

**DRAFT UNCONFIRMED MINUTES**

**OF THE DISTRICT PLAN REVIEW SUB-COMMITTEE MEETING  
HELD IN THE COUNCIL CHAMBER, THIRD FLOOR, OFFICE OF THE WAITAKI DISTRICT  
COUNCIL, 20 THAMES STREET, OAMARU  
ON THURSDAY, 10 APRIL 2025 AT 9:00 AM**

**PRESENT:** Cr Jim Thomson (Chair), Cr Tim Blackler, Cr Jim Hopkins, Cr John McCone, Cr Guy Percival

**IN ATTENDANCE:** Roger Cook (Director, Natural & Built Environment)  
David Campbell (Heritage & Planning Manager)  
Katrina Clark (Senior Planner - District Plan) – until 10.30am  
Mike Butler (Senior Planner - District Plan)

**Meeting Livestream Recording**

This meeting was livestreamed on Council's YouTube page. A direct link to that livestream location is provided below

[District Plan Review Sub-Committee Meeting - 10 April 2025](#)

**MEETING OPEN**

THE CHAIR DECLARED THE MEETING OPEN AT 9.06AM AND WELCOMED EVERYONE PRESENT.

**1 APOLOGIES**

**APOLOGY**

**RESOLVED DPRSC 2025/001**

Moved: Cr John McCone

Seconded: Cr Tim Blackler

That the apology received from Crs Gary Kircher and Courtney Linwood be accepted.

**CARRIED**

**2 DECLARATIONS OF INTEREST**

There were no declarations of interest.

**3 DECISION REPORTS**

**3.1 STAFF SUBMISSIONS TO PROPOSED WAITAKI DISTRICT PLAN**

Mr Campbell introduced new staff member Mike Butler, Senior Planner – District Plan.

Mr Campbell introduced the report, confirming the purpose is to endorse the Waitaki District Council's (WDC's) submission to the Proposed Waitaki District Plan and recommend it to the Waitaki District Council at the meeting scheduled for 29 April 2025, in line with delegations.

Mr Campbell noted the WDC submission does not pre-empt an outcome or a change to the Proposed District Plan. The WDC submission will be treated the same as all submissions and considered by the Hearing Panel, as defined by the Resource Management Act (RMA) process.

The submission includes matters raised by the Sub-Committee at previous meetings, and matters identified by planners (staff recommendations). It was noted that some matters may require additional work or have been included for information today prior to going to Council, for example some of the Heritage matters listed.

Direction is sought from the Sub-Committee on which matters are to be progressed in the submission.

Discussion on individual District Plan Review Sub-Committee (DPRSC) recommendations. Mr Campbell responded to questions.

**Definitions: Review agricultural intensification definition in the PDP**

Discussion regarding the previous DPRSC resolution to review the definition to move away from all intensification being defined by irrigation only.

It was noted by the Committee that the Central Government Resource Management Reform seeks to "narrow the scope of the resource management system and the effects it controls, with the enjoyment of property rights as the guiding principle."

The Committee sought clarification on the consequences of approving the submission points and whether that approval would create changes to the Proposed District Plan. It was confirmed that today's discussion was restricted to the submission itself. If the Council approved the submission, then the submission would be considered by the Hearing Panel alongside all other submissions. The outcome of the Hearing Panel would result in a change to the Plan.

Further discussion and questions related to:

- Paring back of the definition to Ecosystems and Indigenous Biodiversity chapter, Natural Features and Landscapes chapter, and the Sites and Areas of Significance to Māori chapter while preserving the values of these chapters.
- Cost for consent applicant and status of request for staff to explore financial support, if possible.
- Implications of RMA reform on the Proposed District Plan.

The Sub-Committee determined to reject the officer recommendation on this particular chapter. Cr Hopkins put forward a motion.

**RESOLVED DPRSC 2025/002**

Moved: Cr Jim Hopkins

Seconded: Cr John McCone

That the District Plan Review Sub-Committee reconfirms its 12 December 2024 resolution seeking a reviewed definition of agricultural intensification in the PDP with possible removal of references to irrigation as part of that review.

**CARRIED**  
Cr Blackler against

### **Historic Heritage: Town Centre Design Guidelines for Ōamaru Historic Area**

Discussion related to guidelines; testing and enforcement; standards; impeding on individual property rights; process of heritage officer review or appropriate expertise. Cr Hopkins put forward a motion.

#### **RESOLVED DPRSC 2025/003**

Moved: Cr Jim Hopkins  
Seconded: Cr Jim Thomson

That the District Plan Review Sub-Committee endorses the officer submission regarding Town Centre Design Guidelines for Ōamaru Historic Area and recommends Council adopts that approach.

**CARRIED**

### **Ecosystems and Indigenous Biodiversity**

Discussion regarding the previous DPRSC request to use a percentage-based threshold instead of a fixed area. Comments, questions and responses acknowledged potential impacts and difficulty to ascertain how a percentage-based threshold could be applied. There was a recognition of further work being necessary. Cr Hopkins put forward a motion.

Clarity was sought as to when the variation be required: Upon receipt of other submissions or a variation outright. It was indicated a variation would be explored if other submissions supported this.

Confirmation was sought that the DPRSC can request officers to amend submission on behalf of the Council.

#### **RESOLVED DPRSC 2025/004**

Moved: Cr Jim Hopkins  
Seconded: Cr John McCone

That the District Plan Review Sub-Committee recommends that this matter be considered as a variation to the Plan to allow time and resources required to collect evidence regarding the thresholds.

**CARRIED**

Cr Blackler abstained

Discussion on individual Officer recommendations. Mr Campbell responded to questions.

The following individual Officer recommendations remain, awaiting further clarity:

- Historic Heritage: Define extent of quarry site heritage items
- Historic Heritage: Change the term '*exceptional*' used to describe Category A heritage items to '*outstanding*'
- Historic Heritage: HH(ŌHA)-R8
- Historic Heritage: Additional mapping for HH 87 Ōamaru Borough Water Race
- Historic Heritage: Refinement (reduction) in the setting of HH 175 Teschemakers Complex

- Historic Heritage: Refinement (reduction) in the setting of HH 240 Palmerston WWI Memorial Arch
- Historic Heritage: Refinement (reduction) in the setting of HH 166 Totara Estate Complex.

The following individual Officer recommendations listed in the table were supported:

- Transport
- Stormwater: Amendment to STORM-S3(2a)
- Stormwater: Amendment to STORM-S1(2) and STORM-S2(1c)
- Natural Hazards: Deletion of note in rule NH-R8
- Natural Hazards: Deletion of note in rule NH-R9
- Natural Hazards: Updated flood mapping received from ORC for Frenchs Road area
- Natural Hazards: NH-R6
- Notable Trees
- Subdivision
- Temporary Activities
- General Residential Zone
- Town Centre Zone
- Natural Features and Landscapes.

The following individual Officer recommendations were not supported:

- Historic Heritage: Re-insertion of HH 111 Doctor's House Kurow as a Category A item
- Historic Heritage: Re-insertion of HH 223 Shag Point Miners Cob Cottage as a Category A item
- Natural Features and Landscapes: Change of terminology in NFL Matters of Discretion – reference from 'dry grassland character' to 'vegetation character'
- General Rural Zone.

Cr Hopkins proposed a draft motion "That the District Plan Review Sub-Committee recommends to Council that HH 111 Doctor's House Kurow remain as a Category B item and HH 223 Shag Point Miners Cob Cottage remain as a Category B item." Following advice from Mr Campbell, Cr Hopkins put forward an amended motion.

#### **RESOLVED DPRSC 2025/005**

Moved: Cr Jim Hopkins

Seconded: Cr John McCone

That the District Plan Review Sub-Committee recommends to Council that WDC does not submit on the matter of Heritage items HH 111 Doctor's House Kurow and HH 223 Shag Point Miners Cob Cottage.

#### **CARRIED**

A question was raised by Cr Thomson (Chair) on behalf of Mayor Kircher regarding Rural/Residential subdivision. Clarity was sought on the belief that there was agreement to reduce the areas but the 1 hectare minimum still applies.

Mr Campbell responded that it was agreed in the Rural Lifestyle zone to reduce the minimum to 5000 sqm (½ hectare) and have an average of 1 hectare to enable a range of block sizes.

Officers were requested to amend the submission on the matter of

- Natural Features and Landscapes: Change of terminology in NFL Matters of Discretion – reference from ‘dry grassland character’ to ‘vegetation character’

to reflect the preference to preserve dry grassland character or vegetation character to address those areas of ONL, ONF, SNF, RSL that are not within a dry grassland area.

Officers were advised that the submission on the matter of

- General Rural Zone: Add in a user note to clarify that rule ECO-R1 (Indigenous vegetation clearance outside of a Significant Natural Area) may apply to activities within the General Rural Zone (GRUZ)

did not have the support of the DPRSC as their view is that a user note that references may not provide the intended clarity and has no bearing to the applicability of the actual rule ECO-R1.

Cr Hopkins put forward a motion.

### **RESOLVED DPRSC 2025/006**

Moved: Cr Jim Hopkins

Seconded: Cr John McCone

That the District Plan Review Sub-Committee recommends to Council the implementation of responses to Officers recommendations contained in today’s agenda, as agreed.

**CARRIED**

### **GENERAL DISCUSSION**

Cr Thomson raised a matter for discussion and posed a question for consideration.

In light of the information that is coming from Central Government, is it prudent to ask staff to prepare a report that examines three possible scenarios in relation to the Proposed District Plan:

1. Continue with the notified plan process as is
2. Progress chapters relating to non-contentious matters of the proposed plan and ensure that land is available for housing but withdraw chapters that are contentious particularly in the Rural Zone (parking part of the plan)
3. Pause the whole Proposed District Plan for a period of 6 months while we await new legislation (holding pattern).

Sub-Committee members discussed the suggestion, covering a range of perspectives and considerations.

Officers sought clarity and guidance on several points including: what chapters are contentious given few submissions at this stage; the governance process - report to the Sub-Committee and then Council - Decision paper or a workshop (public) or a briefing (public excluded); timing to respond to the request; continuation of the current in-flight process (statutory consultation until 9 May).

Officers noted the full work program for the Council, staff and the up-coming public holidays further constraining the time available to respond to such a request.

Officers advised a range of process matters: the locked-in process as defined by the RMA; submission process in progress; the requirement for process matters to be addressed by an Independent Commissioner; the Council resolution on the submission period and the obligations that creates including a two-year window from notification to make decisions on submissions to

the Plan. This includes that the Proposed District Plan includes certain rules that have immediate legal effect.

The District Plan Review Sub-Committee noted that:

- the preparation of the District Plan has taken a long time to develop and is for the betterment of the community.
- the current proposed plan is unlikely to endure for the intended 10 years given the RMA reform and the Central Government's indication that implementation will be swift.
- an informal discussion will be held with officers on a matter that has been discussed informally and generated considerable concern in the community relating to the Proposed District Plan, approved on 17 December 2024 and notified on 1 March 2025.

The District Plan Review Sub-Committee requested officers prepare a response to the request, covering the three scenarios, for a workshop with the whole Waitaki District Council in the first instance.

#### **4 MEETING CLOSE**

The Chair declared the meeting closed at 11.59am.

TO BE CONFIRMED at the District Plan Review Sub-Committee Meeting to be held on [date to be agreed].

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CHAIRPERSON