

[TIMARU DMS n587952 v1 Resource Planning and Regulation Committee
Minutes 16 06 09.doc](#)

**RESOURCE PLANNING AND REGULATION COMMITTEE
MEETING**

on

Tuesday 16 June 2009

**Council Chamber
Timaru District Council
2 King George Place
Timaru**

TIMARU DISTRICT COUNCIL

Notice is hereby given that a meeting of the Resource Planning and Regulation Committee will be held in the Council Chamber, District Council Building, 2 King George Place, Timaru on Tuesday 16 June 2009 commencing at the conclusion of the Community Development Committee Meeting.

Committee members:

Clrs Mulvey (Chairman), Coughlan, Bennett, Bradley, Oliver and the Mayor and a representative of Tangata Whenua.

LOCAL AUTHORITIES (MEMBERS' INTERESTS) ACT 1968

Committee members are reminded that if you have a pecuniary interest in any item on the agenda, then you must declare this interest and refrain from discussing or voting on this item, and are advised to withdraw from the meeting table.

Warwick Isaacs
CHIEF EXECUTIVE

RESOURCE PLANNING AND REGULATION COMMITTEE

16 JUNE 2009

AGENDA

Item No	Page No	
1		Apologies
2		Identification of Items of Urgent Business
3		Identification of Matters of a Minor Nature
4		Chairman's Report
5	1	Confirmation of Minutes
6	4	Structure Plans and Proposed Plan Changes
7		Consideration of Urgent Business Items
8		Consideration of Minor Nature Matters
9	7	Exclusion of the Public
1	8	Provision of Rural Fire Services within the Timaru District
2	14	Re-admittance of the Public

RESOURCE PLANNING AND REGULATION COMMITTEE
FOR THE MEETING OF 16 JUNE 2009

Report for Agenda Item No 5

Prepared by - Peter Thompson
Regulatory Services Manager

Confirmation of Minutes

Minutes of the meeting of the Resource Planning and Regulation Committee held on 28 April 2009.

Recommendation

That the minutes of the Resource Planning and Regulation Committee meeting held on 28 April 2009 be confirmed as a true and correct record.

TIMARU DISTRICT COUNCIL

MINUTES OF A MEETING OF THE RESOURCE PLANNING AND REGULATION COMMITTEE HELD IN THE COUNCIL CHAMBER, DISTRICT COUNCIL BUILDING, 2 KING GEORGE PLACE, TIMARU ON TUESDAY 28 APRIL 2009 AT 1.55pm.

PRESENT Clrs Mulvey (Chairman), Coughlan, Bradley, Oliver and the Mayor

IN ATTENDANCE Clrs Barker, Jack, Lyon, Bowan and Kennedy (from 2.05pm)
Chief Executive (W Isaacs), Regulatory Services Manager (P Thompson), Committee Secretary (L Anderson)
D Gresham (Geraldine Community Board) (from 2.15pm)

APOLOGY An apology for absence was received from Clr Bennett and Les Double (Temuka Community Board)

1 CHAIRMAN'S REPORT

The Chairman reported on various meetings he had attended since the last Resource Planning and Regulation Committee meeting.

2 CONFIRMATION OF MINUTES

Proposed Clr Bradley
Seconded Clr Coughlan

"THAT the minutes of the Resource Planning and Regulation Committee meeting held on 10 February 2009, be confirmed as a true and correct record."

MOTION CARRIED

3 GAMBLING VENUE APPROVAL APPLICATION - NEW DONCASTER TAVERN WASHDYKE

The Committee considered a report by the Building and Environmental Services Manager to consider an application for approval of a gaming machine venue within a proposed new restaurant and bar premises to be situated at 198 Hilton Highway.

Proposed Clr Oliver
Seconded Clr Coughlan

"THAT legal advice be received in writing regarding the correct definition of a 'new venue' and that if the advice is that the proposed premises constitute a 'new venue' then in accordance with the provisions of our Gambling Venue Policy approval be granted for a maximum of seven (7) gaming machines within the new tavern to be erected at 198 Hilton Highway, Washdyke provided that the licence for the existing Doncaster Tavern is surrendered and not reinstated."

MOTION CARRIED

4 UPDATE ON PROPOSED CHANGES TO THE RESOURCE MANAGEMENT ACT 1991 (File P5/1/0)

The Committee considered a report by the District Planner to inform councillors, as requested, of the current developments in the review and amendments to the Resource Management Act 1991.

Proposed Clr Coughlan
Seconded Clr Bradley

“THAT the report be received and noted.”

MOTION CARRIED

5 DOG CONTROL ANNUAL REPORT - 2008/2009

The Committee considered a report by the Building and Environmental Services Manager to acquaint the Council of dog control activities during the period 1 July 2008 to 31 March 2009.

Proposed Clr Mulvey
Seconded Clr Bradley

“THAT the report be received and noted; and

THAT future reports, after the June Annual Report, be prepared six monthly rather than quarterly.”

MOTION CARRIED

The meeting concluded at 2.35pm.

Chairman

RESOURCE PLANNING AND REGULATION COMMITTEE

FOR THE MEETING OF 16 JUNE 2009

Report for Agenda Item No 6

Prepared by - Peter Kloosterman
District Planner

Structure Plans and Proposed Plan Changes

Purpose of Report

To inform and update the Committee of the ongoing project work being undertaken by Opus International Consultants, in conjunction with Council staff, to develop structure plans and prepare plan changes for areas identified in the Demographic Change and Growth Study document produced in 2007.

Background

This report details the progress made on the six areas identified in the 10 February 2009 report to the Resource Planning and Regulation Committee. The minutes to that meeting note:

It was agreed that the six projects discussed within the report would be progressed either to completion or at least to the proposed plan change stage.

The attached schedule summarises the situation to date.

Matter for Consideration

Temuka - Richard Pearse Drive

Opus International Consultants have prepared a 'Discussion Document - Infrastructure' report to enable the Council to make a decision on the suitability of extending the Residential zone in the Richard Pearse Drive area to include land currently zoned Rural 1 and Rural 2.

The boundaries of the Richard Pearse Drive area were originally identified in a Demographic Change and Growth Study and were subsequently amended in December 2008 after discussion with Council staff and the local Councillor.

While the current water supply system has issues with demand management and leakage control, the system has some spare capacity for growth. To allow for a significant increase in demand, as would be required by residential development of the Richard Pearse area, significant progress in demand management and some infrastructure upgrade would be required.

The flat topography of the Richard Pearse Drive area limits the ability to extend the current system without installing pumping stations. A high risk of stormwater entry into the sewer system during flood events also exists, as the area is located within the Orari-Waihi floodplain. Council staff have indicated that the existing sewer system within the Residential 1 zone is capable of accommodating a population of up to 9690.

A majority of the land identified for residential development is within the Orari-Waihi floodplain with flood depths of 0.5 - 1.0m plus. Design options which provide for the elevation of sites and the provision of a dry access route are recommended.

A need for additional housing in Temuka was identified in the 'Issues and Options Report: Residential, Retail and Industrial Development in the Timaru District'. The increase in demand is predicted to be for smaller households. Any need for new residential properties of a larger size may be catered for by development of the area on the north-western side of Temuka that is already proposed to be rezoned.

On this basis, and given the limitations on infrastructure design due to the flat topography and location of the study area within the Orari-Waihi floodplain our recommendation is that the Council do not pursue the Richard Pearse Drive area as being suitable for further residential development.

Opus International Consultants suggest that the Council encourage infill development within the existing Residential 1 zone. Providing for predicted growth through infill development makes better use of existing services and results in a more efficient use of existing resources both land and infrastructure.

Options

- To cease any further work on the Richard Pearse Drive area of Temuka.
- To undertake further work on the Richard Pearse Drive area of Temuka

Identification of Relevant Legislation, Council Policy and Plans

- Resource Management Act 1991
- Local Government Act 2002
- Timaru District Plan
- Demographic Change and Growth Study 2007

Assessment of Significance

This matter is not deemed significant under the Council's Significance Policy.

Consultation

Consultation is taking place with land owners and with the immediately adjacent community through a pre consultation process.

Formal consultation, where required, will be undertaken through the provisions of the Resource Management Act as part of any plan change which may be necessary.

Other Considerations

There are not considered to be any other relevant considerations.

Funding Implications

Funding for this work is allocated in the current budget and actions to date are within the current budget.

Conclusion

The accompanying report is considered to be self explanatory.

Recommendation

- 1 That the report be received.**
- 2 That any further work on the Richard Pearse Drive area of Temuka ceases.**

SCHEDULE			
NUMBER	LOCATION	RECOMMENDATIONS	TARGET DATE
1	Washdyke Washdyke - Phase Two	<ul style="list-style-type: none"> • Revise/Finalise Structure Plan in terms of recommendations. • Proceed with preparation of Statutory Plan Change. 	30 June 2009
2	Temuka Temuka North West - Phase Two	<ul style="list-style-type: none"> • Revise/Finalise Structure Plan in terms of recommendations. • Proceed with preparation of Statutory Plan Change. 	30 June 2009
3	Temuka Richard Pearse Drive	<ul style="list-style-type: none"> • Accept recommendations outline in the 'Richard Pearse Drive, Temuka - Discussion Document'; <ul style="list-style-type: none"> ➢ Richard Pearse Drive is not suitable for further residential development. ➢ Council staff to provide instruction on proceeding with a report on the issues and options for infill development within Temuka. 	Recommendation not to proceed
4	Geraldine North - Concept Development Plan	<ul style="list-style-type: none"> • Opus (in consultation with council staff) to prepare a report that provides a strategy for the extension of the existing infrastructure to facilitate comprehensive development of the land. 	1 September 2009
5	Geraldine South - Concept Development Plan	<ul style="list-style-type: none"> • ON HOLD pending finalising ongoing discussion with land owners 	Unknown
6	Pleasant Point Hill - Concept Development Plan	<ul style="list-style-type: none"> • Meeting to be arranged with landowner when they return from overseas mid July. 	Subject to land owner agreement 30 September 2008 followed by plan change procedure

RESOURCE PLANNING AND REGULATION COMMITTEE
FOR THE MEETING OF 16 JUNE 2009

Report for Agenda Item No 9

Prepared by - Peter Thompson
Regulatory Services Manager

Exclusion of the Public

Recommendation

That the Committee resolves to exclude the public on the grounds contained in Section 48(1) of the Local Government Official Information and Meetings Act:

**Provision of Rural Fire Services
within the Timaru District**
Section 7(2)(a)(i)

- (a) Protect the privacy of natural persons, including that of deceased natural persons;
- (i) Enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).

