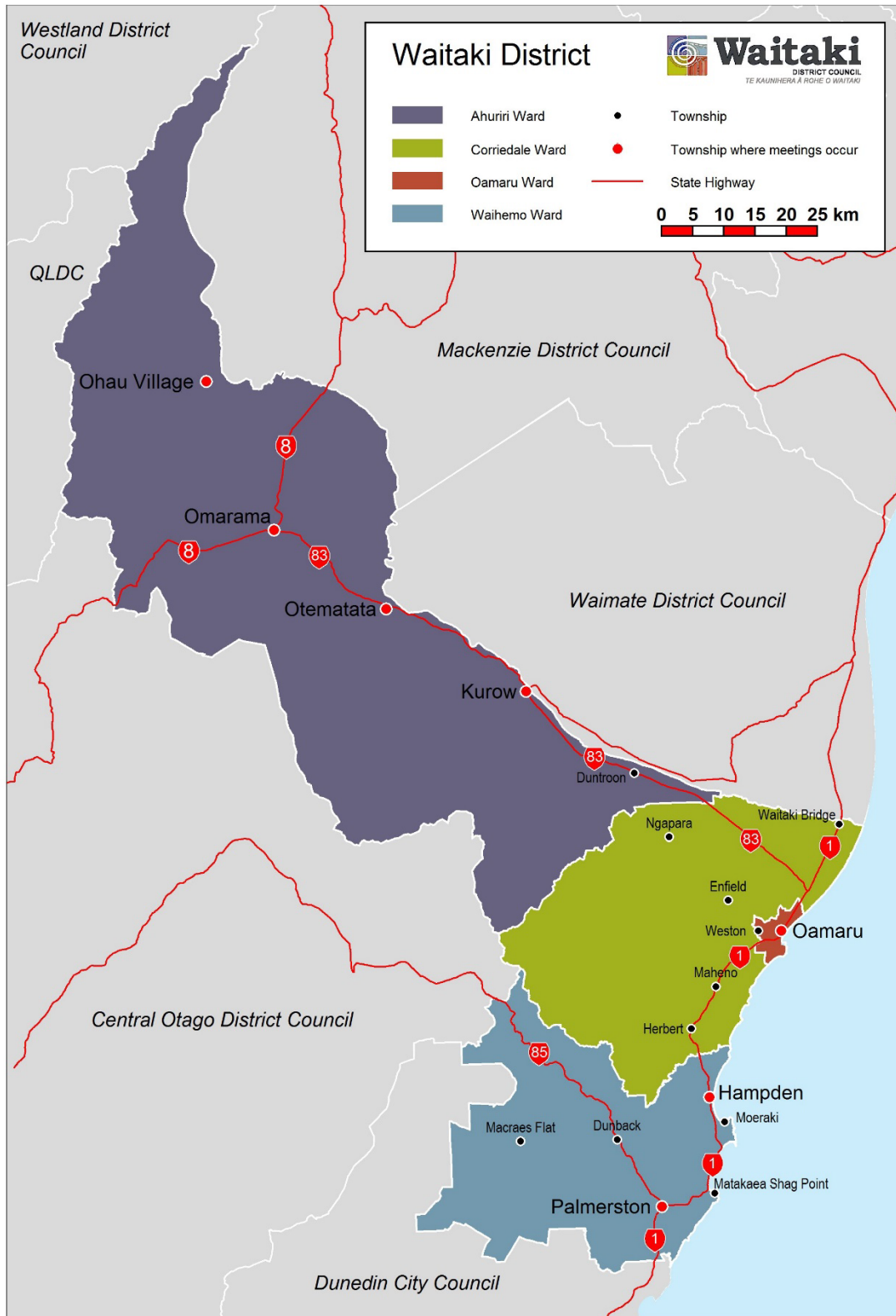
## Agenda

### 22 August 2024

#### District Plan Review Sub-Committee Membership

Cr Jim Thomson	Chair
Cr Jim Hopkins	Deputy Chair
Cr Tim Blackler	Member
Cr Courtney Linwood	Member
Cr John McCone	Member
Cr Guy Percival	Member
Mayor Gary Kircher	Member

**Alex Parmley  
Chief Executive**





## Agenda Items

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- 1 APOLOGIES**
- 2 DECLARATIONS OF INTEREST**

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**3 DECISION REPORTS**

**3.1 DRAFT DISTRICT PLAN MAP APPROVAL (CONTINUED)**

**Author:** David Campbell, Heritage and Planning Manager

**Authoriser:** Roger Cook, Heritage, Environment and Regulatory Group Manager

**RECOMMENDATION**

That the District Plan Review Sub-Committee recommends:

That Council approves the proposed mapping available via the links included in this report, subject to final minor amendments/corrections, for notification in a Proposed District Plan.

**DECISION OBJECTIVE**

To seek the District Plan Review Sub-Committee's recommendation to Council that the proposed mapping referenced and linked to this report is approved for notification (subject to minor amendments and/or corrections as listed) in a Proposed District Plan.

**SUMMARY**

The District Plan Review has been developed under the guidance of Committees of former Councils including most recently the 2019-2022 Council's Community, Culture and Regulatory Committee and the current Council's District Plan Review Sub-Committee (DPRSC) over a period of approximately nine years. A Draft District Plan was released for community and stakeholder feedback in June 2022 and this feedback has been used to inform the Proposed District Plan. A series of DPRSC meetings were held during late 2023 and early 2024 to consider and recommend the draft chapters to Council for approval and notification in a Proposed District Plan. Once notified, the Proposed Waitaki District Plan will be open for public submissions and will be subject to a statutory process and timeline under the Resource Management Act 1991 (RMA).

This DPRSC meeting will consider the planning maps referenced and linked to this report for inclusion in the Proposed District Plan. The mapping has been the subject of a full quality assurance (QA) process since being presented to the DPRSC the first time, at its meeting on 18 December 2023. Corrections that have been made as a result of that QA process are stated in this report for the DPRSC's information. The planning maps now need to be recommended by the DPRSC to Council as a further step in the process toward Council being able to approve the Proposed District Plan for notification.

**DECISION-MAKING EXPECTATIONS**

Governance Decision-Making:	A recommendation from the Sub-Committee is being sought so that Council may consider the proposed mapping for inclusion in a Proposed District Plan subject to approval at a future Council Meeting.
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Operational Decision-Making:	Final preparations to notify the Proposed District Plan
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Communications	Media Releases – contributed to by officers and Elected Members
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Media/public enquiries regarding governance decision-making topics above can be addressed by governance

Media/public enquiries regarding operational decision-making topics above can be addressed by officers

**SUMMARY OF DECISION-MAKING CRITERIA**

	No/Moderate/Key		No/Moderate/Key
Policy/Plan	Key	Environmental Considerations	Moderate
Legal	Key	Cultural Considerations	Moderate
Significance	Key	Social Considerations	Moderate
Financial Criteria	No	Economic Considerations	Moderate
Community Views	Key	Community Board Views	No
Consultation	Key	Publicity and Communication	Moderate

**BACKGROUND**

Council resolved to commence a full review of its District Plan on 25 June 2014. Since that date, work has progressed through a range of phases; from the early scoping of issues and discussions with key stakeholders, to engagement with the community on placemaking in 2018, the release of a Discussion Document in 2018 for community feedback, the adoption of Masterplans for Ōmārama and Otematata in 2020, engagement with rūnaka in the drafting of chapters, conversations with landowners and coastal communities in 2021, the adoption of the Ōamaru, Weston and Kakanui Spatial Plan in May 2022, and the release of a Draft District Plan for community feedback in June 2022. The feedback received from each of these phases has been used to inform the chapters, appendices, and schedules presented to the DPRSC at previous meetings for their recommendation to Council for approval to be notified in a Proposed District Plan. The notification process allows for further feedback from the public to be made via submissions, and for further submissions and appeals to any decisions on submissions.

The District Plan Review Sub-Committee (DPRSC) has now made recommendations to Council on all the chapters, appendices, and schedules to be notified in a Proposed District Plan. Mapping for the Proposed District Plan remains to be finalised and is referenced and linked to this report for the Sub-Committee to achieve that result and recommend the maps to Council. Following DPRSC approval, all chapters, appendices, schedules, and mapping will be collated into a Proposed District Plan and presented to Council for approval to notify.

**Mapping**

The proposed mapping referenced and linked to this report was originally presented to the DPRSC as part of the 18 December 2023 meeting agenda. There are 77 maps in total which have been collated into four batches, as set out below. There is a fifth document which is an accompanying Index, Locator, Legend. The links to the five components are available on Council’s website, on the Council Meetings page entry for this DPRSC meeting and listed in the “Related Information” section. A link to that page is provided below along with a list of the five components as they appear there.

<https://www.waitaki.govt.nz/Meetings-Minutes-and-Agendas/2024/08/DPR-Sub-Committee-Meeting-22-08-2024>

Maps – Index, Locator, Legend  
Maps 01 – 19  
Maps 20 – 39

Maps 40 – 59  
Maps 60 – 77

### Mapping Corrections since December 2023

Since the maps were first presented as part of the 18 December 2023 DPRSC Meeting agenda, they have been subject to a full quality assurance process to correct alignment errors and unintentional errors where some overlays were incorrectly included over urban zones. A list of these corrections is provided below.

- General minor zone alignment corrections to better accord to cadastral boundaries
- Rural Scenic Landscape overlay removed from Residential, Settlement, Commercial and Industrial zones
- Coastal Environment overlays removed from Residential, Settlement, Commercial and Industrial zones
- Removal of Outstanding Natural Landscapes (ONL) from the Red Flats area Ōmārama in accordance with DPRSC meeting resolution 2023/076
- Change in zone from General Rural Zone to General Residential Zone of land at Freyberg Avenue, Kurow in accordance with DPRSC meeting resolution 2023/041
- Reductions made to the SASM overlay extent, specifically SASM002 Te Puna-a-Rakaitauheke (lower Ahuriri River), SASM007 Waitaki River, SASM12 Takiroa, SASM018 Te Puna a Maru (lower Awamoko River), SASM019 Korotuaheka (Kaik Road, Waitaki River mouth), SASM28 Waianakarua, SASM31 Moeraki and SASM037 Te Hapakupu (Pleasant River Estuary) in accordance with DPRSC meeting resolution 2023/074
- Additional areas of Significant Natural Areas (SNA) at Stoneburn South and Bagdad Road that have been mapped with landowner permission

*Please note that these corrections are not reflected in the maps linked to this report. Instead, they will be included in the final mapping that is presented to Council for approval to notify the Proposed District Plan.*

### SUMMARY OF OPTIONS CONSIDERED

**Option 1** – That the District Plan Review Sub-Committee recommends that Council approves the proposed mapping referenced and linked to this report for notification (with mapping corrections since December 2023) in a Proposed District Plan (**Recommended**)

A considerable amount of community, rūnaka and stakeholder engagement, specialist input and Elected Member involvement has been undertaken over the last nine years in the development of the Proposed District Plan. Once notified, the Proposed District Plan will be subject to a formal consultation process under the RMA. The first step in this process is to notify a Proposed District Plan for public submissions. The current mapping is supported by expert evidence.

**Option 2** – That the District Plan Review Sub-Committee does not recommend the proposed mapping referenced and linked to this report for approval by Council to notify in a Proposed District Plan until further amendments are made.

If the DPRSC considers that the attached proposed mapping requires further amendments before being recommended to Council for approval to release in a Proposed District Plan, that would have the potential to delay notification of the Plan in its entirety and incur additional costs due to the requirement to have expert evidence to support the amended mapping. The current Operative District Plan is outdated and does not give effect to recent national or regional direction. Further delays to the notification of a Proposed District Plan will increase the risk to Council of intervention from the Ministry for the Environment, of a legal challenge on the Operative District Plan, and of requests for private plan changes.



### **ASSESSMENT OF PREFERRED OPTION**

The proposed mapping has been available to the DPRSC and the public via the Council's website since the publishing of the DPRSC meeting agenda papers in mid-December 2023. Since that time and at some of the DPRSC meetings held in the first few months of 2024, specific amendments to the maps have been recommended by the Sub-Committee Members. The maps have also been the subject of a full quality assurance process which identified some errors that have since been corrected on the master versions that will accompany the Proposed District Plan when it is put to Council for notification. In order for that step of the process to be taken, the DPRSC is required to recommend the proposed mapping to Council for approval, noting that they will be subject to the previous specific recommendations already made, as well as corrections as listed in this report, and that they will be subject to further change as a result of the subsequent notification and submissions process that will follow Council's decision to notify the Proposed District Plan.

Therefore, Option 1 is the preferred option because only this option will enable the District Plan Review process to be allowed to continue without further delay, to meet the requirements of the RMA that the mapping is supported by expert evidence, and to avoid the risks that are associated with Option 2.

### **CONCLUSION**

The proposed mapping meets the RMA requirement to be supported by expert evidence and consultation. It has been subjected to a quality assurance process where errors have been identified and corrections have been signalled in this report for the information of the Sub-Committee and will be actioned in the final mapping that will accompany the Proposed District Plan when it is referred to Council for approval to notify. A decision at this DPRSC meeting to recommend the proposed mapping, subject to the listed corrections being incorporated, will allow the District Plan Review process to continue with the aim of enabling Council to notify the Proposed District Plan before or after the end of calendar year 2024. It will also help to mitigate the risks of intervention by central government agencies, possible legal challenges to the Operative District Plan, and requests for private plan changes that may occur if the proposed mapping is not recommended at today's DPRSC meeting and there is further delay in the District Plan Review process.

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## ADDITIONAL DECISION-MAKING CONSIDERATIONS

### Waitaki District Council Strategic Framework

#### Outcomes

##### Community Outcomes

###### Prosperous District

- Attractive to new opportunities
- Supporting local businesses
- Fostering a diverse and resilient economy

###### Strong Communities

- Enabling safe, healthy communities
- Connected, inclusive communities
- Promoting a greater voice for Waitaki
- Celebrating our community identity

###### Quality Services

- Robust core infrastructure and services
- Community facilities and services we are proud of

###### Valued Environment

- Protecting our diverse landscapes and water bodies
- Meeting environmental and climate change challenges

### Policy and Plan Considerations

The Operative District Plan will remain in force until such time as provisions in the Proposed District Plan are formally adopted (having been through a process of submissions, further submissions, and hearings), with the exception of those that have immediate legal effect under sections 86B and 86D of the RMA.

### Community Views

Extensive Elected Member, officer, rūnaka, stakeholder, landowner and community feedback has been used to inform the development of the Proposed District Plan over the last nine years. The District Plan is a document that can have significant social, cultural, economic, and environmental implications, which can be permanent (eg removal of a heritage building) or occur over a number of generations (eg the effects of new development). The notification of a Proposed District Plan will provide a formal opportunity for the community to make submissions on the Plan and to have their submissions considered by a Council-appointed Hearings Panel. This is a statutory public consultation process under the RMA.

### Financial Considerations

The District Plan Review is budgeted for in the Annual Plan.

### **Legal Considerations**

The District Plan Review commenced by way of Council resolution WDC14/166 in 2014 and in accordance with section 79 of the Resource Management Act 1991 (RMA). The notification of a Proposed District Plan would then follow the process under the First Schedule of the RMA.

### **Environmental Considerations**

The District Plan is a key mechanism to deliver environmental outcomes and long-term management of Waitaki's environment.

### **Publicity and Community Considerations**

Once notified, the Proposed District Plan will be published in an electronic format (ePlan) and in hard copy. A formal notice will be published in newspapers to invite submissions on the Plan, along with informal publicity across Council's usual advertising platforms. The submission period is required to be for a minimum of 40 working days under the RMA from the date of notification and any submissions made must be made in a prescribed format as dictated by the RMA.

**4 MEETING CLOSE**