

**STRATEGIC PLANNING & DEVELOPMENT POLICY
COMMITTEE MEETING
Tuesday 8 November, 2016
CONFIDENTIAL AGENDA BUSINESS ITEM**

Item: 16.1

Originating Officer: Mike Flehr, Senior Strategic & Policy Planner

Responsible Director: Marc Salver, Director Strategy & Development

Subject: Primary Production Lands Development Plan Amendment –
Draft revised Statement of Intent

For: Decision

1. Primary Production Lands Development Plan Amendment – Draft revised Statement of Intent – Exclusion of the Public
 - a) That under the provisions of section 90(2) of the *Local Government Act 1999* an order is made that the public be excluded from the meeting, with the exception of:
 - CEO, Andrew Aitken
 - Director Corporate Services, Terry Crackett
 - Director Engineering & Assets, Peter Bice
 - Director Community & Customer Service, David Waters
 - Director Strategy & Development, Marc Salver
 - Executive Manager Governance & Risk, Lachlan Miller
 - Senior Strategic & Policy Planner, Mike Flehr
 - Minute Secretary, Kylie Hopkins

in order to consider Agenda Item 16.1 (Primary Production Lands Development Plan Amendment – draft revised Statement of Intent) in confidence.
 - b) The Committee is satisfied that it is necessary that the public, with the exception of Council staff in attendance as specified in (a) above, be excluded to enable the Committee to consider the report at the meeting on the following grounds:

Section 90(3) (m) of the Local Government Act, the information to be received, discussed or considered in relation to this Agenda Item is information relating to a proposed amendment to a Development Plan pursuant to the Development Act, 1993, before a Plan Amendment Report relating to the amendment is released for public consultation under that Act the disclosure of which could reasonably be expected to prejudice commercial and personal housing and land use decisions of the population in the subject area.
 - c) Accordingly, on this basis the principle that meetings of the Committee should be conducted in a place open to the public has been outweighed by the need to keep the information and discussion confidential.

2. Primary Production Lands Development Plan Amendment – Draft revised Statement of Intent – Confidential Item

SUMMARY

Council initiated a Statement of Intent for a Primary Production Lands Development Plan Amendment in March 2011, which was approved by the Minister on 12 July 2011 (See **Attachment 2**). Council’s Rural Land Management Advisory Group undertook a program of community consultation under the banner “**Making Farming Easier**”, involving 9 Information Sessions, which lead to the formation of a Working Party to review comments received and establish a program to undertake the DPA Investigations phase. It quickly became evident that the existing Statement of Intent for that DPA did not reflect the information received from the community, or government directions, at that time.

It was resolved to undertake a revision of the Statement of Intent and, in essence, restart the DPA with a new and more relevant program of investigations and policy development aims. A draft of the revised Statement of Intent is attached for discussion. This draft of the revised SOI will also be discussed by the Rural Land Management Advisory Group, and with staff at DPTI to ensure alignment with existing policy and policy proposed under the new Planning, Development & Infrastructure Act.

The draft revised Statement of Intent forms **Appendix 1**. A summary of Comments Received during the Consultation Phase forms **Appendix 3**.

RECOMMENDATION

The Strategic Planning Development Policy Committee resolves:

- 1. That the report be received and noted**
- 2. That the revised Statement of Intent for the Primary Production Lands Development Plan Amendment be approved for forwarding to the Minister for Planning for approval to proceed to the Investigations phase**
- 3. That the Director Strategy and Development be authorised to make any necessary minor amendments to the revised Statement of Intent, as directed by the Minister for Planning**

2.1 GOVERNANCE

➤ Strategic Management Plan/Council Policy

Goal 3	A Prosperous Economy
Key Issue 3.2	Sustainable Agriculture
Key Action 3.2.1	Prepare a Development Plan Amendment to protect good farmland and enhance primary production

➤ Legal Implications

Development Act 1993, s25

➤ **Risk Management Implications**

The Primary Production Lands DPA is being prepared to improve planning policy relating to agricultural production and other rural economic development within the District. Agricultural production is in decline in this and similar Districts, yet land in the Hills is some of the best farm land in the State. The DPA is intended to refine planning policy to facilitate the continuation of agriculture in the District and to provide an economic justification for its continuation.

Endorsement of the revised Statement of Intent will assist in mitigating the risk of:

Agricultural production in the District continuing to decline.

Inherent Risk	Residual Risk	Target Risk
High (3B)	Medium (2C)	Low

➤ **Financial and Resource Implications**

The required finances and resources to undertake the anticipated investigations in order to progress this DPA have been provided for in the 2016/17 Council budget.

➤ **Customer Service and Community/Cultural Implications**

It is considered that the development of appropriate planning policy to assist farmers, tourism operators and rural land owners in undertaking appropriate development in the rural areas of the District will improve the viability of farming and tourism in the Council area and improve customer service.

➤ **Environmental Implications**

Environmental implications for farmland and rural living activities are to be addressed as a part of the DPA's investigations. Environmental implications within State owned parks and reserves are not part of this DPA.

➤ **Engagement/Consultation with Committee, Regional Subsidiary, Advisory Group and Community**

The Rural Land Management Advisory Group and its PPL Working Party will be closely involved in policy development, and eventual public consultation on this DPA.

2.2 BACKGROUND

What is a Statement of Intent?

A Statement of Intent is required by section 25(1) of the Development Act 1993, which states:

- (1) *If a council is considering an amendment to a Development Plan, the council must first reach agreement with the Minister on a "Statement of Intent" prepared by the council in accordance with the regulations.*

The most recent format for a Statement of Intent contains the following sections:

1. Introduction: explaining what an SOI is, a statement by the CEO of the Council and identification of the Council contact person
2. Scope of the Proposed DPA: explaining the need for the DPA, its rationale, the area affected and any potential issues.
3. Strategic & Policy Considerations: addressing the context provided by, and the requirements of, The Planning Strategy, Council Policies, and Ministerial Policies.
4. Investigations and Consultation: outlining investigations already undertaken and initiated to inform this DPA, and the consultation process to be undertaken.
5. Proposed DPA Process: identifying which of the legislative process options this DPA will follow. These are generally based on complexity.
6. Professional Advice and Document Production
7. Proposed DPA Timetable: according to the Process identified in 5 above and the amount of work involved in the investigations to be undertaken.

The draft revised Statement of Intent for the Primary Production Lands Development Plan Amendment forms **Appendix 1**.

This draft document is provided to the SPDPC at this time to promote discussion of the process and the Investigations to be undertaken.

The nature and wording of the Investigations list may be refined in the coming month as discussions with RLMAG and various government Agencies progress.

The key element of the revised Statement of Intent is the list of investigations (item 4 above), which are now more relevant to agriculture and rural activities within the District as a result of the community consultation process undertaken at the beginning of the DPA process. The remaining elements of the Statement of Intent are similar to the original approved SOI, but have been adapted to address more recent strategic documents and format requirements.

The Initial Statement of Intent

The existing Statement of Intent proposed a set of three DPAs to be undertaken sequentially to address groups of issues, as in:

- Primary Production Lands DPA (farm land management issues)
 - Primary Production Land Preservation
 - Primary Production Land Management Issues (incl. land sustainability practices)
- Rural Policy DPA (high level policy issues – council wide)
 - General Policy Issues
 - Sustainability Issues (general & building sustainability guidelines)
- Natural Environments DPA (natural systems issues – vegetation, water, hazards)
 - Natural Environment Management Issues:
 - Watershed Management Issues

The initial work on identifying suitable rural policy areas was undertaken as part of PIRSA's Primary Production Priority Areas (PPPA) project, which provides a well-informed basis for analysing the rural region according to its land capability. AHC's Rural Land Management Advisory Group (RLMAG) conducted a ground truthing project to calibrate the PPPA project.

As the State Government, and other Councils, undertake planning policy work for rural areas, the extent and nature of review and policy development work needing to be undertaken by this Council changes.

Many of the high level policy issues intended for the Rural Policy DPA have been addressed in the review of Council Wide policies undertaken as part of the Townships and Urban Areas DPA, or are part of policy review programs being undertaken by adjoining Councils or the Department of Planning, Transport and Infrastructure (DPTI).

The Natural Environments DPA was to address a range of Natural Environmental and Watershed Management policy issues that had not been addressed elsewhere. Since that time, most of the issues that AHC had listed to be addressed have been addressed as:

- DPTI has prepared a standardised set of planning policies in the Planning Policy Library which have been agreed across government, and which address other issues Council would have looked at in this DPA
- DC Alexandrina and Mount Barker DC have undertaken rural DPAs which have addressed a number of the same issues
- NRM has been very active and created management plans and been actively involved in addressing a wide range of the natural environmental issues we had listed to address. NRM's investigations have also been much better funded than any review that we could have undertaken in the NEDPA
- AHC policy staff have worked with State Government and policy staff from other Councils to identify issues that need to be addressed, including the recent Watershed Review
- The Review of Council's Council Wide policies as part of the Townships & Urban Areas DPA have address some of these issues, and
- Council prepared a Buffers Policy in 2004 which, among a variety of interface issues, addresses interactions between agriculture and native vegetation.

It is intended that the remaining issues will be addressed as part of the Primary Production Lands DPA.

The initial Statement of Intent proposed the following investigations to inform the Primary Production Lands DPA:

Primary Production Land Preservation:

1. *Review policy approach to primary production, primary industries, horticulture and viticulture and ancillary developments*
2. *Incorporate relevant findings of PIRSA's Areas of Primary Production Significance (APPS) project*

Primary Production Land Management Issues:

3. *Determine appropriate policy approach for ancillary development associated with common forms of primary production including frost fans and permanent bird netting (being partly addressed in the Environmental Covers DPA)*
4. *Determine appropriate policy approach to trend towards identifying and permitting various value-adding enterprises associated with agriculture, horticulture and viticulture*
5. *Review policy approach to vineyards, wineries and ancillary development including Producer's Licences comprising the storage of bottled wine on the same site as the vineyard from which it is sourced and subsequent sales by means other than an onsite shop or cellar door sales*
6. *Review policy approach to commercial forestry and water extraction activities*
7. *Identify appropriate buffers between primary production and agricultural industries and sensitive uses including location, width, types of buffers and ongoing management (Note: the Hills Face Zone is not in PPPA study area, and is not to be addressed in this DPA)*
8. *Review policy approach to tourist accommodation, attractions and facilities.*

Related issues and matters to be investigated:

9. **Non-complying provisions:** *It is noted that DPTI has initiated a review of the Watershed (Mount Lofty Ranges) Zone as part of its BDP project, and that this review particularly addresses the non-complying provisions. It is anticipated that this work will inform Council's policy development process, and that Council's investigations will assist with this work.*
10. **Water Issues:** *Investigate potential water quality and quantity issues associated with primary production land management issues addressed in this DPA process, and consider planning policy options designed to ensure that development has a neutral or beneficial impact on water quality and quantity. Special emphasis should be given to:*
 - *addressing the potential impacts on water quality of additional ancillary developments, including small-scale tourism, low impact home-based businesses, and value-adding primary production activities*
 - *addressing potential water quality impact mitigation measures across a range of risk categories, and*
 - *new policies or amendments to existing policies including those for vineyards and wineries and non-complying development in the Watershed (Primary production) Zone**Liaison will be established with EPA and DEWNR for this work.*
11. **Natural Resource Management:** *Investigate potential impacts on natural resource management to provide a policy base relating to broader environment issues in anticipation of the planned DPAs to follow. This will include a review of the Natural Resources Module of the BDP library. Liaison will be established with the AMLRNRMB and SAMDB for this work.*

Investigations will include designating areas of significant native vegetation and habitats of endangered species to identify potential opportunities and conflicts, such as conflicts between native vegetation management requirements and tourist accommodation. These investigations should also form a base from which work on Greenways and biological corridors can be developed for the Natural Environments DPA. Liaison will be established with DENR to seek environmental benefits consistent with the scope of this DPA and in anticipation of the Natural Environments DPA, and

to be provided with advice and mapping to identify where “Greenways” can be effectively implemented.

Investigations will also address setback requirements from watercourses, and from native vegetation to address bushfire risks, by addressing impacts on water quality, impact on farming processes, and criteria for mitigation techniques.

Liaison will be established with DEWNR, AMLRNRMB and the CFS for this work.

12. **Mineral Resources:** *As the Hills contains a number of quarries and other mining operations, the cross impacts of farming, mining, natural vegetation and buffers around towns and urban areas will also be investigated to establish issues that will need to be addressed in this and subsequent DPAs. Liaison will be established with PIRSA Minerals for this work.*
13. **Commercial Forestry:** *Investigate the impact of increased commercial forestry activity on water quality and quantity in the Watershed Protection zone. Liaison will be established with SA Water for this work.*
14. **Waste Water Management:** *Investigate the potential impact of any increase in the intensification of wine production, extractive industries and other significant waste water affecting activities will have on existing waste water infrastructure. Liaison will be established with SA Water to investigate options for providing water, recycled water and wastewater services, and guidance on matters relating to water supply, groundwater, surface water, and infrastructure.*

The Revised Statement of Intent:

The rationale for the revised Statement of Intent is:

“The Primary Production Lands DPA proposes to review the policies applying to the rural areas of Adelaide Hills Council.

A previous Statement of Intent for this DPA was agreed to on 12 July 2011 with the intention of ensuring that the limited high quality agricultural land remains available for primary production. Council then worked with its Rural Land Management Advisory Group to develop rural planning policy concepts to encourage agriculture and community sustainability within the District. Information gained from a community consultation on these planning concepts has lead Council to redefine the aims of this DPA. This Statement of Intent has been prepared to enable investigations better suited to achieving a practical policy suite for the long term viability of the District’s rural areas in economic, social and environmental terms.

It is noted that other peri-urban Councils (Alexandrina and Mount Barker) have undertaken similar DPAs to address their specific rural issues. Lessons learned from these projects will be applied in this DPA.

It is also noted that DPTI is conducting a Review of Mt Lofty Ranges Watershed Policy, to underpin rural policy changes in the anticipated Planning Code.

The intent of the Primary Production Lands DPA is to prepare a policy suite based on PIRSA’s Primary Production Priority Areas land capability analysis and the Planning Policy Library, which is well suited to the needs of agricultural production, water quality

management in the Water Catchment areas, bushfire risk minimization, and the development of the District’s tourism attractiveness.”

As indicated in the SPDPC Workshop presentation on 12 April, 2016, the DPA intends to undertake investigations in the following categories. The detail within these topics is being refined to best match DPTI intentions and directions, and to determine which are best addressed within the DPA process, and which can be better addressed in other ways. This process involves ongoing discussions with staff from a variety of Agencies, and within Council. (Note: many of the comments received during the consultation process are not able to be, or are not best addressed, as planning matters. Some of the topics below are still being assessed regarding the best way in which they can be addressed.):

1. Zone Allocations:

- 1.1. identification of appropriate policy areas for agricultural land
- 1.2. land holdings in stable community ownership to be rezoned as Community Zones or Public Purpose Zones
- 1.3. review of the Tourism Accommodation Zone
- 1.4. review of policy applying in the Character Preservation District
- 1.5. identification of mineral resources and review zoning for Mineral extraction
- 1.6. investigation of appropriate zoning for infrastructure places (eg, Wastewater Treatment Facilities)

2. Retention of high quality agricultural land for primary production:

- 2.1. investigate planning policy mechanisms for retaining good agricultural land in production having consideration of:
 - 2.1.1. the role of high peri-urban land values on the functioning and viability of agriculture
 - 2.1.2. the role of water availability in the functioning and viability of agriculture
- 2.2. Investigate planning policy mechanisms to encourage and enable productive uses of unused rural living land (multiple activities like combination & seasonal activities.

3. Value adding for primary production activities:

- 3.1. review policy tools for the assessment of anticipated value-adding activities (both on- and off-farm) and provide impact based assessment policy tools for assessing unanticipated activities
- 3.2. investigate policy tools to provide for Interdependent Farm Activities (being interdependent and seasonal value-adding farm activities which change according to the season, business conditions, weather or other operational parameters, and which can include a range of activities eg, shop, restaurant, cellar door, teaching area, storage, kitchen, production area (food, food products, clothing, etc.), display area, etc operating as ancillary activities to primary production with different space arrangements and allocations by season or market orientation
- 3.3. investigate policy tools for standalone ‘roadside trading’ structures on private land adjacent to a public road
- 3.4. investigate suitable locations for agricultural support businesses located outside towns in areas with less-productive land capability

4. Primary production land management issues, including:

- 4.1. Review policy tools for development which is ancillary to primary production (eg, frost fans, environmental covers, specialist shedding)
- 4.2. Investigate policy tools for rural living and ancillary land uses in terms of allotment sizes, location, land capability activities, appropriate residential accommodation types, grouping and other relevant factors
- 4.3. Review planning policy applying to commercial forestry
- 4.4. Review planning policy applying to water extraction
- 4.5. Investigate practical and effective planning tools for managing changes of agricultural land uses which:
 - 4.5.1. enable timely changes between crops and other forms of agricultural productive activities with similar or lesser impacts on the land or water quality
 - 4.5.2. provide assessment tools for both anticipated and unanticipated activities
 - 4.5.3. clearly stated complying and non-complying forms of development for both anticipated and unanticipated activities.
- 4.6. expand 'winery type' to include cider, spirits, beer, and other forms of beverage production and investigate policy to address the needs of 'cellar door' style activities which may or may not be associated with production facilities
- 4.7. Review planning policy to provide policy clarity for farm shedding in its multitude of forms
- 4.8. Review planning policy for long-term non-agricultural activities adjacent to town boundaries (e.g. Birdwood Recreation Grounds/Oval, Birdwood Cemetery, Summerhill RACF)

5. Rural Housing:

- 5.1. Investigate policy options to provide adequate housing supply and types for farmers, employees and retired farmers
- 5.2. Investigate policy options to provide high amenity low-impact locations for rural living away from productive farm land

6. Policy Development Issues:

- 6.1. Review format and arrangement of the non-complying list and clearly identify activities and types of activities that are and are not acceptable in farming areas
- 6.2. Investigate the scope for using impact based policy tools in the rural areas of the District
- 6.3. Investigate policy implications of requiring agricultural viability as a criterion of rural land division
- 6.4. Investigate policy options to enable the best and most useful application of the PIRSA land capability PPPA based data
- 6.5. Review policy relating to 'farm land titles', with consideration of farmer uses of titles, titles as retirement income, titles as family inheritance, higher values for non-agricultural titles (for rural living), dwelling potential as a component of title value, number of dwellings per title, and land division policy, etc., to inform any possible options for a practical land division policy
- 6.6. Investigate policy relating to horses and horse related activities

- 6.7. Investigate policy controls appropriate to the expansion of existing agricultural, agricultural service, and tourism activities

7. Natural Resource Management:

- 7.1. investigate appropriate policy for a Watershed Overlay to manage:
 - 7.1.1. water quality and quantity
 - 7.1.2. waste water
 - 7.1.3. soil contamination
 - 7.1.4. any other water affecting activities
- 7.2. Investigate appropriate policy for environmental management issues, including:
 - 7.2.1. setback requirements from, and interaction with, watercourses and significant areas of native vegetation,
 - 7.2.2. bushfire risks
 - 7.2.3. flooding risks
- 7.3. Investigate existing policy alignment with NRM Plan and compare any new policy with NRM priorities and policy.

8. Interactions:

- 8.1. Investigate appropriate policy and buffers formats for the interaction areas between:
 - 8.1.1. urban and town boundaries and surrounding rural activities
 - 8.1.2. agricultural activities and non-agricultural activities
 - 8.1.3. incompatible agricultural activities
- 8.2. Investigate areas or places suited to becoming Settlement Policy Areas within the Watershed (Primary Production) Zone (e.g. Cudlee Creek, Ironbank)
- 8.3. Investigate nature and scale of interactions between the main agricultural production types, as a basis for understanding a need for buffers between uses and providing practical policy guidance.

9. Tourism:

- 9.1. Investigate appropriate policy for rural tourism activities, attractions, accommodation and facilities
- 9.2. Investigate suitable Tourist Routes into high value landscape and scenic areas, and to manage tourist traffic between major tourist sites both within and across the District
- 9.3. Investigate appropriate policy for the location and management of tourism activities along major tourism routes
- 9.4. investigate the integration of a variety of tourist accommodation types within the rural landscape and within the Watershed Overlay

10. Economic Development:

- 10.1. Investigate signage policy to reduce visual clutter, improve aesthetics, and be effective in announcing activities and guiding people to them to enhance economic development programs and improve the effectiveness and management of tourists.

- 10.2. investigate development assessment issues associated with ‘trails’ to connect farms, tourist accommodation, food places, cellar doors, etc
 - 10.3. Prepare agricultural uses signage policy for farm and rural activities.
 - 10.4. Prepare policies regarding possible suitable value adding activities for farmers
 - 10.5. Investigate the planning impacts of co-operatives.
11. Undertake such other investigations as the Council sees fit, subject to Section 25(3) of the Development Act, 1993

2.3 ANALYSIS

The initial public consultation was undertaken at the beginning of the Investigations process, instead of at the end. This reversal of the normal format recognised that the District’s farmers, rural landholders and rural townsfolk are well informed on rural issues and can provide practical and useful information to guide policy development. The consultation process was conducted under the banner “Making Farming Easier” to reflect Council’s awareness that the agricultural sector is stretched by existing regulation both in and outside the planning system.

After initial scepticism regarding Council’s intentions, the various audiences warmed to the idea that Council is genuinely seeking information on and wishing to become aware of their issues and actively listening for better information and solutions.

Almost 300 comments were received to guide policy development to “make Farming Easier”.

At the final meeting, conducted at Woodside before about 60 people, a Working Party of 10 farmers and rural residents was elected to inform the Rural Land Management Advisory Group and then Council, on how the almost 300 comments could practically and beneficially inform the development of planning policy through this DPA. The Working Party met 5 times to analyse the comments, and will meet again to monitor policy development as it proceeds.

The consultation process, and its comments, has provided planning staff, and ultimately government planners, with valuable information on how planning policy, agriculture and rural tourism can interact to the benefit of the District. The range of comments and the insights into the practice of farming and rural economic development have resulted in the above list of investigations to be conducted and a range of matters to be addressed by other means.

The information gathered through this process will build on work done by other peri-urban councils, Alexandrina and Mount Barker, and inform the development of rural planning and Watershed management policy for the State Government’s Planning Code.

List of Investigations	
INITIAL SO	REVISED SOI
<ol style="list-style-type: none"> 1. Primary Production Land Preservation 2. Primary Production Land Management Issues 3. Related issues and matters to be investigated: <ul style="list-style-type: none"> • Non-complying provisions • Water Issues • Natural Resource Management • Mineral Resources • Commercial Forestry • Waste Water Management 	<ol style="list-style-type: none"> 1. Zone Allocations 2. Retention of high quality agricultural land for primary production 3. Value adding for primary production activities 4. Primary production land management issues 5. Rural Housing 6. Policy Development Issues 7. Natural Resource Management 8. Interactions 9. Tourism 10. Economic Development

The revised list of Investigations has shifted the focus from a list of very ‘planning policy’ focused issues to a list of issues that go to the heart of rural regional planning and management. The revised list:

- provides for the linked analysis of rural and tourism zones
- addresses the management of rural land in the combined context of
 - retaining high quality land in production
 - using value adding activities to improve economic farm sustainability
 - planning policy to facilitate agricultural production and mitigate risks
 - buffer issues between incompatible agricultural production types and between agriculture and sensitive uses (housing, etc)
 - housing for farm owners, families and staff
- addresses tourism issues as a distinct topic
- addresses a number of economic development issues that are also planning matters, and
- recognises the work of other bodies into Natural Resources and Watershed Management.

Overall, the revised Statement of Intent recognises the input of those who attended the consultation sessions and places the policy development process into a wider, but more relevant, context.

It should be noted that the implementation of the new Planning System under the new Planning Development and Infrastructure (PDI) Act, is limiting the approval of new Development Plan Amendments to those which have economic benefit. This DPA is recognised by the State Government as being important to regional economic development. It is considered that the revised Statement of Intent will increase this importance.

2.4 OPTIONS

The Committee can:

1. Approve the current draft revised Statement of Intent for submission to the Minister for Planning for approval
2. Decline to endorse the current revised Statement of Intent
3. Propose significant changes to the revised Statement of Intent and defer its decision to endorse it until these suggested changes have been made.

Option 1 will enable the revised Statement of Intent to be forwarded to the Minister for Planning for approval to proceed.

Option 2 will stop the revised Statement of Intent process. Any work undertaken on this revised Statement of Intent will then have to be restarted.

Option 3 may cause delays, depending largely on the extent of the changes identified. Staff recommend that Option 1 be endorsed by the Committee in order to enable the revised Statement of Intent to be forwarded to the Minister for Planning for approval to proceed.

2.5 APPENDICES

- (1) Revised Statement of Intent
- (2) Initial Statement of Intent
- (3) Summary of Comments Received during the Consultation Phase

Appendix 1

Revised Statement of Intent

Appendix 2

Initial Statement of Intent

Appendix 3

*Summary of Comments Received during the
Consultation Phase*

2.6 Primary Production Lands Development Plan Amendment – draft revised Statement of Intent – Period of Confidentiality

- 1. That having considered at Agenda Item 16.1 in confidence under sections 90(2) and 90(3) (m) of the Local Government Act 1999, that an order be made under the provisions of sections 91(7) and (9) of the Local Government Act 1999 that the report, related attachments and the minutes of SPDPC and the discussion and considerations of the subject matter be retained in confidence until public consultation has commenced,**
- 2. Pursuant to section 91(9) (a) of the Local Government Act 1999, that the SPDPC delegates the duty to conduct an annual review of the confidentiality order to the Chief Executive Officer, or his sub-delegate.**
- 3. Pursuant to section 91(9)(c) of the Local Government Act 1999, that SPDPC delegates the power to revoke the confidentiality order in part or in full to the Chief Executive Officer.**