



AGENDA

Ordinary Council Meeting Tuesday, 6 October 2020

Date Tuesday, 6 October 2020

Time 3.00pm

Location Council Chamber
District Council Building
King George Place
Timaru

File Reference 1377471

Timaru District Council

Notice is hereby given that a meeting of the Ordinary Council will be held in the Council Chamber, District Council Building, King George Place, Timaru, on Tuesday 6 October 2020, at 3.00pm.

Council Members

Mayor Nigel Bowen (Chairperson), Cllrs Allan Booth, Peter Burt, Barbara Gilchrist, Richard Lyon, Gavin Oliver, Paddy O'Reilly, Sally Parker, Stu Piddington and Steve Wills

Quorum – no less than 5 members

Local Authorities (Members' Interests) Act 1968

Councillors are reminded that if they have a pecuniary interest in any item on the agenda, then they must declare this interest and refrain from discussing or voting on this item and are advised to withdraw from the meeting table.

Bede Carran

Chief Executive

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- 1 Opening Prayer and Waiata**
- 2 Apologies**
- 3 Public Forum**
- 4 Identification of Urgent Business**
- 5 Identification of Matters of a Minor Nature**
- 6 Declaration of Conflicts of Interest**

7 Reports

7.1 Approval of the Draft District Plan for Public Consultation

Author: Mark Geddes, District Planning Manager

Authoriser: Tracy Tierney, Group Manager Environmental Services

Recommendation

That the Draft District Plan is approved for public consultation.

Purpose of Report

- 1 To request Council approves the Draft District Plan <https://timaru.isoplan.co.nz/eplan/> for public consultation.

Assessment of Significance

- 2 This matter is considered to have high significance in terms of Council's Significance and Engagement Policy.

Background

- 3 The District Plan Review has been following the process agreed by Council in 28 October 2014 as indicated in Figure 1.

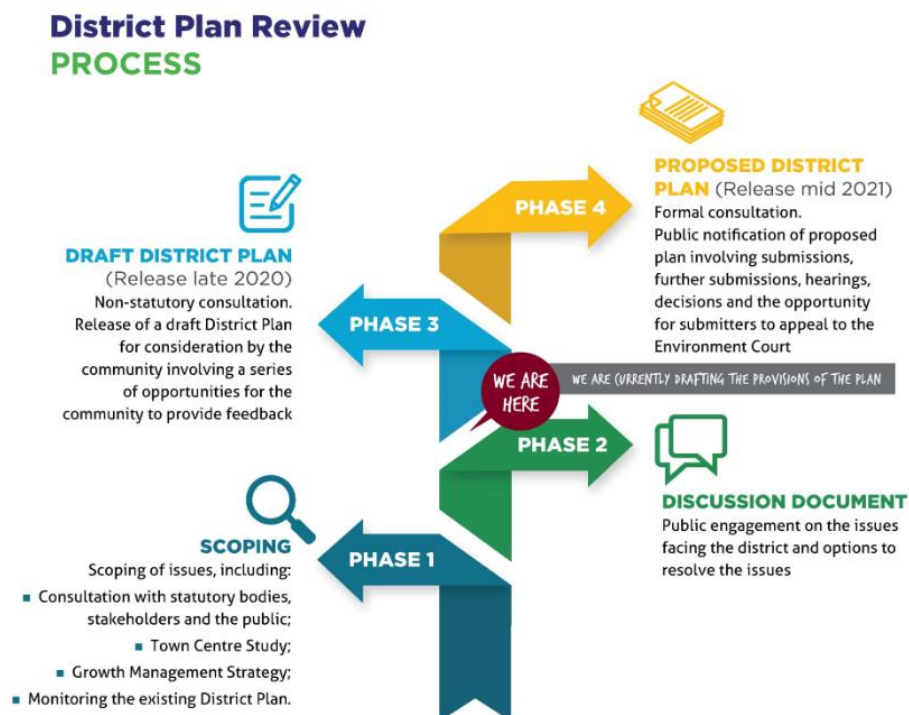


Figure 1 – District Plan Review process up to notification of the Proposed District Plan.

- 4 Since its inception in 2014 an enormous amount of work has been done on the District Plan Review and elected members have been involved in every significant step of that process. The following are some highlights of the journey of the Timaru District Plan Review to date.

Phase 1 - Scoping (2015-2017)

- 5 The scoping phase was focused on establishing the key issues the District Plan Review needed to address. Government Ministers, stakeholders and Iwi were written to and provided an opportunity to provide comment. A large number of meetings were held with stakeholders as a result. Consultation was conducted through a series of public open days, which provided the public with the opportunity to identify the issues with the current District Plan and discuss them with staff and elected members.
- 6 Staff conducted a monitoring assessment of the current District Plan that investigated the effectiveness and efficiency of its current provisions. This found that while some parts of the current District Plan worked well, other parts needed amending. This assessment was followed by a detailed assessment of the national and regional statutory planning policy. This assessment found that there were a number of changes required to implement national and regional policy.
- 7 As the district's town centres were identified as a key part of the district and subject to some significant potential challenges, a detailed study of the district's town centres was conducted. This report concluded that our district's town centres were highly valued by our community and significant opportunities existed to enhance their role and function as the social, cultural and economic heart of our district. However, the study also confirmed that that our district's town centres are subject to a number of significant challenges that need to be proactively addressed. The study resulted in recommendations to Council to investigate the creation of a town centre group or Business Improvement District (BID) for Timaru. Following two well attended workshops led by Colin Bass (an independent facilitator), a Timaru Town Centre Group was created. This group has been an active voice for the town centre ever since and the leader of a number of initiatives to bring back life and viability to the Timaru town centre.

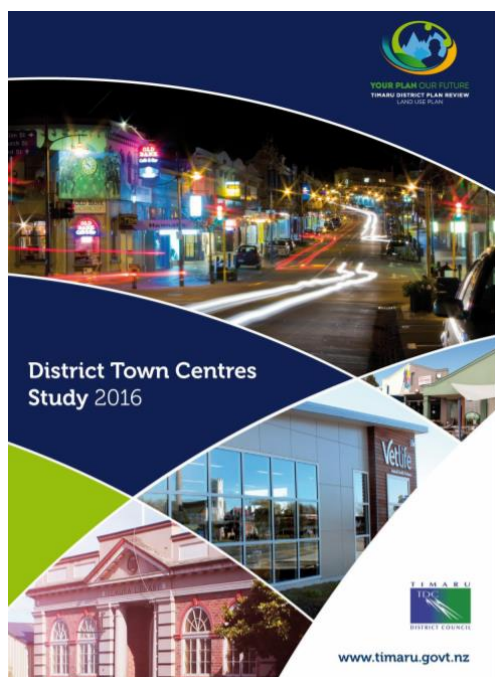


Figure 1 - the District Town Centres study <https://www.timaru.govt.nz/towncentresstudy>

- 8 The Growth Management Strategy (GMS) was also initiated in the scoping stage of the District Plan Review. Its purpose was to establish a strategy to sustainably manage land use growth in the district to inform the District Plan, the Long Term Plan and other infrastructure providers. Following public and stakeholder consultation on the strategic options to manage growth, the GMS was drafted in close consultation with Environment Canterbury, the South Canterbury District Health Board and the Geraldine, Temuka and Pleasant Point Community Boards. The Council then decided to release the Draft GMS and present it for public consultation. Over sixty submissions were received and a hearing was held over two days to hear the submissions. The hearing panel was chaired by Bill Wasley (Independent Commissioner) and included former mayor Damon Odey, former Councillor Kerry Stevens and Councillor O'Reilly. Following the hearing, the panel released their decisions and a final GMS, which was subsequently adopted by Council on 22 May 2018.

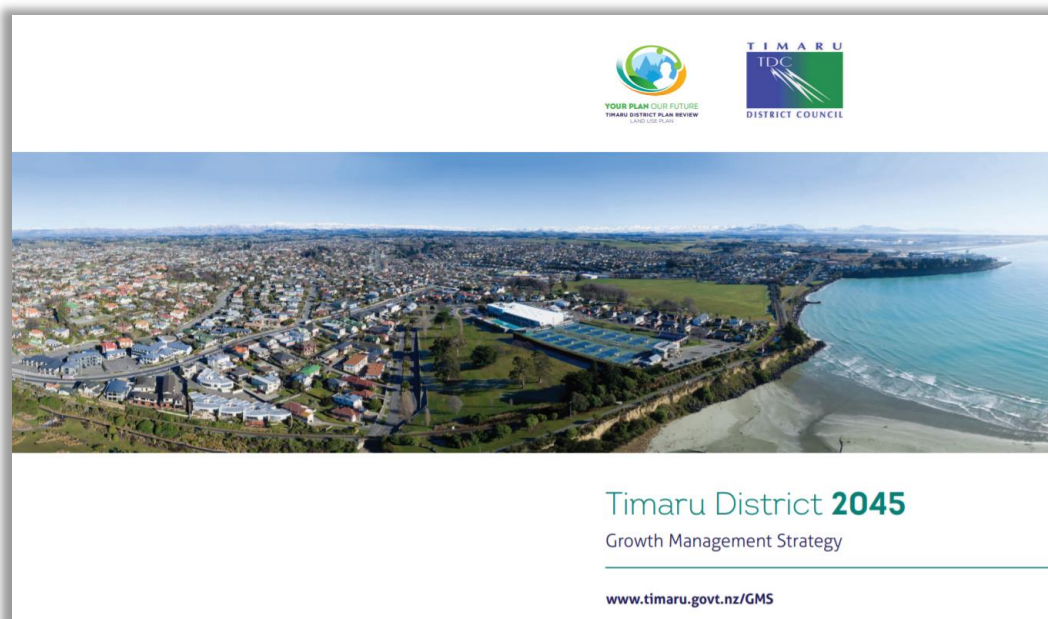


Figure 2 – The Timaru Growth Management Strategy <https://www.timaru.govt.nz/gms>

Phase 2 – Discussion Documents: (2017-2018)

- 9 Once the scoping phase of the District Plan Review had been completed and the key issues with the current District Plan identified, Council then focused on how they were going to address those issues. Subsequently eighteen different discussion documents were drafted, discussed with Council, and then approved for public consultation. Following public advertising, some novel publicity, several front page new items from the Timaru herald on the discussion documents, public drop in days and stakeholders meetings were conducted and an online feedback opportunity provided. The consultation was summarised and presented back to Council including some options on how to address the feedback. Council then gave staff initial direction on the discussion documents (which option to take), which informed the next stage of the District Plan Review.



Figure 3 – “Damon bomb”. Cut out images of the Mayor Damon Odey were lined down Stafford Street to publicise the District Plan Review consultation. The above photo featured on the front page of the Timaru Herald.



Figure 4 – Report on the Community Feedback and initial Committee Direction on Discussion Documents <https://www.timaru.govt.nz/dprfeedback>

Phase 3 - Drafting (2018-2020)

- 10 Following the discussion document phase, Council decided to consult on a draft District Plan in order to give the public and stakeholders every opportunity to be involved in formulating

the new plan. While a Draft Plan was going to be used for consultation, Council also decided to form stakeholder groups to recommend provisions on notable topics.

- 11 Consequently, the Ecosystems and Indigenous Biodiversity Stakeholder Group; the Heritage Steering Group; and the Tangata Whenua Steering Group were created. These groups added significant value to the process, both in providing expertise and advice, and by providing a forum for stakeholders to learn from each other and reach consensus on difficult issues. Broad consensus was reached in the stakeholder groups, which now puts Council in the enviable position that it has most of its stakeholders agreement on the major issues before releasing a Draft District Plan.
- 12 A Technical Working Group was used to develop the remainder of the Draft District Plan provisions. This group consisted of District Planning Unit staff; and representatives from Environment Canterbury; Te Runanga o Arowhenua; and the Infrastructure Group. Despite involving a large number of long meetings, the group succeeded in providing a forum for stakeholders to learn from each other and reach consensus on difficult issues. It also ensured an integrated approach was taken to addressing tangata whenua and environmental issues and the incorporation of tangata whenu values throughout the plan as our partners in the District Plan review process. The key benefit of the Technical Working Group is that it provided a forum for the robust debate of draft provisions, which added significant rigour to the process and should result in a better plan.
- 13 The process indicated in Figure 2 has been used to Draft the District Plan provisions. The peer review and legal review processes were crucial in ensuring a robust and defensible provisions. The Committee workshops with Councillors was important in incorporating feedback at the conceptual stage of drafting the provisions.

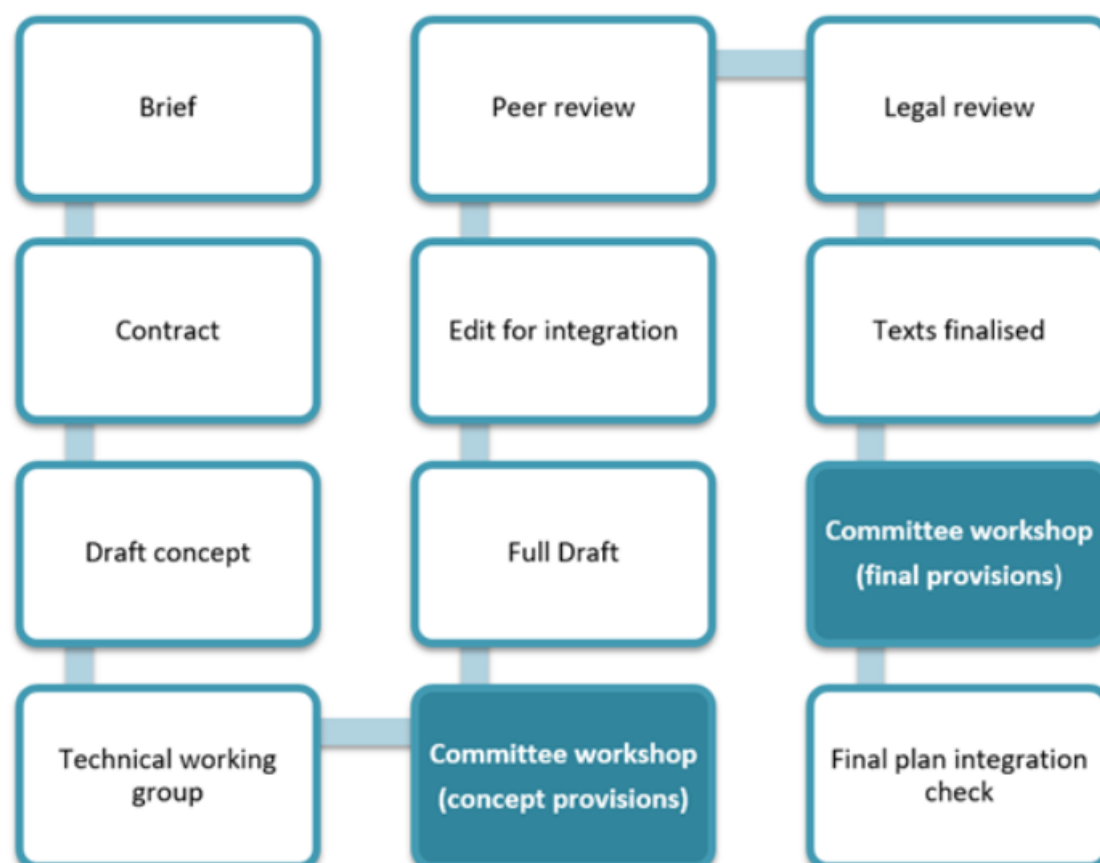


Figure 2 – Approved process for drafting the Draft District Plan provisions.

Consultation on the Draft District Plan:

- 14 The Environmental Services Committee approved a consultation plan for the Draft District Plan on 1 September 2020. The approach is to consult on a 'first cut' Draft District Plan and use that information to refine and test the draft provisions. Feedback will be summarised and presented to elected members for comment before the final Proposed District Plan is publically notified next year.

Key Benefits of the District Plan Review:

- 15 The Draft District Plan is a large step forward from the current District Plan and will have many benefits, including:
- 15.1 establishing a blue print for the district's sustainable development that will put the district in good stead for future generations.
 - 15.2 protecting what the community values most about the District for the enjoyment of future generations.
 - 15.3 enabling development in the most appropriate place that has minimal adverse effects on our community and environment.
 - 15.4 leading to more efficient consent processes.
 - 15.5 ensuring compliance with national and regional policy and legal requirements.
- 16 There have also been some indirect benefits of the District Plan Review. For instance, nearly 800 significant natural areas have been surveyed, many of which contain threatened and endangered species that are now being actively protected by Council. Similarly over 78 new heritage items have been identified, which will help protect our built heritage to help tell the stories of the past to future generations. Further, a number of sites of significance to Maori have been identified, which are crucial to the relationship of Kati Huirapa with their culture, traditions, ancestral lands, water, sites, waahi tapu, and other taonga, as well as being significant to the history of the district.
- 17 The close contact with stakeholders during the drafting phase through numerous meetings, hui and workshops meant that Council staff developed a close working relationship with those stakeholders. That proves that it is not just the outcome that is important with District Plan Reviews, but the process.
- 18 The Biodiversity Steering Committee is another benefit that has come from the District Plan Review. This group evolved out of the Ecosystems and Indigenous Biodiversity Steering Group and consists of a number of stakeholders that worked collaboratively together to protect and enhance the district's biodiversity. To date they have overseen the investment of over \$300,000 protecting the District's most important Significant Natural Areas.

Options and Preferred Option

- 19 The options in respect of this matter are:
- 19.1 Approve the Draft District Plan for release (preferred option);
 - 19.2 Amend the Draft District Plan before it is released;
 - 19.3 Do not approve the Draft District Plan for release.

- 20 Approving the Draft District Plan for release will accord with the process that Council has adopted to prepare the Draft District Plan, including the consultation that has been conducted with stakeholders and elected members. It will also ensure the expert and legal advice received on the Draft District Plan is followed. Any amendments to the Draft District Plan at this stage should be closely considered.

Consultation

- 21 All of the Draft District Plan provisions have been workshopped with Council's Environmental Services Committee. Council led stakeholder groups have recommended the Draft District Plan provisions for the biodiversity, heritage and tangata whenua chapters. A Technical Working Group including representatives from Environment Canterbury, Aoraki Environmental Consultancy and the Infrastructure Group recommended provisions for all other chapters. Landowner consultation has been conducted with:

- 21.1 Landowners with proposed heritage buildings;
- 21.2 Landowners located in the Maori Purpose Zone;
- 21.3 Landowners with a proposed Significant Natural Area;
- 21.4 Landowners with a proposed new landscape classification.

Relevant Legislation, Council Policy and Plans

- 22 Resource Management Act 1991
- 23 Local Government Act 2002

Financial and Funding Implications

- 24 The consultation proposed has been budgeted for in the 2020-2021 District Plan Review budget.

Other Considerations

- 25 There are no other relevant considerations.

Attachments

Nil

8 Consideration of Urgent Business Items

9 Consideration of Minor Nature Matters

10 Public Forum Items Requiring Consideration