

Qualifications and experience

- 1 My full name is Aaron Ross Hakkaart.
- 2 I am the Manager Planning at Mackenzie District Council (MDC).
- 3 I hold a Master of Planning and Bachelor of Arts from the University of Otago. I am an intermediate member of the New Zealand Planning Institute.
- 4 I have ten years' experience in planning and policy, which includes experience working within local government and the private sector. Within local government I have experience in resource consenting as well as having participated in district plan review processes, with a specific focus on providing input and oversight at a strategic level. Within the private sector I prepared resource consent applications and provided input into the District Plan review processes on behalf of clients who were involved in the formulation of a proposed plan.
- 5 I have been in the role of Manager Planning at MDC for 22 months. In this role I oversee all resource consenting functions as well as manage and progress a review of the Mackenzie District Plan. I am leading the Mackenzie District Plan Review (District Plan review), and understand the overall staged strategy, and the individual chapter reviews.
- 6 In preparing this evidence I have reviewed:
 - (a) Proposed Plan Change 20, including:
 - (i) Plan Change 20 – Overview Report;
 - (ii) Plan Change 20 – Scope;
 - (iii) Plan Change 20 - Part 1 Chapters;
 - (iv) Plan Change 20 - Part 2 Strategic Direction Chapters; and
 - (v) Plan Change 20 - Section 32 Strategic Directions.

Scope of evidence

- 7 My evidence is on behalf of Mackenzie District Council. I address the structure and rationale of the District Plan review and explain why it is being carried out in a series of plan changes. This includes:
 - (a) The history of the District Plan review;

- (b) The rational for undertaking a rolling review of the District Plan through a series of plan changes; and
- (c) The overall approach to the District Plan review.

Mackenzie District Plan Review History

- 8 MDC resolved to commence a partial review of the Mackenzie District Plan on 30 October 2012, without changing provisions subject to Plan Changes 13 and 15. The review was to be undertaken pursuant to section 73 and 79 of the Resource Management Act 1991 (RMA), and was to be undertaken as part of a First Schedule process.
- 9 On 3 October 2017 MDC amended the resolutions made on 30 October 2012 to provide for the District Plan review to cover all provisions other than those subject to Plan Change 13, and that the review of the District Plan was to be a staged process through two or more First Schedule processes.
- 10 Since the commencement of the District Plan review via resolution on 30 October 2012, Plan Changes 16, 17, 18 and 19 have been notified, with final decisions on Plan Change 13 also issued by the Environment Court. Plan Change 16 being a private plan change and Plan Change 17 being a temporary removal of exemptions relating to the management of indigenous biodiversity were not notified as part of the District Plan review.
- 11 Plan Changes 18 and 19 were notified as Stage 1 of the District Plan review, with Public Notice for these plan changes specifying that they were Stage 1 of the District Plan review. The notification of Plan Changes 18 and 19 was in accordance with the resolution passed on 3 October 2017, which outlined there would be two or more stages to the District Plan review. Plan Change 19 is now fully operative, whilst Plan Change 18 is currently subject to appeal in the Environment Court.
- 12 On 8 March 2022, MDC resolved to amend the resolutions previously made to allow for a full District Plan review to be undertaken (noting that Plan Changes 18 and 19 had already been notified) via a staged process. The rational for this resolution is outlined below.

Rolling Review of the District Plan

- 13 Prior to continuing the District Plan review, Mackenzie District Council commenced a spatial planning process in mid-2020. The spatial plan mapped growth for each of the Mackenzie District's three main townships (Fairlie, Takapo and Twizel) as well as the three smaller rural settlements (Albury, Kimbell and Burkes Pass). The spatial planning exercise was

based on growth projections, a housing stocktake and included multiple rounds of community engagement.

- 14 In late 2021, following the completion of the spatial planning exercise MDC staff reviewed the District Plan review process that commenced in 2012. The review was required due to the slow progress of the District Plan review (attributed to the size and resourcing of the MDC team, including previous staff turnover), new National Planning Standards, and various National and Regional statutory documents the District Plan is required to give effect to.
- 15 MDC staff, Councillors, and partners (Department of Conservation, LINZ, Environment Canterbury and Mana Whenua) completed an Investment Logic Mapping (ILM) exercise to understand the drivers of the District Plan review moving forward and the outcomes sought. The ILM (attached as **Appendix A**) identified four key issues with the existing District Plan, that needed to be solved via the review process:
 - (a) Uncoordinated and fragmented development is enabled, disrupting social and economic wellbeing, putting pressure on infrastructure.
 - (b) Failure to protect our natural landscapes, water and indigenous biodiversity erodes Mackenzie's unique environment.
 - (c) Mana whenua values and footprint are missing, reducing the strength of the plan and inhibiting the ability of our tangata and mokopuna to thrive.
 - (d) The outdated and permissive nature of the plan, results in inconsistent and ad hoc decision making, creating perverse outcomes.
- 16 Optioneering was completed which evaluated the best approach for MDC to continue the District Plan review; this optioneering evaluated options from doing nothing, to completing a full review as a single process. Doing nothing was discounted as MDC would not be meeting its statutory requirements. Doing a full review as a single process was also discounted due to the resources available to MDC and the ability to complete a full review in a timely manner.
- 17 MDC looked at the option to complete a rolling review and assessed options which included: small plan changes targeting specific issues; a chapter-by-chapter approach; an issues-based approach; or, a geographic approach. Each option was assessed based on its cost, effectiveness at solving the issues, risks of appeal and on-going litigation and the overall timeframe.

- 18 MDC decided to adopt an approach that results in the whole plan being reviewed in stages based on chapters and issues. This option will eventually address all the issues identified with the existing District Plan via the ILM and allows for key chapters to be approached first.
- 19 It was identified that establishing Takata Whenua and strategic directions chapters was of most importance followed by key issues. It was identified as the preferred option as it strikes a good balance between achievability, structured approach, and the ability to address and prioritise key issues. It also ensures that the high-level strategic direction provisions are in place prior to considering the lower order provisions, so that the lower order provisions give effect to the higher order provisions without them having to be re-visited.
- 20 I note that despite being a full review of the Mackenzie District Plan, certain provisions do not need to be reviewed as they are less than ten years old, having been introduced through Plan Change 13. To achieve the adopted approach a work program is followed (attached as **Appendix B**). The intent of the program is to complete a full review of the District Plan within three years. The intention is to give effect to all relevant regional and national statutory and iwi documents via this process. The development of each chapter will include a review to ensure iwi, regional and national compliance, with specific provisions or cross references included where appropriate.
- 21 Plan Change 20 was notified as the first plan change of the work program and sets the introductory chapter as well as strategic directions. Subsequently Plan Changes 21 and 22 have been notified, which give effect to the spatial plans as well as the management of light. Work has commenced on the next series of plan changes with the intent being to notify these in late 2023.

The Overall Approach to Achieving the Review

- 22 To support the review methodology adopted by Mackenzie District Council an approach that focusses on ensuring the following has been pursued:
 - (a) Active partnership with iwi in all aspects of Council's work;
 - (b) Engaging highly experienced experts as and when required (planners and other technical experts);
 - (c) Looking at best practice examples so that Council does not reinvent the wheel, whilst ensuring the proposed plan maintains a distinct Mackenzie flavor; and

- (d) Keeping the overall process simple by focusing on the matters raised in the ILM and not relitigating recently considered matters.
- 23 The above methodology ensures that the approach maintains a distinct Mackenzie centric focus and addresses the matters that are of the most importance to the district.
- 24 The active partnership with iwi from the start of this process ensures that the proposed plan changes meet our statutory requirements but also ensures that the project team maintains a wider world view in drafting provisions. The partnership is strong and has ensured that the proposed provisions are reviewed by and have the contribution of mana whenua.
- 25 The use of a small highly experienced project team has also been identified as critical. Ensuring that all those working on the review, are across the detail means that the project runs more efficiently and the resources available are fully utilised. The engagement of technical specialists that are highly experienced also means work is efficient and the product being provided is current best practice.
- 26 The use of best practice examples is also seen as critical. The review does not need to reinvent the wheel; rather the utilisation of best practice, through adaptation to maintain a Mackenzie District focus is seen as the most efficient approach to meeting the needs of the communities.
- 27 Finally, keeping the overall process simple ensures that the process is efficient and does not become too resource hungry. It is also critical that elements of the plan that have been heavily litigated in the past and do not need to be reviewed are only reviewed if there is an excellent reason, with most provisions less than ten years old likely to be deliberately kept out of scope of the work program.

Plan Change 20 – Strategic Directions

- 28 Considering the approach being taken to the District Plan review, the brief for those working in the Strategic Directions was to keep them simple, and Mackenzie focused. The brief sought that the strategic directions did not repeat legislation or higher order documents, nor were they intended to give effect to all the higher order documents as the remainder of the plan can achieve this within the more detailed provisions of each focused chapter.

Conclusion

- 29 Mackenzie District Council has thoroughly evaluated its options in pursuing a District Plan review that meets its legal obligations, alongside meeting the

requirements of the community. This has been balanced against the resources available to Council in relation to time and cost.

- 30 The process being followed will achieve Council's obligations relating to higher order documents, whilst ensuring key issues are also addressed in a timely and appropriate manner. Plan Change 20 is the first step in the process with subsequent stages having already been notified.



Aaron Hakkaart

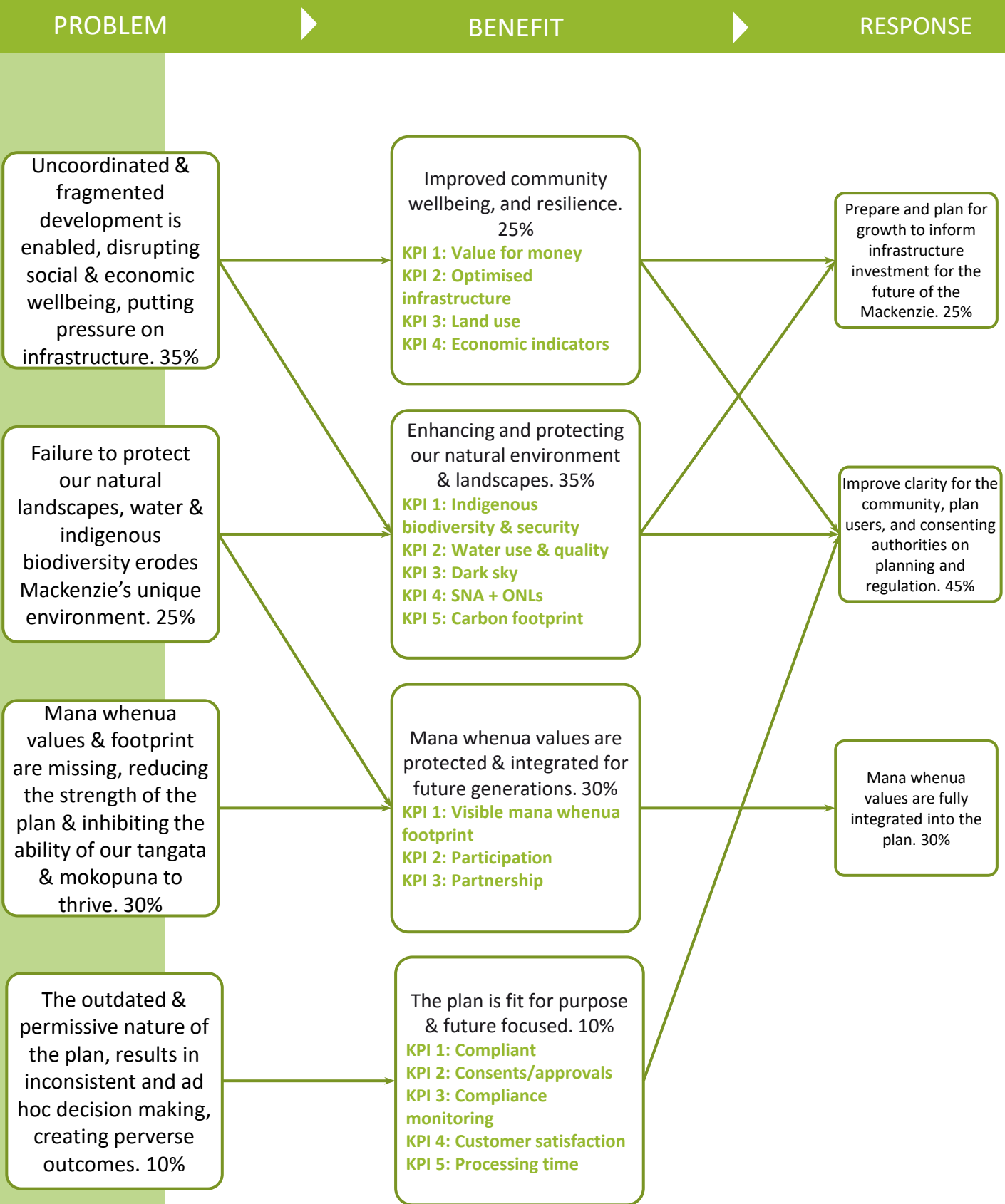
8th November 2022

Appendix A: Investment Logic Mapping

Prioritising our resources to achieve the most critical RMA outcomes for our community.

Mackenzie District Council – District Plan Review

INVESTMENT LOGIC MAP Program



Appendix B: Delivery Plan

Mackenzie District Plan Review

Delivery Plan as at 26 August 2022

