

**KAIKOURA DISTRICT COUNCIL MEETING HELD AT 9.00AM ON  
WEDNESDAY 17 MARCH 2010, IN MEMORIAL HALL SUPPER  
ROOM, ESPLANADE, KAIKOURA.**

**AGENDA**

1. *Apologies*
2. *Matters of Importance to be raised as Urgent Business*
3. *Open Forum – Session for members of the public wishing to comment on items included in this agenda.*

*The Council meeting will adjourn following this item and will resume following the Finance and Policy Committee meeting.*

4. **Minutes to be Confirmed:**  
  - *Council 17/2/2010* *page 53*

**Reports to be Adopted:**

- *Works & Services Committee 17/2/2010* *page 57*
- *Environmental Services Committee 17/2/2010* *page 59*
- *Finance and Policy Committee 17/2/2010* *page 63*
- *Tourism & Development Committee 10/2/2010* *page 65*

5. *Matters arising from Confirmed Minutes*
6. *11.30am NZ Police Update*
  - An update from Kaikoura Police will be provided in Public Excluded

**7. Public Forum**

<i>TIME</i>	<i>NAME</i>	<i>SUBJECT</i>
-	-	-

8. *Youth Council*
  - A representative from the Youth Council will be in attendance at 1pm to present this item.
9. *Canterbury Economic Development Company Ltd*  
*Draft Statement of Intent 2011* *page 70*
  - Included is the Canterbury Economic Development Company Limited's draft Statement of Intent for 2011. This document has been given to all territorial authorities in Canterbury and outlines what the company intends to achieve over 2010/2011. *It is recommended that Council endorse the draft Statement of Intent*
10. *Ocean Ridge Vision 2010 – Plan Change 1* *page 78*
11. *Proposed Plan Change 2 - Anomalies and Updates to District Plan* *page 141*

12. 2010 Triennial Election

page 193

13. Committee Updates

14. Mayor's Report

page 194

15. Urgent Business

16. Council Public Excluded Session

*Moved, seconded that the public be excluded from the following parts of the proceedings of this meeting, namely*

*a. Confirmation of Minutes of Council Public Excluded meeting on 17/2/2010*

*b. New Zealand Police Update*

*The general subject matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under Section 48(1) and 7(2)(i) of the Local Government Information and Meetings Act 1987 for the passing of this resolution are as follows:*

<b>General subject of each to be considered</b>	<b>Reason for passing this resolution in relation to each matter</b>	<b>Grounds of the Act under which this resolution is made</b>
Minutes of the Council Public Excluded meeting 17/2/2010	The exclusion of the public from the whole or the relevant part of the proceedings of the meeting is necessary to enable the Local Authority to deliberate in private on its decision or recommendation.	<b>Section 48(1)(a) and 7(2)(a), 7(2)(b)(ii)</b>
New Zealand Police Update	The exclusion of the public from the whole or the relevant part of the proceedings of the meeting is necessary to enable the Local Authority to deliberate in private on its decision or recommendation.	<b>Section 48(1)(a) and 7(2)(c)(ii)</b>

# Ocean Ridge – Vision 2010

## PLAN CHANGE 1

### **Preamble**

At the 2008 November Council Meeting council resolved:

*“That the Kaikoura District Council adopt a plan change application for public notification and consultation to allow for additional residential expansion of Ocean Ridge and that the plan change be developed between the Kaikoura District Council and RD Hughes Holdings Limited.”*

Work was undertaken on the plan change application with RD Hughes staff. In May 2009 the matter went before Council to seek direction on the best method to obtain council input into the plan change. At this meeting the Council resolved:

*“That Council form a committee to provide direction to Council staff on the content of Council adopted (initiated) plan change, the committee would consist of all elected members excluding those on the District Plan Committee.”*

Meetings have occurred with the committee and is it now considered the plan change is ready for notification.

### **Key Change:**

Since the previous report to Council a number of changes have been made to the plan change application the key changes include:

- Review and revision of technical supporting documents
- Reduction in the proposed additional number of allotments from 95 to 56
- Increased landscape standards along the railway line and area opposite to Green Lane.

The overall concept of the plan change however remains unchanged and consists of the following key changes:

- Additional residential allotments (56 additional allotments)
- Expansion of the Mixed Use Area – and activities permitted for that area
- Increasing the threshold for when access is required onto Green Lane
- Rezoning an area of 8ha of rural land to Ocean Ridge Comprehensive Living Zone

A full copy of the proposed Plan Change 1 is attached. Technical reports are available if required by Council members.

### **Recommendation:**

*That the Kaikoura District Council proceed to notify Plan Change 1 – Ocean Ridge, as attached.*

**PART A**  
**KAIKOURA DISTRICT COUNCIL**  
**PLAN CHANGE TO THE KAIKOURA**  
**DISTRICT PLAN**

**(Prepared under the provision of the First Schedule of the Resource  
Management Act 1991)**

**OCEAN RIDGE**  
**COMPREHENSIVE LIVING ZONE**

**EXPLANATION (Purpose and Reasons)**

This plan change is to enable the expansion and rezoning of the Ocean Ridge Comprehensive Living Zone just west of Kaikoura Township between State Highway 1 and Green Lane/Ludstone Road. Rezoning was initially promoted by R.D. Hughes Holdings Ltd, and later formally adopted by the Kaikoura District Council on the basis that public notification and consultation occur.

The site is currently zoned Ocean Ridge Comprehensive Living Zone and Rural. The purpose of this variation is to rezone the 8.09ha (Lot 1 DP 362623 – CT 328923) of Rural land to Ocean Ridge Comprehensive Living Zone and to amend the Outline Development Plan of the Ocean Ridge Comprehensive Living Zone.

The Plan Change provides for the following changes:

- An additional 56 residential allotments:
  - Residential Area A will be reduced from 95 residential allotments to up to 74.
  - Residential Area B will be reduced from 86 residential allotments to 56.
  - Residential Area C consisting of up to 35 residential allotments remains unchanged.
  - Residential Area D will be reduced from 24 residential allotments to up to 14.
  - Residential Area D(i) consisting of up to 40 residential allotments remains unchanged.

- A new residential Area E consisting of up to 47 residential allotments.
- A new residential Area F consisting of up to 37 residential allotments.
- A new residential Area G consisting of up to 13 residential allotments.
- Expansion of the land zoned for Mixed Use Area and modification of the activities permitted to allow for “Personal Care” including facilities such as a day spa, hairdressers, gyms, dentists or doctors offices.
- Changing the threshold limit for providing access to Green Lane. Currently the Plan requires that access be formed when the 140<sup>th</sup> residential allotment is created. This is now being change to only require that access to Green Lane be created at the time of subdivision of areas E, F or G.
- Rezoning of 8.09ha of rural land to a low density residential area within Ocean Ridge Comprehensive Living Zone.

The development and operation of these activities will be controlled by an Outline Development Plan and associated rules.

The changes to the plan are predominately sought to provide for additional residential allotments at the developer level as the result of market analysis. At a Council level this is supported by the Long Term Council Community Plan which estimates that an additional 900 new residential dwellings will be built in the district over the next 10 years. The Plan change therefore provides greater choice for residential development in Kaikoura.

## **AMENDMENTS TO THE DISTRICT PLAN**

### **The following are amendments to the District Plan**

#### **Section 4 – Definitions**

Definition of Personal Care added to read:

*Personal Care: A commercial activity entity devoted to enhancing overall health or well-being through a variety of professional services that encourage the repair or renewal of mind, body and spirit offering a variety of professionally administered services to clients on a day-use basis and includes:*

- a. *Physical fitness such as gymnasiums*
- b. *Hairdressers, Beauty and Day Spa Clinics*
- c. *Doctors or Dentists Offices*

*But excludes Brothel (as defined in the Prostitution Reform Act 2003), Crèche, Child Day Care Facilities and Health Care Facility (Medical).*

#### **Section 13 – Subdivision**

For ease of reference refer to the attached chapter Annexure A. Additions to the District Plan have been underlined and wording of the current plan which has been deleted has been ~~struck out~~.

Where significant changes have occurred notes have been included on the basis for these changes.

#### **Section 24- Ocean Ridge Comprehensive Living Zone**

For ease of reference refer to the attached chapter Annexure B. Additions to the District Plan have been underlined and wording of the current plan which has been deleted has been ~~struck out~~.

Where significant changes have occurred notes have been included on the basis for these changes.

**Section 26 Appendices**

Replace Appendix P – Ocean Ridge Comprehensive Living Zone with Outline Development Plan contained in Annexure C.

**Planning Maps**

Replace Planning Map 54 with the map contained in Annexure D.

**PART B**  
**KAIKOURA DISTRICT COUNCIL**  
**SECTION 32 EVALUATION**  
**(Consideration of alternatives, benefits and costs).**  
**Accompanying Part A**  
**OCEAN RIDGE**  
**COMPREHENSIVE LIVING ZONE**

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## 1. Introduction

Before proposed Plan Change 1 is notified, section 32 of the Resource Management Act requires the Kaikoura District Council to consider alternatives, benefits, and costs. In detail, an evaluation must examine

- 3 (a) the extent to which each objective is the most appropriate way to achieve the purpose of this Act; and
- 3 (b) whether, having regard to their efficiency and effectiveness, the policies, rules or other methods are the most appropriate for achieving the objectives.

For the purposes of the section 32 examination, an evaluation must also take into account:

- 4 (a) the benefits and costs of policies, rules or other methods; and
  - 4 (b) the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules, or other methods.
- The same obligation is made on any person who requests a plan change under clause 25(2)(b) of Part 2 of Schedule 1, which in this instance is R.D. Hughes Holdings Limited.

Section 32 (2) (a) of the Act also requires the Council to carry out a further evaluation before making any decisions on submissions to the Plan Change.

## 2. The extent to which each objective is the most appropriate way to achieve the purpose of this Act.

### 2.1 Introduction

The proposed Plan Change provides for an expansion of the existing residential zoning called the Ocean Ridge Comprehensive Living Zone. The proposed Plan Change incorporates an additional 56 allotments to be included in the Ocean Ridge Comprehensive Living Zone.

- The additional allotments consist of the following breakdown:
  - Up to 7 low density residential allotments located to the east of Ocean Ridge on an 8.0960 hectare block recently acquired by the development that is proposed to be included in the Ocean Ridge Comprehensive Living Zone.
  - A reallocation of the current residential and low density residential areas resulting in a further 49 residential allotments being added to the Ocean Ridge Comprehensive Living Zone. Three new residential nodes are proposed within the ORCLZ being Areas E, F and G
- The expansion of mixed use area to include Lot 283 (3357m<sup>2</sup>) and Lot 298 (7430m<sup>2</sup>) and provision of additional commercial facilities within Ocean Ridge such as a 'day spa' or 'clinical treatment' facilities.
- The revision of the current 140 lot threshold requiring the construction of the Ocean Ridge Drive link to with Green Lane to a 239 lot threshold or the development of any lot within Areas E, F or G
- Following the formal adoption of the Plan Change the ORCLZ will comprise 336 residential allotments including a possible 20 residential lots within the expanded mixed use area.

There will be no changes to any objectives or policies contained in the District Plan as a result of the Plan Change 1. However, an assessment of the current objectives and policies is required especially in the case of the 8.0960 ha block which is changing from Rural to the ORCLZ. The additional allotments within the residential areas the Green Lane end of the site are already contained within the Ocean Ridge Comprehensive Living Zone.

Objectives for the Rural Zone:

Objective 1

*To encourage and provide for activities that sustain the amenity and environmental values which are part of the rural environment and which maintain and enhance the quality of the rural environment, while recognising that parts of the Rural Zone are also a working environment involving activities such as farming and forestry.*

Objective 2

*To maintain and enhance the ecological integrity, function, natural character, and cultural, recreational and amenity values of the coastal environment, wetlands, lakes, rivers, and their margins and to protect these values from inappropriate subdivision, use and development.*

Objective 3

*To protect areas of significant indigenous vegetation and significant habitats of indigenous fauna, and associated biodiversity, from adverse effects of activities.*

The objective for the Ocean Ridge Comprehensive Living Zone is as follows:

*To enable the establishment of residential activities and other associated buildings and uses that in terms of number, location and scale, sustain the conservation, landscape and amenity values experienced by locals and visitors to this part of the Kaikoura District.*

In terms of the Kaikoura District Plan this can be achieved by an evaluation against a number of district wide objectives. Of principle importance are the following Objectives:

Objectives 1 and 2 under Section 7: Development and Tourism:

Objective 1

*To provide for urban growth where any adverse effects on natural and physical resources are mitigated, avoided or remedied.*

Objective 2

*To encourage an urban form where existing physical infrastructure and energy is used efficiently and where any adverse effects on natural and physical resources, including infrastructure, are mitigated, avoided, or remedied.*

Objectives 3 and 7: Section 11: Landscape and Visual Amenity

Objective 3

*To support and encourage the consideration of landscape qualities when landuse activities are undertaken.*

## Objective 7

*To retain the visual amenity values of the district.*

The evaluation in this section of the report is separated into two parts:

- (i) The appropriateness of providing more residential housing; and
- (ii) The appropriateness of providing residential housing at the proposed Ocean Ridge location.

### **2.2 The appropriateness of providing more residential housing**

The projections of the Long Term Council Community Plan 2006-2016 are for an additional 900 new residential dwellings to be built in the district over the next 10 years. The Long Term Council Community Plan 2009-2019 (LTCCP) states:

*“In the LTCCP 2006-2016, Council estimated 900 new residential dwelling would be built in the district within the 10 year period, with the bulk of those occurring by 2009. While many of the dwellings are yet to be built, this estimate did prove to be quite accurate in terms of the numbers of new titles created.”*

The LTCCP goes on to stated:

*“Therefore Council continues to predict 900 new titles will be created within the ten-year period from 2009-20019, but that of this perhaps only 35 new dwelling per year will be built.”*

Presently under the operative District Plan three zoned options exist for providing for the residential expansion of Kaikoura:

<b>Potential Area for Expansion</b>	<b>Estimated Lot Numbers</b>
Unsold residential sections	90
Undeveloped consented residential sections	200
Undeveloped zoned areas for residential sections	350
<b>TOTAL</b>	<b>640</b>

If these three options are fully utilised an additional 640 allotments could be created this is still 260 section short of the LTCCP projection for 900 new titles. It is possible the shortfall could be met by subdivision of lifestyle blocks. From 2001-2008 on average 52 titles per year of allotments sized between 0.2-10ha have been created.

Given the ability for lifestyle blocks to be easily created sufficient zoned land exists in the District to provide for the 900 new titles anticipated by the LTCCP. This is subject to various uncertainties including the desire of landowners to develop, the demand for various types of building sites and the effects of the current economic market conditions. Therefore sufficient land exists (residential and rural) within the Kaikoura area for an additional 900 dwelling. However if only residential zoned land is intended to be developed insufficient residential zoned land is available to meet Kaikoura 10 year projections of an additional 900 dwellings. Such project requires the rezoning of an additional 260 sections.

Whilst currently there is a downturn on global economic growth, immigration and desirability of quality lifestyles is increasing in Canterbury and it is likely that a housing shortage in Canterbury will extend beyond the district and into Kaikoura. There are strong signs in Christchurch that a recovery is in place and this will only lead to pressure on surrounding districts to supply second home options.

Given the projected 900 new residential dwellings to be built in the district in the next 10 years three options exist to address this issue:

1. Do nothing – rely on existing zoned land being developed and the supply of lifestyle blocks to continue meeting the needs of the community.
2. Rezone other areas of land around Kaikoura to allow for greater residential densities.
3. Allow for more development expansion of the Ocean Ridge Zone

These options are assessed below:

#### Do Nothing

Benefits/Advantages	Costs/ Disadvantage
<ul style="list-style-type: none"> <li>• No direct cost to Council</li> <li>• The original vision of Horticultural/farming use area of Ocean Ridge is maintained.</li> </ul>	<ul style="list-style-type: none"> <li>• Poorly Planned Infrastructure</li> <li>• Additional residential pressure on the working rural environment</li> <li>• Pressure on existing residential zones for intensification beyond current zoning.</li> <li>• Pressure to develop areas prone to hazards.</li> <li>• Limited choice for residential buyers</li> </ul>

#### Zone Other Areas

Benefits/Advantages	Costs/ Disadvantage
<ul style="list-style-type: none"> <li>• Great flexibility in identifying potential residential area(s). The location of residential expansion is not limited by landownership. A structure plan approach could be used to identify the best theoretical areas for expansion.</li> </ul>	<ul style="list-style-type: none"> <li>• Direct costs to Council in undertaking rezoning. Structure would need to be formulated prior to determine the most appropriate areas for rezoning.</li> <li>• Uncertain market demand for new locations.</li> <li>• Uncertainty that zoned land would be developed (no certainty landowner will develop even if land is zoned – land banking may occur where the owner does not sell or develop land until funds area required)</li> </ul>

#### Allow more intensive Development of Ocean Ridge

Benefits/Advantages	Costs/ Disadvantage
<ul style="list-style-type: none"> <li>• Limited direct costs to Council (no costs associated with a structure plan or rezoning)</li> <li>• Provision of serviced north facing</li> </ul>	<ul style="list-style-type: none"> <li>• Area of expansion is limited to landownership.</li> <li>• The Horticultural/farming use</li> </ul>

allotments which are not subject to natural hazards.

- A willingness to develop by the landowner.
- Existing market demand for Ocean Ridge sections.
- Proven developer of good development standards.
- Council input into the planning process (adopted Plan Change as opposed to accepted).
- Increased areas of native planting within Ocean Ridge.

area of Ocean Ridge is removed.

If a do nothing approach is taken the Rural Zone will be relied upon to provide additional lifestyle blocks to meet the estimated demand for residential dwellings/sections. This approach is however unlikely to result in the best use of infrastructure and places reliance on rural land being used for residential purposes. In addition such approach offers limited choice for future residents.

If a proactive position is taken (avoiding doing nothing) more intensive development of Ocean Ridge is the least cost approach to provide additional residential sections.

In addition to these factors the tourism sector in Kaikoura remains strong and viable despite the current economic climate. To date over 90 allotments of the 139 created by R D Hughes Holdings have been sold.

Ocean Ridge has attracted approximately 70% 'out of town' buyers and this ratio is expected to continue given the out of town location although there is growing interest in local buyers that are open to the integrated living and open space provisions of Ocean Ridge.

The District Plan expressly provides for the opportunity for urban growth as long any adverse effects on natural and physical resources are mitigated, avoided or remedied (Section 7: Development and Tourism - Objective 1). On the other hand, there are no district-wide objectives that state, for example, that the rural resource should be used for rural based activities such as farming or forestry. The rural zone objectives and policies enable the continuation of farming and horticultural activities in the district, but again do not expressively preclude other activities from using the rural resource (e.g. Section 22: Rural Zone – Objective 1, Policy 9).

Ocean Ridge has completed the construction of 139 allotments to a very high standard and in order to efficiently expand the existing infrastructure a long term view is required to Plan for further development options for Kaikoura.

Since the initial Variation to the Proposed Kaikoura District Plan notified in 2004, there has been significant development of lifestyle block of 2 hectare blocks or less around the district. In 2004 there were 818 titles of 0.2ha to 2.0ha in the Kaikoura District as at April 2009 this has increased to 1010 titles. This has changed the market focus for Ocean Ridge and the Rural Productive Area is now better suited to providing fully serviced, energy efficient (north facing) residential land which is located outside of flood hazards areas. The sites also offer views to the Inland Kaikoura Ranges and Pacific Ocean.

The integrated land use of providing residential nodes amongst native restoration planting areas in a master planned development has functioned well at Ocean Ridge and this is proposed to be continued in the new and re-designed areas.

There are aspects of the future provisions of allotments in Areas E, F and G that require as much lead time as possible to mitigate potential visual effects. The timeframes may be in excess of 10 years however rezoning now provides the opportunity to allow for visual integration to be established by undertaking native plantings. The development in this area also assist in further linking Ocean Ridge to the existing Kaikoura Township through Green Lane.

To conclude, the housing market and LTCCP points to a demand for further residential housing in or around Kaikoura Township and there is a confidence that the housing market in Kaikoura can be further developed in the future. Rezoning of Ocean Ridge provides an appropriate opportunity for additional residential housing at limited cost to the Kaikoura District.

### **2.3 The appropriateness of the location for residential housing**

#### *Amenity Value for Future Owners*

Current residents of Ocean Ridge are privileged with very high amenity values to the point where Ocean Ridge is now attracting non-resident visitors to the reserves, tracks and planting areas.

The buyer interest in Ocean Ridge strongly suggests the location has significant appeal.

The 8 hectare block to the east being brought into the ORCLZ follows a logical expansion of the zone and creates a buffer low density residential area adjacent to the Kaikoura Winery. The Lot 3 DP 362623 (Mr Harvey) as been excluding from the Plan Change at the request of the landowner. The ORCLZ boundary will therefore extend to the natural boundary of the gully between Ocean Ridge and adjoining rural land (excluding Lot 3 DP 362623). These elevated low density residential allotments will enjoy sufficient separation to maintain amenity values on both sides of the gully.

To the north of the development near Green Lane no future expansion of the zoning is intended. In this area changes to the Outline Development Plan is sought to the underlying Ocean Ridge zoning to intensify the residential component and provide for linkage to adjoining rural land.

#### ***Kaikoura District Plan***

As mentioned earlier, although not a requirement of section 32 (3) (a), this evaluation refers to relevant policies that underpin the district-wide objectives, because they assist in giving meaning to the objectives. The evaluation below of whether it is more appropriate to retain the Rural Zone (with its associated objectives) or adopt the proposed Ocean Ridge Comprehensive Living Zone involves reference to the Assessment of Environmental Effects for Ocean Ridge and the relevant supporting documents i.e.

*Harrison Grierson:*                      *Urban Design, Landscape and Visual Impact Assessment – Ocean Ridge, Kaikoura (30 April 2009) and Addendum Dated September 2009.*

*Traffic Design Group Ltd:*        *Transport Assessment Report (October 2009)*

Aurecon:

*Addendum Letter Dated 16 September 2009.*

*Ocean Ridge Water Supply - Sustainability Report RD Hughes Holdings Limited – Report ref: 075CL26-01 5 February 2010 Revision 1.*

*Geotechnical Interpretative Report – Ocean Ridge – Plan Change Proposal - RD Hughes Holding Limited - 27 January 2010 Reference 20757/013 Revision 4*

*Servicing Report – District Plan Change – Ocean Ridge, Kaikoura – RD Hughes Holdings Limited – 2 June 2009 – Reference 20757-01 – Revision 1.*

*Stormwater Modelling – Ocean Ridge Comprehensive Living Zone Re-zoning, Kaikoura – RD Hughes Holdings Ltd. - Report ref: 20757-011 8 October 2009 Revision 2.*

*Kaikoura Te Rūnanga o*

*Kaikōura & Te Rūnanga o Ngāi Tahu (September 2009)*

*Michael Trotter*

*Report on Ocean Ridge Archaeological (12 January 2010)*

The policies under the objectives, shown earlier, are set out below and a brief commentary on whether the Variation/Plan Change is consistent with the policies is provided.

## Development and Tourism

Objective 1 under Section 7: Development and Tourism states:

*To provide for urban growth where any adverse effects on natural and physical resources are mitigated, avoided or remedied.*

(Policy 1)

*To accommodate additional urban development only where the risk from flooding, land instability and coastal erosion or inundation are low.*

None of the land subject to this Plan Change is subject to any flooding and the risks of land instability are low (Aurecon 2009)

(Policy 2)

*To ensure additional urban growth does not adversely affect traffic safety and efficiency of the State Highway*

Access onto the State Highway can comply with accepted design requirements and predicted traffic volumes from the development of Ocean Ridge up to the proposed threshold of 239 would not adversely affect the safe and efficient use of State Highway 1 (Traffic Design Group, 2009)

The traffic connection to Green Lane will mitigate any long term effects and provide alternative access options for residents

(Policy 3)

*To ensure that additional urban growth does not adversely impact on the ability of the drinking water supply and sewerage systems to protect public health.*

The existing consented groundwater take will not need to be extended to cater for the additional allotments. The Ocean Ridge Water Treatment facilities can be upgraded as the need arises for more dwellings. The existing Ocean Ridge Sewerage network also has capacity for the additional allotments (Aurecon 2009).

(Policy 4)

*To provide for peripheral urban development where the adverse effects on other activities are able to be avoided or mitigated.*

There is the potential for conflict between residential activities in the rural area and traditional farming activities. The need to protect the amenities of existing and future residential areas must be balanced against the need to enable farmers to use their land.

There is little by way of farming in close proximity to the proposed residential clusters or the low density residential areas. The exception relates to Residential Area C, E and F (Refer to the Outline Development Plan in Part A of the Plan Change document) where the nearest dwellings would overlook paddocks in a southerly corner of the dairy farm that occupies land in and around Ludstone Farm (Collin's farm). These houses are about 40-50 metres away from the boundary.

A buffer area along the edge of the rail line incorporating visual integration planting will provide a natural separation between the future residential areas and rail line. The middle slope planting will also allow dwellings to integrate into the landscape without dominating the existing grazed slopes of Ocean Ridge.

The first part of the policy states to "provide for peripheral urban development" but the policy, or the explanation and reasons, does not elaborate on the issues concerned with residential development outside the urban periphery. Objective 2, Policies 1 and 2 (see below) set out the issues and policy direction on this issue.

(Policy 5)

*To ensure that any proposals for urban growth respect the obligations under the Treaty of Waitangi, and the needs of Ngai Tahu.*

A cultural impact assessment was completed (Te Rūnanga o Kaikōura and Te Rūnanga o Ngāi Tahu, 2003). Records indicated that there are no known pā or kainga, urupā, kōiwi tāngata, wāhi tapu areas on Ocean Ridge land. Subsequent testing pitting (for geotechnical purposes) was monitored, but did not find any features of interest. During construction various umu were located on the State highway 1 side of the site.

An addendum to the Cultural Impact Assessment has been prepared and covers the new 8 hectare block being added to the ORCLZ. It is anticipated that the accidental discovery protocol is will continue to be followed during development earthworks.

(Policy 6)

*To discourage un-planned urban growth between the coastal settlements to protect the amenity of coastal areas as viewed from the State Highway.*

Ocean Ridge is adjacent to Kaikoura Township. There are no coastal settlement zones between Ocean Ridge and Kaikoura Township. The development seeks a plan change and therefore represents planned urban growth. In addition the matters of amenity have been carefully considered, and integration planting is a substantial component of the plan change.

Objective 2 under Section 7: Development and Tourism

*To encourage an urban form where existing physical infrastructure and energy is used efficiently and where any adverse effects on natural and physical resources, including infrastructure, are mitigated, avoided, or remedied.*

(Policy 1)

*To ensure that existing physical infrastructure is used efficiently by accommodating additional urban development within existing urban areas or on the periphery of these areas.*

Although not on the periphery of the township, Ocean Ridge is close enough to enable connection to the Council's reticulated sewerage system and currently operates with a sewerage pump station. Given the value of the infrastructure already installed, this represents an efficient use of the existing infrastructure. There is sufficient water at Ocean Ridge to supply the houses so the existing infrastructure would not be affected.

(Policy 2)

*To reduce the need for the use of fossil fuels by accommodating additional urban development within existing urban areas or on the periphery of these areas.*

Whilst Ocean Ridge is not within the existing urban area, or on the periphery of the urban area, it is nevertheless very close to Kaikoura. Access points on to the state highway and on to Green Lane/Ludstone Road enable future residents two options, depending on their destination. Traffic Design Group (2009) has estimated the vehicle times from Ocean Ridge to various parts of the town. For example, the distance to the town centre via State Highway 1 is 5km and travel time is 4.5 minutes. Similarly, from Green Lane the distance to the town centre is 4.4km and the travel time is 4.6 minutes. The furthest point from Ocean Ridge to any part of the commercial area of town is from Green Lane to the eastern commercial area (Avoca Street), which is a distance of 6.9km with a travel time of 7.6 minutes.

Distance to the Kaikoura High School via Green Lane is 3.7km with a travel time of 3.8 minutes, while via State Highway 1 the distance is 5.1km and takes 4.6 minutes. The school bus does a pick up of current Ocean Ridge resident school children at the state highway entrance, it would be beneficial to divert this bus through Ocean Ridge to pick up children from Green Lane end of the site.

The Kaikoura District Council supported by RD Hughes Holdings have recently installed a walking/cycle track from South Bay to near the start of the Ocean Ridge development. Eventually this link will be extended to allow a safe walking and cycling access to Ocean

Ridge to South Bay. Improvements to Green Land and Ludstone Road are also intended as a result of the Ocean Ridge Development.

Although a detailed comparison with alternative locations on the periphery of Kaikoura Township would require further traffic assessment work, the above distances and times illustrated strongly suggest that fossil fuel usage is unlikely to be significantly different.

#### Landscape and Amenity

The District Plan separates the landscape into three distinct landscape categories these are;

1. Outstanding Landscape Areas – as identified to be outstanding by Section 6(b) of the Act.
2. Significant Landscape Areas – deemed to have high amenity values which should be maintained or enhanced under section 7(c) of the Act.
3. Remaining Areas – which contain some local landscape value. A

The whole of the plan change areas falls within the description of “Remaining Areas” and are not identified as being outstanding or significant areas.

#### Objective 3 under Section 11: Landscape and Amenity

*To support and encourage the consideration of landscape qualities when landuse activities are undertaken.*

(Policy 7)

*To recognise the individual characteristics and qualities of landscape character areas, including types, geology and vegetation.*

(Policy 8)

*To encourage landowners to adhere to the Landscape Guidelines in Appendix F.*

The landscape assessment (Boffa Miskell, 2003) has had regard to the geology and to the Landscape Guidelines in appendix F when carrying out its assessment.

#### Objective 7 under Section 11: Landscape and Amenity

*To retain the visual amenity values of the district.*

(Policy 1)

*To avoid built form which detracts from the visual amenity of the district.*

(Policy 2)

*To retain and enhance visual amenity values which are consistent with people’s perception of “Kaikoura”.*

The explanation and reason describes visual amenity as the visual aspect of an activity or area (design, colour and scale).

The proposed housing in the new 8 hectare area would result in a change in character from a strictly rural scene to a mixed open space/low density residential development. Nevertheless, the areas set aside for buildings are far outweighed by the areas set aside for open space. Compared to the initial proposals which involved 29 residential lots in this area, the outcomes in development will provide a buffer residential area toward the eastern extent of Ocean Ridge.

## Transport

Objective 1 – Transport states:

*To provide for the safe and efficient use of the District's existing and future transportation infrastructure.*

(Policy 2)

*To protect the efficiency of through traffic on State Highway 1 due to its role as a carrier of through traffic*

Traffic Design Group have undertaken a Transportation Assessment this recognises there is existing capacity on the State Highway for the development.

(Policy 6)

*To promote and encourage cycling as a safe and efficient use of the Districts roads*

Ludstone Road is to be improved with the provision of road edges lines, edge marker posts and localised widening for cyclists, Traffic Design Group have commended that this is still applicable to this Plan Change.

The Plan change results in a delay to the physical linkage to Ludstone Road and a small increase in the final traffic volume. Traffic Design Group have concluded that traffic generated by the proposal will have negligible effects on the safety and efficiency of the adjacent road network.

## Ocean Ridge

The Plan change provides for and additional 56 allotments and the change is specific to the addition of these allotments. At the same time existing rules affected by the increase in allotments have been refined. An example of this is the inclusion of additional controls on light spill which may adversely affect seabirds and additional landscape planting to provide greater integration of the development. The Plan Change is not intended to be a blanket review of all the objective and policies for the Ocean Ridge Chapter.

Areas E, F and G were always intended to be built on however the provision of the visual integration planting will provide a greater level of amenity and privacy to adjacent properties than the horticultural land uses proposed.

The generous overall open space ratios, the proposed walkways, the enclosure of the small number of discrete residential pods with large areas of open space and the native plant restoration areas, combined with the restrictions on building materials, will maintain the overall amenity values. In terms of improved public access to views to the surrounding

landscape and the enhancement of native habitat through indigenous planting, it is considered that there would continue to be net gains in amenity values and in the quality of the environment.

## **2.4 General Discussion**

The proposed rezoning of the existing rural zoned land to Area D Ocean Ridge Comprehensive Living Zone (and its objective) is a more appropriate way to achieve the purpose of the Act, than, in the alternative, retaining the subject land as Rural Zone. Rezoning of the existing Ocean Ridge Area D to areas E, F and G is an appropriate way to provide for additional residential sections which are anticipated to be required under the Long Term Council Community Plan (LTCCP)

The District Plan expressly provides for the opportunity of urban growth and there is a confidence that cyclical demand for housing will continue for some time as expressed in the LTCCP.

The rural zone objectives and policies enable the continuation of farming and horticultural activities in the district, but do not expressively preclude other activities from using the rural resource. Ocean Ridge, although close to the coast, has no particular characteristics that indicate it should be kept for rural purposes.

The resulting increase in proposed allotments has been subject to considerable discussion with adjoining owners, and interested parties and has reduced an initial extra 115 lots to 56 additional lots.

Objective 3 for the Rural Zone is only of limited relevance because there are no areas of significant indigenous vegetation or significant habitat within the subject land. The site is known to be within the flight path of the Hutton Shearwaters and as such it is appropriate to include some lighting controls. In addition the protection of a remnant wetland and remnant Kanuka stands on the subject land, and their incorporation into a native planting restoration area achieves the thrust of this objective.

In conclusion, the various supporting documents for the proposed Plan Change, and associated development, indicates that a comprehensive living zone at this location would be consistent with the relevant district-wide objectives and its underpinning policies.

## **3. Whether, having regard to their efficiency and effectiveness, the policies, rules or other methods are the most appropriate for achieving the objectives.**

### **3.1 Introduction**

This evaluation holds that the proposed rezoning of the subject land to Ocean Ridge Comprehensive Living Zone (and its objective) appears to be a more appropriate way to achieve the purpose of the Act, than, in the alternative, retaining the subject land as Rural Zone.

The objective for Ocean Ridge obviously enables the establishment of residential homes and other associated buildings and use, but it has to be achieved in way that sustains the landscape and amenity values of this area e.g.

To enable the establishment of residential homes and other associated buildings and uses that in terms of number, location and scale, sustain the landscape and amenity values experienced by locals and visitors to this part of the Kaikoura District.

The design of Ocean Ridge has followed an iterative process. The proposed pattern of development and the mitigation proposals are a direct response to:

1. Market demand for a range of residential lot sizes, visitor accommodation and small commercial activities
2. A desire to create a special place to live that has a recognisable sense of place specific to this Kaikoura site
3. Slope analysis and roading feasibility
4. Potential flooding issues
5. Geotech investigations and slope stability
6. Protection and enhancement of wetland ecosystems
7. Environmental stormwater treatment systems
8. Patterns of visibility and potential visual impact
9. Protection and enhancement of indigenous plant habitats
10. Potential views out from the residential areas
11. Horticultural production potential of selected parts of the site
12. Desire for recreation, community facilities and small neighbourhood parks
13. Desire for visitor accommodation and associated commercial activities
14. The design of walkways throughout the site and linking to the Kaikoura town centre and schools
15. Cycle linkage to the Kaikoura Township.
16. Desire to provide future linkage.

The proposed policies, implementation methods, rules and the Outline Development Plans (refer to Part A of the Plan Change document) are therefore an outcome of the above work, which seeks to achieve the objective by providing for the following:

- Up to 336 residential houses. These houses are to be located in three residential areas and a number of low-density areas, as follows:
  - Residential Area A consisting of up to 74 dwellings
  - Residential Area B consisting of up to 56 dwellings
  - Residential Area C consisting of up to 35 dwellings
  - Low Density Residential Area D consisting of up to 14 dwellings
  - Low Density Residential Area D(i) consisting of up to 40 dwellings

- (New) Residential Area E consisting of up to 47 dwellings
- (New) Residential Area F consisting of up to 37 dwellings
- (New) Residential Area G consisting of up to 13 dwellings

The allotments are proposed to vary from 300m<sup>2</sup> to 1,400m<sup>2</sup> in the residential areas, with market demand and detailed design considerations determining the final breakdown of allotment sizes. The low-density residential lifestyle allotments are proposed to vary between 1500m<sup>2</sup> to 6,500m<sup>2</sup>. Should the activities proposed for in the Mixed Use Area fail to materialise, then up to 20 residential houses may be established. The total quantum of houses for the Zone would however be 336 houses.

Each residential area is clearly specified on the Outline Development Plan to ensure certainty to the extent of development. The final details of layout and design of the residential areas are not shown on the outline development plans, but bulk and location rules will apply. Each residential area is strictly controlled in relation to the total number of allotments and dwellings that can be established.

- Mixed Use Area that enables the opportunity for visitor accommodation and possibly small-scale commercial buildings for a restaurant, retail sales, day spa and offices.
- A resource consenting process is proposed to address activities beyond what anticipated within the zonings.
- Neighbourhood parks.
- Remainder in open space/grazing or planted in locally sourced natives.

The native planting restoration area is to be held in one certificate of title with walking tracks that can be used by the public. The native planting restoration area consists of wetland and dryland indigenous plantings and the area will be transferred to the Council or an associated trust for on-going maintenance. Areas around houses erected on the spur will also require native planting within their property boundary. This is to be required through covenants placed on the titles and the inclusion of residential native planting within the outline development plans.

The open space/grazing areas are to be held in one certificate of title or, in the alternative, be amalgamated with an adjoining property (which could be a residential allotment or an adjoining neighbour).

The question is therefore whether the above development proposal, as expressed in the proposed policies and rules, are the most appropriate for achieving the objective, having regard to their efficiency and effectiveness?

This evaluation must also take into account whether there is a risk of acting, or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules, or other methods. It is noted that a review of the supporting documents, does not reveal any particular risks in proceeding with the Plan Change due to uncertain or insufficient information.

### **3.2 Effectiveness**

Effectiveness is a measure of how successful the policies, rules, and other methods of the framework would be in achieving the objective. Clearly, only provisions that are going to be effective in achieving the objective should be included.

The policies, objectives and rules, in broad terms, have been developed because they were considered to be an effective means of providing a residential housing supply while sustaining and enhancing the landscape and amenity values. This land, although not identified as outstanding or significant, does form part of the southern entrance to Kaikoura.

As explained above, the critical rules relate to the number and location of residential houses that can be established. Subdivision beyond the specified number of residential houses in the designated locations is a prohibited activity. Furthermore, increased mitigation requirements in terms of specific curtilage locations, planting requirements and building coverage, and building design and materials apply to those future houses in the more visually sensitive locations.

The majority of the site (> 100ha) will remain in open space including native planting restoration areas, which are to be transferred to Council ownership or a trust.

The proposed rules are designed not only to maintain the amenities of the area, but also enhance the amenity of the future residents and provide recreational opportunities and linkage, while ensuring certainty of where future development is designated. These have been applied effectively to date with 139 allotments being created, visitor accommodation operating successfully and the creation of public tracks and parks.

By way of comparison, another option is to apply the Residential A Zone policies and rules of the Proposed District Plan to Ocean Ridge. This would provide for additional residential sites. However, this option is not considered appropriate given the established nature of Ocean Ridge and the increased benefits to the community by the structure plan approach.

### **3.3 Efficiency**

An evaluation of efficiency must take into account the benefits and costs of the proposed policies, rules or other methods. The benefits and costs itemised below have not been quantified in monetary terms. The benefits and costs may be both economic and environmental.

The benefits of Ocean Ridge are:

- Provision for up to 336 sections to assist in meeting the foreseeable demand under the LTCCP for residential property for both permanent residents and holiday homes.
- High amenity for residents with outstanding views and adjacent open space and restored indigenous wetland and dryland areas with public tracks.
- Certainty of development outcomes for future residents (i.e. total number and location of houses, parks, tracks and landscaping).
- Improved biodiversity with wetland plantings reducing flood and stormwater peak flows.
- More efficient usage of existing infrastructure
- North facing elevated land offering solar energy

- Plentiful parks.
- Coherent community with nearby golf course and coast.
- Potential for some non-residential activities that are closely aligned to, and associated with, the community.
- Close proximity to Kaikoura.
- Additional road linkages.
- Increased rateable base for Kaikoura resulting from new owners to Kaikoura.
- Additional income to Kaikoura businesses resulting from new owners to Kaikoura.
- Maintain or improve local school roles resulting from new owners to Kaikoura.
- Limited costs to council in provision of rezoning

The costs of Ocean Ridge are:

- Economic construction costs. This includes the cost of servicing, which also includes financial contributions for the necessary sewage upgrades.
- Short term visual changes due to earthworks, construction and building. (Long-term effects would be avoided or mitigated with planting in conjunction with appropriate building and material design.)
- Increased traffic on State Highway 1 and Local Roads (Green Lane and Ludstone Road). Effects will be more noticeable on Ludstone Road and Green Lane given their current low numbers.
- Increased pressure on medical centre from new owners to Kaikoura.

In conclusion, the addition of the extra allotments and other changes proposed to the ORCLZ will create only minor impacts on the already anticipated development of Ocean Ridge. The information contained in the supporting documents, strongly supports that the existing policy, rules and other methods are the most effective for achieving the Ocean Ridge objective.

A non-quantitative assessment of efficiency also indicates that the current policy, rules and other methods are an efficient means for achieving the Ocean Ridge objective. In this instance, a balance has been struck between optimising the potential number of sections for marketing and pricing reasons, and with the appropriate mitigation methods, maintaining and enhancing the landscape and amenity values of the area.

It would therefore follow that, after having regard to their efficiency and effectiveness, the proposed policies, rules or other methods are the most appropriate for achieving the objective for the Ocean Ridge Comprehensive Living Zone and provision for additional residential allotments as anticipated by the LTCCP.

## **Proposed Plan Change 2 - Anomalies and Updates to District Plan**

### **Update**

Since notification of the Kaikoura District Plan as operative on 23 June 2008, during the administration of the Kaikoura District Plan, several mistakes or anomalies have become apparent. These mistakes may be typographical errors, grammatical errors or reference inaccuracies. As these inaccuracies make reading the plan unclear, a list of errors has been compiled for correction. This list is contained within this plan change with proposed corrections.

### **Overview of Proposed Changes**

Please find attached the background to the plan change and the annexed supporting changes to the plan. The Background document addresses the purpose and reasons for the change. Part B considers the alternative, benefits and costs of the proposed change. The annexed documents reflect the anticipated changes to the existing District Plan.

### **Required from Council**

Confirmation is sought from the Council that they are satisfied the Plan Change may be notified.

### ***Recommendation:***

***That Council receives the report titled Background Report to the Kaikoura District on Proposed Change to the District Plan – Plan Change 1-Various Anomalies and Legally Required Updates to District Plan.***

***Accepts the report and supports staff to continue to process Plan Change 2.***

**PART A**  
**KAIKOURA DISTRICT COUNCIL**  
**PLAN CHANGE TO THE KAIKOURA**  
**DISTRICT PLAN**

**(Prepared under the provision of the First Schedule of  
the Resource Management Act 1991)**

**Proposed Plan Change 2**  
**Anomalies and Updates to District Plan**

**EXPLANATION (Purpose and Reasons)**

The Kaikoura District Plan (DP) was accepted by Kaikoura District Council 23 June 2008.

Since this date, during the administration of the Kaikoura District Plan, mistakes or anomalies have become apparent. A list has been constructed of these errors.

The proposed changes involve difficulties in interpretation of the DP due to:

- Mistakes in definitions.
- Mistakes in references or locations.
- Circular definitions or standards.
- Unforeseen implications of certain definitions.
- Legal requirements brought into affect after the submission process of the Proposed District Plan closed.

The plan change is sought to correct these anomalies. This will have the benefit of clarifying the plan for both the applicant and the administrators.

**AMENDMENTS TO THE DISTRICT PLAN**

Please see Appendix 1 of Part A for the changes to the District Plan by chapter and Appendix 1 of Part B for a list of the changes in a table form.

Appendix 1

Please note: All additions to the text are in bold, underline and italics. All text to be removed has been struck out.

**PART B**  
**KAIKOURA DISTRICT COUNCIL**  
**SECTION 32 EVALUATION**  
**(Consideration of alternatives, benefits and costs).**  
**Accompanying Part A**  
**Plan Change 2**  
**Anomalies and Updates to the District Plan**

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## 1. Introduction

The Proposed Kaikoura District Plan was notified on 10th May 2000. Submissions closed on Proposed Kaikoura District Plan 7 July 2000. Further submissions closed on 15 September 2000. The Proposed District Plan as amended by Council decisions was notified on 28 November 2005. The Kaikoura District Plan (DP) was amended and reprinted to be accepted by Kaikoura District Council 23 June 2008.

Since this date, during the administration of the Kaikoura District Plan, several mistakes or anomalies have become apparent. These mistakes may be typographical errors, grammatical errors or reference inaccuracies. A list has been constructed of these errors.

There is a variety of issues that will be addressed by the proposed plan change. These changes involve difficulties in interpreting the DP due to:

- Mistakes in definitions.
- Mistakes in references or locations.
- Circular definitions or standards.
- Unforeseen implications of certain definitions.
- Legal requirements brought into affect after the submission process of the Proposed District Plan closed.

Before proposed Plan Change 2 is notified, section 32 of the Resource Management Act requires the Kaikoura District Council to consider alternatives, benefits, and costs. In detail, an evaluation must examine

*3 (a) the extent to which each objective is the most appropriate way to achieve the purpose of this Act; and*

*3 (b) whether, having regard to their efficiency and effectiveness, the policies, rules or other methods are the most appropriate for achieving the objectives.*

For the purposes of the section 32 examination, an evaluation must also take into account:

*4 (a) the benefits and costs of policies, rules or other methods; and*

*4 (b) the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules, or other methods.*

Section 32 (2) (a) of the Act also requires the Council to carry out a further evaluation before making any decisions on submissions to the Plan Change.

## 2. The extent to which each objective is the most appropriate way to achieve the purpose of this Act

There will be no substantial changes to any objectives or policies contained in the District Plan as a result of the Plan Change 2. The objective of the plan change is to clarify the existing plan for practical use.

**3. Whether, having regard to their efficiency and effectiveness, the policies, rules or other methods are the most appropriate for achieving the objectives.**

The Kaikoura District Plan is the first generation plan written by the Kaikoura District under the RMA 1991. This plan change is the second proposed for the operative plan and as such it is appropriate that its subject would be to clarify those anomalies and errors that the daily practical use of the plan would bring to light. In grouping these errors together into one plan change, it is an efficient way to address these deficiencies and to give greater clarity to the overall plan.

Not implementing the plan change would lead to continued misdirection and uncertainty in the practical use of Kaikoura District Plan. Please see Appendix I for a chart of the changes proposed and an individual assessment of the cost/benefits of the proposed changes.

The costs associated with this plan change are the cost of running the plan change process (for example printing cost, advertisement) and staff time to prepare the plan change.

Options	Cost	Benefit
KDC initiate Plan Change	Staff cost  Cost of plan change process	Greater certainty for both community and KDC in understanding and implementing the Kaikoura District Plan
Status Quo	No calculable costs  However there is a possible cost associated with the misunderstanding which may arise in using the plan as is.	Save the cost associated with the plan change

The risks of acting or maintaining the status quo are outlined below:

Options	Risk of Option	Benefit
KDC initiate Plan Change	Little risk as no substantial change in policies, objectives or standards of the plan are proposed.	Greater clarity for Council, Community and developers
Status Quo	Use of Staff time in debate about unclear meanings within the plan  Less certainty in understanding and implementing plan  Possible costs of misinterpretation of the	Save the cost associated with the plan change.

	Kaikoura District Plan to ratepayers, developers and Council	
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As can be shown in the table above and Appendix I, the efficiency of adopting the proposed plan change outweighs the other option of the status quo.

As clearly outlined, the risk of not proceeding with the proposed plan change clearly outweighs the risk of proceeding with the proposed plan change. The proposed change clarifies and supports the existing policies, objectives, and performance standards of the Kaikoura District Plan.

### **3.1 Effectiveness**

Effectiveness is a measure of how successful the policies, rules, and other methods of the framework would be in achieving the objective. Plan Change 2 will make the overall plan more effective as it will reduce uncertainty and misinterpretation of the plan over all. Plan Change 2 will make the overall plan more effective as it will reduce uncertainty and misinterpretation of the plan overall.

### **3.2 Efficiency**

An evaluation of efficiency must take into account the benefits and costs of the proposed policies, rules or other methods. The benefits and costs itemised in Appendix 1 have not been quantified in monetary terms. The benefits and costs may be both economic and environmental. Plan Change 2 will make the overall plan more efficient as it will reduce uncertainty and misinterpretation of the DP.

It would therefore follow that, after having regard to their efficiency and effectiveness, Plan Change 2 is the best method for resolving the anomalies of the plan that have arisen from its practical use in order to ensure certainty for all users of the DP.

## **4. Conclusion of s32 Analysis**

As outlined, for the Kaikoura District, the proposed plan change is the most effective and efficient means of clarify the Kaikoura District Plan. As outlined above, the benefits of proceeding with the plan change outweighs the saving and benefits to the Kaikoura Community of not proceeding with the plan change. The appropriateness of the proposed changes is considered to appropriate within the framework of the existing Plan and that the proposed change gives effect to the objectives within the current Plan.

## 2010 Triennial Election

At its meeting of 18 November 2009, and in accordance with the Local Electoral Act 2001, Council appointed Mr Warwick Lampp of Election.com as Electoral Officer for the Kaikoura District Council.

Council has the option to make resolutions relating to the early processing of votes (during the voting period) and the order of candidate names on the voting paper. The votes in the 2007 Triennial Election were processed during the period prior to close of voting.

Council may resolve that votes be processed during the voting period (but not counted), to speed the release of the preliminary result on the Election Day. In the past, Council has made such a resolution.

Council may also make a resolution determining which order candidate's names are to be presented on the voting paper. There are three options:

- (a) Alphabetical order by surname – candidates are ordered by surname, in ascending alphabetical order.
- (b) Pseudo-random order – the order of candidates is randomised, and then each voting paper is printed with the same order of candidates.
- (c) Random order – the order of candidates is determined randomly at the time each voting paper is printed.

If Council does not make a resolution, the alphabetical order is used by default. In 2007, Council resolved to have candidates' names in pseudo-random order.

In terms of cost, there is no difference between any of the three methods.

At this juncture, Council has not yet resolved to process the votes for the 2010 election during the voting period prior to the close of voting.

***In order to enable early processing to be undertaken it is recommended that pursuant to Clause 79 of the Local Electoral Act 2001 Council resolve;***

- 1) that early processing of votes be undertaken for the 2010 Triennial Election during the period of voting.***
- 2) to have candidate names ordered either alphabetically or in pseudo-random order.***

# Mayor's Report

Mayors Report – March 2010

Greetings.

I believe it is fair to say that I have been involved predominantly with both the CDHB and E-can issues this past month.

- CDHB & a new Kaikoura Health Facility progress report and background to recent events.

A semi formal group from the community of about 20-25 in number approached via their Spokesperson ( J Van Rooyen) to

- a) Ascertain Councils position on a site for a new hospital, and
- b) Reiterate their belief that the current site is the preferred one.

On Receipt of that deputation I instigated a meeting with the CEO, Chair and Service Transition Manager in CHCH.

Mr Van Rooyen, D Smith and I met with that group on Tues 2 march at Princess Margaret. Danny & Joe left the meeting I believe with a raised level of confidence that the CDHB had not reached any final decision on site or indeed anything.

It was an opportunity for the CDHB to generally show their thinking so far and to reiterate that the community will indeed have a chance to hear also where they are at. This naturally led to the discussion around a public meeting which each group has been calling for and has been initiated for the Monday 15. At the time of writing I am hoping for a more informed community before any meeting – this was agreed to come from Joe & Danny with their group- and the rest of the community will be informed by the CDHB on the night.

I believe it is important that we all understand K.D.C.s position on this so far..... and that is that we as a council fully support the concept and the building of a new Health facility in Kaikoura. Details of site, cost, design etc have not been discussed formally or positions finalized as we have had no proposals put to us to do so – we have not been asked to make any declaration of preference or input.

- The E Can developments have also taken some time this past month with Mayoral forums and Government Ministers meetings as well as E-Can reactionary press releases and appointments.

In general terms, we as a Mayoral forum agreed to push for a Commissioner led E-Can as the first change, the continuation of the Canterbury Water Strategy via a Water Authority (Govt led) and to await the outcomes from Central govt re: the Creech report.

Mayors have come under some attack from E-Can councillors through the media and I am adamant that we as a Council have gone down the correct route to this end. I thank you for your support as a council, management & staff for their valuable input and the community for their encouragement, as stakeholders.

Other activities from this Office include

- Meet & greet appointments with Lawrence Yule (Pres. LGNZ) and the new(ish) Auditor General, Lyn Provost.

- An interesting appointment with E-Can councillor Jo Kane- indicating a desire for a more pro-active relationship between the Mayors office, Management and our two E-Can representatives – Jo & Ross Little.
- A Civil Defence debrief meeting was held on Tues 9<sup>th</sup>. I found this extremely worthwhile and I believe the committee has now a more concrete mandate to grow from and I know that Don (our CD man) is working hard to instigate the suggestions made and the lessons learnt.
- I also attended a congratulatory BBQ for the Lions Club organised by Jodie with Councillors Diver and Ransley to celebrate the Lions built walkway. A greatly admired facility!

Since writing this report .....

- Community meeting with the CDHB
- 1080 working group.

Cheers

Kevin