



Planning & Strategy Committee

30 April 2020

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Minutes of a meeting of the Planning & Strategy Committee held via Zoom on Thursday 30 April 2020 commencing at 10.05am

Present

Councillors Clark (Chair), MacDonald, Macleod, Miller, Shaw and Smith

In Attendance

Councillor Ferguson, Mr Tony Avery (General Manager, Planning and Development), Mr Ian Bayliss (Planning Policy Manager), Mr Craig Barr (Principal Planner), Ms Jeannie Galavazi (Senior Parks & Reserves Planner), Ms Katharine Hockly (Associate Counsel), Ms Heidi Baillie (Senior Legal Counsel), Ms Stacey Harris (Governance Advisor) and Ms Jane Robertson (Senior Governance Advisor)

Apologies

No apologies were received.

It was noted that Councillor Miller was not present at the beginning of the meeting.

Declarations of Conflicts of Interest

There were no declarations made.

Public Forum

There were no comments received for the Public Forum.

Matters Lying on the Table

There were no matters lying on the table.

Confirmation of Agenda

The agenda was confirmed without addition or alteration.

Confirmation of Minutes (Public)

On the motion of Councillors MacDonald and Macleod the Planning & Strategy Committee resolved that the public part of the minutes of the meeting held on 19 March 2020 be confirmed as a true and correct record.

1. Proposed Variation to the Proposed District Plan Chapter 11 and Chapter 27

A report presented by Mr Ian Bayliss (Planning Policy Manager) and Mr Craig Barr (Principal Planner) requested the Planning & Strategy Committee to recommend a proposed variation to the Proposed District Plan Chapter 27 – Subdivision and Development, in relation to the minimum site size in the Large Lot Residential A Zone (Rule 27.6.1) and Chapter 11 - Large Lot Residential Zone, in relation to colour controls on buildings (Policy 11.2.1.2).

Mr Bayliss noted that paragraph 11 of the report was incomplete and should read:

- 11 The only outstanding appeals to Chapter 11 Large Lot Residential relate to the visitor accommodation and short term letting provisions introduced in Stage 2. The Subdivision Chapter has consent orders sitting with the Environment Court containing agreed proposals to resolve all the appeals to Council's decisions on this chapter in Stage 1, however the appeals to Council's decisions on Chapter 27 in Stage 2 that relate to the Wakatipu Basin remain unresolved.

The Committee discussed the details of the report in depth. It was clarified that the proposed change to Subdivision Rule 27.6.1 was intended to assist in better management of the intent of the zone, not to change the environmental impact. It was hoped that making the change to 27.6.1 would reduce unnecessary costs to the public.

Councillor Miller joined the meeting at 10.30am

The Committee expressed mixed views on the proposed changes.

It was confirmed that there would be further opportunities for discussion with Councillors before finalising the specific provisions and going to Full Council for endorsement. The Committee noted that the next step in the process was to consult with local practitioners and land owners.

**It was moved (Councillor Macleod / Councillor MacDonald)
that the Planning & Strategy Committee resolved to:**

- 1. Note the contents of this report.**
- 2. Agree in principle, subject to further work, that the matters in Attachment A and Attachment B are suitable for recommending to Council as a variation to be notified as part of the Operative District Plan review.**
- 3. Authorise the Manager Planning Policy to make edits and changes to the plan provisions and section 32 evaluation**

report to improve clarity and correct errors and to complete steps required to prepare and consult on a future variation to the Proposed District Plan.

4. Note that consultation with Iwi authorities will occur prior to any decision on notifying this variation and advice received may prompt changes to be made to the proposals.
5. Note that agreeing in principle to the above does not mean Council has formed a view on the specific detail of a variation on these matters, on resource consent applications relating to these matters, or on other decisions relating to the Proposed District Plan

The votes were tied. The Chair exercised their casting vote and the motion was carried.

Recommendation to Exclude the Public

On the motion of Councillors Smith and MacDonald the Planning & Strategy Committee resolved that the public be excluded from the following parts of the proceedings of the meeting:

It is recommended that the public be excluded from the following parts of the meeting:

The general subject of the matters to be discussed while the public is excluded, the reason for passing this resolution in relation to the matter, and the specific grounds under Section 48(1)(a) of the Local Government Information and Meetings Act 1987 for the passing of this resolution is as follows:

Confirmation of Minutes:

General subject to be considered:	Reason for passing this resolution:	Grounds under Section 7:
Draft Planning & Strategy Committee Minutes 5 February 2020	<p><i>That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information where the withholding of information is necessary to:</i></p> <ul style="list-style-type: none"> • maintain legal professional privilege • enable any local authority holding the information to carry out, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations) 	<p>s 7(2)(g)</p> <p>s 7(2)(i)</p>
Draft Planning & Strategy Committee Minutes 19 March 2020	<p><i>That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information where the withholding of information is necessary to:</i></p> <ul style="list-style-type: none"> • maintain legal professional privilege • enable any local authority holding the information to carry out, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations) 	<p>s 7(2)(g)</p> <p>s 7(2)(i)</p>

Agenda Items:

General subject to be considered:	Reason for passing this resolution:	Grounds under Section 7:
2: Update on appeals relating to Council's decisions on the Proposed District Plan	<p><i>That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information where the withholding of information is necessary to:</i></p> <ul style="list-style-type: none"> • maintain legal professional privilege • enable any local authority holding the information to carry out, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations) 	<p>s 7(2)(g)</p> <p>s 7(2)(i)</p>

This recommendation is made in reliance on Section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act or Section 6 or Section 7 or Section 9 of the Official Information Act 1982 as the case may require, which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as shown above with respect to each item.

The meeting went into public excluded and adjourned at 11.06am.

The meeting reconvened at 11.09am.

The meeting came out of public excluded and concluded at 12.41pm.

Confirmed as a true and correct record:

Chairperson

Date