
Waitai Coastal-Burwood-Linwood Community Board Information Session/Workshop AGENDA

Notice of Information Session/Workshop Te Pānui o te Hui:

A Waitai Coastal-Burwood-Linwood Community Board Information Session/Workshop will be held on:

Date: Monday 31 March 2025
Time: 2.30pm
Venue: Boardroom, Corner Beresford and Union Streets,
New Brighton

Membership Ngā Mema

Chairperson	Paul McMahon
Deputy Chairperson	Jackie Simons
Members	Tim Baker
	Kelly Barber
	Celeste Donovan
	Alex Hewison
	Yani Johanson
	Greg Mitchell
	Jo Zervos

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26 March 2025

Meeting Advisor

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Note: This forum has no decision-making powers and is purely for information sharing.

To watch the meeting live, or previous meeting recordings, go to:

<https://www.youtube.com/@waitaicoastal-burwood-linw3626/streams>

To view copies of Agendas and Notes, go to:

<https://www.ccc.govt.nz/the-council/meetings-agendas-and-minutes/>



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The time allocated for this Information Session/Workshop is 1 hour and 45 minutes.

Karakia Whakamutunga

Karakia Tīmatanga

Whakataka te hau ki te uru Whakataka te hau ki te tonga Kia mākinakina ki uta Kia mātaratara ki tai E hī ake ana te atakura He tio, he huka, he hau hunga Tihei mauri ora!	Cease the winds from the west Cease the winds from the south Let the breeze blow over the land Let the breeze blow over the ocean Let the red-tipped dawn come with a sharpened air. A touch of frost, a promise of a glorious day.
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1. Apologies Ngā Whakapāha

Apologies will be recorded at the meeting.

2. Plan Change 12 and Plan Change 20

Reference Te Tohutoro: 25/487296

Presenter(s) Te Kaipāhō: Emily Stevens, Brittany Rakta, Sarah Oliver, Anita Hunsbury and Hannah Ballantyne

1. Detail Te Whakamahuki

Timing	This information session is expected to last for 1 hour and 45 minutes.
Purpose / Origin of the Information Session	At its Information Session/Workshop held on 10 February 2025, members of the Board indicated that they would appreciate another opportunity to further discuss Plan Change 12 Coastal Hazards and Plan Change 20 Industrial Plan Change.
Background	<p>Plan Change 12</p> <p>The Council must give effect to the New Zealand Coastal Policy Statement (NZCPS). The NZCPS requires the Council to manage coastal hazard risks by locating new development away from areas prone to such risks, whilst enabling people and communities to provide for their social, economic, and cultural wellbeing and their health and safety.</p> <p>The current District Plan provisions enable a range of land use activities, subdivision and earthworks in areas that are at increasing risk of coastal inundation from storm surges, rising groundwater and tsunami.</p> <p>Changes to the District Plan were first considered through the Christchurch Replacement District Plan process but the proposed coastal provisions were withdrawn in September 2015 by an Order in Council amendment. It was recognised that more time was needed for engagement with the community on the science and options. The Council was directed to develop coastal hazards provisions ‘as soon as is reasonably practicable’.</p> <p>Further modelling and assessment of the risks from coastal hazards was subsequently undertaken with risk assessments finalised in 2017. Since this time the Council has commenced its adaptation planning programme; identified draft options for new provisions in the District Plan and sought feedback from the community (during 2021). Work on PC12 was however paused due to the requirement to develop Plan Change 14 Housing and Business Choice.</p> <p>Since the conclusion of the PC14 hearings, staff have refocused to advance PC12, continuing to develop the evidence base, respond to early engagement feedback, and reconsider the options presented in the 2021 engagement.</p> <p>Plan Change 20</p> <p>Council staff have been investigating the management of land use activities at the interface between Industrial and Residential zones since 2018, in response to residents’ complaints and Councillor requests. Council staff advice in 2021 was that further assessment was needed on whether a plan change is necessary and justified (by the evidence).</p>

	<p>In July 2022, a notice of motion was approved by the Council, noting concern with the lack of controls and notification requirements in the District Plan when it comes to the storage and movement of shipping containers at depots near residential areas.</p> <p>The notice of motion sought a report and/or advice on how, and what, changes could be considered to improve the District Plan by adding more controls and public notification requirements to address the potential negative effects.</p> <p>The review of the industrial interface District Plan controls was delayed due to priority being given to Plan Change 14 Housing and Business Choices (PC14). PC14 did however result in the introduction of a rule as an Industrial Interface Qualifying Matter (IIQM), that places controls on residential intensification within 40 metres of industrial zones. This rule manages greater building heights which could result in increased exposure to noise from permitted industrial activities.</p> <p>Since the hearings for PC14 concluded, staff have refocused to advance Plan Change 20, revisiting how the District Plan currently manages the industrial residential interface and key issues arising. Work has progressed on developing the evidence basis (including technical expert input) and options. Minor other changes are also being considered to correct errors, improve plan clarity and to increase tree canopy cover within industrial zones.</p>
<p>Key Issues</p>	<p>Plan Change 12</p> <ul style="list-style-type: none"> • Council must decide which activities should continue to be enabled under the District Plan, having regard to the known risks to people and property while recognising that the effects from sea level rise will impact areas at different stages and to different extents. Further that adaption planning is on-going and future changes to legislation to address climate change are expected. • The plan change (through the section 32 evaluation of options) is required to assess not only the impacts of sea and groundwater levels rising on land (property) and infrastructure, but importantly on people’s health and well-being. To inform the evaluation, greater certainty around the likelihood and effects of coastal hazards on infrastructure and private property is being sought. The social-economic costs and benefits are also being evaluated in more detail, recognising the potential for social inequity to increase as a consequence of more restrictive management approaches. <p>Plan Change 20</p> <ul style="list-style-type: none"> • Ensuring industrial activities can establish and operate as anticipated by the zone, while adverse effects are managed appropriately where these can impact on residential areas. Key matters being considered are noise and vibration, landscaping, outdoor storage, and operation of heavy vehicles and machinery. • Reviewing whether all industrial activities are appropriate close to residential areas due to the scale or nature of the activity and associated adverse effects. • Considering whether the District Plan can be more effective in improving amenity at the industrial residential interface, over time as sites are redeveloped. • Considering whether the District Plan can be more effective in increasing tree canopy cover throughout industrial zones. • Correcting errors in plan drafting and improving rule wording and clarity where necessary.

<p>Next Steps</p>	<p>Plan Change 12</p> <ul style="list-style-type: none"> • On-going development of the evidence to inform the identification and evaluation of different management approaches under the District Plan (Jan-August 2025). • Drafting of potential (options) changes to the District Plan. • Engagement on the (updated) draft options, including testing the options with affected communities, allowing for a comprehensive understanding of which option will have the least negative social impact (April/May 2025). • Finalisation of the draft s32 and proposed provisions (Sept 2025). • Consultation on the plan change. • Notification of the plan change (to be decided by new Council). <p>Plan Change 20</p> <ul style="list-style-type: none"> • Completion of s32 evaluation of options and finalisation of draft proposed changes following engagement. • Prenotification engagement in February-March. • Council briefing end of April. • Notification of the plan change in early June.
<p>Useful Links</p>	<p>Plan Change 12</p> <p>Objectives: New Zealand Coastal Policy Statement 2010 publication.</p> <p>Plan Change 20</p> <p>https://ccc.govt.nz/assets/Documents/Consents-and-Licences/resource-consents/Applications-of-Interest/RMA20223611-Further-information/2024-NZEnvC-343-Braeburn-SCS-v-CCC.pdf</p>

Attachments Ngā Tāpirihanga

There are no attachments to this coversheet.

Signatories Ngā Kaiwaitohu

<p>Authors</p>	<p>Cindy Sheppard - Community Board Advisor Emily Stevens - Policy Planner Brittany Ratka - Policy Planner</p>
<p>Approved By</p>	<p>Christopher Turner-Bullock - Manager Community Governance, Coastal-Burwood-Linwood</p>

Karakia Whakamutunga

Kia tau te rangimārie	May the peace
O te Rangi e tū iho nei	of the sky above
O Papatūānuku e takoto nei	Of the earth below
O te Taiao e awhi nei	And the all-embracing universe
Ki runga i a Tātou	Rest upon us all
Tihei Mauriora	Behold, it is life!