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by Peter Chamberlain

# Lincoln Planning Review





New Zealand's specialist land-based university

Lincoln Planning Review is prepared by Lincoln University students with staff assistance and the views expressed in this publication are those of the individual writers. While Lincoln University may or may not agree with the views expressed, the University is proud to support the work being done by LPR to raise, discuss and debate important planning issues.

# Lincoln Planning Review

Volume 2, Issue 2

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## Lincoln Planning Review

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### Contact LPR:

Editor  
LPR  
c/o NRE Building  
PO Box 84  
Lincoln University  
Lincoln 7647  
Canterbury  
New Zealand

[www.leap.ac.nz](http://www.leap.ac.nz)

Email: [LPR@lincoln.ac.nz](mailto:LPR@lincoln.ac.nz)

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Front cover:  
Chris Booth sculpture and native McCaskill garden  
Photo: Sacha Murray

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**Volume 2, Issue 2, August 2010**

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## The younger generation pulls through...

At the joint conference of the Planning Institute of Australia/New Zealand Planning Institute in Christchurch 700 CDs containing copies of the first three issues of the *Lincoln Planning Review* (the first two named as *Lincoln University Planning Review*) were distributed in the participants' kitbags. This marked a new success for collaboration between Lincoln University, the NZPI and the Lincoln University Planning Association. This achievement was accompanied by a slightly shortened version of Felicity Boyd's LPR article on small owner-operated brothels appearing in the March 2010 issue of *Planning Quarterly*. A comment on the LPR experience written by members of our editorial board was also published in the same issue of *PQ*, and we have received strong positive comment from lawyers on Robert Makgill's timely peer-reviewed article on water rights and that other articles are being drawn on by policy analysts in central and local government.

It continues to be my pleasure to be associated with the keen bunch of students who do all the work on the LPR as an extra-mural, non-funded, non-graded, often frustrating activity. Those who think the younger generation is 'shallower', 'me' focused, can't write, and lacks concentration and dedication have not met the LPR team!

Unlike previous issues, this issue was largely driven by undergraduate students and they have continued to strengthen the processes and innovate in a way that bodes well for the future of LPR and for the planning and environmental management professions. Enjoy!



Hamish G. Rennie, Editor-in-Chief  
(and a staff member of Lincoln University)

## Editorial

**Nick Williams and Kelly Fisher\***

Welcome to Volume 2 issue 2 of the *Lincoln Planning Review*.

Each issue sees the *Lincoln Planning Review* move from strength to strength and what began simply as an ambitious vision in 2008 is coming steadily to fruition. This could not have happened without your contributions, as well as the commitment and the many voluntary hours given by a dedicated group of students who diligently source the content, proof, and produce the end product you see today. Behind the scenes, students are drafting policy, conducting reviews, and working together to keep the helm of the ship on a steady course of progress and development. The new skills honed in the

*Lincoln Planning Review* process enable students to learn the ropes of organisation and procedure in a real world situation. For this, all of us are grateful to have the opportunity.

A very promising area of growth the *Review* has seen since its inception in 2008 is the inclusion of double blind peer reviewed material. As you well know the peer review process ensures credibility while it's also helping to raise the standard of featured articles. For this issue we are pleased to bring to you two peer reviewed articles. We trust you will enjoy reading both Roy Montgomery's article, *Planning education and the role of theory in the new millennium: a new role for habitat theory*, and Emma Thomas's, *Coastline Controversy; Subdivision at Purau Bay, Banks Peninsula*. Following last issue's initial peer reviewed article, Robert Makgill's, *A New Start for Fresh Water: Allocation and Property Rights*, we received a significant amount of positive feedback. Thank you to all of those of who have been involved, both authors and reviewers, in the peer review process.

A topic on the minds of many recently has been the long running issue of water rights and governance in Canterbury, and the recent enactment of the "ECan Act", which among other things, replaced elected Regional Councillors with government appointed commissioners. Only time will tell how effective this Act of Parliament will be in achieving one of its key purposes, solving Canterbury's highly contentious water issues. On that note we're pleased to bring you a summary of the comprehensive report written by Adrienne Lomax, Ali Memon, and Brett Painter on the much vaunted Canterbury Water Management Strategy. Other related articles include an opinion piece by Ann Brower which originally featured in the Press. We're sure these will be of particular interest.

During the 2009/2010 summer period many students were busy conducting research on a variety of different planning issues. The Summer research presented an opportunity for students to improve the quality of their research techniques while also providing a chance to interact with university lecturers, governmental departments, interest groups, and the community. A requirement of the Programme was that a final report be composed with all the key findings. In this edition of the *Lincoln Planning Review* you will find summaries on a selection of this research with links to the full reports for you to utilise if you so desire.

Finally, the LPR team are continually looking for new ideas or ways to improve the publication. Your feedback is always welcome as it is an important part of our future development. We trust you will find this issue of *Lincoln Planning Review* an enjoyable read and on behalf of the Editorial team we thank you very much for all of your support.

To contact LPR to place feedback or to contribute please email [LPR@lincoln.ac.nz](mailto:LPR@lincoln.ac.nz)

\* Nick and Kelly have been Content Operational Editors for this issue. They are in their 3<sup>rd</sup> year completing a Bachelor of Environmental Management and Planning. Both intend on commencing postgraduate study in 2011.

## Coastline Controversy: Subdivision at Purau Bay, Banks Peninsula

Emma Thomas\*

### Introduction

As beachside developments continue to sprawl along New Zealand's shores, the fate of our coastlines has become a constant subject of debate (Peart, 2009; Rennie, 2010). Stunning headlands and ridgelines may be the perfect place for panoramic views but should it be someone's private property or a public lookout? Million dollar mansions have become a common sight in the former Banks Peninsula District and while they can bring various benefits through growth, others are beginning to question whether subdivisions of these visually sensitive areas should be allowed to continue. The latest Canterbury community to enter the debate on coastal development is that of Purau Bay in Banks Peninsula. While they are no strangers to this widespread issue, an application for a new residential subdivision in the area brought this topic to a new personal level. This proposal once again sparked the debate over progress versus preservation, and the future of this peaceful bay is now at a crossroads.

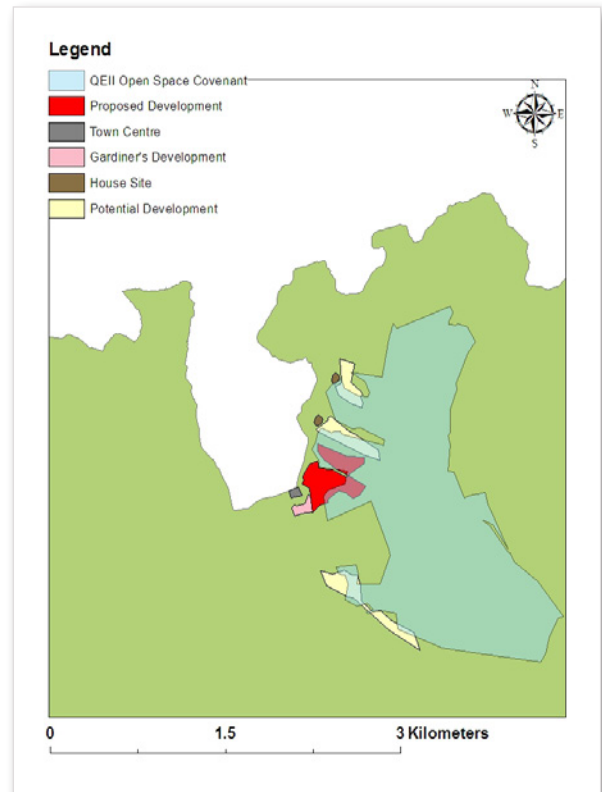
### Actions

In April 2006, Purau Properties Ltd submitted a resource consent proposal to the Christchurch City Council (CCC) in order to develop a subdivision at 16 Camp Bay Road, Purau, Banks Peninsula (Fiona Ashton Consultancy Ltd, 2008). This proposal concerned the subdivision of 286 ha of land, located on the eastern slopes of Purau Bay, into 80 lots; 67 residential lots ranging from 1500 m<sup>2</sup> to 7000 m<sup>2</sup>, a 225 ha rural lot and a 40 ha lot. The property is located in the Rural Zone of the Banks Peninsula Proposed District Plan (BPPDP) and extends from Camp Bay road up to a maximum height in the order of 600m above sea level on the western slopes of Mount Evans (Christchurch City Council (CCC), 2009). Due to the sensitive nature of the subdivision's location, the CCC held several public and private meetings on the matter, which ended in a rejection of Purau Properties's proposal (K.Wilson, personal communication, July 21, 2010). It was deemed that the proposal did not comply with the minimum lot size of the area (Rural Zone) which was set at 40ha. It was not amenable to resource consent and instead would require a plan change (K.Wilson, personal communication, July 21, 2010).

Undiscouraged by the initial setback, Purau Properties Ltd amended their proposal and submitted a resource consent application to CCC on 8th January 2007 (CCC, 2009). This application saw the replacement of the initial 80 lots proposal with seven 40 hectare allotments. Despite this change, CCC were unhappy with the awkward allotment shapes that resulted and issues over residential access and building locations were yet to be addressed (CCC, 2009). The proposal was subsequently amended so that both Lot 6 & 7 were to be 40ha, with Lots 1 – 5 (ranging in area from 6.74ha to 11.36ha), being subject to an amalgamation condition with two larger additional lots, Lots 8 and 9 (CCC, 2009). As Lot 8 made up the balance of the smaller residential Lots, it allowed the overall dwelling density

to remain at 1 per 40ha, as required by the BPPDP. Condition 12 of the consent prevents any dwelling from being erected on Lot 8 or Lot 9 (CCC, 2009).

Location Map for the Purau Development 2007



Produced by Mark Burgess, LPR cartographer

The proposal was assessed against the Banks Peninsula Proposed District Plan, which is not yet operative, in addition to its predecessor the Transitional District Plan (Mt Herbert Section) and classed as a Discretionary Activity. CCC deemed the proposal to be in accordance with rules pertaining to these types of activities and thus Purau Properties Ltd was granted resource consent on the 16th March 2009.

### Issues

The proposed subdivision in Purau Bay, though economically significant for its landowners, also has important historic and cultural values. Purau Bay is considered to be one of the oldest Maori sites of settlement on Banks Peninsula (Horomaka) and was once said to be the home of a taniwha called Tuna Tuoro (Oglivie, 1970). Ngai Tahu, the most recent Maori tribe to settle the area, sold Purau to several early English settlers before it was acquired by H.D. Gardiner in 1874 (Christchurch Property, 2005). One important feature of this area is the historical Purau Station Homestead which is listed under Section IV (Schedule of protected buildings, objects and sites) of the Banks Peninsula Proposed District Plan (BPPDP). Purau Station continued under the ownership of the Gardiner family until 2005 when

286 ha were subdivided off the original 323 ha title and sold to Purau Properties Ltd (Christchurch Property, 2005). Though the iconic homestead was not included in the sale, it sits adjacent to the new subdivision which may affect the scenic value of the Homestead and its surrounding 36 ha block.

A new subdivision in Purau Bay is also contentious for environmental reasons and could potentially compromise the ecological and scenic integrity of the landscape. Part of the site owned by Purau Properties has also received official recognition for its unique ecological and amenity values; the first by the Department of Conservation's Protected Natural Areas Programme (PNAP) in 1997, the second by the Banks Peninsula Landscape Study, undertaken by Boffa Miskell in 2007. As such, the site has been named as both a 'Recommended Area of Protection' (for ecological values) (DOC) and 'Outstanding Natural Landscape' (Boffa Miskell) (Fiona Ashton Consultancy Ltd, 2008). However these classifications have been contentious in themselves and at the centre of several Council Hearings and an Environment Court Case (Decision No. C 113/2008 regarding Variation 2 to the BPPDP (K.Wilson, personal communication, July 21, 2010)).

The applicant, in seeking to obtain resource consent, could not overlook the significant ecological and scenic value of the area and in 2008 declared that they would dedicate 225 ha of the total 286 ha to create a QEII open space covenant (Fiona Ashton Consultancy, 2008). A QEII open space covenant is a legally binding agreement which is registered on the title of the land and thus binds all subsequent landowners to this protection. It allows landowners to retain ownership over that land while binding them to a protective agreement of that land. Private property rights are not affected in any other way; Purau Properties and subsequent landowners are responsible for its ongoing management. A particular feature of a QEII open space covenant is that a QEII regional representative visits each covenant every two years to monitor its condition and identify any issues which do not meet the covenant objectives. This could include reporting on aspects such as pest control, species management, and restoration methods (QEII National Trust). Nationwide there are 3,189 registered covenants, with 211 (totalling 13,390ha) located in the Canterbury region (as at 30 June 2009). The size of the proposed Purau covenant at 225 ha would be well above the regional average of 54.7 ha (QEII National Trust). However, no condition on the consent requires such a covenant with the prevention of dwellings on lots 8 and 9 being the only required restriction. Whether the owners will proceed with a covenant is not certain and may well be for a smaller area.

In considering this consent, it is important to note that it would have been extremely difficult for Purau Properties to develop this 225 ha land. The steep terrain towards Mount Evans would not only be difficult and expensive to build on, but impinge on the scenic value of the volcanic ridgelines. Part of the applicant's site retains its 'Outstanding Natural Landscape' and this adds to the degree of protection it receives. Therefore it is questionable whether this proposal to covenant the land would actually provide compensating benefit.

## The Planning Context

Creating a subdivision in Purau Bay requires compliance with

the Banks Peninsula Proposed District Plan (BPPDP). Two sections of particular significance to this proposal are Chapter 19, relating to the Rural Zone, and Chapter 31, relating to Subdivisions. Both chapters recognise that residential developments in the Rural Zone have the potential to lead to adverse effects on the character and rural amenity values of these areas, therefore such proposals must be assessed against the relevant provisions and objectives in order to gain resource consent. This particular proposal is extremely complex in that the Transitional District Plan, predecessor to the BPPDP, is also relevant. This is because the Banks Peninsula District Plan is still proposed and not yet operative. There are also some discrepancies between these two planning documents. For example, the status of this subdivision under the BPPDP is that of a non-complying activity, whilst under the Transitional Plan, by virtue of Section 77C(1)(b) of the Act, it is a discretionary activity (CCC, 2009). This is further explained by an excerpt from the resource consent decision for the Purau Bay Subdivision:

Ordinarily the proposal would be required to be processed under the more stringent category as a non-complying activity. However, in this case, the application was lodged prior to the decision of the Environment Court... regarding Variation 2 (in 2008). That being the case, Section 88A is relevant i.e. the status that the application had under the Plan, prior to the decision of the Court, remain the same irrespective of the subsequent changes to the plan (CCC, 2009; p. 9).

Therefore this proposal did comply with standards set out in Rule 3.1 in the unamended BPPDP (p.266) which state:

- 3.1 *The creation of a new site with a minimum net site area greater between 20ha and 40ha (sic) and not located within an Interim Coastal Protection Area or Interim Outstanding Natural Features and Landscape Protection Area as shown on the Planning maps, provided the following standards are met;*
  - 3.1.1 *Any identified building platform on the site is below 160 amsl (above mean sea level)*
  - 3.1.2 *80% of the site is below 160 amsl*

CCC deemed that Lots 1 – 5, which were the only allotments that met the definition of site, satisfied the above standards given the sites are all located close to the valley floor or coastline.

The main implication of the compliance with these standards is that CCC concluded that there was no formal affected party status hence the Purau proposal was not publically notified, although the CCC did undertake public consultation, hold community meetings and circulate email updates to residents (K.Wilson, personal communication, July 21, 2010). Many Purau residents still feel unhappy at being isolated from the Council's decision-making processes.

## Local Action

As subdivisions continue to pop up along the coastline, Purau residents have taken several approaches to try to protect the natural and intrinsic values of the area. Such efforts have included the formation of the Uniquely Purau Society Incorporated (UPSI) made up of local residents.

UPSI have made several submissions to CCC including that on the Proposed Change to the Canterbury Regional Policy Statement (RPS) in 2007. In this instance, UPSI advocated for Banks Peninsula to be included in the Urban Development Strategy (UDS) Boundary so that the new RPS provisions would be also extended to the area. They hoped this action would provide Purau and the rest of the Peninsula with extra protection from development as well as improved transport and wastewater facilities. However, this appeal was rejected by the hearing's Commissioners due to the Banks Peninsula area being "beyond the scope" of the RPS.

In light of subdivision proposals in Purau, UPSI held a Community Planning Weekend which aimed to gauge local opinion on the current issues in the area. A report of this two day event was then provided to the Christchurch City Council in a submission on the Long Term Council Community Plan (LTCCP). This report raised issues of accessibility, sustainability, and addressed the new development. The position taken by UPSI was that if subdivision was necessary, it should be gradual, sensitive to community aspirations, strategic and be matched with required infrastructure improvement. Despite the recognisable effort that was put into this report, it seems CCC has yet to act on it.

## Community Outcomes

Public opinion on new subdivision in Purau Bay and the Banks Peninsula district remains relatively polarised. While some are more active in resisting development of sensitive coastal areas, others argue that change is necessary if the Peninsula is to maintain and grow its social and economic base. Purau residents, whether they agree with this growth or not, are hopeful that certain positive outcomes will arise from this proposal. One of the main benefits that these residents hope for is the improved provision of public services including water reticulation and waste water disposal. The latter service is in particular demand as issues of potentially failing septic tanks and the resulting discharge into waterways become more prevalent. Unfortunately for Purau residents, these improvements are unlikely to happen in concert with the development for several reasons. The first is because the rules for rural zones specifically address and go against proposals that would increase the demand on services. The second is that there is no requirement for the developer to provide them and if they do, these systems will not require connection to networked infrastructure. Currently the BPPDP allows residents to dispose of effluent and wastewater on sites with a minimum net size of 1000m<sup>2</sup> (K.Wilson, personal communication, July 21, 2010). As the sites within the Purau subdivision meet this requirement, each site will have to provide its own system for treating waste (e.g. by a multi-chamber system). This also means that costs of the systems will fall on the residents rather than the community and that each lot will have to apply to Environment Canterbury (Canterbury Regional Council) for resource consent to discharge stormwater onto land. In the meantime the Purau residents are forced to wait until the CCC delivers effective wastewater treatment services, but unfortunately the timetable for such services has been deferred until 2019.

## The Future for Banks Peninsula

Other residential developers, encouraged by Purau Properties Ltd's success, have also put forward applications to subdivide land in the Purau Bay area. A resource consent that has been recently granted is that of the old Purau Bay Holiday Park into three Lots. The Holiday Park, established in the 1960s, has been a prominent feature in Purau until rising costs and lower visitor numbers forced its closure in April 2009. The owners say this development was planned regardless of the closure of the holiday park (Greenhill, 2009). Moepuku Peninsula in Lyttelton Harbour, looks to be the next coastal area under the threat of subdivision, though CCC has not yet received an application (K.Wilson, personal communication, July 21, 2010).

## Conclusion

Though further development in Purau Bay may be a contentious issue among local residents, it is very likely to go ahead. It is hard to predict how a new subdivision will impact on the character of this small beachside community but a larger population may have the potential to increase the economic base and bring much desired services to the area. However, in doing so, it could also compromise the unique landscape values that Purau Bay locals and non-locals love and admire. The responsibility for protecting sensitive and outstanding landscapes in Banks Peninsula lies with Christchurch City Council, within the BPPDP and other relevant planning documents. These must be robust enough to decide whether subdivisions of sensitive, high amenity areas are allowed to proceed.

Though there are several provisions that address these areas, it is not the document but how they are interpreted and applied that will determine their fate. More importantly, in the absence of formal identification and strong protection, there will be increased potential for progressive urban creep. In many respects, the Purau Bay subdivision proposal typifies the issues facing residents of rural Banks Peninsula and other coastal areas in New Zealand. Our picturesque locations continue to be encroached on, highlighting the need to lay stronger legislation and conduct more thorough assessments. Councils need to consider the balance between the character of settlements and urbanised suburbs and be far more cognisant of the wishes of the entire community, not just the developers. We need to take a more precautionary approach towards coastal development and one that is more inclusive of the communities that reside there.

*\* Emma completed her Bachelor of Environmental Management at Lincoln University in 2009 and is currently studying towards a Post Graduate Diploma in Environmental Science at Canterbury University.*

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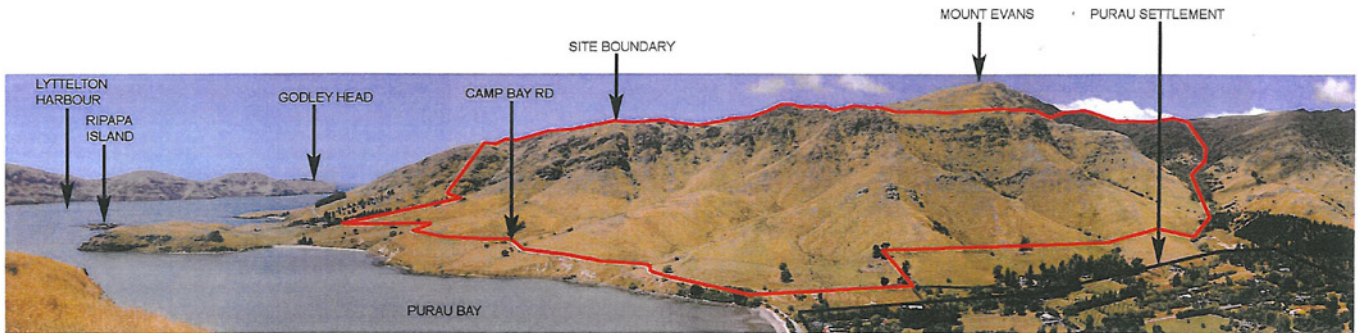
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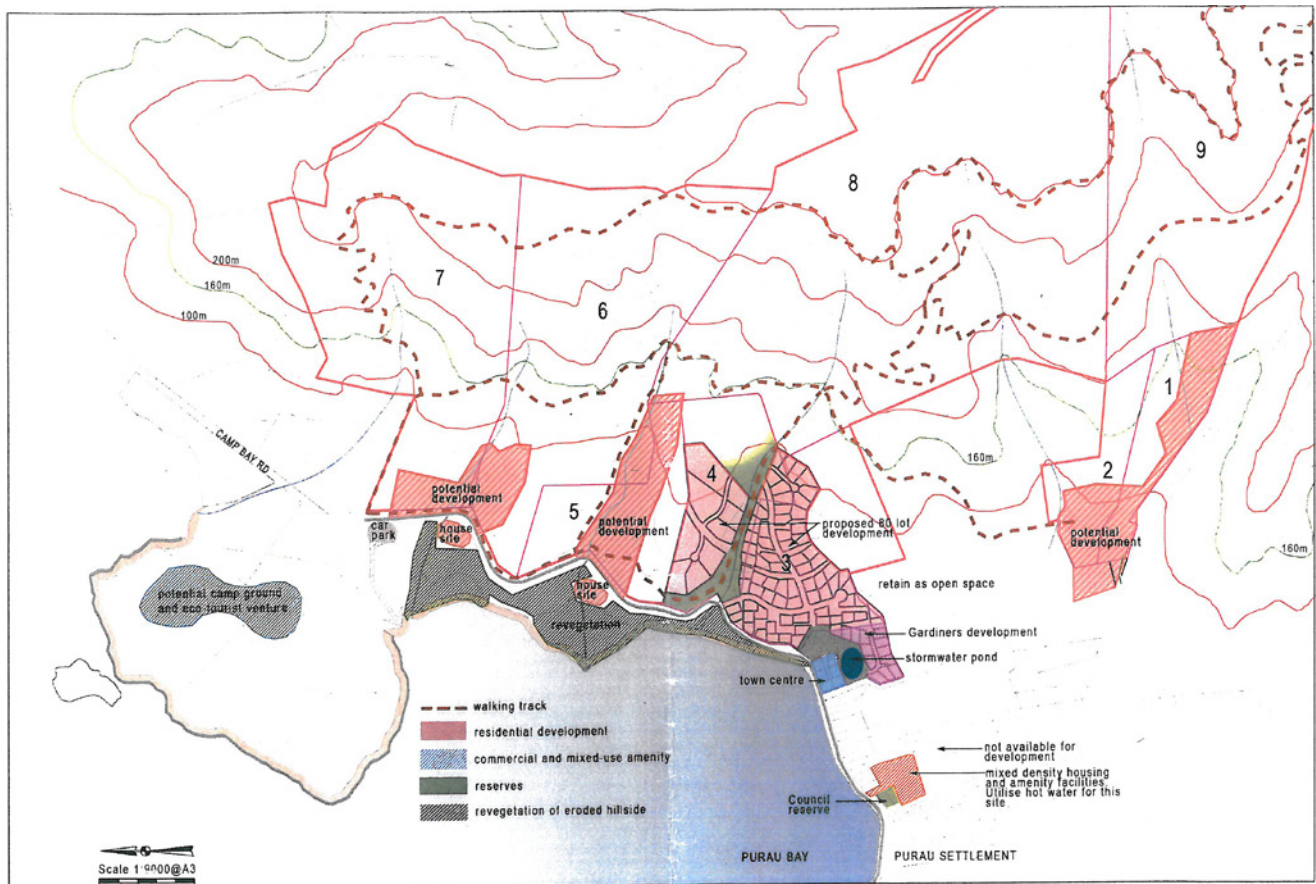
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VIEW OF THE SITE AND PURAU SETTLEMENT

Cartographer unknown; Reproduced with permission of Henry Santipongchai of Harcourts, Land agent for Purau Properties.

Purau Development Concept Plan 2007



CHRIS GLASSON  
Landscape Architects Ltd

**Survus**  
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Purau Development Concept Plan  
Land Use Concept

01/April/09

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# Planning Education and the Role of Theory in the New Millennium: A New Role for Habitat Theory?\*

Roy Montgomery\*\*

## Introduction

In the last two decades of the twentieth century, planning pedagogy in New Zealand responded to broader intellectual and social trends, and, arguably, indirect political pressures, with a turn or return, depending upon one's view of planning history, to matters of process. I would describe this as a retreat rather than return. For example, the widespread rhetoric around the introduction of the Resource Management Act (RMA) in 1991 was that management would now be effects-based. Rather than formulate prescriptive or proscriptive policies, planners were to concentrate instead on guaranteeing that the process of assessing, approving or rejecting applications, handling appeals and monitoring consents was conducted in an efficient, transparent and democratic manner. Consequently, in the planning practice literature of the 1980s and 1990s and the first several years of the new millennium, the main emphasis was on best practice guides or protocols. For example, in New Zealand the 2005 Urban Design Protocol, published by the Ministry for the Environment, argues that good urban design follows the "seven 'c's": context, character, choice, connections, creativity, custodianship, and collaboration.<sup>1</sup> While such principles have merit, they require what I would term the eighth 'c': content that operationalises the principles (i.e., what actually makes for durable urban design). Disappointingly, the Urban Design Protocol shies away from saying anything about what is good versus bad urban design.

This is not to say that no urban design theories or approaches have emerged during this period. A notable academic perspective has been provided by J. Douglas Porteous, particularly in *Environment and Behavior: planning and everyday human life* and *Environmental Aesthetics: ideas, politics and planning*, where it should be noted considerable attention is given to the theory I am going to discuss below.<sup>2</sup> Yet perhaps because of the titles he has given to his works or their disciplinary breadth they seem to have been overlooked as planning texts. Of course there have also been substantial practical developments in urban design under rubrics such as postmodernism, new urbanism, postmodern urbanism, green urbanism and urban ecology.<sup>3</sup>

- 1 See New Zealand Ministry for the Environment and Urban Design Advisory Group (N.Z.). *New Zealand Urban Design Protocol* (Wellington, N.Z.: Ministry for the Environment, 2005).
- 2 J. Douglas Porteous, *Environment and Behavior: Planning and Everyday Urban Life* (Reading, Mass.: Addison Wesley, 1977), J. Douglas Porteous, *Environmental Aesthetics: Ideas, Politics and Planning* (London: Routledge, 1996).
- 3 Timothy Beatley and ebrary Inc., "Green Urbanism Learning from European Cities," (Washington, DC: Island Press, 2000), Andres Duany et al., *Andres Duany and Elizabeth Plater-Zyberk: Towns and Town-Making Principles*, 2nd . ed. (New York: Rizzoli, 1992), Andres Duany, Elizabeth Plater-Zyberk, and Jeff Speck, *Suburban Nation: The Rise of Sprawl and the Decline of the American Dream*, 1st ed.

However, these movements do not appear to have coalesced as a particular approach to planning and indeed they often appear to be contradictory if not exclusive of each other.

In this discussion I am going to take what may seem to some to be either a radical or retrograde turn, perhaps both, and argue that planning can and should talk about what works for people, whether in urban or non-urban settings, in the places that they



(New York: North Point Press, 2000), Nan Ellin, *Postmodern Urbanism*, Revised edition. ed. (New York: Princeton Architectural Press, 1999), Douglas Farr, *Sustainable Urbanism: Urban Design with Nature* (Hoboken, N.J.: Wiley, 2008), Tigran Haas, *New Urbanism and Beyond: Designing Cities for the Future* (New York: Rizzoli, 2008), Peter Katz, Vincent Joseph Scully, and Todd W. Bressi, *The New Urbanism: Toward an Architecture of Community* (New York: McGraw-Hill, 1994), John M. Marzluff, *Urban Ecology: An International Perspective on the Interaction between Humans and Nature* (New York: Springer, 2008), Rutherford H. Platt and Lincoln Institute of Land Policy., *The Humane Metropolis: People and Nature in the 21st-Century City* (Amherst: University of Massachusetts Press in association with Lincoln Institute of Land Policy, Cambridge, 2006), Robert Venturi and Museum of Modern Art (New York N.Y.), *Complexity and Contradiction in Architecture*, ed. York New and Art Museum of Modern, 2d . ed., *Papers on Architecture* (New York), Boston: Museum of Modern Art ; distributed by New York Graphic Society, 1977), Robert Venturi, Denise Scott Brown, and Steven Izenour, *Learning from Las Vegas* (Cambridge, Mass.: MIT Press, 1972).

live, work, play and die (i.e., their habitats); to do that I am going to reprise a theoretical area that emerged in the 1970s and 1980s under the rubrics of prospect-refuge-hazard (PRH) theory and habitat theory. By way of example I am going to refer to the Christchurch Arts Centre and the recently proposed School of Music design, and attempt to demonstrate how using these concepts assists one to make judgements regarding the design merits of proposed buildings when they are lodged as resource consent applications.

## Prospect-refuge-hazard (PRH) or habitat theory

Although a number of landscape architects may be aware of these theories, most in the planning world are not. I think this is true for two reasons. Firstly, the theories have derived from the putatively trans-disciplinary realms of environmental psychology and environmental aesthetics and hence they may seem too abstract or remote from the everyday business of planning. Secondly, frequent associations have been made between habitat theory and ethology, socio-biology and human evolutionary theory, culminating in Edward Wilson's coining of the term 'biophilia' and much writing around a so-called 'Biophilia Hypothesis'.<sup>4</sup> This has worried academics, especially those geographers and sociologists mindful of the regressively deterministic tendencies of the human ecology discipline that appeared in the earlier decades of the twentieth century. Human ecology is still *déclassé* in many liberal institutions. Indeed, it seems fair to say that social (and to a lesser extent cultural) constructionism, while intellectually suspect for many on the grounds of its subjectivity, holds greater sway than 'environmental constructionism', as it were. My argument is that one can use the constructs of habitat theory without having to surrender to biological essentialism.



Prospect-refuge theory was first advanced by geographer Jay Appleton in the mid-1970s in *The Experience of Landscape*. His claim, illustrated principally by way of analysis of European landscape paintings of the past few centuries, is that certain landscapes appeal to human beings because of their representation of elements necessary for human survival at a biological level. That is, the scenes offer opportunities for seeing without being seen or a balance between prospect and refuge.<sup>5</sup> Water plays an important part in the prospect schema because of its

4 Stephen R. Kellert and Edward O. Wilson, *The Biophilia Hypothesis* (Washington, D.C.: Island Press, 1993).

5 See Jay Appleton, *The Experience of Landscape* (London, New York,; Wiley, 1975).

centrality to biological survival. That, it has been argued, is why river-front, lake-front and coastal real estate commands such a premium in certain societies. Appleton also introduces the concept of hazard (hence the use of PRH as an abbreviation later in this discussion) to acknowledge the importance of risk in sharpening human survival capability which, he argues, is why we are attracted not only to scenes of safety but also to those indicating danger.<sup>6</sup> One could argue that the alarming statistics for drowning in New Zealand reflect the ambiguous status of water as both resource and hazard: we cannot stay away from it and it often kills us. Appleton sometimes uses the term 'habitat theory' to describe these ideas.<sup>7</sup>

At around the same time that Appleton was formulating this theory others were speculating about the transition of early hominids from densely forested environments to more open savannah.<sup>8</sup> As Appleton later acknowledges, other dimensions, particularly Gibson's notion of 'affordance' (i.e., what a particular scene affords its viewer in potential if not actual terms), enriched this theory.<sup>9</sup> Further reinforcement, according to Appleton, is to be found in the work of Rachel Kaplan and Steven Kaplan, Stephen Bourassa, and Grant Hildebrand.<sup>10</sup> Briefly, the Kaplans contribute the qualities of coherence, complexity, legibility and mystery to the framework of what humans need or prefer in their environments, and 'preference theory' has become closely linked to the Kaplans' work.<sup>11</sup> An environment is preferred when it has enough, but not too much, of these elements. Bourassa puts forward the schema of biological laws, cultural rules and personal strategies as shaping human perception of the environment.<sup>12</sup> Hildebrand, going against the conventional application of prospect-refuge theory to natural landscapes, turns the theory towards the architecture of Frank Lloyd Wright, arguing that what makes his buildings 'work' is their harmony of prospect, refuge and hazard. This is demonstrated best in one of Wright's most famous commissions, 'Falling Water'.<sup>13</sup>

6 Jay Appleton, *The Experience of Landscape*, Rev. ed. (Chichester; New York: Wiley, 1996).

7 Appleton, *The Experience of Landscape*, Jay Appleton, *The Symbolism of Habitat: An Interpretation of Landscape in the Arts*, The Jessie and John Danz Lectures (Seattle: University of Washington Press, 1990).

8 Gordon H. Orians and Judith H. Heerwagen, "Evolved Responses to Landscapes," in *The Adapted Mind*, ed. Jerome H. Barkow, Leda Cosmides, and John Tooby (New York; Oxford: Oxford University Press, 1992).

9 Appleton, 1996, op. cit. p. 239. See James Jerome Gibson, *The Ecological Approach to Visual Perception* (Boston: Houghton Mifflin, 1979).

10 Appleton, 1996, op. cit. pp. 239-253.

11 Rachel Kaplan and Stephen Kaplan, *The Experience of Nature: A Psychological Perspective* (Cambridge; New York: Cambridge University Press, 1989), Rachel Kaplan and Stephen Kaplan, *Humanscape: Environments for People* (Ann Arbor, Mich.: Ulrich's Books, 1982), Stephen Kaplan and Rachel Kaplan, *Cognition and Environment: Functioning in an Uncertain World* (Ann Arbor, Mich.: Ulrich's, 1982).

12 Steven C. Bourassa, *The Aesthetics of Landscape* (London; New York: Belhaven Press, 1991);

13 Grant Hildebrand, *The Wright Space: Pattern and Meaning in Frank Lloyd Wright's Houses* (Seattle: University of Washington Press, 1991).

## Criticisms and missed connections

There has been heated debate about the socio-biological basis to prospect-refuge theory. The principal criticisms are as follows:

- There is no theory as such, merely some speculation about environmental aesthetics based on looking at old oil paintings and watercolours of the English, Dutch or German countryside, or showing students slides or photographs of scenes with varying degrees of wildness or urbanisation and asking them which they prefer.
- There is too much reliance on some of the generalisations that have been made about hominid evolution, particularly the idea that the shift from forests to savannah was a necessary adaptation. This then becomes grounds for explaining why present-day phenomena such as urban parklands are so popular, i.e., they fit with some ancestral niche. For example, Hagley Park is as it is and is so popular with visitors from different parts of the world because it appeals to our instincts.
- In line with controversial claims about human evolution providing evidence of 'inherent' male roles as hunters and women as gatherers, spurious connections are made about continuing male preferences for prospect views and locations and female preferences for refuge spaces and symbolism. Thus, for example, if a man were to visit an open city space in Christchurch such as Hagley Park, he would instinctively have his eyes on game opportunities in the open, in the canopy, or on the river; a visiting woman would look for hollowed out boughs of trees or groves of vegetation handy to a stream.
- Too much attention has been given to 'natural' landscapes, and urban environments are given attention only where they contain 'green' elements.



I think these criticisms are valid. The biology-as-destiny argument is simply too glib. More importantly for planners, the positive dimensions of the 'urban jungle' are not considered in any depth by many PRH proponents. This is regrettable, not least because, although the names and titles are sometimes referenced by PRH researchers, the more direct connections with some of the classic urban design literature of the post-World War II era are not made. For example, in the early 1960s Gordon Cullen's *Townscape* and Kevin Lynch's *The Image of the City* provided compelling and well-illustrated arguments for what works and what doesn't work in urban environments; they were less pre-occupied with notions of authentic nature in cities

or their environmental impoverishment, concentrating instead on what was there.<sup>14</sup> Later, Peter Smith, using psycho-physiological evidence about the structure of the human brain (i.e., hemispheric lateralisation) introduced the concept of a discrete urban grammar or rules of (optimal) communication for urban design in *The Syntax of Cities*.<sup>15</sup> For present purposes, let us consider Cullen's criteria for good design of 'place' and 'content' in his casebook on 'serial vision':

Place: possession; occupied territory; possession in movement; advantage; viscosity; enclaves; enclosure; focal point; precincts; indoor landscape and outdoor room; outdoor room and enclosure; multiple enclosure; block house; insubstantial space; defining space; looking out of enclosure; thereness; here and there looking into enclosure; pinpointing; truncation; change of level; netting; silhouette; grandiose vista; division of space; handsome gesture; closed vista; deflection; projection and recession; incident; punctuation; narrows; fluctuation; undulation; closure; recession; anticipation; infinity; mystery; the maw; linking and joining; pedestrian ways; continuity; hazards.

Content: juxtaposition; immediacy; thisness; seeing in detail; secret town; urbanity; intricacy; propriety; bluntness and vigour; entanglement; nostalgia; the white peacock; exposure; intimacy; illusion; metaphor; the tell-tale; animism; noticeable absence; significant objects; building as sculpture; geometry; multiple use; foils; relationship; scale; scale on plan; distortion; trees incorporated; calligraphy; publicity; taming with tact.<sup>16</sup>

Similarly, Lynch has a five-part framework for the 'city image': paths; edges; districts; nodes; landmarks.<sup>17</sup> He argues that these elements are what people use to read their environments, and good urban design acknowledges and works with these basic elements. PRH theory advocates could and should have done more, in my view, to situate the types of elements described by Cullen and Lynch in any Appleton/Kaplan and Kaplan/Gibson-derived prospect-refuge-hazard-affordance-coherence-complexity-legibility-mystery schema or matrix. The only serious attempt to do something of this order that I have encountered in my current research, and it is an intriguing proposition worthy of more scrutiny, is Ke-Tseung Han's reading of the Chinese concept of Feng Shui in choosing sites against PRH theory.<sup>18</sup> It is also worth noting that the literature on designing spaces for people who have been designated as having a certain status (e.g., children, elders, criminals, the ill or infirm) is vast, and there is underlying consensus that sympathetic, adventurous, stimulating and restorative environments are beneficial to these 'classes' of people.

14 Gordon Cullen, *Townscape* (London [England]: Architectural Press, 1961), Kevin Lynch, *The Image of the City* (Cambridge [Mass.]: Technology Press & Harvard University Press, 1960).

15 Peter F. Smith, *The Syntax of Cities* (London: Hutchinson, 1977).

16 Cullen, op. cit. pp. 17-86.

17 Lynch, op. cit. pp. 46-48.

18 Ke-Tseung Han, "Traditional Chinese Site Selection - Feng Shui: An Evolutionary/Ecological Perspective," *Journal of Cultural Geography* 19, no. 1 (2001).

Why, then, don't we design public and private spaces for 'ordinary adults' with more care? In my view, too much is left to the notion of private 'tastes,' the professional genius of architects, and the timidity of professional planners and planning educators reluctant to make calls on or help others discern what is good versus bad urban design. In the remainder of this paper I will attempt to illustrate that habitat theory can help us decide between good and bad.



### The Christchurch Arts Centre and the resource consent application for the proposed new School of Music for the University of Canterbury

For the uninitiated, the Christchurch Arts Centre is the former site of Canterbury University College. The University began leaving this site for a new, larger location in the suburb of Ilam in the 1960s; the final departure occurred in the mid-1970s, when, ironically, some now say, the School of Music as the last remaining occupant moved out. There was some uncertainty about the future of the largely Gothic Revival complex of buildings, but to cut a long story short and consistent with trends in other Anglo-European cities, a trust was formed, the buildings were 'saved,' and an assemblage of uses, including studios and performance spaces for artists, crafts workshops and outlets, residential apartments and other retail premises was built up over time. Suffice it to say that without the Arts Centre there would be no 'cultural precinct' as such in Christchurch, and many tourists would be rather bored during their stay in the inner city. It is a very successful destination and amenity area and the buildings have received the highest order of heritage protection available in New Zealand (i.e., Category I status under the New Zealand Historic Places Trust registration system); although, for better or worse, it has yet to be nominated

or listed as a World Heritage site. No major new building work has taken place since the 1960s on the site, but over several years ideas have been mooted about new buildings and development.

In September 2009, and without significant advance consultative discussion in the public domain, a resource consent application to Christchurch City Council (CCC) was lodged jointly by the Arts Centre Trust Board and the University of Canterbury to construct a School of Music Building using loan monies raised by CCC. The proposal was optimistically labelled the National Conservatorium of Music proposal by the applicants and much publicity ensued, both positive and negative, about the funding and design of the building.<sup>19</sup> A decision was released on the 7th of May 2010 by the independent commissioners appointed to hear the application. In their decision it was stated by the commissioners that their primary reason for declining the application was:

that in considering the collective guidance provided by all of the relevant provisions of the District Plan, informed as it is by the New Zealand Historic Places Trust Guidelines and other assessment criteria, our view is that the proposed building is of too great a scale and too bulky for it to be compatible with the principal policy [regarding] 'the protection of heritage items having regard to their significance.' (CCC Decision RMA 90014850 para.185 pp. 41-42)

The commissioners also said that 'we consider that the consistent overall height of 16m and the continuous building length and width make it visually dominant and detract from the heritage setting of the existing buildings of the Arts Centre' (ibid. Para.186 p. 42).

To many, myself included, this outcome was cause for relief, but it raised concerns about how things had been allowed to progress this far in the first place. A principal criticism was that the project had been introduced as a *fait accompli* by a handful of influential actors, without any competitive design process or non-prejudicial eliciting of public feedback on what they would like to see on *their* site, since the Arts Centre is owned by the citizens of Christchurch. It was true that peer review of the design had been sought by the applicants, including reports from overseas consultants, an urban design panel and assessments by heritage experts associated with the New Zealand Historic Places Trust. However, the design review was not conducted as early and as openly as was warranted given the public interest. To complicate matters, the Mayor of Christchurch had been openly and fully supportive of the application, voicing his dismay in the media at the opposing positions put forward. There was a high degree of confidence amongst the project's supporters that the consent would be approved subject to some cosmetic alterations to the exterior design, and it came as something of a shock to the proponents when the decision was announced.

19 For the positive view see: <http://www.music.canterbury.ac.nz/conservatorium/building.shtml>.  
For images of the proposed building see: <http://www.music.canterbury.ac.nz/conservatorium/building/>.  
For the main opposition group see <http://www.soac.org.nz/>.

Leaving aside matters of public process, the central issue was, as the commissioners pointed out, whether the design suited the site; ultimately the commissioners thought it did not. The commissioners did not explicitly state that they found the design ugly, ill-conceived, or “inappropriate”, which in the present day is often a euphemism for bad. They focused instead on bulk, scale and shape. One could argue that by simply down-scaling the size of the structure and resubmitting the design the applicants would have gained approval. However, the decision was not appealed, nor has a revised plan been lodged for this site.<sup>20</sup>

In my view it was tacitly accepted that the design was, after all, inappropriate. But I think it would have saved much time and effort all round if a more critical evaluation of the design had been built into the process at an earlier stage, whether in the public domain or by way of some general criteria that planning officers, consultants and advisers could have applied. This would have allowed us to ask how the new building’s putatively ‘late modernist’ style, as architect Sir Miles Warren described it his design statement, succeeded or not, both on its own terms and in the context of what is already present on the site. I think such an exercise would have revealed that in the case of the former question (i.e., was the new design a good example of late modernism?) the judgement would have been that it was fundamentally rather mediocre, and that its form would be unattractive in any location. However, for the present exercise the virtues of the new design are less important than the setting in which it was meant to fit, and this is where PRH theory can assist planning practice by illustrating why the old Arts Centre works at an experiential level in a way that has little to do with arguments about high architectural style. I believe that it is also worth the effort to pass the Arts Centre site through these cognitive ‘filters’ to see whether it is useful in an ostensibly artificial environment. To put it another way, if the theory is to work at all it should still be applicable to the relative micro-level of a complex of built structures or even an individual structure, not just landscapes.

## How, then, does the Arts Centre fare?

Using a combination of Appleton’s categories and those derived by Kaplan and Kaplan, the following filters can be used: prospect, refuge, hazard, mystery, coherence, complexity, and legibility.<sup>21</sup> Addressing each filter in turn:

Prospect: tall outlook points are contained in many of the buildings. For example: the clock tower, several spires and other towers, the aptly named observatory, balconies, dormers; the metaphysical religious higher view is

20 Christchurch Mayor Bob Parker has indicated in the media (Christchurch Press 21/7/2010) that talks are taking place with landowners and interested parties to find a new inner city location for the project but he has refused to give details. Source <http://www.stuff.co.nz/the-press/news/christchurch/3938491/Possible-site-for-music-school-found>. Retrieved 22 July 2010.

21 One could also assemble an evaluative list based on the headings used by Cullen and Lynch or synthesise further using other authors and sources, particularly those that could provide aspects of gender, ethnicity, demography, lifestyle, health and other considerations.

embodied in the stained glass window of the Great Hall. The construction of many of the walls is such that nimble individuals can scale the vertical surfaces unassisted (i.e., use them as climbing walls).

Refuge: these are numerous: alcoves, recesses, doorways, archways, towers, fire escapes, visible stairways, alcoves, basements, escape routes through to Hagley Park and the trees therein; even the occasional trees on the Arts Centre site itself.

Hazards: there are many potential dangers on the site: one can get bruises and cuts from accidental close contact with rough stonework; pieces of masonry and stone or roof slates may fall from the aging structure; many features do not comply with recent Health and Safety codes and people could fall from a parapet, balcony or tower; people with malign intent might jump out of dark corners and recesses in the building fabric at night; the car park and the surrounding car-parking attracts thieves who may break into cars and threaten visitors and residents (N.B., the proximity of the Central Police Station has not stopped the area from being a prime car break-in and theft ‘precinct’).

Mystery: There are many intriguing features in most buildings: internal ascents and descents are suggested by windows on the exterior; archways, stairways and doorways are plentiful; there are aerial bridges or walks that do not seem to go anywhere; there are single turrets in odd locations; there is an evocation of gothic romanticism.

Coherence: The overall style is Gothic Revival and the complex appears to be made largely of stone. With few exceptions the buildings appear to belong together and evoke a clear sense of the past.

Complexity: There are innumerable geometric shapes: rectangles, squares, triangles, cones, domes; and architectural shapes such as elliptical arches and pointed arch windows.

Legibility: Although one can get lost in a particular corner or cell of the complex, one can always return to an orientation point and the site is not so large as to be able to stay lost for long. I call this the (M. C.) ‘Escher effect’ in connection with that artist’s subtle shift of detail in his drawings to move one into a different location almost imperceptibly whilst retaining a defined border. The buildings do not overshadow pedestrians. Able-bodied people can reach the upper floors of buildings with ease and entranceways are clearly demarcated.

## Conclusion

It is abundantly clear that people enjoy inhabiting the Christchurch Arts Centre and I hope that the readers will have the opportunity to test the theoretical tenets I have described against their own experience either at this site or one similar. Most visitors to the Arts Centre spend a great amount of time simply wandering about taking in the environment around them, which, on the face of it, doesn’t seem to have much to do

with nature. However, it is a preferred environment because the physical elements enable a person to connect with the more unconscious needs outlined above. I do not believe that the proposed School of Music's design offered a comparable experience. The design was not sufficiently complex, coherent or mysterious and whatever its virtues may have been internally as an environment, from the outside it was simply a bulky and uninviting container with which one struggled to engage.

My main intent, however, has been to suggest that we need a return to, if not habitat or prospect-refuge-hazard theory, then to urban design theory and planning approaches that are not focused purely on process and polite statements about good practice. As mentioned in the introduction, there have been significant urban design movements and practices over the past thirty years, but they have yet to be better integrated, in other words 'theorised'. We need to be more forthright in evaluating designs on aesthetic rather than on crude structural safety, personal health and safety, or negatively-framed disamenity (e.g., nuisance) grounds. Prospect-refuge-hazard theory is imperfect, not least because it privileges the visual sense, and, as I hope the reader will be able to confirm, good designs are irresistibly tactile and stimulating in other sensory modes. However, it can assist us in identifying what works for humans at experiential and phenomenological levels and in my view should apply equally to the home, street, neighbourhood, district, workplace, playplace, region and other spatial units. We should be educating planners to maximise the yields across the private/public and urban/rural domains and we should always be reminding our citizens that what they inhabit is a habitat and not just a backdrop or shell for their lives.

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\*\* Roy Montgomery is a Senior Lecturer in Environmental Management at Lincoln University. A profile features in this issue on page 34.

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## Community Commodified: The Prestons Road Residential Subdivision Peter Chamberlain\*

### Introduction

Residential subdivisions on the urban fringes of cities are popular throughout New Zealand. Our urban population pattern is becoming increasingly decentralised, with most New Zealanders preferring to live in “low-density, ‘suburban’ residential areas” (Perkins & Thorns, 2001, p. 644). Several factors have contributed to the rapid growth in the number of new residential subdivisions around Christchurch’s urban fringe. The most significant of these has been the introduction of the Resource Management Act 1991 (RMA).

Despite determined opposition from Environment Canterbury (Watson, 2003), the Christchurch City Council has re-zoned large amounts of land for urban development (Memon, 2003; Winstanley, Thorns, & Perkins, 2003). The ‘effects-based’, market-driven style of the RMA legislation meant the territorial authorities were more susceptible to pressure from land owners and developers to re-zone land (Memon, 2003). Consequently, residential subdivision development has significantly increased since the RMA was introduced (Buchanan, Barnett, Kingham, & Johnston, 2006).

Increasing pressure is put on space for housing as Christchurch continues to grow. The growth is concentrated on the outskirts of the city, encouraging the city limits to sprawl out onto the green belt. This sprawl comes at the expense of growth in the inner city. Memon (2003) explains how people’s preference to live in the suburbs is contributing to the degradation of Christchurch’s city centre.

Contemporary urban growth trends in New Zealand reflect the long standing cultural preferences for low density living in suburban and peri-urban settings. Consequently, growth pressures in the larger New Zealand cities are focused on suburban and fringe locations while inner city areas in cities such as Christchurch are in a state of relative decline in terms of population and economic activity (Memon, 2003, p. 27).

While Memon points out that this is a contemporary growth, it must be noted that this is not a new phenomenon. Christchurch experienced significant growth in its population from the mid 1950s to the mid 1970s. As Barber (1983, p. 308) found in 1983, this growth was “rapid and almost uninterrupted... according to most demographic and economic indicators”. This increase in population during the post-war period was located almost entirely in the rural area adjoining Christchurch’s urban fringe (Barber, 1983). At the end of the 1960s there were more people living outside of the city centre than within it (Buchanan et al., 2006). The rapid growth in population around the urban fringe “reflects a preference by households for high amenities at acceptable personal costs” (Memon, 2003, p. 36). There is a paradox between urban desirability and suburban liveability (Neuman, 2005). Across New Zealand land developers are

cashing in on this paradox through the development of residential subdivisions.

‘Prestons’, which has been proposed in Christchurch, is one such residential subdivision. Ngāi Tahu Property, Foodstuffs and CDL Land New Zealand Ltd (jointly known as Prestons Road Limited) are the developers of Prestons. This new estate will comprise of 2500 houses and 6000 residents. The proposed site is west of Marshland Road, bisected by Prestons Road, 7.5 kilometres northeast of Cathedral Square.

Residential subdivisions such as Prestons have been criticised for the following characteristics: “low density; relatively large geographical spread; functional zoning and separation of activities; car dependent; wasteful of land resources; requiring high infrastructural capital and operating investments; and requiring high levels of expenditure by residents to operate across its zonal spatial arrangement” (Saville-Smith, 1999, cited in Perkins & Thorns, 2001, p. 644).

However, the developers claim that Prestons will have positive effects on Christchurch, such as a reduction in the inflationary pressures of section prices around the urban fringe (Pressure likely, 2009). Increased section prices, they claim, will drive homebuyers to outlying areas, which will itself cause extra pressure on motorways and roads.

The social issues surrounding residential subdivisions have also been highlighted (Knox, 2008; Ritzer, 2003). Ritzer (2003, p. 131) goes as far as calling them “islands of the living dead” - ghettos which are cut off from the surrounding world. Residential subdivisions are criticised for lacking a sense of community. But what exactly is community, and how do developers set about attempting to achieve it?

### What is community?

As a concept, community is difficult to define. It can mean different things to different people, and its definitions have changed over time. Some see community as an utopian idea, “...for it is as much an ideal to be achieved as a reality that concretely exists” (Delanty, 2003, p. 18). Some remain sceptical of community and its existence in today’s world (Bell & Lyall, 2000; Dixon & Dupuis, 2003). Etzioni (1996) claims to be able to define community with reasonable precision. He sees community as having two characteristics.

- (1) A community entails a web of affect-laden relations among a group of individuals, relations that often criss-cross and reinforce one another (rather than merely one-on-one relations or chains of individual relations); and,
- (2) community requires a commitment to a set of shared values, norms, and meanings, and a shared history and identity - in short, a shared culture (Etzioni, 1996, p. 5).



There is debate over the importance of geographic location when defining community. Some academics suggest that place is of vital importance to community, "...because people are motivated to seek, stay in, protect, and improve places that are meaningful to them" (Manzo & Perkins, 2006, p. 347). Place attachment is seen as a catalyst to residents becoming involved in the local planning process (Manzo & Perkins, 2006). Others state that community can be either territorial or non-territorial, emphasising the importance of relational factors (Kornblum, 2002; Voydanoff, 2001). Relational associations and common values seem to be present in all definitions of community. Williams and Pocock (2010) highlight the importance of shared values and common goals while Scott and Marshall (2005) see a common sense of identity as something that relationships within communities have in common.

## The commodification of community

Modern sociological thinking surrounding community has been dominated by a theme of loss (Delanty, 2003). Land developers seem to be cashing in on this loss by providing people with a pre-packaged sense of community in the form of residential subdivisions. "People's sense of community and sense of place have become so attenuated that 'community' and 'neighbourhood' have become commodified: ready-made accessories furnished by the real estate industry" (Knox, 2008, pp. 1-2).

'Community' and 'neighbourhood' are terms that Prestons' developers seem to use synonymously throughout their advertising rhetoric. Prestons Road Limited is invoking the nostalgic notions of community to sell sections. The developers are portraying images reminiscent of movies such as *Pleasantville* and *The Truman Show* in an effort to "invoke nostalgia for mythological 1950s-style community neighbourhoods" (Bell & Lyall, 2000, p. 750).

The Prestons website (prestons.co.nz) describes Prestons as having a "*Community* heart and focus" (emphasis added), claiming that "Prestons has been master planned to create a new central *village* and commercial area offering all local facilities." Instead of being referred to as a new town or a new suburb, Prestons is referred to as a new community. The developers seem to be relying on a master plan to create a sense of community within their subdivision. Developers are claiming that their new style of community-oriented planning is superior to that of past eras, but also that this new style of planning will lead to the close-knit communities of the past.

The idea of selling 'community' to sell 'communities' is not new. Suburban developers in the 1950s sold community and their successors continued this trend in the 1990s and beyond (Putman, 2000, p. 210). Gwyther (2005, p. 70) emphasises the way developers sell community in order to differentiate their suburban estates from others: "During a period when community is perceived as a scarce resource and a goal to be achieved, 'community' has become a resource deployed by both the planner-developer and residents to differentiate one residential area from another."

## Prestons and new urbanism

Prestons Road Limited is employing modern design techniques in an attempt to attract residents. There are recurrent themes in

both the design and marketing of planned residential developments such as Prestons. An increasing number of these new subdivisions on the urban fringe seem to have been influenced by the principles of new urbanism (Winstanley et al., 2003). New urbanism represents a new phenomenon in urban design. An important foundation of new urbanism is the idea of an urban village. This term is common in the rhetoric of developers, including Prestons Road Limited. Grant, a proponent of new urbanism, summarises the basic ideas of new urbanism;

The new urbanism involves new ways of thinking about urban form and development. Drawing on historic lessons from the most beautiful and successful cities, new urban approaches affirm the appeal of compact, mixed use, walkable and relatively self contained communities... In sum, in an era when modernism has profoundly affected the shape of the city, new urbanism presents a new image of the good community (2006, p. 3).

Developers and proponents of new urbanism appear to be invoking the nostalgic notions of community that new urbanists claim to be able to provide (Winstanley et al., 2003). There is a perception that we once had a sense of community but we lost it at some stage (Ritzer, 2003). New urbanists believe that we can return to this golden age of community and neighbourhood by embracing the ideas of new urbanism. This 'sense of community' is the essence of new urbanist design theory.

The most obvious aspect of the influence of new urbanism on the Prestons subdivision is the effort to nurture social interaction. A new primary school will create a common point of interest for residents with children. Shared green areas and pedestrian routes are to be incorporated – a way of getting people out of their homes so that they may interact with their fellow residents. Community, new urbanists claim, can be achieved by concentrating aspects of design on the public realm (Grant, 2006; Talen, 1999). New urbanists believe that close social bonds will eventually develop from chance encounters in public spaces such as the proposed 'urban village' commercial area at the centre of Prestons.

## Critique of new urbanism

Despite the claims of new urbanists, there is widespread scepticism regarding their ideas (Robbins, 1998; Talen, 1999; Winstanley et al., 2003). The idea of creating something intangible through a physical environment is not dubious in itself, but new urbanism certainly has some questions to answer. For Talen, (1999, p. 1374) "The theoretical and empirical support for the notion that sense of community (particularly its affective dimensions) can be created via physical design factors is ambiguous at best." Talen accepts that there is a link between social interaction and the environment. However, new urbanists move beyond interaction to claim that physical design can lead to a sense of community – something that can only be achieved through an intermediate variable (for example, homogeneity). Knox (2005, p. 41) states, "New Urbanism is both brilliant and original; but unfortunately the brilliant elements are not original and the original elements are not brilliant." Knox criticises the way in which new urbanism emphasises the form, shape and pattern of the built environment, while neglecting the social construction of place that takes time to develop. Like Talen, Knox does not believe that the built environment alone

can induce a sense of community. The construction of Prestons has not yet started, so how can it be said that it will be a community? Relying solely on the built environment to generate a “process of ‘immediate familiarity’ as the basis of trust and reciprocity contrasts with explanations of habitual familiarity that develops over time” (Gwyther, 2005, p. 68). Winstanley et al. (2003, p. 178) are critical of new urbanism which, like neotraditional town planning, aims “to produce socially interactive local community by design.” This relates to Knox’s position regarding the social construction of place. Places are created not only through physical construction, but through interaction experiences that take place over time. Prestons can be built, and residents can move in, but this does not entail a sense of community. This is something that requires time and a greater social investment – elements that are often neglected by new urbanists and the developers that tout their ideas.

Talen (1999) believes that more research into the conditions under which sense of community can be linked to physical design is needed. “Spatial arrangement is... a medium rather than a variable with its own effect” (Talen, 1999, p. 1374), yet Prestons Road Limited seem to believe that they can create a ‘new community’ via the physical arrangement of their subdivision. The built environment provides subdivisions with the potential for a sense of community, but it is not the end of the matter. As Winstanley et al (2003, p. 178) argue, “residential developments offer increased opportunities for communal activities rather than community per se.” The spatial design of Prestons will merely create a context for community to potentially develop over time.

## Conclusion

The problems surrounding residential subdivisions have been well highlighted (Buchanan et al, 2006; Greater Christchurch Urban Development Strategy, 2010; Scanlon, 2005). Issues such as overcrowding, water quality, traffic congestion, pressure on natural resources, increased pollution and a loss of productive farm land are all important factors to consider when planning new subdivisions. However, the social implications of these places cannot be ignored. More research is required to determine the role that developers play in the creation of community within residential subdivisions such as Prestons. The advertising rhetoric of developers and the ideas of new urbanists cannot be taken at face value.

Community is now a resource used by developers such as Prestons Road Limited to sell property. So will Prestons’ developers achieve their promise of community? Or will the Prestons Road subdivision become an ‘island of the living dead’? Time will tell.

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\* Peter Chamberlain is currently writing his thesis for a Masters degree in Social Science at Lincoln University. His proposed thesis is titled *Community Commodified: Planning for a sense of community in residential subdivisions*.

# Perspectives on the Canterbury Water Management Strategy

Adrienne Lomax, Ali Memon, Brett Painter\*

A summary of the key points from a report produced in May 2010 by Lincoln Ventures Ltd.

## Introduction

The *Canterbury Water Management Strategy: Strategic Framework*, released in November 2009 by Canterbury Water<sup>1</sup>, is an innovative planning initiative based on a collaborative governance model. The CWMS is a framework to manage Canterbury's water resources sustainably by articulating a series of agreed principles and targets relating to allocation of water for competing uses and also for water quality. It proposes novel nested governance arrangements to undertake these functions on a management zone and regional basis, with linkages to national level arrangements (Canterbury Water, 2009).

As part of a longer term longitudinal study of institutional arrangements for sustainable water management in Canterbury, a number of key informants who have been closely involved in the development of the CWMS were interviewed. They were questioned on the process of developing the strategy, the policies it contains, and the anticipated challenges and opportunities of implementation. In total, 21 key informants, reflecting a broad cross section of the organisations and interests represented during the development of the strategy, were interviewed in 14 separate semi-structured interviews in late 2009 and early 2010.

The questions were divided into three broad sections: Part A, the process of developing the CWMS as a non-statutory deliberative exercise; Part B, the substantive policies in the CWMS to allocate and manage water; and Part C, implementation of the CWMS. The questions were worded in a very open way to give respondents room to raise issues and concerns they saw as important. All interviews were analysed to tabulate responses and comments and areas of commonality and divergence were collated.

1 Canterbury Water is the domain name established by Environment Canterbury to retain material relevant to the Canterbury Water Management Strategy.

Table 1. Steps leading to the CWMS

Stage	Date	Outputs
Canterbury Strategic Water Study (Stage 1)	1998- 2002	Sub-regional water balance; evaluation of current and likely future water supply and demand
Canterbury Strategic Water Study (Stage 2)	2004 - 2008	Identified potential water storage projects in Canterbury and their hydrological feasibility
Canterbury Strategic Water Study (Stage 3)	2006 - 2008	Evaluation by regional and local multi-stakeholder reference groups and some interest groups of the environmental, social, cultural, and economic impacts of the water storage options identified in the Canterbury Strategic Water Study Stage 2
Canterbury Water Management Strategy (Stage 4)	2008 -2009	A collaborative long term strategy for the management of freshwater in the region based on measurable targets

## Overview of the CWMS

Following the impacts of a severe drought and frustrated by a perception of ad hoc water allocation decision making, the decision to embark on a strategic water study in 1998 was the initiative of two relatively influential individuals from key central government agencies (Ministry of Agriculture and Forestry and Ministry for the Environment). An Environment Canterbury (ECan) employee also participated as an interested observer and information facilitator (Whitehouse et al., 2008, p. 2). Table 1 describes the key steps in the strategic water study.

Feedback from Stage 3 made it clear that "Water storage is only one of the things that need to be considered in a water strategy for Canterbury. Other issues that need to be considered include land use intensification, water quality, cultural values, tangata whenua objectives, and recreation uses." (Whitehouse et al., 2008, p. 4). In response to this, the focus in Stage 4 was broadened to address such issues. A draft Canterbury Water Management Strategy was released for comment in September 2009 and the final strategy, following feedback on the draft, was released in November 2009.

## Key elements of the CWMS

The CWMS, which is in a number of respects a work in progress, is three pronged:

- Based on an informed assessment of the water supply and demand situation in Canterbury and possible opportunities for enhanced irrigation, it articulates an agreed-upon vision based on desired outcomes and fundamental principles. Considerable collective effort has gone into crafting these vision statements and some interview respondents who took part in this process accorded strong weight to these statements as signifying emergent group consensus amongst environmental and development stakeholders and Māori.
- Based on the above, the CWMS lists a series of (draft)

targets relating to: ecosystem health/biodiversity; natural character of braided rivers; kaitiakitanga; drinking water; recreational and amenity opportunities; water-use efficiency; irrigated land area; energy security and efficiency; and regional and national economies.

- Finally, it makes recommendations for new nested and devolved water governance institutional arrangements for Canterbury to implement the CWMS, which will include a regional water management committee and ten zonal committees to be managed by a new semi-autonomous Water Executive. They will develop zone and regional implementation programmes; they will not be regulators, but will act as facilitators and contribute to Resource Management Act 1991 (RMA) plan and policy making. In addition, the CWMS proposes a tripartite forum, made up of relevant Cabinet ministers, Ngāi Tahu and the Canterbury regional and district councils, which will address issues that cannot be resolved by zonal and regional committees. Ngāi Tahu have not endorsed this section, as their Treaty partnership is with the Crown only. Their position is that local government can only engage as an agent of the Crown with whatever role is delegated to them by the Crown. The establishment of a Water Infrastructure and Services Entity is also planned to take on designing, building, financing and operating the larger elements of the regional water storage and distribution system. This entity is still under investigation but is likely to involve public (local authority) and private investment.

The implementation of the CWMS will be initiated under the RMA and Local Government Act 2002 (LGA), with the RMA setting environmental limits, efficiency requirements, guiding resource consent decisions and review/transfers of existing permits. The LGA instruments will set funding and priorities of committees. The current review of the regional council's Regional Policy Statement will provide an opportunity to incorporate the fundamental principles of the CWMS into statutory documents. Legislative changes may be required to ensure the implementation programmes produced by the regional and zonal committees are given appropriate legal status under the RMA and LGA. These changes could also provide better linkage between the two Acts, with the aim of providing long-term planning stability.

### Key findings from interviews

Regarding the specific attributes of the CWMS development process, the clear points that emerge are that the breadth of participation, the use of research, and the collaborative nature of the process were regarded very positively. Some of the practical aspects, such as design of the workshops and the way participants were handpicked for some stages, were also important. Respondents also mentioned the increased understanding among stakeholders of other positions as a positive factor. Criticisms of the process related to concerns about a pre-determined agenda, the time taken, the need for more science/research, and the lack of public engagement despite the measures taken to consult. The lack of timely detail around aspects such as the targets and the zone committees were also identified as a weakness.

In comparison to the strong consensus on the merits of the

process of developing the strategy, there is relatively less consensus apparent on how respondents felt about the strengths and weaknesses of substantive policy proposals in the CWMS and the way forward. For example, regarding implementation opportunities and challenges, a variety of opportunities were identified but a far greater number of challenges were raised. Key challenges include the development of statutory backing and a range of concerns about the composition and terms of reference for the committees to be formed under the strategy. The CWMS Strategic Framework document focuses on high level outcomes but, as some respondents reminded us, the devil lies in the detail which is still to be worked out. The preparation of implementation programmes by zonal and regional committees will require a significant amount of effort and support.

### Discussion

The strategy crafting process has been most successful in having laid a broad strategic foundation for the purpose of reaching agreement on contentious water issues in the Canterbury region. It is evident from the interviews that the exercise of developing the CWMS is perceived by all informants as a major step forward in terms of resolving current water conflicts and, from a longer term perspective, as an exercise in social learning. This is a significant, albeit fragile, achievement in Canterbury's hitherto fractured socio-political setting.

The process of crafting the CWMS has been a valuable trust building exercise for the participants to address water issues which they agreed need addressing – although different sectors framed the problem differently. Environmental groups saw it as too much about water abstraction while irrigators saw it as problems of water availability and reliability. Parties have attempted to find a mutually acceptable solution, having all acknowledged that there is a problem. There has been a shift in the level of understanding and willingness to work collaboratively, even though it may be limited for the moment to the specific individuals who participated in preparing the strategy.

However, the future of the CWMS is not without its challenges. In particular, the study identified deep seated unresolved tensions embedded within the CWMS which could potentially derail consensus if not addressed satisfactorily prior to embarking on the RMA statutory process to implement the provisions within it. Such tensions relate to the following big picture questions.

Firstly, the CWMS is based on a fundamental but unstated assumption that there is a considerable amount of land in Canterbury which could be irrigated and farmed more intensively by building water storage facilities fed by the large Alpine rivers, and that this potential should be fully harnessed provided significant adverse environmental impacts can be remedied or mitigated. In other words, the CWMS recognises that the key water challenge in Canterbury is not lack of water for irrigation but lack of sufficient water *in the right place at the right time*. The target is 850,000 ha irrigated land in Canterbury by 2040 (Canterbury Water, 2009, p. 108) and most discussion during the CWMS development process focused on how technically feasible this is, rather than whether it is desirable or sustainable. There is a lack of detail, particularly around how the behaviour of existing farm users can be changed, which will be required if targets are to be met.

Secondly, it is debatable as to what extent the exercise of developing the CWMS, and the involvement of the Canterbury Mayoral Forum, has resolved the long standing history of distrust between the local territorial authorities and the regional council in Canterbury over governance matters. For example, there is no secret about the long standing drive on the part of Canterbury territorial local authorities to advocate for increased water storage infrastructure for farm irrigation, and the CWMS as an avenue for achieving this objective. More importantly, notwithstanding progress in developing the strategy collaboratively, the deeply embedded territorial local authority distrust of ECan was demonstrated by an orchestrated move to pressure the Local Government and Environment Ministers for a review of ECan. The subsequent central government investigations have precipitated a highly contentious decision to sack the elected regional council and replace it with appointed commissioners who are only accountable to central government. The extent to which this decision by central government will impact on the goodwill of the Canterbury environmental and Māori stakeholders and their continuing collaboration with the territorial local authorities in implementing the CWMS remains to be seen.

Thirdly, it is unclear whether the CWMS's parallel development goals are in conflict with the current government's own short term national macro-economic objectives. In a Statement to Parliament (9/2/10), Prime Minister John Key stated: "Overall, the Government is committed to ensuring that water storage and irrigation projects which meet environmental standards, and which are good economic propositions, can happen in a decent time frame."

Further detail was provided in the first National Infrastructure Plan released in March 2010: "The Government wants to ensure that appropriate schemes can be built. Tensions between competing uses for water will never be eliminated but the Government believes that wasted effort and uncertain outcomes can be reduced" (New Zealand Government, 2010, pp. 19-20).

## Concluding comments

At present (May 2010), the fate of the CWMS lies at a crossroads. The current water governance institutional landscape in Canterbury has become fluid as a result of intervention by central government to temporarily replace electoral democracy with a form of command-and-control governance. Arguably, while the Commissioners are accountable to the Cabinet, they will exercise discretion in terms of how they choose to interpret their three year water governance mandate. At this point in time the biggest challenge to building on the accomplishments of the CWMS as a pathway towards sustainability appears to be the maintenance of trust and informed engagement as new people are brought into the nested processes and implementation issues are tackled.

A final point worth making relates to how the provisions of the CWMS are to be woven into the RMA regional and territorial local authority planning instruments in order to be given effect. This could prove to be a contested and costly process, as has become manifest in the implementation of the *Greater Christ-*

*church Urban Development Strategy*<sup>2</sup>. If that were to happen, it could bring into question the merits of adopting a collaborative approach to resolve such water conflicts. Collaborative approaches are widely advocated in the current international literature on water governance, but successful implementation is highly dependent on the people and politics in a particular situation.

The full report is available from the Lincoln Ventures Ltd website: <http://www.lvl.co.nz/images/CWMS%20Appraisal%20Report%2020%20May%202010.pdf>

- 2 The Greater Christchurch Urban Development Strategy provides strategic direction for the Greater Christchurch area and was created through a three year consultation and development process initiated in 2004. The partners are ECan, the Christchurch City Council, Selwyn and Waimakariri District Councils, and the New Zealand Transport Agency.

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*\*Adrienne Lomax has recently completed the requirements for the Master of Environmental Policy degree at Lincoln University. Ali Memon is Professor of Environmental Management, Department of Environmental Management at Lincoln University. Brett Painter is a senior research scientist with Lincoln Ventures Ltd, specialising in water management and collaborative processes.*

# The ECan Act: Understanding the New Provisions for Planners

Hamish G. Rennie

The Environment Canterbury (Temporary Commissioners and Improved Water Management) Act 2010 (the ECan Act) has provided some interesting new planning provisions that will exercise the minds of planners, lawyers and, I suspect, the Courts over coming months if not years. The ECan Act was introduced and passed under urgency on 30 March 2010 without going through a Select Committee process. Here I address aspects of provisions for Canterbury Water Conservation Orders and moratoria.

## Canterbury Water Conservation Orders

The unexpected inclusion of Subpart 3 – Water conservation orders in the ECan Act has received significant media attention, but much less detailed analysis. Section 46 of the ECan Act specifically states that, with specific exceptions (e.g. section 217 of the Resource Management Act (RMA)), the subpart applies instead of Part 9 of the RMA to every application for a Canterbury Water Conservation Order (CWCO). It is retrospective, applying to applications for WCOs made prior to the enactment of the ECan Act (see Joseph (2010) for an analysis of the constitutional implications of this and other aspects of the passage of the Act). Schedule 2 also removes the Hurunui WCO, which was reported on by a special tribunal under section 208 of the RMA on 14 August 2009, from the jurisdiction of the Environment Court and places it under Environment Canterbury (ECan – formally, the Canterbury Regional Council).

New applications for WCOs in the Canterbury region continue to be made to the Minister for the Environment, who may request further information or make any inquiries he considers necessary, and then must reject the application or submit it to ECan to hear and report on. ECan can recommend that the Minister reject the application or that he recommend the Governor General make the order. There are therefore two significant changes, as noted by the media: first, ECan has replaced the special tribunal which is provided for in the RMA to consider WCO applications; second, the only appeals of an ECan decision are on points of law and to the High Court. The Environment Court has been removed from the play.

In making an application and in its consideration of a CWCO, an applicant and ECan respectively must have regard to the matters set out in section 207(a) to (c) of the RMA: namely, the application and submissions; the needs of primary and secondary industry, and of the community; and the relevant provisions of every national policy statement, the Canterbury regional policy statement and regional plan(s), and district plan and any proposed plan. Significantly, the ECan Act also *changes the purpose* of a WCO in Canterbury. The purpose of WCOs under the RMA is to give particular regard to the recognition and sustenance of the outstanding amenity and intrinsic values afforded by the waters subject to the application. Under the ECan Act a new set of criteria are added: having particular regard to the vision and principles of the Canterbury Water Management Strategy (CWMS). These are reproduced in Schedule 1 of the ECan Act.

The CWMS was not produced through a statutory process. That and the truncated, rapid process by which the ECan Act proceeded through Parliament means that the vision and principles have not been subject to the same rigorous process one would expect of legislation generally or RMA policies/plans with this level of effect. There is no case law specifically on the CWMS as to its interpretation. Guidance from wider case law will no doubt be drawn on to aid interpretation.

The CWMS vision “to enable present and future generations to gain the greatest social, economic, recreational and cultural benefits from our water resources within an environmentally sustainable framework” has the potential to revitalise debates that were had in the 1990s over the interpretation of section 5 of the RMA. It is also focused on a regional scale. Whether “outstanding” is to be considered in a national or a Canterbury sense will also be debated, and may result in a number of applications for CWCO for water bodies that might not have been considered nationally outstanding, but are outstanding in a regional sense.

## Moratoria

Provisions have existed for the Minister of Conservation to put moratoria in place for the coastal marine areas since the RMA was first enacted, but not for any other area or allowed to any other authority. The ECan Act provides ECan with the ability to impose a moratorium on “specified applications” for water permits or discharge permits (to land or water; discharges to air are not included). This is a power that ECan has sought since the early 2000s; it is interesting that it has now been provided, but only in Canterbury, and only after the removal of the elected regional councillors and their replacement with appointed commissioners. Notification of a moratorium must include its expiry date, which can be no later than the day after the day on which the next councillors are elected.

The moratorium can only be put in place with the prior permission of the Minister for the Environment. The process of putting in place a moratorium requires ECan to “have regard to” the vision and principles of the CWMS; the extent to which the freshwater of the area covered by the moratorium is subject to high or increasing demand or to diminishing quality; the extent to which the freshwater of that area is fully allocated, nearing full allocation, or over-allocated; and any other relevant matter.

There are two points of interest here: the wide discretion given to impose a moratorium, and the spatial component. Notably, ECan is not required to demonstrate that any of these criteria are met, but only to have regard to them when reaching its conclusion that it wishes to impose a moratorium. It has discretion over whether to impose a moratorium, fettered only by the Minister’s prior approval. There are no criteria set out on which the Minister is required to grant that approval. It will be interesting to see if the Minister waits for ECan to request his approval of a proposal for a moratorium. Presumably, the Minister giving assent to a moratorium is sufficient for ECan to decide to impose one, whether or not it had intended to request one.

The ECan Act also specifies that the moratorium be imposed “on specified applications in relation to 1 or more areas of the Canterbury region” (section 34(1)). This will require ECan to carefully and unambiguously describe the area(s) to which it applies. It will be interesting to see if and how this will be applied to unconfined aquifers. The provisions also do not have to apply to complete catchments or river systems and when applied presumably the boundaries will have to be advised to the Minister to ensure that he has given prior approval to the area that is intended. A simple statement such as the Minister giving approval to the imposition of a moratorium on “the Hurunui River” will not be sufficient to cover the rivers and streams running into it or the areas of land that comprise the Hurunui River’s entire catchment, especially given the definitions of the Hurunui River in Schedule 2 of the Act. Any prior approvals will therefore need to be carefully worded and considered. Notification of an area which has not previously been approved as specified by the Minister would be challengeable.

The new provisions create a separate process for considering applications for any of the specified activities covered by the moratorium (see figures 1 & 2).

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Joseph, P. (2010) Environment Canterbury legislation *NZ Law Journal*, June 2010, 193-196.

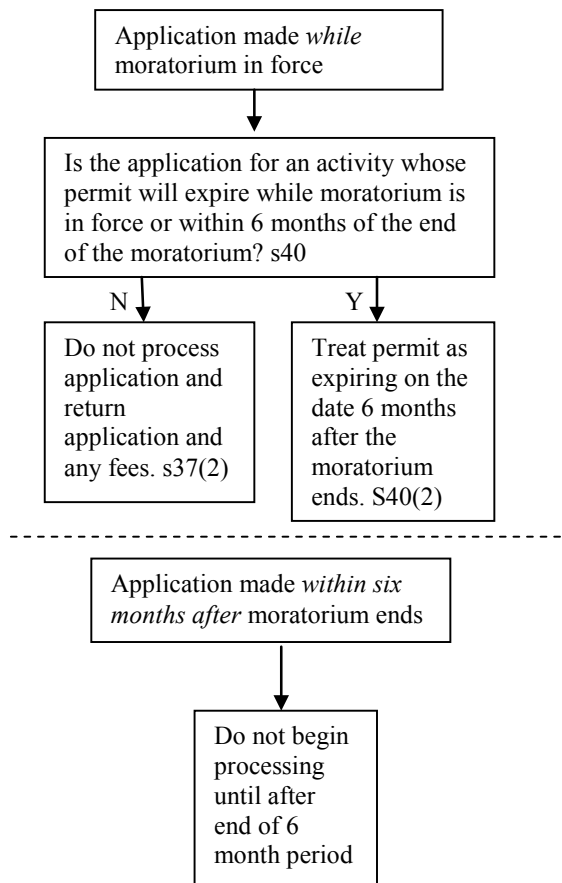


Figure 1. The effect of ECan Act moratoria on resource consent applications to which a moratorium applies or has applied in the last 6 months (All references to sections are to the ECan Act unless otherwise specified)

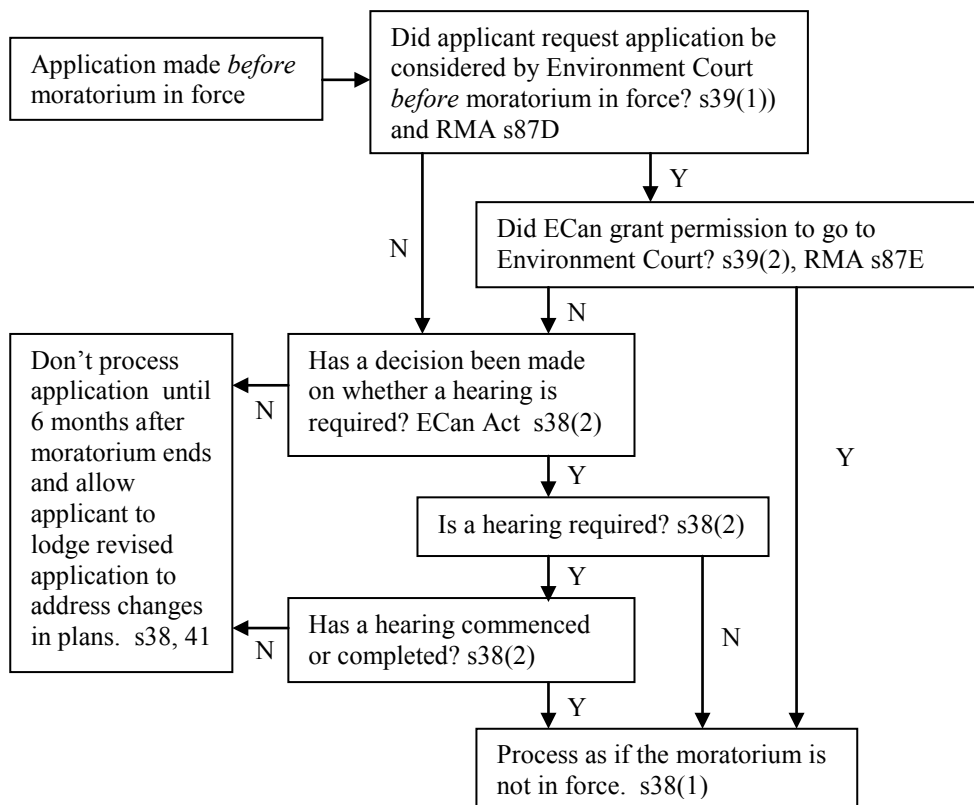


Figure 2. The effect of ECan Act moratoria on resource consents applied for before a moratorium was put in place in the area and for the activity that the moratorium addresses. (All references to sections are to the ECan Act unless otherwise specified)

# Climate Change for Planners

Doug Craig\*

## Introduction

Arguably one of the greatest challenges facing planners in the 21st century is the task to address the multi-level effects of continuing climate change. I say 'continuing' because climate is a pattern of climatic conditions (wind, rainfall, sunshine and temperature) that vary from year to year, and that what is defined as climate is never stable but merely a trend. The current trend being experienced locally and globally is for rising average annual temperatures with consequential impacts on rain and snowfall, wind, and extreme weather events across the globe.

## Understanding climate science

Planners need to understand the basic mechanism behind global climate change trends and the differential impacts in their region. The global greenhouse gas effect comes from the increased rate of greenhouse gases emissions (CO<sub>2</sub>, methane, ozone, CFCs) and water vapour to the atmosphere, and in the case of carbon dioxide, also absorbed by the oceans. There is an extremely strong correlation between the levels of carbon dioxide in the atmosphere and the rise in average global temperatures. There appears to be little correlation at present between sunspot activity, solar irradiance and global warming. This is the alternative explanation put forward by climate science skeptics for global warming.

Arguments put forward by climate scientists from the expert groups of the IPCC (International Panel on Climate Change) suggest that global warming in the 20th century is largely human induced. They claim this because of two important findings.

- The rapidity and direction of the change beyond any possible additional effects from natural "forcings" (from solar irradiance and/or volcanic eruptions)

- The ratio of carbon dioxide to oxygen in the atmosphere has also rapidly changed in the oil era due to combustion.

The IPCC 2007 assessment report (Dorfmann 2008; pp17) summarises the many climate science research findings thus:

Most of the observed increases in globally averaged temperatures since the mid-20th century is very likely due to the observed increase in anthropogenic (man-made) GHG (greenhouse gases) concentration. ... The observed widespread warming of the atmosphere and ocean, together with ice mass loss support the conclusion that it is *extremely unlikely* that global climate change of the past 50 years can be explained without external forcing (i.e. actions that drive the system from outside) and *very likely* that it is **not due to known natural causes alone** (emphasis added).

These combustion products of fossil fuel use (coal, gas, oil) are characteristic of our increasing intensive and industrialised way of life. There has also been widespread and ongoing deforestation in the tropic zones removing stored carbon since 1950.

The impacts of global warming are not uniform over the globe – they appear to be stronger in the polar regions and so far in the northern hemisphere. Symptoms of global warming are: periodic droughts as well as patterns of increased rainfall; stronger winds due to the pressure differential between high and low air pressure cells; warmer oceans thus increasing evaporation and consequent precipitation over adjacent coastal areas; and, the reduced ability of deep ocean water to store dissolved carbon dioxide. In the Polar Regions, global warming has resulted in ice cap and shelf thinning, larger ice-free areas in the Arctic Ocean and the breakaway of very large ice shelves – such as the Larsen B ice-shelf in 2006 – in the Antarctic Peninsula area (Exford 2006). Sea level rise appears to be moderate so far (3mm

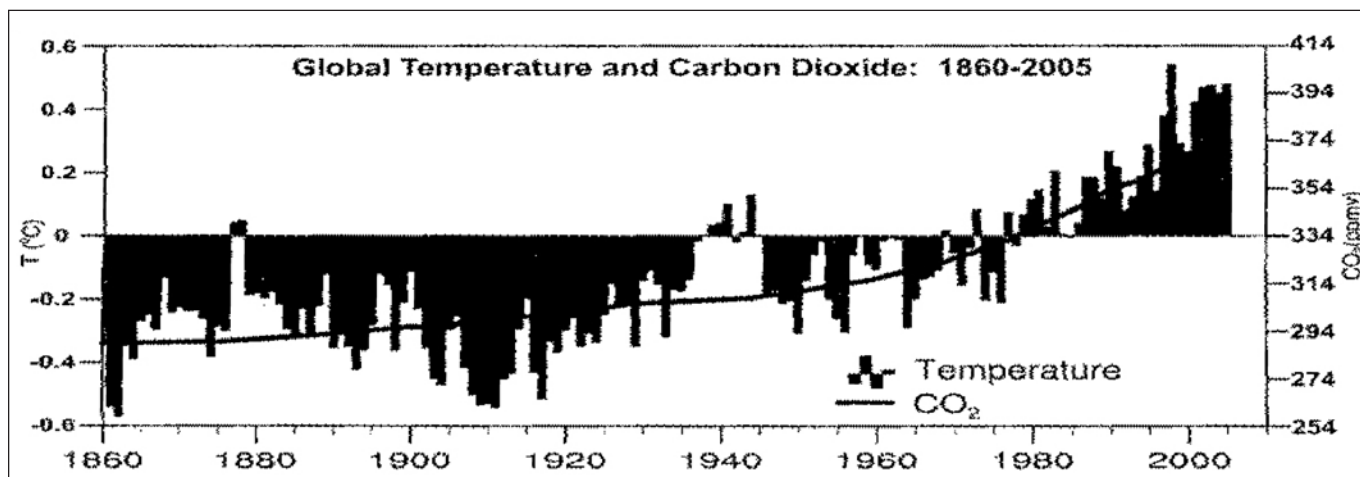


Figure 1. Global Temperature and Carbon Dioxide: 1850-2005. Source: Karl and Trenberth, 2003



per year) but is predicted to rise from between 1.5 to 3 metres over current levels in many coastal areas in the next 100 years.

In temperate climates like New Zealand, global warming effects will be mainly shown as increased rainfall in the north and west, and periodic drought in the east. The *IPCC Fourth Assessment Report* states it is virtually certain that New Zealand's climate "will be warmer (99% probability), with noticeable changes in extreme weather events" (Dorfman 2008; pp169). The DTR (diurnal temperature range or day/night differential) may well decrease as well as the total numbers of frost days. Monthly temperature means will also increase and many plant species may react by earlier flowering. Plant and insect pests may increase as conditions become more to their liking. Other plants that have adapted to narrow temperature or moisture regimes may become stressed or disappear. Extreme storm events (floods, tornados, high winds) may also become more frequent. Areas with coastal erosion such as North Canterbury may be at increased risk of storm surges and coastal inundation.

### Planning for these potential effects

It has been suggested that planning for the range of expected effects of climate change should move from a case by case assessment of each effect and its amelioration, and more towards an overall risk reduction strategy. This would encompass:

- Awareness raising
- Education of various sectors (government, non-government, business and community)
- Resilience planning and civil disaster preparedness
- Mitigation through carbon storage strategies where necessary
- Tackling the drivers of greenhouse gas emissions, especially transport
- Collaborative partnerships, and political will
- Climate justice issues

Planners will be at the forefront of all of these initiatives and will need to work closely with climate scientists, water and biodiversity scientists, transport agencies, and health providers to name but a few. Tangata whenua, community organisations and the public also should be involved in local and regional planning strategies at the scoping, planning consultation and strategic plan implementation phases.

### Use of Planning Instruments

Planners have a range of planning instruments available to them. Unfortunately there is not any central government guidance in the form of a National Policy Statement on Climate Change, nor any overall standards as to greenhouse emission targets for regions. There is a national greenhouse gas target set as a legally binding agreement under the Kyoto Protocol that requires a reduction to 1990 levels but this has never been met and is unlikely to be met under the proposed Emissions Trading Scheme (ETS).

There is a policy guidance document issued by the Ministry for the Environment (July 2008) *Preparing for Climate Change: a guide for local government* that relates to the new matters inserted into Part II – a new s7(i) – of the principal Resource Management Act 1991, by the Resource Management (Energy and Climate Change) Amendment Act 2004. The three new matters in this Amendment require that particular regard be given to:

- (ba) - The efficiency of the end use of energy;
- (i) - The effects of climate change; and
- (j) - The benefits to be derived from the use and development of renewable energy.

This can be achieved by requiring these matters be taken into account in decision-making on individual resource consent matters and on matters such as designations for infrastructure development. Climate change effects can also be considered proactively in Territorial Authorities' policies and plans as they come up for review. Under the hierarchy of planning instruments, Regional Policy Statements (RPS) and Regional Plans should address the effects of climate change and measures to avoid, remedy or mitigate those effects. The suite of Regional Plans that should consider and incorporate these long-term effects include:

- Water Resource Plans dealing with the availability of water and its many values and uses
- Coastal Management Plans – especially development in the coastal management zone
- Land Management Plans – dealing with the potential of soil erosion, land slips as well as strategies to address the effects of land activities on scarce water resources
- Biodiversity Plans and Strategies
- Bio-security Plans dealing with the continuing threats from invasive weeds and pests from warmer climates
- Regional Transport Management Plans – especially those relating to the adaptation of infrastructure to disruption, and reorientation to more sustainable transport modes
- Regional Waste Management Strategies – dealing with issues such as production and use of landfill gases, and transport and disposal of waste

Many local authorities have also chosen to assess climate change effects on their region or district and outline a set of actions that can be taken, outside of the regulatory environment. The Christchurch City Council's recently adopted Climate Smart Strategy is one such strategy that focuses on meeting three interlinked goals (CCC 2010).

These are:

- Goal 1:** Understanding the effects of climate change
- Goal 2:** Providing leadership in addressing climate change
- Goal 3:** Understanding and responding to the opportunities and challenges presented by climate change in ways that promote social, cultural, environmental and economic well-being and resilience

It is significant that this well analysed strategy was compiled by an interdisciplinary working party comprised of both Council staff and community members, and will be incorporated into the relevant Long Term Council Community Plans (LTCCP) over the next 15 years. This illustrates that actions to meet expected climate change impacts will need to be addressed under the Resource Management Act 1991 for land and resource development issues, and the Local Government Act 2002 for issues relating to long term community outcomes and wellbeing.

## Best Practice

A number of Councils have led the way in considering climate change effects and potential actions that they can take. These include:

Kapiti District Council – identified climate change as a significant issue for its district in 2004 and commissioned an update report after the 2007 IPCC Fourth Assessment Report. It identified significant potential effects on coastal development, and increases in stormwater infrastructure costs and for methods to assist the community to adapt by reductions in greenhouse gas emissions.

Greater Wellington Regional Council – joined ‘Cities for Climate Change’ in 2007; promulgated traffic demand management plans to reduce transport related emissions, coordinated community planting days, invested in flood protection and promoted wind farms.

Bay of Plenty Regional Council – identified significant economic effects on farming and horticulture; identified coastal inundation as a significant effect on coastal development, promoted dune restoration and called for a collaborative effort for proactive change management, as opposed to crisis management.

Other councils have fallen behind – possibly because of a lack of expertise or a lack of specific knowledge on how climate change may affect their region. For example, the West Coast Regional Council’s opinion is that:

Although there is little it can do to reduce global emissions of greenhouse gases, the Regional Council is obliged to support the directions of central government. These include reducing greenhouse gas emissions from the West Coast by performance standards on relevant resource consents. If the evidence for possible sea level rise becomes conclusive, methods of limiting development in areas vulnerable to coastal hazards will be implemented through regional rules. [*West Coast Regional Policy Statement 2000*, reviewed in March 2005.]

In their recent LTCCP released in 2009, climate change is addressed in the following manner:

The Ministry for the Environment’s report: *Preparing for Climate Change: A guide for local government in New*

*Zealand* (2008) predicts that changes in temperature and rainfall, along with other climate changes, are likely to lead to positive and negative impacts across the country over the next 30-80 years. It is uncertain exactly what climate change will mean for the West Coast. Scientific modelling suggests that it could potentially mean, amongst other things, more severe and frequent rainfall events, floods, and landslides. There is considerable uncertainty about the actual effects of climate change over the life of this ten year LTCCP. The effects are likely to be over a longer time frame. At this stage we consider there is insufficient justification to allocate large amounts of funds to climate change adaptation or mitigation projects in this LTCCP. Council will take a watching brief on climate change information and any trends and impacts that are identified. We will also take a flexible approach if any assessment of climate change effects shows that action needs to be taken in response to changes over time. Section 7 of the Resource Management Act 1991 requires local authorities to have particular regard to the effects of climate change. This will be considered, along with other matters, in policy and plan development and review, when planning, or preparing mitigation for flood hazards and also when processing resource consents. Council has the view that coastline changes due to climate change are a national issue rather than a region by region issue as the sea level rise occurs uniformly across all of NZ.

The question of what trigger level causes us to begin to address adaptation to sea level rise is an issue that should properly be addressed by the Government in a National Guideline document (WCRC 2009; pp23).

This attitude suggests that the West Coast Regional Council is unlikely to prepare adequately for issues such as natural hazards and civil defence, or to take a precautionary outlook in identifying a range of actions that it can take over the short to medium term to mitigate or avoid climate change impacts on the West Coast.

This range of Council responses suggest that each Council needs to identify the significant issues together with its communities and tangata whenua, (who now have special responsibilities under the proposed seabed and foreshore agreement), to plan for and meet the multi-dimensional challenges of climate change impacts.

## Climate Change Justice

An emerging issue for climate change planners is that of environmental justice. It is the developed world’s compounding use of fossil fuels plus the deforestation of tropical forests that has brought about the consequent rises in greenhouse gas concentrations. A number of small island nations, such as Tuvalu and Kiribati are beginning to face the prospect of becoming environmental refugees from their overcrowded and inundated lands as sea levels rise and storm surges destroy their crops and

fresh water resources. Their plea to the countries attending the recent Copenhagen Conference on Climate Change 2009 was outlined in the earlier 2008 Niue Declaration. They asked for “resolute and concerted international effort, stressing the need for urgent action by the world’s major greenhouse gas emitting countries to set targets and make commitments to significantly reduce their emissions, and to support the most vulnerable countries to adapt to and address the impacts of climate change”. New Zealand has a special responsibility through historical, political and cultural ties to many island nations in the South Pacific. Planners have also played a part in New Zealand’s aid and development efforts in the South Pacific, in helping to increase the capacity of island nations to react to extreme climate events (see photo).



NZ Defence Force photo post-tsunami in Samoa 1 Oct 2009.  
Source, [www.scoop.co.nz](http://www.scoop.co.nz)

Climate equity principles as global partners should require that all of us, including planners as interested and involved professionals, take measures to reduce our carbon footprints, both individually and as organisations.

Future generations also require us to be proactive about our present development decisions, as they will continue to be affected by the impacts of climate change long into the future from the lag effects of ocean warming. And although some RMA planning commentators such as Owen McShane (Dom Post 17 March 2005) have downplayed the need to take into account future generations claiming “they can take care of themselves”; equity and possibly some form of future global liability law may make it advisable that planners exercise caution in continuing to promote carbon rich development lifestyles. Planners can certainly play a central role in recommending and planning for reductions in carbon footprints within their organisations, and in reducing their own carbon transport miles.

## Conclusion

Climate Change will be one of the biggest challenges for planners and decision-makers in their communities in future. It will need to be factored into a range of planning instruments as well as signalling significant changes to organisational behaviour. In addition, planners as change agents, have a vital role in informing and educating themselves and communities, and in encouraging community-based responses to reducing greenhouse gas emissions at a household and community level. They can also assist in improving community resilience to severe climatic changes, advocating for greater community capacity to change wasteful carbon habits, and in adapting to potential resource reductions such as in water and fossil fuel availability.

\* Doug Craig is a Community Planner based in Christchurch. He gained his Masters of Planning degree from the University of Auckland and completed his doctoral research on “Pathways towards sustainable settlements”.

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## Further reading:

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## The ECan Act: A Staggering use of Legislative Power

Ann Brower\*

NB: this article has previously been published in *The Press* 24/05/2010

Of the recent changes to Canterbury water governance, sacking the council is the least offensive to constitutional etiquette. The ECan Act shows a breathtaking use of parliamentary power, and could be a game-changer in New Zealand environmental law.

Imagine a situation where a government gives a minister the power to ignore the law without asking Parliament. Government did just that in section 31 of the ECan Act, formally called The Environment Canterbury (Temporary Commissioners and Improved Water Management) Act 2010. Section 31 grants the Minister for the Environment, Hon. Dr. Nick Smith, special powers to decide where and when New Zealand environmental law applies in Canterbury.

Associate Professor of Law Andrew Geddis described this as a “Henry VIII Clause”, by which the minister may disapply the Resource Management Act (RMA) without asking Parliament, (see *The Press* 27/04/2010). This gives Nick Smith the power to let the appointed ECan commissioners ignore inconvenient sections of the RMA, just as Henry VIII beheaded inconvenient wives.

Allowing the Minister for the Environment to summarily avoid applying sections of environmental law in Canterbury until he calls another regional election is so exceptional that it bears no further comment.

Next, imagine a situation where one team changes the rules of the game at half-time because its side might lose. Sections 46-61 do just that to Canterbury Water Conservation Orders, often called the national parks of rivers.

A Water Conservation Order protects outstanding ecological, recreational, cultural, or wild and scenic characteristics of a river, and is affirmed in the RMA. The ECan Act section 46 suspends that part of the RMA until the next regional election in Canterbury; and there are no guarantees when that might be.

Under the Water Conservation Order law that still applies in all other regions, decision makers prioritise the protection of nationally outstanding characteristics before allowing resource use, unless the economic potential was important on a national scale. The ECan Act changes the order, so conservation loses its priority status. In other words, it takes the conservation out of Water Conservation Orders.

The Hurunui Water Conservation Order had been through hearings, and the Environment Court appeal was scheduled to begin 30 May 2010. In other words, it was half-time for the Hurunui. Changing the rules of the game at half-time is as unpalatable to the rule of law as it is to sports. In a case in 2000, His Honour Justice Thomas considered changing the rules at half-time to be constitutionally objectionable because it violates the principle of equal application of the laws.

Finally, imagine a situation in which Aucklanders have the right to appeal their regional government's decisions, but Cantabrians do not. Section 52 of the ECan Act does just that for Water

Conservation Orders and Regional Plan decisions. Until the next ECan election, only the appointed commissioners will hear scientific evidence, and this evidence will never be cross examined. This beheads the Environment Court, but again, only in Canterbury.

The suspended jurisdiction of the Environment Court means those interested in Canterbury water have lost a long-standing right of substantive appeal that citizens of other regions still enjoy. The right to appeal the substance of a decision to a specialist court is very different to, and much broader than, the right to appeal on a point of law.

This selective beheading of the Environment Court seems anathema to the guarantee of natural justice in New Zealand's Bill of Rights Act 1990. Different treatment under the law is just as constitutionally unpalatable, if not more so, than changing the rules when your side is losing.

This is why the special powers of the “Henry VIII clause”, the changed rules for the Water Conservation Orders, and the suspended jurisdiction of the Environment Court raise far more constitutional alarm bells than sacking the regional council.

How can Parliament pass bills that its own Ministry of Justice deems constitutionally unpalatable (see *The Press* 24/04/2010).

New Zealand's Constitution Act 1986 recognises Parliament has “full power to make laws” (s. 15). Professor of constitutional law Philip Joseph describes this power as “unlimited and illimitable.” Illimitable parliamentary power places great faith in what Justice Baragwanath called the “good sense of parliamentarians”. If parliament wishes to violate the Bill of Rights Act, it may, if the actions are “demonstrably justified.”

Whether the ECan Act passes the ‘demonstrably justified’ test is in the eye of the beholder. Because Parliament is sovereign (or all-powerful), it subsumes the beholder's eye. So the beholder is legally irrelevant, but can be politically pivotal.

A grand old theory of politics predicts that, in a battle between irrigators and environmentalists, the relative size and strength of the groups does not matter as much as which side the public takes. The stronger side usually seeks to minimise the scope of the debate so as to engage the public as little as possible. But public engagement is the weaker side's only hope.

When the fight breaks out, the crowd plays the decisive role. Although Parliamentary sovereignty is absolute, what is legally possible might be politically untenable because it attracts the crowd's attention.

But because Parliamentary sovereignty is absolute, Cantabrians lack firm constitutional recourse. Cantabrians are left to sputter that wonderful line from the Australian movie *The Castle*, where in an early courtroom scene the hopelessly inept but ultimately triumphant small-town solicitor summarises his

argument by claiming: “There is no one section, it’s just the vibe of the thing. ... And, uh, no, that’s it. It’s the vibe.”

Whether or not Parliament overstepped its admittedly porous constitutional bounds with the ECan Act, *The Press* reports almost daily on a growing sense of betrayal and unfair treatment among Cantabrians. It seems that the proverbial fight has broken out, and the crowd is taking sides.

Herein lies the irony of the ECan Act. Suspending both regional elections and appeals to the Environment Court clearly minimizes the scope of debate over crucial water issues by eliminating many of the players from the field. However, these actions have attracted attention from many who had never noticed before.

Parliament can do as it pleases. But while parliamentary actions perceived as unfair may escape judicial rebuke, they might attract public opprobrium. This public opprobrium can be more damaging to a coalition government and to the legislation itself, than judicially imposed change. Witness the Electoral Finance Act 2007.

Though the ECan Act might leave a bad taste in the mouth constitutionally, it is legal because parliament is sovereign. But politically, that bad taste might come back to haunt the Government, the ECan Act, and Canterbury water itself.

*\* Ann Brower is senior lecturer of public policy at Lincoln University. Ann’s staff profile featured in [LPR Volume 2 Issue 1](#).*



*A cairn of stones from South Island rivers in Cathedral Square, constructed by citizens as a protest against the loss of democratically elected regional councillors.  
Image taken by Sacha Murray*

## Outreach

### Lincoln High School Enviro-Council Tom Ferguson and Hayato Clearwater\*

The Lincoln High School Enviro-Council (also known as Lincoln Environmental Organisation or LEO) has been making a difference in the sustainability of Lincoln High School and the Lincoln community throughout this year. We meet regularly to discuss environmental issues and have two main events per term, each following a theme to promote sustainability.

For term 1 our theme was “Energy” and we presented in an assembly about Earth Hour. We then challenged the school to turn off all the lights for one period. We all opened the curtains and soaked up the sun. During the holidays we set up and planted a plot at the community gardens.

For term 2 our theme was “Waste”. At assembly we showed a promotional film for “Snapped with Trash”, our initiative for students to use the right bins. We have also been making paper recycling boxes to ensure all classrooms in the school have them.

In May we visited the Cashmere High School Sustainability Council to talk about what we had done and learn what they had done in terms of sustainability in order to build strong connections so we can support each other. In July we attended the Christchurch Secondary Schools Environment Conference in order to share ideas with local high schools and as a result have created new connections with more schools throughout Christchurch offering each other support in new projects. We

also continued our annual testing of our local river, the Liffey, and the results were published on the Lincoln Envirotown Trust website.

We successfully promoted our organisation by making clay seed balls with either natives or edibles at our open night. We continue to plant our native revegetation project, the Mahoe reserve, just across the road and had a successful planting day on June 20 with Lincoln Envirotown and the Mahoe Reserve Committee. We are now organising the planting of a Māori Garden to showcase the use of native plants by Māori as well as painting murals of the Canterbury landscape and the myths and legends associated with the landscape. We will be celebrating Conservation Week (12 - 19 September) with the screening of environmental films as well as guest speakers. We will also be celebrating our 20th birthday this year as well as the opening of our Māori Gardens when they are finished.

For more information please email [leo@lincoln.school.nz](mailto:leo@lincoln.school.nz) and we will reply as soon as possible.

*\*Tom Ferguson is a Year 13 student at Lincoln High School and has been a member of the Lincoln Environmental Organisation Enviro-Council since 2009. Hayato Clearwater is also a Year 13 student at Lincoln High School and has been on the Lincoln Environmental Organisation Enviro-Council since 2006.*

## The Avon-Heathcote Estuary Ihutai Summer Research Projects

Kelly Fisher\*

While the end of year break is a time when many students relax and recharge, others use this time to develop the new skills they have learnt throughout the year. Over the summer period there are opportunities for university students all across New Zealand to participate in a wide variety of summer research projects. This year the Avon-Heathcote Estuary Ihutai, located on the eastern side of Christchurch City, was central to five summer research studentships (four at Lincoln University and one at Canterbury University). The Avon-Heathcote Estuary Ihutai research was not only an opportunity for the students to practise and refine their new skills, it also created a chance for an effective collaboration between students, local government, and the community.

Lincoln University offers a broad array of summer research projects each year and the 2009/2010 summer was no exception. The main objective of the Lincoln University Estuary summer research scholarships was to aid in the continuous improvement of the quality of postgraduate training in the Faculty of Environment, Society and Design (FESD). This was accomplished by providing students planning to enrol in postgraduate study with an opportunity to gain research experience outside thesis/dissertation work.

The Avon-Heathcote Estuary Ihutai research projects were funded by Environment Canterbury, the Avon-Heathcote Estuary Ihutai Trust (AHEIT), the Tertiary Education Commission and Lincoln University (as part of the Summer Studentship Programme). This combination of supporters allowed the five students undertaking the research to meet, engage with, and learn from the professional expertise of, each representative from each organisation. It also allowed a time for the representatives from each organisation to meet, engage with, and learn from each other.

Although the Estuary was central to all five research projects, the topics were only loosely knitted together. This allowed everyone involved the flexibility to establish and pursue both individual and communal goals. The 13 'key' personalities from Environment Canterbury, the Avon-Heathcote Estuary Ihutai Trust, and the two universities, were held together by a non-statutory 'ambition' to explore a particular place using both social and natural science. The areas of interest were history, tourism, recreation, contemporary food-gathering practises, and shrimp distribution and abundance.

Before the research began in November a meeting was held at Lincoln University with the key personalities. Students and supervisors from both universities attended, as did representatives from Environment Canterbury, and the Avon-Heathcote Estuary Ihutai Trust. During this time information and ideas were shared in a non-competitive manner about the research which lay ahead. Contact details were exchanged and a support network was established for the students to utilise.

The Avon-Heathcote Estuary Ihutai Trust has been supported

by the Christchurch City Council and Environment Canterbury since it officially formed in 2002. The AHEIT members have a deep understanding of the Estuary's environment and management. The Trust has worked closely with the community and in 2004 they developed a non-statutory management plan, the Ihutai Management Plan 2004. Trust member Chrissie Williams, also a Christchurch City Councillor, attended the research brief and kindly made herself available if need be. The Environment Canterbury representatives were equally as eager to ensure that everyone involved gained the most they could from the research experience. Shelley Washington coordinated the five projects and organised the group meeting, and the presentation advertising and evening. Leslie Bolton-Ritchie, who has been involved in the Estuary's comprehensive water monitoring programme - 'Healthy Estuary and Rivers of the City' generously offered her extensive knowledge and expertise throughout the summer period.

All lecturers involved in the research had something unique to contribute. Dr Roy Montgomery of Lincoln University, supervisor and AHEIT member, organised a group field visit to help set the research on track. Professor Islay Marsden, a marine biologist at Canterbury University, took both Canterbury University and Lincoln University students into the field. This allowed students to learn from her wide-ranging local knowledge regarding the ecology of the area and her awareness of current seafood collection practices. Lincoln University's Dr Greg Ryan and Dr Joanna Fountain were extremely supportive and their knowledge in the fields of history and tourism was greatly appreciated by the students carrying out the research. Dr Suzanne Vallance of Lincoln University, who has researched urban sustainability for some time, intends to use some of the research carried out over the summer as an input into a larger research project investigating risk and reward in the 'city environment'.

The community played a large role in the research undertaken over the summer at Te Ihutai. Two of the research projects included a combined telephone survey of 385 Christchurch City residents, and an onsite survey which included surveying a total of 140 visitors at the Estuary. The surveying process was an enjoyable way to meet and talk with people who use and respect the Estuary. Many of those surveyed shared stories of past experiences as well as predictions or desires for the future of the Estuary's environment. Qualitative data were also collected for two of the research projects through a series of stakeholder interviews. These surveys and interviews gave the community a voice on a range of issues relating to the future potential of the area.

The five research topics were undertaken from November 2009 through until February 2010. Each topic required the student to complete a final report and to present their findings to interested parties and key stakeholders on June 1st 2010 in the Waiiau Theatre at Environment Canterbury. The Estuary summer research was a great success and the presentation evening on June 1st further highlighted this. The presentations

were an appropriate way to conclude the research as it was an opportunity for all involved to meet again and discuss the most significant findings. For the students it was encouraging to see key stakeholders and interested parties attend and contribute to the evening's discussions.

The research that was undertaken over the summer included:

1. The Avon-Heathcote Estuary/Ihutai: a historical assessment of its recreational and social history Felicity Boyd, Lincoln University, Supervisors: Dr Joanna Fountain and Dr Greg Ryan. The Estuary has been an invaluable resource for the people of Christchurch for as long as it has existed. Felicity Boyd's summer project report provides a detailed account of the social and recreational history of the Estuary from pre-European times to the present day, documenting a number of significant changes in environment and use over this time. If you are interested in reading this report please email: Felicity.Boyd@lincolnuni.ac.nz
2. Food Gathering Practices in the Avon-Heathcote Estuary/ Ihutai Kelly Fisher, Lincoln University, Supervisor: Dr Suzanne Vallance. Traditionally the Avon-Heathcote Estuary/ Ihutai and surrounds was a significant food gathering area, and people continue to collect seafood there today. Lincoln University student Kelly Fisher conducted both qualitative interviews and a quantitative survey so as to explore various seafood gathering practises at the Estuary. The research investigated the types of seafood being collected, where seafood collection is taking place, and the seafood gatherers awareness of collection regulations. The results revealed an 'active' food gathering population of approximately 4,000 people who were collecting seafood fairly routinely (confidence level of 95% and a confidence interval of 1.13) just prior to the new ocean outfall becoming operational. The survey indicated that this number is likely to increase as latent gatherers become active as they perceive the new outfall will have a positive effect on the Estuary's water quality. To view a copy of this report please visit: <http://hdl.handle.net/10182/2190>
3. Tourism and recreation around the Avon-Heathcote Estuary/Ihutai Sheena Crawford, Lincoln University, Supervisor: Joanna Fountain. The aim of Sheena Crawford's summer research was to assess current usage, awareness, and perceptions of tourism and recreational opportunities at the Avon-Heathcote Estuary. This was achieved by conducting two surveys over the summer period, one with Christchurch residents by telephone and the other onsite with people using the Estuary. If you are interested in reading this report please email: Joanna.Fountain@lincoln.ac.nz
4. Tourism Potential of the Avon-Heathcote Estuary – Perspectives of Key Stakeholders about current and future demand-

Catherine Lizamore, Lincoln University, Supervisor: Dr Roy Montgomery. With the Estuary's Ramsar (intergovernmental treaty for wetlands of international importance) application on the horizon, this two-part project sought to explore the tourism potential of the Avon-Heathcote Estuary. The first part of the project included mapping out and creating an inventory of the current tourism-related infrastructure in the areas surrounding the Estuary. The second part of the research involved interviewing potential stakeholders to gain an understanding of what they thought the tourism potential of the Estuary is. If you are interested in reading this report please email: Catherine.Lizamore@lincolnuni.ac.nz

5. Abundance and Distribution of Shrimp in the Avon-Heathcote Estuary Gabrielle Davey, University of Canterbury, Supervisor: Ass Prof Islay Marsden. Over the summer shrimp were sampled at a number of locations in the Estuary and up the Avon and Heathcote Rivers. They were sampled using a variety of techniques including a drag net, a modified Norfolk push net and a hand net. Surprising densities of shrimp were collected and catches consisted of young, mature and reproductive adults. Further analyses will determine the effects of environmental conditions on the densities.

If you are interested in reading this report please email: islay.marsden@canterbury.ac.nz

With precious natural resources such as the Avon-Heathcote Estuary Ihutai, it is only natural that a variety of different stakeholders are interested in the area's history, management, and future development. This summer research project brought together a collection of people, from diverse backgrounds and professions, to work together for a range of collective and individual goals. What could have been a disaster instead resulted in a great example of how research collaboration might evolve. This summer's research programme created an opportunity to explore and investigate a central location from a variety of different perspectives. Sharing information in a non-competitive and open manner was a fundamental aspect of the projects' success, as was coming together once the research was complete to share with, and learn from, one another.

*\* Kelly Fisher is in her third year at Lincoln University completing a Bachelor of Environmental Management and Planning, with a major in Water Science and Technology, and an additional minor in Professional Planning. Once she completes her undergraduate degree at the end of this year she is planning to continue her studies through into the postgraduate level.*

*Figure 1 (below): Shellfish gatherers at Beachville Road. Image taken by Kelly Fisher.*



# Collaborative Environmental Governance Down Under, in Theory and in Practice

Ann Brower, Shaun Coffey and Bailey Peryman

During the summer months, Dr Ann Brower supervised two summer research students, Shaun Coffey and Bailey Peryman, as a part of the 2009/10 Lincoln University Summer Research Scholarship. Together they looked at the promise and peril of collaborative environmental governance through the lenses of economic and political theory, and a programme of natural resource management in Australia. The paper is still in draft form, any and all suggestions for improvement are welcome. If you would like a copy, please contact Ann Brower, senior lecturer of public policy at Lincoln University, at [ann.brower@lincoln.ac.nz](mailto:ann.brower@lincoln.ac.nz).

Collaborative governance is a relatively new form of environmental governance heralded as delivering outcomes which are more democratic, less overtly political, and better for the environment. Collaborative governance can be appealing to several competing interests: to business interests, it offers more flexible and cheaper regulations than centralized legislation; to divided local communities, it offers greater awareness, understanding, and peace while arriving at some form of economic sustainability; and to battle-worn environmentalists, it offers environmental outcomes that are as good or better, and less painful to achieve.

In the US, collaborative environmental governance has emerged in the wake of perceived failures in both managerial and adversarial modes of policymaking and implementation. Australia has practiced regional collaborative environmental governance since 1990 in its Natural Resource Management programme. New Zealand has practiced collaborative environmental governance informally here and there, but is now proposing to delegate water management in the Canterbury region to sub-regional collaborative groups.

Within political and economic theory, there is scope for optimism or pessimism about what collaborative governance has to offer environmental policy. Public choice theory and the rational actor model of politics give reason to doubt that rational and self-interested actors will ever cooperate in an altruistic manner capable of delivering good environmental, democratic, and collaborative outcomes. Further, the neopluralist school of political science contends collaborative governance is likely to produce outcomes that are unfair and undemocratic. Finally displacement theory predicts that collaborative governance will only work if participants studiously avoid measuring the environmental outcomes and forfeit their rights of appeal. In other words, collaboration can work socially, but not environmentally.

By contrast, recent Nobel laureate Elinor Ostrom has theorised and observed empirically the conditions under which these same admittedly self-interested rational actors will cooperate, behave altruistically, and generally do the right thing in a collaborative environmental governance situation. In other words,

in the right conditions, collaboration can work socially and environmentally.

In this paper, we review the theoretical reasons to be pessimistic and optimistic about collaborative governance, then test both the optimism and pessimism against the Australian experience with collaborative Natural Resource Management (NRM) programme, and finally consider what it all means for collaborative governance and for the competing political theory predictions.

We conclude that the outlook for collaborative environmental governance is bleak, but perhaps not dismal. It seems that there is room for nascent optimism about collaboration's ability to succeed if the structure contains sufficient institutional nestedness, centralised shackles and an effective mix of checks and balances between national and local interests. However we find no compelling reason to discard the pessimistic predictions that collaborative governance will favour development over conservation, and insiders over outsiders.



Image retrieved 16 July 2010, from [http://www.iucn.org/about/union/secretariat/offices/oceania/oro\\_programmes/oro\\_initiatives\\_pac2020/](http://www.iucn.org/about/union/secretariat/offices/oceania/oro_programmes/oro_initiatives_pac2020/)



# Development of a Conceptual Framework for Sustainability Indicators Used in Structure Planning

Hannah Ayres, Pene Burns, Tim Church, Shannon Davis and Simon Swaffield

Implementing sustainability through local scale planning is a relatively recent movement – not only for New Zealand – but for many local and national governments across the world. In New Zealand structure plans are increasingly being used as a key tool in sustainable development. Structure plans can identify both the need and opportunity to improve on current practices, including how to incorporate issues of sustainability in the planning process.

Sustainable Development Indicators are a common tool for monitoring sustainability at a range of scales of development. Indicators are used to give warning signals about current trends of the environment that, if left without response, could have serious effects. They also provide a way to measure performance, and to enable benchmarking of best practice. The ten week 2009/10 Lincoln University Summer Research Scholarship carried out by Hannah Ayres from the School of Landscape Architecture, and in conjunction with Boffa Miskell Ltd, looked at developing a conceptual framework for sustainability indicators used in the preparation, monitoring and benchmarking processes of structure planning in New Zealand.

The report, (<http://hdl.handle.net/10182/2220>) which resulted from the research findings, provides an overview of the current best practice in the use of Sustainable Development Indicator frameworks at the local structure planning scale. The report also identifies a series of important lessons in relation to sustainability indicators based on a review of international literature. It then uses these lessons to develop a conceptual indicator framework that can be applied at different stages in the process of preparing a structure plan in New Zealand.

The research resulted in the proposed ‘Sustainable Development Indicators Framework for Structure Planning’ - termed the SISPlan framework – and is derived predominantly from theme-based frameworks, project-based (input-output-outcome-impact) frameworks, goal-oriented indicators, and the theories behind Pressure-State-Response type frameworks. The main objective of the SISPlan framework is to assist structure plan practitioners in the process of developing successful and sustainable structure plans. This is accomplished through comparing design strategies adopted by and implemented through the plan, with the Performance Goal Indicators which are a measure of progress toward an overall vision established by the community.

Providing a preliminary ‘scoping’ component of a much larger research opportunity, the key features of the proposed SISPlan framework process include:

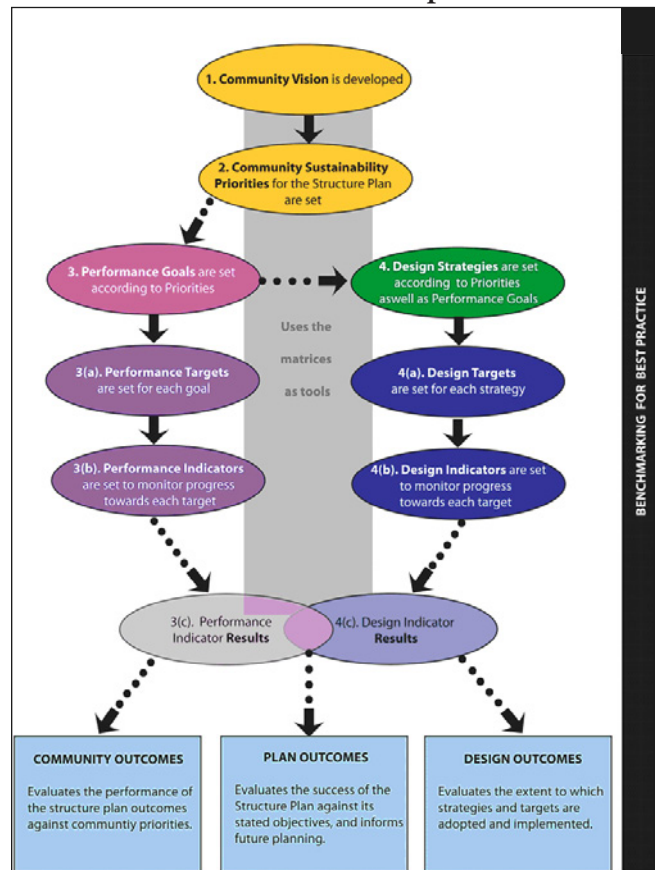
- The development, monitoring and evaluation of two kinds of indicators – Performance Goal Indicators and Design Strategy Indicators.
- The use of matrices to show the cross cutting nature of sustainable development issues and the indicators used to measure them.
- Establishing a community vision that integrates the four

sustainable well-beings – economic, social, environmental, and cultural – that are recognised in New Zealand.

- The capacity to address the place specific sustainability priorities of a community, while providing a system that can be used for benchmarking best practice.
- The ability to adapt to the current structure plan process in New Zealand.

The framework consolidates the findings of a literature review in a way that connects directly to current structure planning practice in New Zealand. Comprising four matrices, two matrices for deriving each of the two indicator types: Performance Goal Indicators and Design Strategy Indicators, the SISPlan framework is specifically designed to adapt to the existing structure plan process. The framework has been distilled from a wide range of planning and Sustainable Development Indicator initiatives, to make sure important aspects of sustainability are addressed in New Zealand structure plans.

## The SISPlan Framework Development Process



The SISPlan framework has the potential to change the way Structure Plans are developed, implemented and monitored in the future, by incorporating sustainable development initiatives that are among international best practice examples. The framework offers Structure Plan practitioners a way to enhance the quality and performance of the Structure Plans they are preparing, and thus contributes to the long term goal of Sustainable Development.

# Lincoln University Planning-Relevant Theses and Dissertations in 2009

Compiled by Kevyn Miller and Hamish Rennie

The following list represents our selection of theses and dissertations that we consider are planning relevant from the very many that were completed at Lincoln in 2009. The categories in which we have grouped them are not exclusive, but intended as guidance as to the main theme or relevance of each publication. It is interesting to note the large number of international research projects completed and, locally, those interested in rural and environmental planning will find the suite of completed projects on the impacts of dairying of particular interest.

## Urban and Port Planning

### *Masters Dissertation*

P. A. Wilson (2009) The over sixties townhouse market in Christchurch: an analysis of absorption, market penetration and future demand (MProf St)

## International

### *PhD Thesis*

T. Y. Mok (2009) Poverty lines, household economies of scale and urban poverty in Malaysia (PhD Econ)  
<http://hdl.handle.net/10182/1788>

### *Masters Dissertation*

S. Adam (2009) Simulation and analysis of port bottlenecks: the case of Male' (MAppSc (Transport Studies))  
<http://hdl.handle.net/10182/1587>

## Environmental Planning

H. Greenep (2009) Urban ecology in Christchurch: a reconciliation ecology approach to enhancing native biodiversity on urban greyfields (PhD)  
<http://hdl.handle.net/10182/1924>

E. J. S. Hearnshaw (2009) A post-classical economics approach to ecosystem management (PhD)  
<http://hdl.handle.net/10182/1425>

## Landscape and Heritage Planning - International

### *PhD Thesis*

S. Davis (2009) The ma(r)king of memory & the right to remember: design, interpretation & the movement of meaning: an investigation into the role of design in shaping Euro-Western experience & interpretation of the post genocide memoryscapes of Cambodia and Rwanda (PhD)  
<http://hdl.handle.net/10182/1392>

## Rural Planning

### *Masters Thesis*

M. R. Bennett (2009) Perceptions of sustainability of dairy support land farmers: a case study investigation (MCM (Ag))  
<http://hdl.handle.net/10182/1219>

T. Nop (2009) Water use efficiency of six dryland pastures in Canterbury (MAGSc)  
<http://hdl.handle.net/10182/1498>

### *Masters Dissertation*

J. W. Booker (2009) Production, distribution and utilisation of maize in New Zealand (MAppSc)  
<http://hdl.handle.net/10182/1074>

C. Ludemann (2009) Is increasing ewe prolificacy the key to increasing Canterbury dry land farm profitability?: research using linear programming as a modelling tool (MAppSc)  
<http://hdl.handle.net/10182/1079>

## International

### *PhD Thesis*

W. S. April (2009) An exploration of entrepreneurship potential among rural youth in Namibia: the Arandis village (PhD)  
<http://hdl.handle.net/10182/1459>

T. T. Quan (2009) Transition from subsistence farming to commercial agriculture in Quang Binh Province, Vietnam (PhD)  
<http://hdl.handle.net/10182/1557>

### *Masters Thesis*

J. W. Barends (2009) Escaping the rhetoric: a Mongolian perspective on participation in rural development projects (MAppSc (IRD))  
<http://hdl.handle.net/10182/1307>

## Economic Planning - International

### *Masters thesis*

S. Wang (2009) The large decline in output volatility: evidence from China (MCM)  
<http://hdl.handle.net/10182/1141>

A.G. Yeeting (2009) An economic analysis of the domestication of the tuna fishery: the case of Kiribati (MCM)  
<http://hdl.handle.net/10182/1493>

## Tourism Planning - International

### PhD Thesis

- F. Shen (2009) Tourism and the sustainable livelihoods approach: application within the Chinese context (PhD)  
<http://hdl.handle.net/10182/1403>

### Masters Thesis

- C. J. Fletcher (2009) Conservation, livelihoods and the role of tourism: a case study of Sukau village in the lower Kinabatangan District, Sabah, Malaysia (MNRMEE)  
<http://hdl.handle.net/10182/1339>

## Environmental Impact Assessment

### PhD Thesis

- A.J. Bates (2009) Effects of grazing management and pasture composition on the nitrogen dynamics of a dairy farm: a simulation analysis (PhD)  
<http://hdl.handle.net/10182/1360>
- J. Bertram (2009) Effects of cow urine and its constituents on soil microbial populations and nitrous oxide emissions (PhD)  
<http://hdl.handle.net/10182/1334>
- S. J. Dennis (2009) Nitrate leaching and nitrous oxide emission from grazed grassland: upscaling from lysimeters to farm (PhD)  
<http://hdl.handle.net/10182/1269>
- B. D. Krisnayanti (2009) Sustainable restoration of mine sites (PhD)  
<http://hdl.handle.net/10182/1598>
- O. Mojsilovic (2009) Estimating bioaccessibility, phytoavailability and phytotoxicity of contaminant arsenic in soils at former sheep dip sites (MSc)  
<http://hdl.handle.net/10182/1142>
- K. Shabana (2009) Factors affecting nitric oxide and nitrous oxide emissions from grazed pasture urine patches under New Zealand conditions (PhD)  
<http://hdl.handle.net/10182/1570>
- L. D. Steiner (2009) A study of the fate and transport of estrogenic hormones in dairy effluent applied to pasture soils (PhD)  
<http://hdl.handle.net/10182/1306>

## Masters Dissertation

- M. A. Wild (2009) An evaluation of the use of the nitrification inhibitor dicyandiamide (DCD) to reduce nitrogen losses from intensive sheep winter grazing systems (BAGScHons)

### Acronyms:

**MAppSc** - Master of Applied Science

**MAppSc (Envt Mgt)** - Master of Applied Science in Environmental Management

**MAppSc (IRD)** - Master of Applied Science in International Rural Development

**MCM** - Master of Commerce and Management

**MEP** - Master of Environmental Policy

**MIPD** - Master of Indigenous Planning and Development

**MLA** - Master of Landscape Architecture

**MNRMEE** - Master of Natural Resources Management and Ecological Engineering

**MProf St** - Master of Professional Studies

**MPRTM** - Master of Parks, Recreation and Tourism Management

**MSc** - Master of Science

**MSocSc** - Master of Social Science

**Editors note:** As a general guide to the depth of the above research, a PhD is up to 100,000 words in length, a masters thesis 30,000 and a dissertation 10,000.

## Where are they now?

**Brigid Buckley** – Brigid completed her Dip. Resource Studies in 2008 and is now working for Federated Farmers as a policy advisor in Wellington. Her key focuses are on policy and plan development for the Wairarapa and Hawke's Bay regions as well as participating in any regional forums and strategies that directly relate or may impact on agriculture activities. She also focuses on water policy development at a national level.

**Kirsten Klitscher** - Kirsten completed her BRS in 1994, and is currently working as a Senior Resource Planner with the NZ Transport Agency, based in the Agency's Dunedin office. Since completing her degree, Kirsten has worked as both a council and consultant planner throughout the South Island, and has also undertaken some additional study.

**Harriet Johns** – Harriet completed her MApp Sc (Environmental Management) in February 2009 while working full time for Aurecon in their Tauranga office. She has recently transferred with the company back to Christchurch where she is employed as a Consultant Planner with a wide range of projects and clients.

**Sam Freeman-Moir** – Sam completed a MEP in 2009 and is enjoying working as a Strategic Planner with the Wyndham City Council in Melbourne. His role, while varied, is centred on environmental issues.

**Genevieve Hilliard** – Genevieve completed her MEP in 2009 and is a planner with Lakes Environmental (the resource management/regulatory arm of Queenstown Lakes District Council). Genevieve is based in Wanaka and is a part of the Resource Consent Team.

**Sharleen Gargiulo** - Sharleen completed her MEP in 2010. Following this, she was contracted by Nelson City Council (NCC) to contact a range of people living in higher density housing via a mail-out survey. The results of the survey will feed into future NCC policy decisions concerning the where, what and how more intensive residential development might happen. Since completing this she has moved to the UNESCO world heritage listed Fraser Island, Australia, and is working for an eco-friendly resort, where she hopes to save and travel further abroad.

## Staff Profiles

### Roy Montgomery



Roy Montgomery is a Senior Lecturer in Environmental Management at Lincoln University. He is the Examiner for ERST 205 Principles of Urban and Regional Planning; ERST 601 Advanced Theory in Resource Studies; ERST 635 Group Case Study; and co-lecturer of ERST 633 Integrated Environmental Management.

His research interests include urban ecology and design, planning history, and heritage conservation. He also has a particular interest in 'Actor Network Theory' as applied to environmental issues.

Roy's diverse academic career has involved studying for a Bachelor of Arts in Russian, Master of Science in Resource Management and a PhD in Theatre and Film Studies, all at the University of Canterbury. Consequently his professional career has involved memorable work including working for the Waimairi County Council answering building permit enquiries and mapping secret pig farms.

As well as being an entertaining lecturer Roy has a busy schedule with being a volunteer fire fighter for the Lincoln Fire Brigade. He is an aspiring musician; you'll find him on YouTube, "the one that isn't the Christian country guitarist." He resides in Upper Ferrymead where he is attempting to build a lighthouse in the garden for the amusement of his children.

### Hirini Matunga



After completing a Bachelor of Arts at the University of Otago and a Bachelor of Town Planning at the University of Auckland, Hirini worked as a planner for many years for the Napier City Council, Ministry of Works and Development, and Auckland Regional Council - with a particular focus on issues for Maori.

Hirini began his career in education as a part time lecturer in planning at the University of Auckland in 1985. He later moved to Lincoln University in 1992 to become the Associate Director of the Centre for Maori Studies and Research. In 1996 he returned to the University of Auckland as a senior lecturer in planning. In 1999 Hirini became an Associate Professor of Maori and Indigenous Studies at Lincoln University and then Professor of Maori and Indigenous Planning in 2008. He is currently Lincoln University's Assistant Vice Chancellor (Maori and Pacifica).

Hirini is particularly concerned with issues pertaining to Maori planning, philosophies, and the role of Te Tiriti o Waitangi in environmental management and planning. He has established many of the Maori/indigenous studies courses and is primarily concerned with Maori, Pacific, and Indigenous development at Lincoln University. He has worked in an advisory role for many years assisting iwi with environmental issues and helped write Iwi Management Plans for Maori.

Hirini is of Ngai Tahu, Ngati Porou, Ngati Kahungunu, Rongowhakaata and Ngati Paerangi (Atiu, Cook Islands) descent.

# Lincoln University Planning Association Update

Bailey Peryman\*

Semester One brought several highlights for LUPA members the first being YPConnect2010 in April. This conference of young planners was attended by students and newly practicing professionals from around New Zealand as well as a strong contingent from Australia. LUPA was able to offer some financial support for Lincoln students attending. Those who took up the opportunity to attend spoke highly of the event and were great representatives of Lincoln University. By the time this goes to print, members will have enjoyed the Young Planners Historic Pubs Appreciation Tour too. It is good to see a connection strengthening between LUPA and the NZPI through the Young Planners events.

Bob Batty (Principal Consultant - Planit Associates) came to visit in May, and spoke on the general issues facing aspiring planning professionals and a few of the forces that shape them. LUPA has also offered to support the NZPI Canterbury-Westland Branch in co-managing an ecological restoration project with Waihora-Ellesmere Trust. This presents a great opportunity to throw some light on planning for natural resources management beyond the traditionally urban focus, something Lincoln students are well-placed to do.

LUPA members are continuing to support the Community Law Canterbury Resource Management Service – this relationship has seen MEP student (not to mention former LUPA Chair) Abbie Bull move into a permanent position with the organisation. If you would like anymore information please feel free to get in touch with Abbie: [abbi@canlaw.org.nz](mailto:abbi@canlaw.org.nz).

Finally, LUPA is hoping to have a few more guest speakers in Semester Two, is working with other 'environmentally conscious' clubs on various projects and has established a regular ongoing social gathering for every 2nd Tuesday. The Lincoln Planning Review is racing along under its own steam now, a testament to the past and present editorial team and a slick procedural framework. It is a privilege to be leading such a dedicated bunch. A tentative date is set for the week of September 23 to celebrate the release of this issue of the Lincoln Planning Review – we hope to see you there.

*\*Bailey is a 3rd year Bachelor of Environmental Management and Planning student, Chairperson of LUPA, and Convenor of the Lincoln Planning Review.*

## Awards

Compiled by Sarah Hunt

### NZILA Resene Pride of Place Landscape Architecture Awards 2010

The award ceremony was staged at Te Papa Tongarewa on the 16th of April 2010. The winners were chosen by judges from the New Zealand Institute of Landscape Architects. Entrants from Lincoln University did particularly well, as follows:

#### Student Category

- Emma Content – Tapuwaeharuru : A Burial Park (Gold)
- James McLean – Unbreakable Ties : Matakoho, Limestone Island (Gold)

#### Research Category

- Jacky Bowring - Et in Arcadia Ego : Four Meditations on Melancholy (Bronze)
- Shannon Davis – The Ma(r)king of Memory and the Right to Remember (Bronze)

#### Visionary Design Category

- Jacky Bowring (with Boffa Miskell Partners Ltd and Warren and Mahoney) - New Zealand Memorial Park, Wellington (Bronze)

Follow this link to the [NZILA Resene Pride of Place Landscape Architecture Awards 2010](#) web page for more detailed information and images. Citations on their work are also available here.

### Lincoln University Teaching Excellence Awards

Dr Ton Bührs is the recipient of the Lincoln University Award for Sustained Excellence in teaching and curriculum development. He is commended for the role he has played in establishing Environmental Policy and Management at Lincoln University, and for his range of innovative means of improving learning and development of skills, in particular those aimed at the development of critical thinking and analysis. His performance as a teacher has been consistently high.

Dr Maria Ignatieva, the 2009 recipient of the Lincoln University Principal Award, has submitted a portfolio to represent Lincoln University at the National Teaching Excellence Awards this year. Maria is commended for her strong contribution to curriculum development, postgraduate supervision, studio work and evaluation; as well as for her enthusiasm and the way in which she has integrated ideas from her background into her teaching. All of these have contributed to her sustained excellence in teaching.

## CWMS and Land and Water Forum Update

Nick Williams\*

The anticipation surrounding the selection of the first of the Canterbury water management zonal committees was shared by many in Canterbury as the first phase of the Canterbury Water Management Strategy (CWMS) was brought on line. At time of print, appointees to the zonal committees of Hurunui-Waiiau and Waimakariri had been picked amidst a cloud of public optimism by the associated mayors and commissioners. Further committees for the remaining eight zones and the regional committee are in various stages of completion.

The zonal committees in partnership with the regional committee will be helping to develop water management implementation programs which address the vision and principles of the CWMS (see Lomax et al. pg 17), or CWMS website (<http://www.canterburywater.org.nz>).

A diversity of interests and experience is desired, the ability of all members involved to work together closely and with other key stakeholders in the community is a high priority. The interviewers assessed each applicant on skills, expertise and experience, as well as their ability to work collaboratively to develop water management solutions that deliver economic, social, cultural and environmental outcomes.

This new collaborative approach to water management aims to facilitate an end to what is seen by most as a divisive and highly charged legal environment where decisions are made under the RMA through council hearings and expensive Environment Court appeals.

The Hurunui catchment in particular has been the focus of attention recently surrounding the contest between those who would like to make use of more water for irrigation, and others who would like to protect its natural character and the value of important ecological and recreational services.

There are 4 statutory processes on water management under way in the Hurunui catchment:

- 'Hurunui Water Project' consent applications to take, dam, divert or use water to enable more land to be irrigated.
- The application for a National (Canterbury) Water Conservation Order particularly on the upper reaches of the Hurunui and its tributaries.
- The Proposed Natural Resources Regional Plan (PNRRP)
- Variation 8 to the PNRRP

The July 22nd announcement to impose a moratorium on all water takes from the Hurunui River and its tributaries has been met with support from both sides of the debate. The moratorium will run for 14 months ending in October 2011, with an extension possible if more time is needed. It places a pause on the overlapping statutory processes allowing for the development of an effective water management framework for the catchment (see Rennie on moratoria pg 20).

With breathing space, the Hurunui-Waiiau zonal committee can now begin working towards some form of consensus. The pressure on the Hurunui-Waiiau committee is significant; it will set a precedent for the remaining zone committees as they too strive to develop their own individual water management frameworks.

### The Land and Water Forum

A similar collaborative process the [Land and Water Forum](#) (LWF) has been steadily working towards a consensus at the national level since 2008. It has brought together approximately 25 water interest groups nationwide, ranging from environmentalists, primary interest groups, recreational NGOs and iwi. They are working together towards preparing a written report to recommend shared outcomes, goals and long-term strategies for fresh water management in New Zealand. The forum brings traditional opponents around the table and is beginning to break down age-old enmities that have caused successive governments to shy away from fixing the inadequate rules that govern national water allocation.

After being thrown into disarray by the ECan Act earlier this year, there were threats from some corners to walk out on the process. Concern eventually turned to resolve and a continuing effort towards achieving their purpose. The forum is due to report its findings at the end of August. Environment Minister Nick Smith will then be faced with turning the consensus into law while trying not to alienate traditional voters and ensuring he keeps faith with the "collaborative" process.

Essentially what has been initiated for water governance under the CWMS and the LWF is an exercise in human co-operation and a 'meeting in the middle' between individuals and groups who perceive themselves as directly affected by the outcomes of freshwater governance. There will need to be concessions made from both sides of the "develop or protect" divide for anything lasting to come from this process. But the real test will come from the enforcement and enactment of decisions into a statutory mandate (see Lomax et al this issue).

In brief, there is a long road ahead. The two parallel processes, LWF & CWMS, both involve trust and a willingness to break down boundaries to achieve lasting outcomes. A national policy statement on fresh water and environmental standards guided by the soon to be released LWF report would go a long way towards helping guide the CWMS in its implementation. That is if the Minister for the Environment responds expeditiously to the recommendations from the LWF, as opposed to 'sitting' on them for political reasons.

The CWMS may well become a much more important process, providing a model for the management of water not only in Canterbury, but across the nation. A successful outcome from the CWMS, one which garners lasting agreement and one that makes the most of Canterbury's greatest competitive resource advantage would be welcomed. Avoiding the opportunity to make good use of any recommendations from the LWF could place an unnecessary burden on the CWMS to perform, particularly as a non-statutory document arising from messy political process. Failure of these collaborative efforts could be embarrassing for proponents of such approaches.

*\*Nick is in his 3rd year studying towards a Bachelor of Environmental Management and Planning.*

# Canterbury Water Management Zones

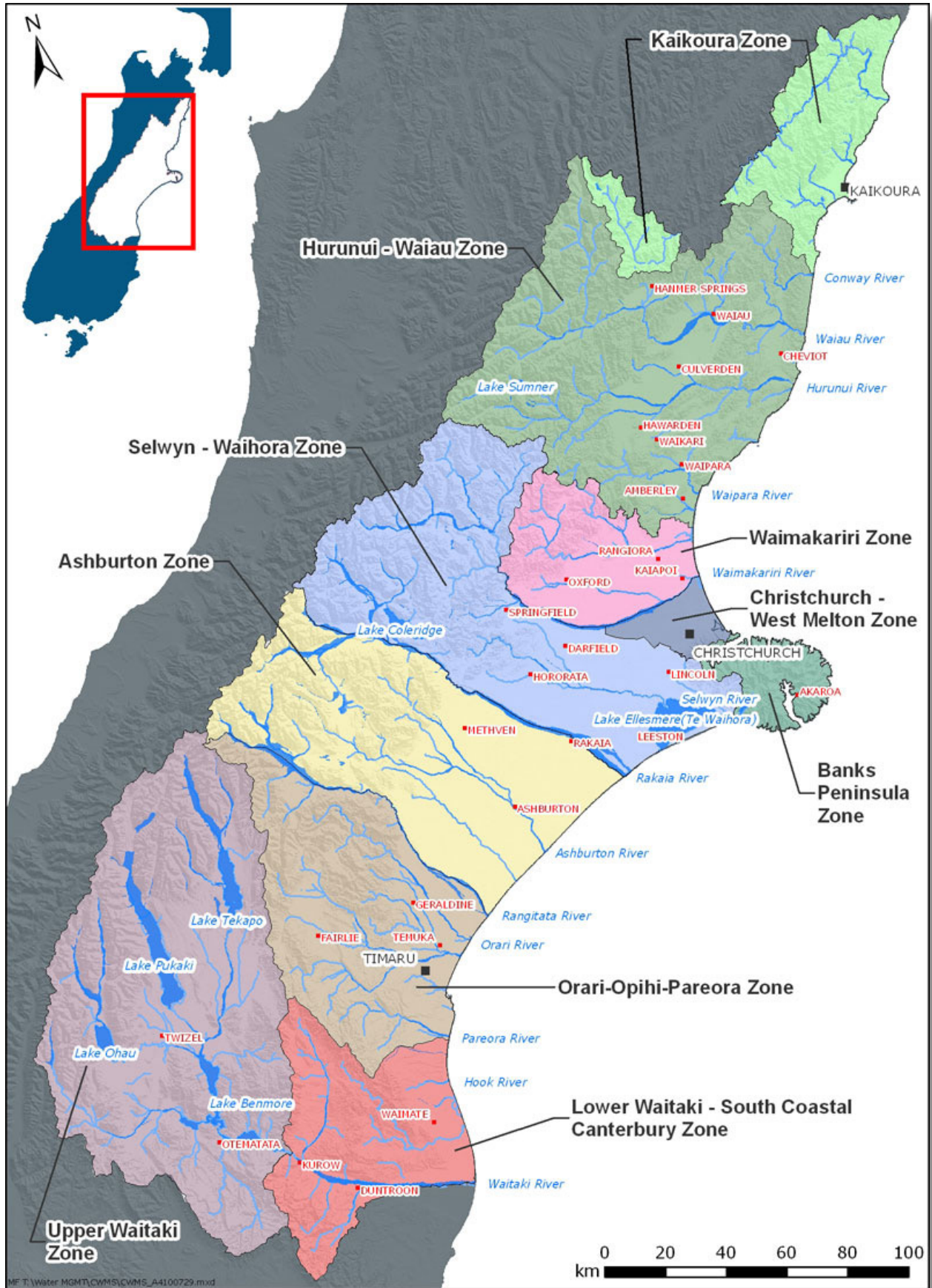


Image reproduced with permission from Canterbury Water

# Planning Pains? Don't Panic!

## Questions from an alumni

**What is the relevant section of the RMA that deals with authorities purchasing properties on the basis that their intended development (e.g. pylons), will make the property unsaleable?**

We suspect this is a point of general interest to our farming alumni and assume it relates to requirements and designations. "Unsaleable land" is not specifically provided for in the Resource Management Act 1991 (RMA). Section 86 is quite clear that nothing in the RMA can compel a council to acquire land except as provided in s185 and s198. Section 198 addresses the situation involving heritage orders, so in this instance s185 is the relevant section. Section 185(1) states:

An owner of an estate or interest in land (including a leasehold estate or interest) that is subject to a designation or requirement under this Part may apply at any time to the Environment Court for an order obliging the requiring authority responsible for the designation or requirement to acquire or lease all or part of the owner's estate or interest in the land under the [Public Works Act 1981](#).

Subsequent sections provide various decision-making criteria. These include, that the owner has tried to sell the land covered by the designation/requirement, but has not been able to sell it at the market valuation the land would have if the designation/requirement did not exist. However, whether or not the Environment Court would grant such an order would depend on the particulars of the case. Discussion with a lawyer is recommended.

**Question from a student: What the f@^#! happened to ECan (Environment Canterbury)?**

We are as bemused as many on this matter, but basically the elected New Zealand Government of the day chose to pass legislation under urgency, and with extreme haste and lack of consultation. The Environment Canterbury (Temporary Commissioners and Improved Water Management) Act 2010 was passed in April this year. The main effect of this legislation is to remove the elected representatives of the ratepayers and residents of the Canterbury Region and provide powers for the Government's Minister for the Environment and Minister of Local Government (the "responsible Ministers") to appoint Commissioners. It also waived the requirement to have elections for the Canterbury Regional Council in 2010. The Act specifically states that none of the elected members replaced by the Commissioners is to receive any compensation or other payment or benefit for the loss of office. For a comment on the ways in which the legislation has breached basic constitutional principles we recommend you read Brower (this issue) and:

Joseph, P. (2010) Environment Canterbury legislation *NZ Law Journal*, June 2010, 193-196.

For a comment on other changes regarding water conservation orders and moratoria see Rennie in this issue of *LPR*.



*The Canterbury Plains. Source: <http://www.teara.govt.nz/files/p10300gns.jpg>*



# 2010 International Planning Conference: Christchurch

Kim Seaton\*

The 2010 joint New Zealand Planning Institute and Planning Institute of Australia conference was held at the Christchurch Convention Centre in April. Attended by around 700 delegates, the conference was a huge success and received overwhelmingly positive feedback from those attending.

The better part of 18 months of event planning goes into organising an event of this scale. Venue booking aside, one of the earliest considerations is to begin approaches to potential keynote speakers. This year's conference had seven keynote speakers in addition to the Minister for the Environment Nick Smith. All were of a high calibre and provided interesting and thought provoking insights into their respective fields of interest.

The first keynote speaker was Steve Quartermain, Chief Planner in the Department for Communities and Local Government in the UK. Steve provided a UK perspective on good, proactive planning for communities and sustainable development. He also spoke generally about their planning system reforms and initiatives to improve the quality of life and environmental outcomes in the UK, particularly in the context of climate change.

Steve was followed by Peter Bell, Chair of the Metropolitan Council serving Minneapolis and St Paul in the USA. Peter provided a personable and interesting presentation on the role of the Metropolitan Council, challenges the Council face and some examples of innovative wastewater, transit and regional park initiatives undertaken by the Council. There are some issues facing the Council such as government reform and appointed versus elected members that correlate nicely with current issues facing local government in New Zealand.

Next up was Rob Freeman, Chief Executive of the Murray-Darling Basin Authority in Australia. His presentation focused on the environmental, social and economic issues faced in the Basin and the challenges of water management and planning in what is predicted to become an increasingly water-short environment. Another very topical and relevant subject for New Zealand and for Canterbury in particular.

The fourth keynote was Neil Homer, a consultant planner and urban designer from the UK, speaking knowledgeably on urban regeneration and planning in the UK.

The second day of the conference began with keynote speaker Sebastian Moffatt, president of CONSENSUS Institute and from Vancouver, Canada. Sebastian gave a fascinating overview of a World Bank initiative, Eco2 Cities: Ecological Cities as Economic Cities. The objective of the initiative is to help cities in developing countries achieve greater ecological and economic sustainability. Many of the issues the initiative seeks to address are equally relevant to our own cities and urban spaces.

The next keynote was Mark Reis, managing director of Seattle-Tacoma International Airport in the USA. Mark covered some of the planning and airport management issues dealt with at Seattle-Tacoma. The challenges of planning for airports and dealing with airport noise and expansion issues within or adjacent to urban areas are broadly common the world over and it was interesting to hear how Seattle has been approaching its challenges.

The final keynote was New Zealand speaker Justice Joe Williams, a Judge of the High Court and former chairperson of the Waitangi Tribunal. A charismatic and engaging speaker, Justice Williams largely restrained himself on this occasion to guide us through the history of Maori and European colonisation and contact in New Zealand, from our earliest history through to the cultural context we work and plan in today.

There was much more on offer than just keynote speakers of course. In addition to a formal powhiri and pre-conference workshops, the conference was preceded by the highly successful YP Connect 10. YP Connect 10 was aimed squarely at young planners and was attended by around 140 students and graduates from New Zealand and Australia. As well as opportunities to mix and mingle, YP Connect 10 offered young planners sessions on topics as diverse as landscape assessment, coastal protection, urban design and career development. (A report on YP Connect can be found on the following page).

A diverse range of topics were also on offer through the concurrent sessions of the conference. Topics fell broadly under headings such as governance, quadruple bottom-line, "raising the bar", and sustainable infrastructure. In all, nearly 80 session papers were presented by speakers from both Australia and New Zealand and some from even further afield. These sessions were further supplemented by mobile workshops to places such as the Antarctic Centre, the new civic offices and a cycle tour of the city.

The final day of conference is traditionally reserved for field trips. This year the field trips went to places as far flung as Kaikoura, Arthur's Pass, Waipara, Hanmer Springs and Akaroa, as well as local destinations such as Christchurch International Airport, Lyttelton Port and Christchurch city centre. While the primary aim of the field trips was to inform, they also aimed to entertain and to showcase the region to visitors. A special effort was made on many trips to offer great local food and wine. Judging by the positive feedback received, this year's field trips generally succeeded on all counts.

Last but by no means least, the conference finished as always with the Friday night gala dinner at the Convention Centre. Attended by close to 700 people, and with the help of good food and fantastic local covers band Puree, the gala dinner was a blast and a fitting end to a fantastic conference.

Sadly, it was subsequently announced that this was to be the last joint conference to be held by the Australian and New Zealand Planning Institutes for the foreseeable future. However, we look forward to the 2011 New Zealand Planning Institute national conference, to be held in Wellington at the end of March next year.

Note:

Many of the papers presented by the key note speakers and concurrent sessions are available online through the New Zealand Planning Institute website at [www.planning.org.nz](http://www.planning.org.nz).

\* Kim Seaton is Chairperson of the Canterbury/Westland Branch of the New Zealand Planning Institute.

# YPCConnect10 - 19th and 20th April 2010

Michelle Ruske \*

In April I had the opportunity to attend this year's international planning conference and, more specifically, the newly introduced Young Planner's event, this year termed 'YP Connect 10'. Having just begun my undergraduate degree, this was an excellent opportunity to begin networking and gain a more detailed understanding of the various positions in which young Australasian planners are currently active. The event, which was a sub-set of the 'Planning Pathways to the Future' Conference, was dedicatedly organised by many people (including, notably, Clare Sargeant), who can be pleased with the success of this year's conference.

YP Connect 10 kicked off in fast-paced fashion with a 'planner-style' Amazing Race around the Central City of Christchurch. Groups of young planners were sent racing around the city to stand in fountains, create human statues, and perform other such shenanigans. This activity helped to familiarise visitors with the city centre of Christchurch, and some fabulous photos were taken in the process.

Many more young planners had arrived by evening and all present enjoyed a night riding the gondola, mingling with counterparts and getting to know one another.

The day of presentations began the following morning at the Christchurch Convention Centre. Charmaine Moldrich and Christine Platt were the first to speak.

Charmaine spoke on behalf of the Outdoor Media Association. Focusing her talk on the contribution that outdoor advertising is making to vibrant cities, Charmaine highlighted the history of outdoor advertising up to the current technological advancements in advertising around the globe, and closed by suggesting that legislation that will allow individual signs to be assessed on their merits and not against strict planning effects needs to be developed. Interestingly, it was remarked during the daily discussion that very few, if any, of the young planners in attendance had experienced any education in incorporating outdoor advertising effectively into urban planning. This represents a possible gap in Australasian planning education.

Christine, from the Commonwealth Association of Planners (CAP), began by providing some frightening statistics on the main issues that she feels face the globe today – namely rapid urbanisation, urbanisation of poverty and climate change. She listed six areas where CAP believes new planning can help to make a difference, such as reducing the vulnerability of cities to natural disasters and creating environmentally-friendly cities. For a more in-depth analysis of the Re-inventing Planning paper and the principles this sets out for New Urban Planning go to [www.commonwealth-planners.org](http://www.commonwealth-planners.org). Lastly, of great importance to Young Planners in Christine's presentation, was that the CAP is currently establishing a Young Planners network which they plan to launch in October 2010. So keep a close watch on this exciting

development.

The vibrant and colourful Mark Hadlow was the next speaker, who ensured that by the end of his speech all young planners were alert and ready for the day ahead.

Local planning legend Bob Batty was the next key note speaker, presenting the topic of 'Nothing is Constant in our Environment except Change (...or is it?)'. Highlighting that we still have 'architecture of power', Bob's presentation covered a history of planning. He finished by illustrating where he believes planning needs to go in the future.

Frank Boffa spoke on managing landscape change and landscape assessment. He used effective examples of Kaiwera Downs wind farm and Rodney Power Station to show how the landscape assessment process works.

After a break for lunch, Shaw Mead spoke to the young planners about the benefits of artificial sea reefs. This was an interesting presentation, in which he used various case studies that he has worked on to highlight the way artificial sea reefs are viable coastal protection solutions.

Greg Pollock, Director of Planning at Beca, spoke about planning and advancing one's planning career. As an undergraduate his advice was invaluable for the future and he highlighted key characteristics that he, along with others in the industry, deem to be necessary elements of a planner.

Ian Sinclair spoke of the importance and benefits of networking to further one's career and encouraged everyone present to start networking at the conference.

The conference finished off with an interactive workshop, debating whether the New Zealand or Australian planning system was better.

All in all, the 2010 Young Planners Conference was an enjoyable and valuable experience for all those present. For more details one can access the key note speaker's PowerPoint presentations at [http://www.planning.org.nz/Category?Action=View&Category\\_id=354](http://www.planning.org.nz/Category?Action=View&Category_id=354). I look forward to many more conferences to come and would strongly encourage other young planners to attend the 2011 'Winds of Change' conference in Wellington.

*\* Michelle Ruske is in her 1st year studying towards a Bachelor of Environmental Management and Planning.*

# ECO Conference 2010 - Planning for the Future

Shane Orchard\*

How do we plan for a better environment, a better society, and a better economy? These were some of the questions debated at the recent Environment and Conservation Organisations of New Zealand (ECO) conference held in Christchurch.

Delegates from around the country contributed to the conference theme of 'Foundations for the Future' aimed at the sharing of information between community groups and academics. There were many local groups present to share their ideas and experience in helping Canterbury make good decisions for the future, amounting to a wealth of experience in making practical change happen alongside the more academic contributors. The result was a lively exploration of future-focused issues producing a number of valuable perspectives on appropriate directions for the future.

The conference worked towards an appraisal of key issues for appropriate management of the environment, conservation and the economy. Some of the subjects debated included the use of non-market values in economics, water management and marine issues, the relationship between biodiversity management and tourism, and the effects of recent changes to regional decision-making policy.

The relationship between poor environmental and conservation measures and risks to the economy was an issue raised by many presenters. For example, amongst the points made by Kay Booth, a tourism consultant and former senior lecturer in parks, recreation and tourism was that "seventy percent of overseas tourists are here for nature-based activities, and nature-based international tourists stay longer and spend more than other tourists". A key conclusion was that the value of the environment to society and the economy must be better identified and protected in the future, and that this perspective is not well reflected in the current government's policy.

Topics in the spotlight included both the content of, and the process by which recent government policy changes were made. In particular, many contentious issues surfacing in the resource management field were explored. A concern for many is the example of whether the Environmental Protection Agency will produce a bonafide improvement in New Zealand's environmental management infrastructure, or in reality is being designed to fast track infrastructure projects for the government and vested business interests.

Many delegates also identified that a trend exists towards the erosion of the rights of people to be consulted and considered. For example, public policy specialist Cath Wallace noted that "there is increasing concern that economic interests are being privileged while citizen values and voices are being shut out of policy and decision making". Many of these issues were also addressed by representatives from National, Labour and the Green Party who contributed greatly to the exploration of ideas through their Party's perspectives on priorities for the future. The conclusion of many was that the suppression of community voice in addition to several elements in the government's

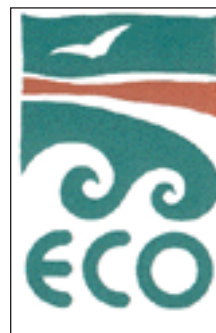
current economic strategy, are amongst the key issues posing considerable risk for not only the environment, but for a prosperous society.

With a focus on the future the Conference was especially interested in 'where to from here?' and also in celebrating some of the good work already underway. Despite the considerable disquiet which emerged concerning public policy, there was no shortage of success stories from the local presenters. These illustrated some of the practical ways in which planning for the future might be delivered in 'on-the-ground' activities. Promising future directions in regional and national level policy were also highlighted, such as the move towards water metering in Canterbury and resource efficiency in general.

The Environment and Conservation Organisations of NZ was established in 1972 and now represents 66 groups with a concern for the environment. ECO is an umbrella organization providing a network between member groups as well as several resources to assist local groups in their activities. Working groups from across the network are also used to advance projects on common interests including submissions on public policy issues. Through their conference ECO also provide a national summit to explore contemporary ideas important to environmental management.

To find out more visit [www.eco.org.nz](http://www.eco.org.nz) or contact Amelia on [eco@eco.org](mailto:eco@eco.org) or (04) 385 7545.

*\* Shane Orchard is a member of Sustainable Otautahi Christchurch (an ECO member group) and also currently serves on the ECO executive committee. He works as a Resource Management consultant based in Christchurch.*



Source: [www.eco.org.nz](http://www.eco.org.nz)

# The Australia and New Zealand Association of Planning Schools (ANZAPS)

Stephen Hamnett \*

## Foreword

I'm pleased to prepare this brief background note about ANZAPS at the request of the editors of *Lincoln Planning Review*. It is an abbreviated version of a history of ANZAPS, which is currently being prepared following a resolution at the most recent ANZAPS meeting, held in Christchurch in April this year.

## Foundations

The Australia and New Zealand Planning Schools Association is a scholarly society formed by the urban planning schools and programs at Australian universities – Canberra, Curtin, Edith Cowan, Griffith, La Trobe, Macquarie, Melbourne, New England, Charles Darwin (Northern Territory), Queensland, QUT, RMIT, South Australia, Sunshine Coast, Sydney, UNSW, UTS, Western Australia and Western Sydney – and New Zealand universities – Auckland, Lincoln, Massey, Otago and Waikato – as well as planning educators and individuals concerned with urban and regional planning education and research. The original membership was smaller than this but there has been no attempt to restrict membership so that newly created planning schools or programs are able to join.

## Membership and structure

Membership of ANZAPS is through subscription to the listserv 'RePlan' (replan@listserv.uts.edu.au) and attendance at an annual meeting.

ANZAPS has a minimum of hierarchy and bureaucracy. The host of the annual meeting is the president of the association until the conclusion of the next annual meeting. There is no membership fee and no registration fee for the annual meeting.

## Activity

Since its formation ANZAPS has held an annual conference of planning schools at venues ranging from Perth to Auckland and from Darwin to Dunedin.

The most common type of ANZAPS meeting has taken place over a weekend. Generally participants have arrived on a Friday afternoon and the structure of the program has been roughly as follows:

- a formal/informal opening session on the Friday evening
- a full day of papers on the Saturday
- a dinner on the Saturday evening
- a session on Sunday morning (ending at lunchtime or early in the afternoon) addressing issues such as accreditation policy, World Planning School Congresses, news of developments at individual planning schools and confirming

the venue and rough dates for the next ANZAPS meeting. Choice of venue has sought to take account of a balance between Australian and New Zealand hosts, such that the conference goes to NZ roughly every third year. Some ANZAPS conferences have been organised collaboratively between universities in the same city or state.

Recently some conferences, including Lincoln, have been longer, extending over 2-3 days. Field trips have also been part of some ANZAPS conferences.

## Theme(s) of ANZAPS conferences

In recent times there has been a regular debate about whether ANZAPS should confine itself primarily to issues of planning education and pedagogy, or whether it should also include general research papers by planning school staff and research students on a variety of planning-related themes. I was always a proponent of the former view, on the basis that there are plenty of conference opportunities for planning academics and PhD students to present their research, but only one opportunity - ANZAPS - to engage in scholarly discussion of planning education.

Recent ANZAPS conferences have included refereed papers because of the pressure on academics, in Australia at least, to attend refereed conferences and to publish in refereed journals. Academics at some planning schools also find it difficult to obtain funding to attend unrefereed conferences. However, to date, ANZAPS conferences have managed to retain room in their programs for a number of presentations of a 'show and tell' character on work in progress, on teaching, or on educational innovations; none of which are refereed. Research students have also presented their work at some ANZAPS conferences.

Maintaining the ANZAPS network between conferences 'RePlan' has been the main means of communication between ANZAPS members. This mailing list has worked splendidly since its establishment by Jeremy Dawkins at UTS. It is now maintained by Associate Professor Paul Maginn at UWA.

ANZAPS has also had a website for a number of years, thanks largely to the efforts of Angus Witherby at UNE. As with most websites, there is a challenge in keeping this up to date and its future is currently under review.

## ANZAPS on the international stage

Collaboration between international planning school networks began in earnest in the 1990's with the first joint conferences between AESOP (Europe) and ACSP (North America) taking place in Oxford in 1991 and Toronto in 1996. Discussions took place on the possibility of expanding the conference to include

the other planning school associations active at that time - APSA and ANZAPS. Jeremy Dawkins was a major contributor to these discussions.

Steve Hamnett was the ANZAPS representative on the international steering committee that undertook the planning for the first World Planning Schools Congress, which was held in Shanghai in 2001. The other members were Michael Hibbard (ACSP), Louis Albrechts (AESOP) and Anthony Yeh (APSA). The local chair was Professor Zhiqiang (Siegfried) Wu, Dean of Architecture and Planning at Tongji University (and now director of the Shanghai Expo).

In the course of the Shanghai conference it was decided to set up GPEAN – the Global Planning Education Association Network. Two GPEAN committees were set up - a general committee and one charged with the specific task of planning for the next WPSC, which eventually took place in Mexico in 2006. Angus Witherby and Michael Gunder were the ANZAPS nominees on these two committees. Their roles have now been taken over by Ali Memon and Jo Rosier. The next World Planning Schools Congress is being hosted by ANZAPS in Perth, Western Australia, in July 2011. Details at <http://www.wpsc2011.com.au/>

The network of global planning school associations now extends to include ANZAPS, the Association of African Planning Schools (AAPS), the Association of Collegiate Schools of Planning [USA] (ACSP), the Association of Canadian University Planning Programs (ACUPP), the Association of European Schools of Planning (AESOP), the Latin American Association of Schools of Urbanism and Planning (ALEUP), the National Association of Urban and Regional Post-graduate and Research Programs [Brazil] (ANPUR), the Association for the Development of Planning Education and Research (APERAU) and the Asian Planning Schools Association (APSA).

*\* Stephen Hamnet is Emeritus Professor of Urban and Regional Planning, University of South Australia*



*Photo courtesy of Gary Middle ANZAPS conference*

## ANZAPS 2010 – A climate for Change

Wendy Steele\*

The annual gathering of the New Zealand and Australian Planning Schools Association (ANZAPS) was held in Christchurch from the 17th-19th April. Hosted by Lincoln University staff and students the three-day conference proved to be a successful, collegial event that generated lively debate and discussion. Visiting delegates were warmly greeted to the conference first by Ali Memon, followed by a moving Maori welcome by Hirini Matunga in which the themes of community, collaboration and caring were strongly emphasized. The modest but cosy environment at the YMCA conference centre, and the single track session helped to knit folk together to achieve a sense of shared purpose and collegiality.

Presenters were asked by the organizers to contribute papers on planning that were 'provocative, creative, relevant and stimulating'. They did this around a range of important topics including: indigenous and cross cultural issues; planning pedagogy; urban planning and design; liveable cities; and climate change. Not all views were the same but it was the depth and richness of the discussions, rather than pressure for consensus, that bodes well for future planning education and policy action. This was most clearly evident in the final sessions of the conference which focused predominantly on the future of ANZAPS and planning school accreditation.

What could have been a lightning rod for potential divisions and factions (see Australian federal election), resulted in a better understanding – at least by those present - of the historical context of ANZAPS as a voluntary organization, the range of issues involved in formalizing ANZAPS and the need for wider and more inclusive debate and deliberation around the key issues. The collective challenge is how best to maintain the momentum around what was agreed and communicate this to the wider ANZAPS membership cohort well before the next conference meeting.

On the social and cultural side of the conference there was much feasting and festivity. The walking tours were a favourite with many as was the fine drinking establishment in which all seemed to end. An amble down the main street of town in the mornings after such fun would find conference delegates popping up in all sorts of delightful bookshops, coffee shops and cobbled laneways. A favourite moment was Hamish Rennie in front of the Dux De Lux restaurant (and brewery) in full flight about the controversial conservatorium development proposed for the University of Canterbury. Halfway through his impassioned talk a lady came rushing out of the restaurant to hug, kiss and thank Hamish profusely for his activist/educational efforts on the site. After much cheering (us), blushing (Hamish), smiling (the lady) we continued on our merry tour. Never a dull moment in Christchurch it seems. Grand.

Postscript 1: The proposed development was eventually overturned by Council.

*\* Wendy Steele is a research fellow at the Urban Research Program, Griffith University*

## Upcoming Events

### Local Body Elections

17 September - 9 October

### NZARM Annual Conference

21-23 September 2010, (Christchurch – Kaikoura)

<http://www.nzarm.org.nz/conferences.htm>

### RMLA Conference

30 September-2 October 2010, (Christchurch)

<http://www.rmla.org.nz/images/content/RM-LA2010RegisFlyer.pdf>

### Chartered Institute of Logistics and Transport - NZ Annual Forum Day, National AGM and Awards Dinner

13 October 2010, (Wellington)

<http://www.cilt.co.nz/Event?Action=View&Eventid=101>

### EIANZ Annual Conference

27-29 October 2010, (Wellington)

[www.confer.co.nz/eianz2010](http://www.confer.co.nz/eianz2010)

### New Zealand Coastal Society Conference /Te Tara o Te Ika a Maui

17-19 November 2010, (Whitianga)

<http://www.coastalsociety.org.nz>

### New Zealand Ecological Society Annual Conference

22-25 November 2010 (University of Otago, Dunedin)

<http://www.nzesconference.org.nz/>

### Hydrological Society Annual Conference 'Water: the blue gold'

6-10 December 2010, (Dunedin)

[http://www.hydrologynz.org.nz/nzhs\\_symposia.php](http://www.hydrologynz.org.nz/nzhs_symposia.php)

### IUCN CEESP Conference 'Sharing Power'

January 11-15 2011, (Whakatane)

<http://www.sharingpower.org/>

### NZPI Young Planners Congress 'YPCongress11'

28 March 2011 (Wellington)

### NZPI Annual Conference

29 March-1 April 2011 (Wellington)

### World Planning Schools Congress 'Planning's Futures - Futures Planning: Planning in an Era of Global (Un)Certainty and Transformation'

July 2011 (Perth)

[www.wpsc2011.com.au](http://www.wpsc2011.com.au)

## Primary Supporters:

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### NEXT ISSUE

*The next issue of LPR is planned for February 2011. Articles for publication should be submitted by November 5, 2010 to Hamish Rennie, [LPR@lincoln.ac.nz](mailto:LPR@lincoln.ac.nz)*