

Planning for the *Future*

DISTRICT PLAN PROGRESSING

The District Plan review is steadily progressing with Council staff currently working through the first draft of the second generation Southland District Plan.

“Staff are reviewing and amending the draft with a view to putting it before Council for approval early in the new year,” Senior Policy Planner Luke McSoriley said.

The review project has been underway since 2009 when the initial Issues and Options were released. After consulting with the community and stakeholders in 2009, Council moved on to the policy drafting stage of the project in 2010. The third stage that has taken place this year has involved methods and rules drafting.

To date, the District Plan review project has been undertaken in a collaborative manner with Environment Southland in conjunction with their review of the Regional Policy Statement for Southland. Both Councils decided to work collaboratively in the initial stages of the reviews in order to

avoid inconsistencies between the two planning documents, avoid consultation duplication and to achieve time and cost efficiencies.

Councillors from both Southland District and Environment Southland recently participated in four workshops to complete the third stage of the collaborative review project.

“The 2011 workshops were a beneficial process that enabled Councillors to work closely together in a productive manner. The two planning documents are now being refined and prepared independently and will go through the formal public notification processes separately,” Mr McSoriley said.

It is anticipated that the proposed plan will be notified in late March 2012.

*What will
happen next*



EDENDALE

POSSIBLE INDUSTRIAL ZONE EXPANSION

As part of the District review, Council is looking at the possibility of expanding the existing industrial zone in Edendale.

An expanded industrial zone could provide for further expansion of the Edendale Dairy Plant at a later date.

The area of land that is being considered for the industrial zone change is owned by Fonterra and is situated to the west of the existing dairy plant site.

Initial consultation with the Edendale Community Board has taken place, informing board members about the possibility of the industrial zone being expanded.

The Community Board has requested additional information, including detailed information on the extent of the zone expansion area.

Further consultation is due to occur with both the Community Board and the wider Edendale community towards the end of 2011.

Any industrial zones changes contained in the proposed Southland District Plan will be subject to a full public notification process.

TE ANAU

POSSIBLE SCENIC ZONE EXPANSION

The existing Scenic Resource Area of the Southland District Plan 2001 is located to the south-west of Te Anau with most of the zone situated west of State Highway 95 (the Te Anau - Manapouri Highway).

In 2008, Council consulted with the Te Anau community about the possibility of a plan change which proposed an expansion of the existing Scenic Resource Area. The expansion covered a large area of the Te Anau Basin and there was a mixture of opposition and support for the proposal at the time. The Te Anau Community Board and Council decided not to proceed with this change and instead consider it at a later date as part of the District Plan review.

As a result, Council has commissioned a second landscape study - the draft Te Anau Scenic Resource Area Visual Assessment Study. This focuses on the views from major public thoroughfares and associated ground contours. The aim of the assessment is to identify landforms and views where greater consideration should be given to subdivision, use and development of the land.

Section 6 of the Resource Management Act 1991 requires the protection of outstanding natural features and landscapes from inappropriate subdivision, use and development as a matter of national importance.

The Act also recognises a second tier of landscapes under Section 7, these being landscapes with important visual amenity values.

Council is required to develop suitable methods for the sustainable management of landscapes in the Te Anau Basin as part of the District Plan review.

Any provisions relating to the landscape that are contained in the proposed Southland District Plan will be subject to a full public notification process.

