



## Certification of Approval

This is a true and correct copy of the Timaru District Plan prepared in accordance with the Resource Management Act 1991 and publicly notified on 10 October 1995.

The District Plan was approved by the Timaru District Council on 22 February 2005 and was deemed to be operative on 8 March 2005.

The Common Seal of the Timaru District Council was affixed in accordance with a resolution of the Council passed on 22 February 2005.

A handwritten signature in blue ink, appearing to read "Janie Annear", written over a horizontal line.

**Janie Annear (Mayor)**

A handwritten signature in blue ink, appearing to read "Warwick Isaacs", written over a horizontal line.

**Warwick Isaacs (Chief Executive)**



17 October 2005

**Date**



## Record of Updates

This District Plan may be the subject of a plan change(s) within the next 10 years of its life. These plan changes will be publicly notified. In order to ensure that your copy of the District Plan remains up to date, please:

- 1 Use this page to maintain a record of all the plan changes you have received.

<b>ID</b> (Plan Change Number and Date)	<b>Title</b> (Title and Description of the Plan Change)	<b>Page</b> (List of pages in the District Plan amended by the Plan Change)
1; 30 April 2005	Residential 6 Zone and related amendments to General Rules; provision for taking of financial contributions for roads	Various pages have been amended.
2; 23 November 2006	Laughton Street – change of zoning from Residential 4 to Industrial L Zone	Planning Maps 25 and 27
4; 28 June 2007	18 and 18A Hobbs Street – change of zoning from Residential 2 to Commercial 2	Planning Map 35
5; 28 June 2007	22 Martin Street – change zoning from Residential 4 to Industrial L	Planning Map 25
7; 22 September 2007	78 Shaw Road – change of zoning from Rural 2 to Industrial L	Part D4, pages 4, 10, 11 and 12; Planning Map 15
6; 23 February 2008	Airport Noise Boundary	Planning Maps 19, 21-24, 26-28, 45-50
8; 22 March 2008	8 Doncaster Street – change of zoning from Residential 4 to Industrial L	Planning Map 25
9; 12 August 2008	143 Wai-iti Road and 6, 8 and 10 Sealy Street – change of zoning from Residential 1 to Commercial 2	Commercial 2 Zone changes; Planning Maps 35 and 38
12; 23 March 2010	300 Hilton Highway – change of zoning from Residential 4 to Industrial L	Part D4, pages 13, 14 and 15; Planning Map 25

14; 22 November 2011	Plan Change 14 – Washdyke Industrial Expansion	Maps 22, 25, 26, 28 Pt D4 (All Pages) Pt D6.3 pgs 2, 3, 9, 10 Pt D6.5.1 pg 2 Pt D6.5.3 pgs 6 & 7 Pt D6.6 Table 6.6.2(5), pgs 3, 7 & 11 Pt D7 pgs 4 & 5
3; 21 February 2012	Plan Change 3 – Showgrounds Hill	Maps 22 & 31 Pt A pg 2, Pt B pgs 107, 110, 112, Pt B pgs 145-146, Pt D pgs 1-3, 4, 6, 12-14, 55-69, Pt D6.7 pg 8-9, Pt D6.16 pg 2
9 May 2012	Amendment in accordance with S44A RMA regarding National Environmental Standards	Part D6.22 Pg 1 & 2
15; 21 May 2012	Plan Change 15 Martin Street, Washdyke	Pt 6.3 pg 9, Pt D4 pg 13, Pt D4 pg19-20, Pt D4 pg 25 . Maps 22 & 25
18; 20 March 2013	Plan Change 18, Hilton Highway, Racecourse Road, Washdyke	Part D6.19 pg2, Part D6.7 pg10, Part D4 pg11. Map 22 and 25
17; 17 December 2013	Plan Change 17 (Geraldine Downs)	D1 pg3-4, D1 pg29-41, D1 pg 85-86, D6.3 pg16-17, D6.4 pg6, D6.5 pg 4-5, D6.6 pg10 Maps 15, 51-56
17 December 2013	Part removal of designation No. 29.	Map 34 & 35
27 August 2014	Correction of minor errors in Part D1 Rural 4A (Geraldine Downs) in accordance with Sch1 Pt 1 20A of RMA	PartD1 pg 69-82
14; 3 September 2014	Plan Change 14 – Washdyke Industrial Expansion Area	Maps 22, 25, 26, 28 Pt D4 (All Pages) Pt D6.3 pgs 2, 3, 9, 10 Pt D6.5.1 pg 2 Pt D6.5.3 pgs 6 & 7 Pt D6.6 Table 6.6.2(5), pgs 3, 7 & 11 Pt D7 pgs 4 & 5
20; 28 October 2015	Plan change 20 – Rural Residential (Brookfield Road) Zone & General changes	Maps: 22,23,24,25,26,29,33,37 Pt D1, D2, D4, D6.3, 6.6, 6.7, 6.8

21; 16 September 2017	<p>Broughs Gully Outline Development Plan</p> <p>The rules have legal effect from the 16 September 2017 (being the decision date). These rules replace those in place since notification of proposed Plan Change 21 (being 15 December) by an Order of the Environment Court [2016] NZEnvC 242 dated 8 December 2016.</p>	<p>Planning Maps 27 &amp; 31 Part D2, pages 3-5, 11-12, 16, 20-21, 35, 37, 39-40 &amp; 56 Part D6.3, pages 3, 6 &amp; 10-11 Part D6.5, pages 8 &amp; 10-12 Part D6.6, pages 7 &amp; 8 Definitions, page 2</p>
22; 25 October 2019	Plan Change 21 Broughs Gully Outline Development Plan	<p>Maps 14, 15, 20, 21, 27, 31 Part D2, D6.3, D6.5, D6.6, D7</p>
22; 1 July 2021	Plan change 22 – Industrial (Washdyke Flat Road) Zone and General changes	<p>Planning Maps 22, 27 Part D4, D6.3, D6.16</p>
24 February 2022	Removal of minimum parking requirements in accordance with National Policy Statement on Urban Development 2020	<p>Parts B8, D1, D2, D3, D6.8 and D6.19</p>



**T**imaru  
**D**istrict  
**P**lan

**Prepared under the provisions of the  
Resource Management Act 1991**





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## INTRODUCTION



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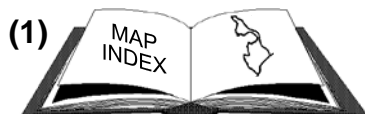


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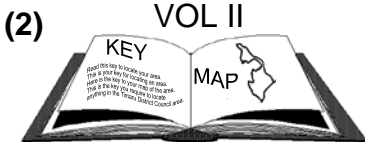
### 1 HOW TO USE THE DISTRICT PLAN

The Timaru District Plan for the Timaru District is made up of two volumes. The one you are reading is Volume I. Volume II is a larger A3 sized volume containing planning maps, keys, and schedules which explain the maps.

#### To find out how the District Plan affects a property



VOL II



VOL II



VOL I



VOL I

- 1) Turn to Volume II (maps) and find the area you are interested in on the map index.
- 2) Find the property on the appropriate map - the key on the facing page explains the symbols on the map. There may also be a schedule of significant trees and heritage buildings or objects.
- 3) All properties are within a Zone. To find out what that Zone provides for, turn to Part D of Volume I and locate the appropriate Zone. Within each Zone are set out the policies and rules that are particular to that Zone.
- 4) Part D(6) contains General Rules which include:
  - rules applying across the District
  - information on how to make an application for a Resource Consent if you should need to do so
  - definitions of words having a specific meaning under the District Plan

NOTE: Individual sites may have Resource Consents to allow for their establishment or to depart from rules, or there may be "existing use" rights allowing activities to continue that were legally established prior to rules coming into force (see ss10 and 10A of Resource Management Act).



VOL I

- 5) **If you want to know Council Policy on any issue affecting the environment** see Volume I, Part B - Issues, Objectives, Policies, Methods, Environmental Results - these are also very important when considering resource consents.

NOTE (i): The Canterbury Regional Council, through its Regional Policy Statement and Regional Plans, has responsibility for many environmental matters. In particular the Regional Council is responsible for issues relating to water, air, and the coast. The Regional Council and the District Council work together on issues concerning some land uses, rivers, natural hazards, energy, hazardous substances, waste management and transport.

NOTE (ii): If you want to check any point it is recommended that you enquire at the Council Offices at King George Place, Timaru or contact us on telephone (03) 687 7200 or fax (03) 687 7209 or through the Council's website at [www.timaru.govt.nz](http://www.timaru.govt.nz).

## **2 PURPOSE OF THE DISTRICT PLAN**

### **Resource Management Act 1991**

The District Plan explains the Timaru District Council's approach to addressing the Resource Management Issues that are described as Council functions in section 31 of the Resource Management Act. These include managing natural and physical resources relating to the effects of land use and subdivision.

The Council has also identified some issues of importance for this District which are outside of its responsibilities under the Act but were considered to be important enough to require the Council to formulate policy, eg air quality and liquid wastes.

The Resource Management Act provides the framework for managing natural and physical resources in New Zealand. The main purpose of this Act is promoting the sustainable management of those resources (see section 5 of the Act, attached as Appendix 1). In promoting sustainable management the Council has the task of ensuring that resource use and development can be "supported" or "kept going continuously".

The benefits of limiting resource use to sustainable levels are often more greatly appreciated by communities who have since lost the benefits of clean air, low density development with open space reserves for recreation and conservation purposes, and the opportunity to gain access to natural areas and places of scenic beauty.

In practical terms, sustainable management is a process which establishes the level of environmental impact that may occur as part of any use or development.

Once such limits are established the Council can determine whether an activity may be established in a given location, subject to suitable conditions.

Where there is insufficient information available about the effects of an activity a more precautionary approach may be taken until the impact of development can be assessed.

The Act provides for recognition of matters of national importance, including the preservation of the natural character of the coastal environment, wetlands, and rivers and their margins and their protection from inappropriate subdivision, use, and development.

The Act also directs that district councils shall "have regard to" the recognition and protection of the heritage values of sites, buildings,

places or areas. They are also required to take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) when exercising their functions and powers under the Act (see section 8 of the Act attached as Appendix 1).

### **Relationship with Regional and National Policy Statements and Plans**

The management of natural and physical resources in New Zealand is now governed by a hierarchy of policy statements and plans. The Act specifies district plans “.....shall not be inconsistent with.....any national policy statement or New Zealand coastal policy statement,.....water conservation order, or.....regional policy statement, or any regional plan” (s75).

In preparing district plans, territorial authorities must consider:

- “ • Management plans and strategies prepared under other Acts.....; and
- Relevant planning document recognised by an iwi authority affected by the district plan; and
- Relevant entry in the Historic Places Register; and
- Regulations relating to the conservation or management of taiapure or fisheries to the extent that their content has a bearing on resource management issues of the district; and
- The extent to which the district plan needs to be consistent with the plans or proposed plans of adjacent territorial authorities” (s74).

Consultation with central and local government agencies is necessary if the District Plan is not to be inconsistent with national or regional policy statements or plans or standards.

At the time of preparing this District Plan the following policy statements or plans have been notified:

- New Zealand Coastal Policy Statement;
- Regional Policy Statement (Canterbury);
- Land and Vegetation Management Regional Plan;
- Opihi River Regional Plan;
- Proposed Natural Resources Regional Plan;

- Transitional Regional Plan; and
- Regional Coastal Environmental Plan.

As new or amended national and regional policy statements or plans arise changes to the District Plan may be required to ensure it is not inconsistent with those documents.

### **Functions of District Councils**

Section 31 of the Resource Management Act requires the Council to carry out a range of functions to enable sustainable management of natural and physical resources in the Timaru District. These functions include:

- “(a) The establishment, implementation, and review of objectives, policies, and methods to achieve integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the district;
- (b) The control of any actual or potential effects of the use, development, or protection of land, including for the purpose of the avoidance or mitigation of natural hazards and the prevention or mitigation of any adverse effects of the storage, use, disposal, or transportation of hazardous substances;
- (c) The control of the subdivision of land\*.....;
- (d) The control of the emission of noise and the mitigation of the effects of noise;
- (e) The control of any actual or potential effects of activities in relation to the surface of water in rivers and lakes;
- (f) Any other functions specified in this Act.”

\*The Canterbury Regional Council and the Timaru District Council have overlapping responsibilities where subdivision of land occurs in the Coastal Marine Area (see s237A).

### **Other statutory obligations under the Resource Management Act**

In addition to the functions of territorial authorities outlined in the previous section, the District Plan may also address:

- (a) Any matter relating to the management of the effects of use, development or protection of land and any associated natural

and physical resources, on the community or any group within the community;

- (b) The circumstances when a financial contribution may be imposed;
- (c) Those locations or circumstances:
  - where land is subdivided and an esplanade reserve or esplanade strip or access strip shall apply;
  - when a road is stopped and an esplanade reserve will be waived or varied;
  - where the vesting of ownership of land in the coastal marine area or the bed of a river in the Crown or territorial authority would be appropriate; and
- (d) The District Plan may also contain “.....The scale, sequence, timing and relative priority of public works, goods, and services, including public utility networks and any provision for land used.....” (or proposed to be used) for public works for which the District Council has financial responsibility.

(See Part II of the Second Schedule of the Resource Management Act).

The Council is required to prepare a district plan to assist it to carry out its functions and achieve the purpose of sustainable management of natural and physical resources (s72). The District Plan is required to include:

- “(a) The **significant resource management issues** of the district; and
- (b) The **objectives** sought to be achieved by the plan; and
- (c) The **policies** in regard to the issues and objectives, and an explanation of those policies; and
- (d) The **methods** being or to be used to implement the policies, including any rules; and
- (e) The **principal reasons** for adopting the objectives, policies, and methods of implementation set out in the plan; and
- (f) The **information to be submitted with an application for a resource consent**, including the circumstances in which the powers under section 92 may be used; and

- (g) The **environmental results** anticipated from the implementation of these policies and methods; and
- (h) The processes to be used to deal with issues which **cross territorial boundaries**; and
- (i) The **procedures to be used to review** the matters set out in paragraphs (a) to (h), **and to monitor** the effectiveness of the plan as a means of achieving its objectives and policies; and
- (j) **Any other information** that the territorial authority considers appropriate; and
- (k) Such **additional matters** as may be appropriate for the purpose fulfilling the territorial authority's functions, powers, and duties under this Act.”

(See s75; Emphasis added).

Part 6 of the Act sets out Council's obligations in respect of administering applications for resource consents for land use and subdivision.

Section 35 of the Act also imposes a duty on Council to gather information, monitor and keep records of (among other things): consents, written complaints, natural hazards and esplanade reserves, esplanade strips, and access strips, and in respect of the state of the environment of the District.

### **Statutory Obligations under Other Acts**

There are a number of other Acts for which the Council has responsibilities related to the Resource Management Act and these include: the Building Act, Dangerous Goods Act, Health Act, Forest and Rural Fires Act, Local Government Act, Reserves Act, and the Sale of Liquor Act.

## **3 TIMARU DISTRICT COUNCIL PHILOSOPHY**

### **“Enabling” but consistent with the Resource Management Act.**

This District Plan is the Timaru District Council's response to enabling the community and its individual members to meet their social and economic objectives, while recognising its responsibility to effectively manage natural and physical resources together with Council's other duties under the Resource Management Act.

These responsibilities require the Council to ensure that elements of the natural and physical environment identified as being important are protected or enhanced. Where there are adverse effects produced by an activity or arising from inefficient use of community infrastructures and services, every effort is made “to avoid, remedy, or mitigate any adverse effect on the environment” (s17) that may detract from people's enjoyment of the District.

### **Alternative Means**

The Council has explored alternative ways of addressing the Resource Management Issues identified in Part B of this Plan. Where appropriate outcomes are better achieved by other means, such as providing public works or services, those methods are identified in Part B of the District Plan, but are not detailed. Items requiring substantial expenditure will be addressed in the Long Term Council Community Plan.

### **Zoning and Listing of Activities**

In preparing the District Plan an important part of the Council's approach has been to keep the District Plan as clear and uncomplicated as possible within statutory limits. The Plan should be able to be understood by the majority of readers.

For this reason, indirect methods of identifying required performance have been used in the Plan for example by using zones and lists of activity types.

The Council believes that because different areas contain different resources and have different characteristics, it is not appropriate to try and treat all areas in the same way. Therefore different objectives, policies and methods are appropriate in different locations.

The Council has decided to call these different areas “zones” to clearly identify the appropriate provisions for different localities and because people are familiar with this term.

Within each zone there are lists of activities. Lists are based on the anticipated adverse effects of different activity types and the expectations of the community for environmental quality in the area, included in a zone.

The use of zoning in combination with the listing of activities was adopted for the following reasons:

- Zones and lists of activities are considered to be more clear and less ambiguous to use by members of the public; in many cases this method should avoid the need to refer to planning or legal consultants to assist with interpreting the Plan (except for more complex resource consent applications); it is easier for most people to relate to “activities”, rather than to the environmental “effects” activities produced.
- In some situations there are effects such as odour which are intangible and difficult to measure or be stated as a performance standard with any certainty.
- Some activities are worded in a general way, e.g. industry, retailing and offices, which enables a range of enterprises to fall within the definition provided.
- A precautionary approach was taken where there was insufficient information available to develop performance standards or other rules to address adverse environmental effects, e.g. odour.
- Any type of enterprise will be either a permitted, controlled or discretionary activity in a zone or zones, somewhere in the District; activities are rarely prohibited.

Should it become apparent to Council that a more effects based approach to address adverse effects within the District is appropriate then Council will consider a Plan Change to address that issue.

Provision is also made in General Rule 6.0 to make it clear that earthworks and other land and vegetation disturbance or demolition activities associated with any permitted, controlled or discretionary activity are provided for, e.g. earthworks or cultivation associated with farming or residential use, or demolition of buildings other than those scheduled for their heritage values.

### **Monitoring**

Under sections 35 and 75 of the Resource Management Act, district councils have the responsibility to monitor the environment to allow them to carry out their functions under the Act. This requirement includes the duty to monitor:



- (a) The state of the whole or any part of the environment;
- (b) The suitability and effectiveness of the District Plan;
- (c) The exercise of any functions, powers or duties, delegated or transferred by it; and
- (d) The exercise of resource consents that have effect in its District.

It must take appropriate action where this is shown to be necessary. The information gathered must also be kept reasonably available for public information.

Information gathered from monitoring provides a basis for assessment of the need for Council intervention. It also provides information to establish the performance of the Plan. In some instances this information may be selected from or shared with sources outside the Council to avoid a need for duplication of data collection. This may be from public agencies or community groups.

Monitoring is included within each “Issue” section of Part B of the Plan. Provision is made for monitoring the Plan's policies, although specific detail and methods proposed have not been included to ensure any changes in the nature of the issues and available knowledge and technology can be taken into account when monitoring is undertaken.

Where a specific year has been indicated for undertaking the monitoring of policy within Part B, monitoring could be undertaken before the time specified should Council consider it necessary.

A monitoring programme for approved resource consents has been established. Information gained from this programme will supplement information gathered through the Plan's monitoring process and will collectively provide a greater insight into the state of the District's environment.

## **4 DESCRIPTION OF THE PROCESS OF PREPARING THE DISTRICT PLAN**

### **Identification of Issues and Consultation**

The preparation of the District Plan has involved a lengthy period of consultation with selected central government departments and their agencies, local government representatives, the Takata Whenua, and the general public.

This process began in May 1992 when a brochure outlining the District Council's role under the Resource Management Act was forwarded to community groups in the Timaru District asking for feedback on the environmental and resource management issues for the District.

An article was also included in the Council's newsletter "Update" outlining the process involved in the preparation of the District Plan, and requesting public input.

During this time Council staff were involved in discussions with individuals and groups to gauge public concerns about the issues, and improve public understanding of the requirements of the Resource Management Act, and its implications for the District.

Comments and suggestions from the public were analysed so that the issues for the District that relate to the management of the use, development, and protection of natural and physical resources in the District could be "sifted" out to form a basis for developing objectives and policies.

### **Issues and Options Report**

The resource management issues identified for this District were then included in an Issues and Options report. This report, designed to facilitate wide-ranging public comment, provides analysis of the issues and options for addressing them.

The potential implications of implementing the various options proposed in this report were also discussed.

Public comment received in response to this report provided valuable guidance to the Council for the next stage of the District Plan's preparation - the "Working Draft of Issues, Objectives and Policies".

### **Working Draft of Issues, Objectives, and Policies**

The Working Draft of Issues, Objectives, and Policies was produced after more detailed analysis of the resource management issues in

the District and the environmental outcomes the community wished to achieve to address those issues.

With further research, the Council developed objectives or environmental outcomes based on the suggestions made in public comments and from consultation with the Takata Whenua and other parties.

Policies or goals were then advanced for putting into effect the objectives, together with a selection of possible methods by which the policies could be implemented. This document was then made available to those who had made comments previously.

### **Preparation of Publicly Notified Plan**

After a review of these comments, the Working Draft was amended and included in the District Plan (see Part B). There it forms the framework for the policies and methods developed for specific zones of the District (see Part D). Further consultation was held over the esplanade provisions and significant trees.

The final stage in the process of preparing the text for inclusion in the District Plan involved a more detailed investigation of the methods for implementing the objectives and policies. The mechanisms available can be broadly grouped into the provision of:

- Information,
- Educational programmes,
- Services, and
- Rules including the use of economic instruments.

During the preparation of the District Plan, a considerable amount of consultation and information sharing has been entered into with local and central government, particularly with the Canterbury Regional Council, other territorial authorities in the Canterbury region, the Department of Conservation, and the Ministry for the Environment (see the First Schedule to the Resource Management Act).

The opportunity for sharing ideas and information with these organisations has contributed significantly to the preparation of this District Plan. Council has also relied on the availability of Planning Tribunal (now the Environment Court) case law to provide guidance on the feasibility of alternative mechanisms for example changes to the performance standards currently applying to areas of the District.

## **Section 32: Duty to Consider Alternatives, Assess Benefits and Costs, etc**

Before deciding to adopt any objective, policy or method the Resource Management Act requires the Council to consider a wide range of alternatives, such as the provision of information, educational programmes, services, incentives, or the levying of charges (including rates).

In assessing the need to include objectives, policies, and rules, or alternative methods, the District Council has provided reasons for choosing to adopt one approach over another and the benefits and costs of the principal alternatives.

Finally the District Council must be assured that the objectives, policies, and methods included in the District Plan are necessary for the sustainable management of natural and physical resources, and that these mechanisms are the most appropriate, efficient and effective means of exercising the functions of the Council. Documentation of this analysis is available for public scrutiny at the Council's Timaru Office.

### **District Plan Review Procedures**

A territorial authority must complete a full review of its district plan not later than 10 years after the plan becomes operative (s79). A district plan may be changed or amended at any time either by the District Council, or by any person who chooses to make such a request of the District Council.

The monitoring of the performance of objectives and policies relating to the Resource Management Issues identified in the Plan may lead to the need for the Council to initiate Plan Changes - or other matters may arise which Council considers warrant a Plan Change.

The procedures for requesting a private plan change are outlined in the First Schedule to the Resource Management Act.

### **Long Term Council Community Plan**

Under the Local Government Act 2002, the Council is required to undertake long term planning for the District with the community. The Long Term Council Community Plan (LTCCP), or Community Plan is produced every three years. The LTCCP contains, amongst other things, a summary of the community outcomes and how the Council will contribute towards them through its groups of activities.

Community Outcomes are statements that express the future aspirations and hopes of the community. The Council must go

through a process to identify community outcomes every six years. Community outcomes help guide the direction of Council and other organisations.

An Annual Plan is based on the LTCCP. It is a budgeting instrument. It sets out the Council's budget and sources of funding for the year. It is required in the years where an LTCCP is not being developed.

An Annual Report is produced each year. It compares actual activities and results with those planned in the LTCCP and Annual Plan.

Other key planning and policy documents include Activity/Asset Management Plans, which specify service levels and maintenance of the Council's activities.

## **5 TREATY OF WAITANGI**

Under section 74 of the Resource Management Act Timaru District Council is required to prepare its District Plan in accordance with the provisions of Part II (sections 5-8). Council must give priority to Part II matters when carrying out its functions under the Act.

Part II includes the requirement that Council shall recognise and provide for:

- The relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga;
- Have particular regard to Kaitiakitanga (or the exercise of guardianship); and
- Take into account the principles of the Treaty of Waitangi.

From the early stages of the Plan's preparation, the Council has entered into consultation with a representative of Kati Huirapa from Arowhenua Runaka. Through this process Council has sought to understand the concerns of Kati Huirapa and to integrate these concerns into the appropriate sections of the Plan.

Council is required under section 74(2)(a) of the Resource Management Act to have regard to the Regional Policy Statement (October 1995) for Canterbury. This document includes Chapter 5 "Matters of Resource Management Significance to Takata Whenua" which has been prepared by Takata Whenua and contains matters of resource management significance to Takata Whenua throughout Canterbury. Chapter 6 of the Regional Policy Statement makes "Provision for the Relationship of Tangata Whenua with Resources".

When implementing the District Plan, Council will consider:

- the management of Koiwi Takata (being the remains of a Maori person that do not show signs of having been turned into or incorporated into an artefact) and artefacts;
- access to and protection of sites significant to the Takata Whenua; and
- future use of Maori place names which have been determined in consultation with Takata Whenua.

In preparing its District Plan the Council must also have regard to, amongst other matters, the planning document recognised by the Iwi Authority affected by the District Plan (s74(2)(b)(ii)).

Kati Huirapa have prepared an Iwi Management Plan which outlines their policies for the management of land, water and air resources in the area Rakaia to Waitaki (Part one - July 1992).

Recognition of Maori values is closely related to concerns held for the natural environment which are reflected in this Plan. With some other issues specific provision has been made to recognise Takata Whenua concerns.

The Takata Whenua have indicated that there are other matters including those set out in the Regional Policy Statement which are of particular significance to them. The Council is committed to a process of liaison and consultation with the Takata Whenua to discuss those issues.

To guide this consultation the first task will be to establish a protocol for this process. Council undertakes to enter this process exercising the utmost good faith, co-operation, reasonable compromise, flexibility and responsiveness.

### **Takata Whenua History and Traditions**

The Takata Whenua (people of the land) are Kai Tahu, Kati Mamoe, Rapuwai, Hawea Waitaha (iwi). The hapu is Kati Huirapa. The tipuna marae (ancestral marae) is located at Arowhenua. The rohe (district) of Kati Huirapa extends over the area from the Rakaia River to the Waitaki River.

The history of the land goes back to about 850 AD when, according to tradition, Rakaihautu came to Te Waipounamu (South Island) from Hawaiki in the canoe "Uruao". The canoe landed at the boulder bank Nelson. While his son Rakihouia took some of the party down the east coast, Rakaihautu led the remainder through the interior to Foveaux Strait. With his magic ko (digging stick), Rakaihautu dug up the southern lakes (Te Kari Kari o Rakaihautu).

Te Rakihouia proceeded south in "Uruoa" down the Canterbury coast where he placed eel weirs at the mouths of rivers. (The post he left behind became known as Nga Pou Pou o Rakihouia). The two parties met up at the Waihao, then proceeded up the coast, making their headquarters at Akaroa. Rakaihautu was buried at Wai Kakahi (near Lake Forsyth). Te Uruao lies as part of the Waitaki river bed near Wai Kakahi (near Glenavy).

## **6 PROCESSES TO BE USED WITH ISSUES THAT CROSS TERRITORIAL BOUNDARIES**

Where a resource management issue crosses territorial boundaries the Timaru District Council has had discussions with the district council concerned.

The process agreed upon for addressing cross boundary issues is outlined in the relevant chapters and sections of the District Plan for example activities on the surface of water in rivers where the river forms at least part of the boundary between the Timaru District and an adjacent territorial authority.

Where possible the Council has made provision for activities on the surface of water in the Timaru District consistent with those imposed by adjacent territorial authorities.

## **7 INTEGRATED MANAGEMENT - DISTRICT COUNCIL AND REGIONAL COUNCIL COOPERATION**

The Timaru District Council and the Canterbury Regional Council have some overlapping responsibilities under the Act, eg management of natural hazards. In some areas the Regional Council has expertise or information that can assist the Council to carry out its functions.

To avoid duplication and achieve integrated management of natural and physical resources, it is important that this liaison and consultation between Councils continues.

The District Plan must also take into account the Regional Policy Statement and regional plans and Council will have an input to the development of those documents.

Once this Plan is operative, its implementation will require ongoing liaison with the Regional Council to ensure that resource management decisions are based on the best information available and that these processes are carried out in an integrated manner. An important aspect of achieving this integration is the appending of regional rules to this Plan.

Under the Resource Management Act (s68(6)) the Regional Council is required to notify the District Council of any regional rules that affect particular areas of land or associated resource use in the District. These regional rules may affect matters such as the carrying out of earthworks, burning and clearance of vegetation, the discharge of contaminants, and gravel extraction. Council will ensure regional rules are annexed to copies of the District Plan, and the appropriate annotations made at the time the District Plan is made operative.



- 1 Land Resources
- 2 Natural Environment
- 3 Activities on the Surface of Water
- 4 Natural Hazards
- 5 Waste Management (and Hazardous Substances)
- 6 Air Quality
- 7 Energy
- 8 Roading
- 9 Services and other Physical Resources
- 10 Heritage Values
- 11 Amenity Values
- 12 Noise

## **1 LAND RESOURCES**

### **ISSUE**

There are some areas of the Timaru District where there is concern that the sustainability of the land resource is being undermined by land management that:

- results in or contributes to the physical loss of the soil resource, or the degradation of soil quality affecting the life supporting capacity of the soil, and the ability of the soil resource to meet the reasonably foreseeable needs of future generations
- fails to correct degraded land conditions

#### *Explanation*

*Urban and rural land uses produce a range of environmental effects, some of which may have adverse effects on the sustainability of the land resource. Such adverse environmental effects may include:*

- *loss of vegetation cover*
- *loss of soil*
- *loss of soil structure and nutrients*
- *loss of soil micro-organisms*
- *contamination of soil*
- *coverage, compaction, and removal of the most versatile soils*

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### **OBJECTIVE**

- (1) Achieve the sustainability of the District's land resource by:
- maintaining the life-supporting capacity of soils
  - preventing induced land degradation
  - restoring degraded land
  - managing the stock of versatile land for the greatest benefit to present and future generations
  - maintaining a representative range of natural ecosystems

#### *Principal Reason*

*Seeks to promote the sustainable use of land which is an important natural and physical resource and contributes to biodiversity.*

### **POLICIES**

- (1) To identify areas where degradation of the land resource has occurred or has the potential to occur as the result of existing land use practices.

### *Explanation and Principal Reason*

*Some current land use practices may be contributing to the physical loss of soil and the contamination of soil. In the absence of information on the status of the land resource, the Council is committed to working with the Canterbury Regional Council and other bodies involved with caring for the land resource.*

- (2) To promote the restoration of degraded lands and to prevent the degradation of further areas.

### *Explanation and Principal Reason*

*The Council is committed to gaining a better understanding of the state of the land resource and changes in its quality. Methods for the maintenance, enhancement or protection of land will be investigated. The Canterbury Regional Council is investigating a range of issues regarding degraded lands as part of the process of preparing its Natural Resources Regional Plan. The District Council will liaise with the Region over the development of that Plan (see Part B(5)(c) Management of Hazardous Substances).*

- (3) To discourage development that would result in irreversible adverse effects on versatile soils unless it is for the overall benefit of the community including future generations. Such effects may include coverage, compaction or removal of versatile land.

### *Explanation and Principal Reason*

*Versatile land (Class I and II soils as defined under the Land Use Classification System) has inherent qualities, such as soil depth and water holding capacity, which enable a wide range of productive uses.*

*This policy also acknowledges the special recognition given by the Regional Policy Statement (RPS) to the most versatile land. The RPS seeks to “minimise the irreversible effect of land use activities on land comprising versatile soils where such use would foreclose future land use options that benefit from being located on those soils, where it is practicable to do so” (see Objective 2 and Policy 6, Chapter 7, Soils and Land Use, pp87-89).*

*In general lesser quality land requires higher energy input (eg fertiliser), to achieve productivity comparable to the most versatile land. In the absence of appropriate controls, activities which remove the opportunity to use land for primary production, such as extensive building development or the current pattern of rural residential development on more versatile land, are likely to continue, resulting*

*in a net reduction in the area of the most versatile land available in the district. As versatile land is a valuable resource, irreversible usage should be avoided.*

- (4) Land use activities in the high country should be carried out in such a way that vegetation cover be maintained to assist in sustaining the life-supporting capacity of the soil.

*Explanation and Principal Reason*

*The loss of vegetation cover in the hill and high country by burning, cultivation or overgrazing has been identified in the Regional Policy Statement (p75) as contributing to induced soil erosion and the degradation of soil health.*

### **METHODS**

- (1) Review available knowledge on the status of the land resource with the aim of identifying whether a problem does exist and to establish an information base on soil quality and possible threats to land.

*Principal Reason*

*There is insufficient information available about the degradation of the land resource in this District. A review of research undertaken in this District of areas with similar land and climatic characteristics will help to identify the extent of any degradation problems that may exist.*

*Should problems relating to land management be identified, the Council will consider the most appropriate means of addressing the issue (in consultation with the Canterbury Regional Council) to limit degradation or encourage enhancement of the land resource.*

*Where a problem does exist the Council is committed to restoring the land resource through a range of mechanisms designed to encourage alternative land use practices.*

- (2) Separately zone those areas of the District with versatile land (Land Use Class I and II) and assess applications for their adverse effects on versatile land.

*Principal Reason*

*Zoning patterns of land use based on Class I and II soils does not disqualify the development of land with versatile soils. Each case shall be examined on its merits for its adverse effects on the land resource. This ensures that the protection of soil quality and land versatility are given particular attention.*

- (3) Promote alternative land management practices to the burning of vegetation where more sustainable options are available and advocate practices which mitigate or prevent the degradation of indigenous flora and fauna.

*Principal Reason*

*Council can review existing research on this issue and consider promoting more efficient burning management practices or alternative land management techniques as an approach to reducing some of the adverse effects.*

*Reduction of soil erosion; siltation of waterways and associated costs; and adverse effects of toxic chemicals, should provide for general environmental improvement (see Part B(6) Air Quality).*

- (4) Provide for research and investigations into techniques for sustainable land management in co-operation with other District Councils, and the Regional Council; information exchange with landholders; and assist Landcare groups in order to encourage more sustainable outcomes.

*Principal Reason*

*Increases knowledge of sustainable land use and assists land users to alter land use practices.*

### **ANTICIPATED ENVIRONMENTAL OUTCOMES**

- (1) Minor loss of versatile land to activities not reliant on such land.
- (2) Decrease in areas that have been degraded or contaminated.
- (3) Greater awareness of the hazards associated with contaminated sites.
- (4) Greater awareness of the effects associated with land use practices.

### **MONITORING**

- (1) Review of policy effectiveness after 5 years including identification of areas that have been rehabilitated.
- (2) Monitoring of loss of versatile land to activities not reliant on such land.

## **2 NATURAL ENVIRONMENT**

### **ISSUE 1**

The adverse effects of land use activities on:

- areas of indigenous vegetation and habitats of indigenous fauna;
- natural features and landscapes;
- natural character and functioning of river, wetlands and coastal systems;
- heritage and cultural values;

and the lack of protection of those areas which contain values of importance at a local, regional or national level.

#### *Explanation*

*The District has within it a number of outstanding natural features and landscapes, areas of significant amenity landscapes, areas of significant indigenous vegetation, and some significant habitats of significant indigenous fauna. It also has a number of important heritage sites, buildings, places and areas. In the past activities have degraded or destroyed some of these areas. In some areas the quality of water and aquatic systems have been affected by land use activities. An issue arises out of the potential of activities involving the utilisation of natural and physical resources which continue to have these unwanted impacts.*

*It is a statutory requirement of Part II of the Resource Management Act to recognise and provide for those features of the natural environment referred to as "Matters of national importance" and "Other matters" in sections 6 and 7 (see Appendix 1 of this Plan) in achieving the purpose of sustainable management.*

*Remaining natural areas in the District form an important part of our national heritage. Most of these areas have been highly modified so that only remnant habitats remain.*

*Vegetation clearance including burning and overgrazing of tussock grasslands and shrublands, browsing and grazing of forest remnants, drainage and reclamation of wetlands, and stock entry to these areas and water bodies and water course modification have had a major impact on natural areas, landscape values and the natural functioning of rivers and coastal ecosystems. The impact of pest species is also a concern.*

*A significant proportion of all public comments received in preparing this Plan expressed a concern for the well being of the environment. The Takata Whenua also share many of the concerns expressed by the wider community for improved public access and the protection of freshwater and coastal ecosystems, indigenous plant and animal communities and their habitats, and landscape values.*

*Much of the remnant indigenous vegetation and habitat within the District is on private land. Protection of such areas may involve costs on the landowner which could be shared by the community.*

(See also the provisions for Natural Areas and Scenic and Landscape Values within the Rural Zones, controls for protection of significant indigenous vegetation and habitats, and riparian areas and wetlands in all Rural Zones; controls on the introduction of exotic fauna in the Rural 5 Zone; visual and amenity controls in the Rural 3, 4 and 5 Zones; and provisions for Heritage Values and the General Rules).

### OBJECTIVES

- (1) Safeguard the indigenous biodiversity and ecosystem functioning of the District through the protection and restoration of significant indigenous flora and fauna habitat; the maintenance and enhancement of natural biological and physical processes; and retention (as far as possible) of the remaining indigenous vegetation and habitat generally.

#### *Principal Reason*

*This objective recognises the need to promote a range of ecological principles such as the need to preserve and enhance biological diversity. This ensures that a range of areas of indigenous vegetation and habitats of indigenous fauna are represented across the District and that linkage between fragmented areas is planned for wherever possible*

- (2) Protect and enhance the natural character and functioning and habitat values of the coastal environment and wetlands, streams, rivers and their margins.

#### *Principal Reason*

*To address issues relating to water quality and other related landscape and ecosystem values in riparian and coastal margins. Council has responsibility for land use in these areas where this use has the potential to affect aquatic values. In taking account of land use issues and formulating this objective, the Council must ensure that this Plan is not inconsistent with any provisions included in the Regional Policy Statement, the Regional Coastal Environment Plan and the Opihi Regional Plan.*

- (3) Identify, protect and enhance outstanding landscape values of the District, and those natural processes, features and areas of significant natural value which contribute to its overall character and amenity.

### *Principal Reason*

*Acknowledges the need to identify landscapes and natural processes in order to protect these areas from activities that may adversely affect their visual character and functioning.*

## **POLICIES**

### **Natural Values**

- (1) To protect and enhance the natural character of the landscape and those areas and features most highly valued in the District, including those identified as being of regional and national importance, from inappropriate subdivision and the adverse effects of any use or development of land.

### *Explanation and Principal Reason*

*All remaining areas of indigenous vegetation, such as forest remnants on the downlands, and habitats of indigenous fauna in the Timaru District have been modified. Many of these remaining areas have ecological, cultural, historical, and scientific values worthy of protection. Outstanding natural features and landscapes, and areas having significant amenity values within the District are also worthy of protection.*

- (2) To protect the heritage, cultural and traditional values associated with natural areas identified by the Council.

When implementing this policy Council shall have regard to the following adverse environmental effects:

- clearance of indigenous vegetation by any means, including burning;
- soil cover;
- over planting with exotic species;
- landscape and visual effects;
- habitat values.

### *Explanation and Principal Reason*

*Protection will be offered by the Council to those natural areas it identifies as most significant, to ensure the values they contain are safeguarded from development that may compromise their integrity.*

- (3) To promote the enhancement of areas of indigenous vegetation and habitats of indigenous fauna.



Where areas with important ecological values exist in a degraded state, enhancement should be promoted particularly where it will achieve long term improvement and:

- i) Contribute to the indigenous biodiversity of the area, particularly for ecosystem types that are threatened or under-represented in protected areas; or
- ii) Improve the life supporting capacity of the indigenous ecosystems; or
- iii) Improve or establish connections between habitats and create corridors for wildlife dispersal.

*Explanation and Principal Reason*

*In promoting the protection and enhancement of natural areas, priority will be given to indigenous plants and animals over other types because indigenous plants and animals are so reduced in numbers.*

- (4) To protect as far as possible the full range of biological and physical diversity that is or was typical of, or unique to the Timaru District.

*Explanation and Principal Reason*

*This policy recognises the need to protect and enhance a diverse range of indigenous plant and animal species to ensure those surviving indigenous species are protected.*

- (5) To avoid the loss or significant reduction in the ecological integrity and functioning, habitat values, natural character or amenity values of any significant natural area.

When implementing this policy Council shall have regard to adverse environmental effects on the natural character and indigenous land and water ecosystem functions of the District, including:

- land form, physical processes and hydrology;
- remaining areas of indigenous vegetation and habitat, and linkages and ecotones between these areas;
- aquatic habitat and water quality and quantity.

*Explanation and Principal Reason*

*As areas or sites of significant indigenous vegetation and habitats of indigenous fauna are given special recognition in the Plan, it is important that any proposals which have the potential to adversely impact on such areas are carefully considered in terms of their environmental effects.*

- (6) Subdivision, use, or development which has the potential to modify, mask or detract from areas with a high degree of naturalness, visibility, aesthetic values or expressiveness, including important landscapes, landforms and other natural features should be avoided or its effects mitigated or remedied.

*Explanation and Principal Reason*

*Provides guidance to Council when considering proposals which have the potential to adversely affect the landscape resource, natural features, and amenity values associated with natural areas.*

- (7) To maintain the boldness and clarity of the hill and high country landscape; avoid increasing the apparent level of modification; and promote visual harmony and coherence.

The upper slopes of the Four Peaks Range and Ben Hope, and the high country areas from Peel Forest and Little Mt Peel/Huatekerekere northwest to Mesopotamia including to the west and north-west of the Sinclair Range on the south side of the Rangitata River, including the Rangitata Gorge, are recognised as being outstanding landscapes within the District.

The east and north facing Front Range Hills from Waitohi Hill north, including Te Moana, Four Peaks, Ben Hope, Orari Gorge and Scotsburn are recognised as being significant amenity landscapes within the District.

*Explanation*

*In accordance with sections 6 and 7 of the Resource Management Act 1991 this policy gives special recognition to the hill and high country landscape of the District and provides guidance to Council when considering proposals which have the potential to adversely affect these areas.*

*The Front Range Hills are distinctive features of the Timaru District. These are the highly visible mountains viewed from the plains and Fairlie Basin. Their rugged peaks provide an impressive backdrop and give Timaru District a recognisable character and identity. The upper slopes of the Four Peaks Range and Ben Hope (generally above 750m altitude) are considered to be an outstanding landscape area.*

*Other Outstanding Landscapes of the Timaru District are its most conspicuous and prominent high country areas. The Mount Peel/Coal Hill vista is prominent in views from the eastern plains forming (with the nearby Four Peaks) an impressive backdrop to the eastern portion of the District. The lower hill slopes and river*

*terraces, and the Rangitata Gorge contribute to the outstanding values of this area, from river to mountain crest. The Upper Rangitata Basin is characterised by its broad scale, its distinctive landforms and its sense of wildness and space. These areas are part of a wider expanse of outstanding landscape extending north of the Rangitata River (and also recognised in the Ashburton District Plan). Landscape change in the form of inappropriate subdivision, land use and development has the potential to degrade the character and values of these outstanding landscapes. The valley flats, terraces and downlands are acknowledged as being less sensitive to change.*

*The east and north facing foothills are an integral part of this characteristic South Canterbury vista and are considered to be an Amenity Landscape Area. Extensive remnants of indigenous vegetation and the natural character of river gorges and stream margins within these eastern foothills contribute to the significant amenity values of these areas. These foothills are also recognised as being “working landscapes” subject to changes in productive land use from pastoral farming to forestry. The principal threats to landscape values would be inappropriate built development and activities that conflict with the natural amenities within these areas.*

*The remaining high country areas of the District, being parts of the Hewson River catchment are typical of the eastern high country. While not considered to be outstanding or amenity landscapes, these areas do retain high degrees of naturalness, wildness and amenity value.*

- (8) To ensure the protection of significant indigenous vegetation and significant habitats of indigenous fauna within the District that is:
- defined in **Table B2** or
  - identified using the assessment criteria under Method (7).

#### *Explanation and Principal Reason*

*This policy seeks to identify and safeguard the remaining remnant indigenous vegetation and habitats that are of significance within the District. The assessment process is set out in Method (7).*

- (9) To encourage landowners to protect and enhance significant natural areas, and support them in a co-operative manner by considering a range of options and protection mechanisms. Where the community will benefit from protection or enhancement of areas on private land, landowners costs should be recognised and shared by the wider community.

### *Explanation and Principle Reason*

*As much of the District's remaining natural areas are on private land, a co-operative approach with landowners is vital to achieving effective sustainable protection and goodwill. Protection and enhancement can incur unreasonable costs on landowners which should be shared by the community.*

- (10) To encourage protection of indigenous vegetation which is not covered by the definitions in **Table B2**, particularly any naturally occurring native trees or plant communities on the plains within the District.

### *Explanation and Principle Reason*

*Individual native trees are important remnants of indigenous vegetation in some parts of the District. They are important as habitat, as a seed source, and contribute to the natural biodiversity within the District. Their protection will be encouraged, rather than being subject to controls in the District Plan although individual trees can be added to the Schedules of Significant Trees accompanying the Planning Maps.*

### **River and Coastal Margins**

- (11) To recognise and protect and preserve the natural character of the coastal environment of the District.

### *Explanation and Principle Reason*

*The topography of the coastline in the District comprises two distinct areas: the generally flat and low lying southern sweep of the Canterbury Bight between the Rangitata River mouth and Timaru City, and an area of higher cliffs and headlands from Timaru City south to the Pareora River. The coastal environment extends about 200m inland from the mean high water line and further inland in some places where coastal lagoons are present or where low lying land is subject to inundation.*

- (12) (a) To advocate and promote the maintenance and enhancement of the natural functioning of coastal waters, lagoons, rivers and wetlands.
- (b) In considering whether to provide for the protection of water quality, priority shall be given to those sites which adjoin or are situated within one kilometre upstream of intake points for reticulated water supplies intended for domestic use.

### *Explanation and Principal Reason*

*There are threats to the natural functioning of river and coastal systems which have a number of implications, e.g. the quality of water in rivers used for reticulated supplies. This policy proposes to increase public awareness of this issue and to use the esplanade provisions of the Resource Management Act to protect areas of land adjoining intake points.*

- (13) To consider varying the size or width of an esplanade reserve or esplanade strip or to consider waiving the requirement to provide an esplanade reserve or esplanade strip in special circumstances.

When considering whether to vary or waive the requirement to provide esplanade protection, the following matters shall be considered:

- (a) Where coastal or river margins are highly unstable due to erosion and changes in the location of the waterway or the coastline, the use of esplanade strips will be preferred to esplanade reserves;
- (b) In some cases esplanade strips will not give sufficient control over land to protect the values identified as being of importance. In those cases esplanade reserves will be used;
- (c) The conservation values of the area which contribute to the natural functioning of the river or coastal area;
- (d) The extent to which the natural character and visual qualities of the riparian or coastal margin will be affected;
- (e) The presence of other conservation values and habitats such as indigenous flora and fauna, trout and salmon;
- (f) Maori cultural values;
- (g) Public health and safety;
- (h) Security of people or property;
- (i) Presence of existing structures;
- (j) Public access and recreation values;

### *Explanation and Principal Reason*

*There is a lack of awareness of benefits gained from protecting or enhancing conservation, recreation, and access values in riparian and coastal margins. The Council has obligations under the Resource Management Act, the New Zealand Coastal Policy Statement, and the Regional Policy Statement to consider these values.*

*The New Zealand Coastal Policy Statement requires District Plans to recognise the national importance of enhancing public access to and along the coast by identifying: the location and extent of places to which the public have the right of access; those places where public access should be enhanced, including for people with disabilities.*

*Notwithstanding these concerns, it is necessary to have some flexibility built into the esplanade provisions of the District Plan to ensure that in situations where it is impractical to require esplanade protection, the applicant has the opportunity to offer an alternative approach to the Council for consideration.*

- (14) To control tree planting, vegetation clearance, structures and earthworks within or adjacent to significant wetlands, rivers and the coast where these activities have the potential to adversely affect natural character and functioning, habitat values, amenity or cultural values.

### *Explanation and Principal Reason*

*Special recognition is given to areas and sites of indigenous vegetation and habitats of indigenous fauna in the District. Land use with the potential to adversely affect these areas may need to be controlled in order to avoid, mitigate or remedy adverse environmental effects.*

## **METHODS**

- (1) Advocate increased protection of natural features including indigenous vegetation and habitats of indigenous animals and seek the co-operation of landowners, the Canterbury Regional Council, Department of Conservation and other agencies and interested groups to ensure the greatest range possible of the original biodiversity of the District is protected through reserves, covenants or other management agreements.

### *Principal Reason*

*In achieving the purpose of the Act, the Council has chosen to advocate public concern for greater protection of remaining significant natural areas in the District. Some costs may be reduced where baseline research is undertaken by Canterbury Regional Council and Department of Conservation although the Council may share in ongoing public information costs.*

- (2) Assisting landowners to protect areas of significant indigenous vegetation and significant habitats of indigenous fauna where sharing of costs by the community is appropriate, by the Council providing funding through a Natural Heritage Fund which can be used to support worthwhile projects.

### *Principal Reason*

*Provision of funding incentives is a positive way of sharing the costs of protecting and enhancing natural areas between landowners and the community.*

- (3) Improving the integrity of remaining indigenous vegetation through the use of locally genetically sourced plants in re-vegetation programmes implemented by the Council.

### *Principal Reason*

*The use of locally sourced plants for vegetation and enhancement programmes will protect the integrity of the remaining areas of indigenous vegetation, and will give greater assurance that the local unique biodiversity of the District will be protected in the long term.*

- (4) Supplying information to land owners and the general public to improve their awareness of significant natural areas and of those activities contributing to the degradation of river or coastal margins, the quality of water resources, and aquatic habitats in rivers, wetlands and coastal areas.

### *Principal Reason*

*A considerable amount of the District is farmland. While it is not proposed to use land-use controls to prevent the continuation of existing activities, it is believed that increased public awareness of the natural areas present may encourage a more sensitive approach to any development proposals in or adjacent to these areas.*

- (5) (a) Establishing rules on activities which control or avoid the adverse effects of development on or in areas adjacent to the coastal environment, outstanding landscapes, significant

amenity landscapes, significant indigenous vegetation and habitats, wetlands and riparian areas adjoining water bodies (see rules for Rural Zones).

- (b) Establishing rules to control vegetation clearance, earthworks, tree planting, cultivation, grazing and other land uses that can adversely affect areas of significant indigenous vegetation and significant habitats of indigenous fauna, significant natural features, sites and areas; wetlands; and riparian areas adjacent to water bodies (see rules for Rural Zones).

*Principal Reason*

*The Council needs to establish limits regarding the level of effects on natural areas and provide a measure of certainty for prospective developers.*

*Protects remnant areas of significant indigenous vegetation and habitat; significant natural features, sites and areas; wetlands; and riparian areas adjacent to water bodies, from land use activities which degrade those areas.*

*Restricting stock access to waterways and riparian margins is often the key issue in achieving sustainable riparian management, particularly where intensive grazing practices are used. Heavy stock and deer mobs can cause the most impacts, and should be excluded from waterways. Stock access to waterways is not so much an issue on lightly stocked country.*

- (6) Ensuring the management of natural areas, significant landscapes, and heritage places already under Council jurisdiction is consistent with the policies contained in this section.

*Principal Reason*

*To provide continuity of management for all natural areas managed by Council.*

- (7) To provide interim Definitions of Significant Indigenous Vegetation and Significant Habitats of Indigenous Fauna (refer **Table B2**), and will endeavour to carry out property assessments within five years of this Plan becoming operative in consultation with landowners to determine significant areas using the following procedure and criteria:



## **ASSESSMENT PROCEDURE - AREAS OF SIGNIFICANT NATIVE VEGETATION AND SIGNIFICANT HABITATS OF NATIVE FAUNA**

In determining whether an area is significant in terms of section 6(c) of the Resource Management Act 1991 the Council will use the following criteria:

### **Primary Criteria**

#### **A The ecological values of the area - the values of the place itself**

- (i) Representativeness - Whether the area contains one of the best examples of an indigenous vegetation type, habitat or ecological process which is typical of its ecological district.
- (ii) Rarity - Whether the area supports or is important for the recovery of, an indigenous species, habitat or community of species which is rare or threatened within the ecological district or is threatened nationally.
- (iii) Diversity and Pattern - The degree of diversity exhibited by the area in:
  - vegetation
  - habitat types
  - ecotones
  - species
  - ecological processes
- (iv) Distinctiveness/Special Ecological Character - The type and range of unusual features of the area itself and the role of the area in relationship to other areas locally, regionally and nationally, including:
  - presence of indigenous species at their distribution limit
  - levels of endemism (e.g. the presence of endemic species)
  - supporting protected indigenous fauna for some part of their life cycle (e.g. breeding, feeding, moulting, roosting), whether on a regular or infrequent basis
  - playing a role in the life cycle of migratory indigenous fauna
  - containing one of the best examples of an intact sequence, or substantial part of an intact sequence of ecological features or gradients
  - supporting predominantly intact habitats with evidence of healthy natural ecosystem functioning

### **Other Criteria**

#### **B The ecological context of the area including its relationship with its surroundings**

- (v) Size and Shape - The degree to which the size and shape of an existing area is conducive to it being, or becoming ecologically self-sustaining.
- (vi) Connectivity - The extent to which the area has ecological value due to its location and functioning in relation to its surroundings. An area may be ecologically significant because of its connections to a neighbouring area, or as part of a network of areas of fauna habitat. For example an area may act as a corridor or stepping stone for movement/migration of species between or to areas of important habitat.

#### **C The future ecological value of the area**

- (vii) Long Term Sustainability - The degree to which an area is likely to maintain itself, taking into consideration:
  - extent to which criteria in paragraphs A and B above are met
  - degree of historic modification to the area and its surroundings which affects its future
  - degree of resilience of species and habitats present
  - the effects of current management on identified ecological values
  - the extent to which the area has achievable potential, with management input, for restoration of ecological values which are significant in the ecological district

**Note:** The application of some ecological criteria such as representativeness, rarity and connectivity may not be able to be confirmed until an extensive number of properties have been surveyed in a particular locality and the overall pattern of remnant indigenous vegetation and habitats can be assessed.

### **Final Consideration**

- D** Before deciding whether or not any identified area should be confirmed as being significant, Council will have regard to the following matters:
  - (a) existing land use and the degree of modification associated with the site;
  - (b) economic effects on the landowner (e.g. management costs, lost development potential);

- (c) other options for ensuring the identified values and their needs are recognised and protected;
- (d) presence and level of animal pests and weeds;
- (e) resources required to implement effective protection;
- (f) whether or not identified values are under threat;
- (g) the extent to which values are or are not protected elsewhere;
- (h) any other relevant factor.

### Glossary of Terms

**Endemic:** Refers to species of plants and animals, which are unique to an area, or animals, which may migrate but only to breed in the area.

**Ecological District:** One of the major levels used for the ecological classification of land. New Zealand has been divided up into 85 ecological regions and 269 ecological districts according to geological, topographical, climatic and biological features and processes. This reflects the small-scale variability of New Zealand's ecological patterns. An ecological district is a land where topographical, climatic, soils and biological features and broad cultural patterns produce a characteristic landscape of biological communities. An ecological region comprises adjacent ecological districts with closely related characteristics, or may only include one ecological district with very distinct features.

**Habitat:** The environment in which a particular species or group of species live. It includes the physical and biotic characteristics that are relevant to the species concerned. For example, the habitat of who/blue duck consists of swift water with an abundance of freshwater insects.

**Ecotone:** A transitional zone between two habitats, which has distinct species or ecological characteristics of its own.

**Resilience:** The ability of a community or species to recover quickly (return to its original state) from perturbation, disturbance or displacement.

**Community:** The species that occur together in the same place at the same time.

**Population:** A group of individuals of one species in an area.

**Ecosystem:** A biological system comprising a community of living organisms and its associated non-living environment (such as sunlight, air, water, minerals and nutrients), interacting as an ecological unit.

**Rare:** Species with small world populations that are not at present endangered or vulnerable but are at risk of extinction. The species are usually localised within restricted geographical areas or habitats, or thinly scattered over a more extensive range.

**Endangered:** Species in danger of extinction and whose survival is unlikely if the factors causing their decline continue to operate.

**Vulnerable:** Species likely to move into the endangered category in the near future if the factors causing their decline continue to operate.

**Threatened Species:** A species or community that is vulnerable or endangered.

**Biological Diversity:** The variability among living organisms from all sources, this includes diversity within species, between species and ecosystems. Components include genetic diversity, species diversity and ecosystem diversity.

### *Principal Reason*

*Provides the means and process of actively determining the significant natural areas and other significant habitats within the District. Significant indigenous vegetation and significant habitats of indigenous fauna include all those areas or habitats described in Table B2 unless a property assessment determines otherwise.*

**Table B2:**

**Definitions for Significant Indigenous Vegetation and Significant Habitats of Indigenous Fauna**

When interpreting these Definitions reference should be made to the “Land Types<sup>1</sup> in Timaru District” map which forms part of these Definitions and Appendix 1 which lists Threatened Species.

<p><b>General</b></p>	<ul style="list-style-type: none"> <li>• Any indigenous vegetation above 900m altitude.</li> <li>• Any vegetation community that includes a threatened plant species listed in Appendix 1.</li> <li>• Any area important for part of the life cycle (including breeding, roosting and feeding) for the threatened species as listed in Appendix 1.</li> </ul>
<p><b>Coastal Wetlands</b></p>	<p>Any coastal wetland including the water, associated marginal salt marshes and mudflats, coastal gravels and the contiguous brackish and fresh water vegetation, with any of:</p> <ul style="list-style-type: none"> <li>• the native salt marsh species in the following genera: <i>Zostera</i> (seagrass), <i>Plagianthus</i> (salt marsh ribbonwood), <i>Juncus</i> (sea rush), <i>Leptocarpus</i> (oioi, jointed wire rush), <i>Selliera</i>, <i>Samolus</i> (sea primrose), <i>Sarcocornia</i> (glasswort), <i>Mimulus</i> (native musk), <i>Puccinellia</i> (saltmarsh grass);</li> <li>• the native fresh water species in the following genera: <i>Typha</i> (raupo), <i>Cortaderia</i> (toetoe), <i>Phormium</i> (flax), <i>Carex</i> (sedges), <i>Eleocharis</i> (spike rush), <i>Juncus</i> (rushes).</li> </ul> <p><b>Edge definition:</b> The dryland-wetland edge is defined as where the above listed individual native species are:</p> <ul style="list-style-type: none"> <li>• growing amongst other vegetation;</li> <li>• are spaced less than 4 times (x) the ungrazed height of that species apart;</li> <li>• within this defined area the canopy cover of the native species is more than 20% of the total ground cover.</li> <li>• mudflats, which often have sparse vegetation cover are included in this wetland definition.</li> </ul>
<p><b>Freshwater wetlands</b></p> <p>(Continued next page)</p>	<p>Permanently or intermittently wet areas, shallow water and land water margins that support a natural ecosystem of plants and animals that are adapted to wet conditions including<sup>2</sup>:</p> <ul style="list-style-type: none"> <li>• Any wetland greater than 100 square metres in area of the hills,</li> </ul>

<sup>1</sup> The Land Types defined in the Land Types in Timaru District map on pB-28 are a guide only as they have been defined at a 1:250,000 scale.

<sup>2</sup> Wetlands are now relatively uncommon in Timaru District. Consequently even 100 square metre remnant wetlands, with native wetland species, are potentially significant in the context of the district. They are also likely to be sustainable provided the hydrology and soils are maintained and weeds are managed.

<p>(Continued from previous page)</p>	<p>downlands and plains that includes native fresh water species of <i>Phormium</i> (New Zealand flax) or toetoe or <i>Schoenus</i> (bog-rush) or <i>Baumea</i> (rushes) or <i>Blechnum minus</i> (swamp kiokio) or <i>Carex secta</i> (pukio or tussock sedge) or <i>Bulbinella angustifolia</i> (as indicators of original or very old wetland rather than recent reinvasion); and/or</p> <ul style="list-style-type: none"> <li>Any wetland greater than 2000 square metres in area including the native fresh water species in the following genera: <i>Typha</i> (raupo) or <i>Cortaderia</i> (toetoe) or <i>Phormium</i> (NZ flax) or <i>Carex</i> (sedges) or <i>Eleocharis</i> (spike sedge) or <i>Juncus</i> (rushes) or <i>Potamogeton</i> (pondweed) or <i>Sphagnum</i> (sphagnum moss) or <i>Schoenus</i> (in the high country); and/or</li> <li>Any wetland greater than 100 square metres in area with more than 20 individual plants of any tussock-forming sedges (eg <i>Carex secta</i>, (pukio), <i>Carex flagillifera</i> (purei) or <i>Carex tenuiculmis</i> or tussock grasses (eg <i>Chionochloa rubra</i> (red tussock)).</li> </ul> <p><b>Edge definition:</b> The dryland-wetland edge is defined as where the species identified above are:</p> <ul style="list-style-type: none"> <li>growing amongst other vegetation;</li> <li>are spaced less than 4 times (x) the ungrazed height of that species apart;</li> <li>within this defined area the canopy cover of the native species is more than 20% of the total ground cover</li> </ul>
<p><b>Forest remnants &amp; Woodlands</b></p> <p>(Continued next page)</p>	<p><b>All Land Types:</b> Any naturally occurring forest or forest remnant (and including regeneration and restoration plantings) of more than 0.2ha with a 70% canopy cover of more than 50% native species that include:</p> <ul style="list-style-type: none"> <li>Any native podocarp (totara, halls totara, rimu, kahikatea, matai, miro, <i>Libocedrus</i>, <i>Phyllocladus</i>, <i>Halocarpus</i>) or <i>Nothofagus</i> (beech) species taller than 6 m in height, and/or</li> <li><i>Sophora</i> (kowhai) or <i>Elaeocarpus</i> (pokaka) taller than 4 m and/or</li> <li>Any naturally occurring <i>Cordyline</i> (cabbage tree) or kanuka grove with more than 5 trees spaced less than 4 times (x) their height apart and/or</li> <li>Any kanuka or manuka taller than 4m; and/or</li> <li>Any of the following native species taller than 2.5m: broadleaf or fuchsia or lemonwood or lowland ribbonwood or <i>Hoheria</i> or <i>Pseudopanax</i> or <i>Hebe</i> or <i>Olearia</i> or mahoe.</li> </ul> <p><b>In addition, on the Plains:</b></p> <ul style="list-style-type: none"> <li>Any forest remnant with one of the following native species taller than 2.5m and with more than 20% canopy cover including kanuka, or manuka, or broadleaf, or fuchsia or lemonwood, or lowland ribbonwood, or <i>Hoheria</i>, or <i>Pseudopanax</i>, or <i>Hebe</i>, or</li> </ul>

<p>(Continued from previous page)</p>	<p><i>Olearia</i>, or mahoe; and/or</p> <ul style="list-style-type: none"> <li>Any naturally occurring individual native tree (other than cabbage tree) taller than 2.5m or any naturally occurring grove of cabbage trees or kanuka with more than 5 trees spaced less than 4 times their height apart;</li> </ul> <p><b>Edge definition:</b> The forest remnant edge is defined as:</p> <ul style="list-style-type: none"> <li>Where the above listed individual native species are spaced less than 4 times (x) the height of that species apart;</li> <li>within this defined area the canopy cover of the native species is more than 20% of the total ground cover.</li> </ul>
<p><b>Shrublands and individual shrubs</b></p>	<p><b>On the plains:</b></p> <ul style="list-style-type: none"> <li>Any naturally occurring native shrubland species (and including regeneration and restoration plantings) for example <i>Discaria</i> (matagouri), <i>Carmichaelia</i> (native brooms), <i>Olearia</i>, <i>Coprosma</i>, <i>Melicytus</i>, kanuka and manuka, ie includes any individual of the above.</li> </ul> <p><b>Soft rock hills and downs:</b></p> <ul style="list-style-type: none"> <li>Any area of more than 0.5ha with more than 5% cover of native shrubland species; and/or</li> <li>Any of the following naturally occurring shrubland species: <i>Teucrium</i> or <i>Sophora prostrata</i> (prostrate kowhai) or <i>Aristotelia fruticosa</i> or <i>Coprosma virescens</i> or <i>C. intertexta</i> or <i>Melicytus alpinus</i> or <i>Olearia sp</i> or <i>Carmichaelia australis</i> or <i>Carmichaelia torulosa</i>.</li> </ul> <p><b>Hard rock hills &amp; downs, intermontane basins and mountain ranges:</b></p> <ul style="list-style-type: none"> <li>Any area of more than 0.5ha with more than 15% coverage of native shrubland species other than matagouri or manuka; (the remaining 85% may include matagouri and manuka) and/or</li> <li>Any area with matagouri taller than 2m where there are more than 5 trees of this height, spaced less than 4 times (x) their height apart, and the vegetation has not been cleared or modified by land management practices for 20 years; and/or</li> <li>Any area with manuka taller than 3m on the intermontane basins and mountain ranges and taller than 4m on the hard rock hills and downs where there are more than 5 trees of this height, spaced less than 4 times their height apart.</li> </ul> <p><b>Edge Definition:</b> The shrubland edge is defined as where the above listed individual native species are spaced less than 8 times (x) the ungrazed height of that species apart (Note: the edge definitions for the taller matagouri and manuka are included as part of their definitions above).</p>

<p><b>Grasslands</b></p>	<p><b>On the plains:</b> All <i>Danthonia</i>, <i>Poa cita</i> (silver tussock) and <i>Festuca novaezealandiae</i> (hard tussock) and <i>Chionochloa spp</i> grassland remnants and/or including <i>Aciphylla sp</i>.</p> <p><b>On the soft rock hills &amp; downlands:</b></p> <ul style="list-style-type: none"> <li>• All hard tussock and <i>Chionochloa spp</i> (tall tussock); and/or</li> <li>• Silver tussock with a density of more than 10% canopy cover.</li> </ul> <p><b>On the hard rock hills and downlands, intermontane and mountain ranges, subalpine and alpine herbfields:</b></p> <ul style="list-style-type: none"> <li>• Short tussock grasslands (<i>Poa</i> (silver &amp; blue) and fescue) of more than 30% canopy cover; and/or</li> <li>• Any area of more than 35% canopy cover of <i>Chionochloa spp</i> (tall tussock grasslands), or <i>Celmisia spp</i>, <i>Hebe spp</i>, or <i>Dracophyllum spp</i>.</li> </ul>
<p><b>Rivers and their margins</b></p>	<p><b>The importance of rivers and their margins is covered by the definitions of the habitat for threatened species in this table and by rules and performances standards in the District Plan (including General Rule 6.4).</b></p>



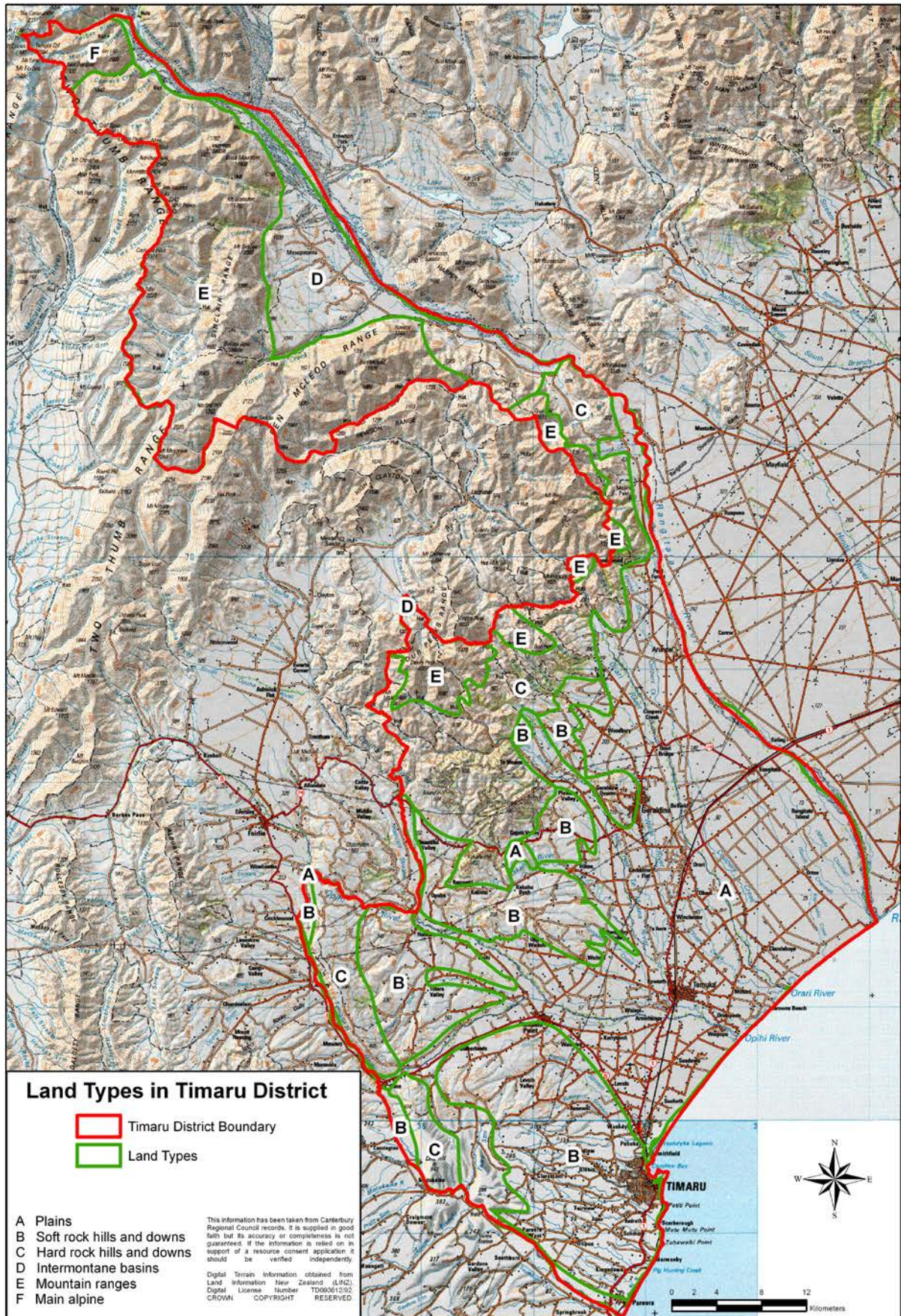
### APPENDIX 1: THREATENED SPECIES

#### Threatened Species recorded, or likely to be present, in Timaru District

Taxonomic Group	Common Name	Taxon	Threat Classification
Bat	Long-tailed bat (South Island)	<i>Chalinolobus tuberculata</i> (South Island)	2 Nationally endangered
Bird	Australasian bittern	<i>Botaurus poiciloptilus</i>	2 Nationally endangered
Bird	Banded dotterel	<i>Charadrius bicinctus bicinctus</i>	5 Gradual decline
Bird	Black stilt	<i>Himantopus novaeseelandiae</i>	1 Nationally critical
Bird	Black-billed gull	<i>Larus bulleri</i>	4 Serious decline
Bird	Black-fronted tern	<i>Sterna albostrata</i>	4 Serious decline
Bird	Blue duck, whio	<i>Hymenolaimus malachorhynchus</i>	2 Nationally endangered
Bird	Caspian tern	<i>Sterna caspia</i>	3 Nationally vulnerable
Bird	Eastern falcon	<i>Falco novaeseelandiae</i> "eastern"	5 Gradual decline
Bird	Grey Duck	<i>Anas superciliosa superciliosa</i>	4 Serious decline
Bird	Kea	<i>Nestor notabilis</i>	2 Nationally endangered
Bird	Long-tailed cuckoo	<i>Eudynamys taitensis</i>	5 Gradual decline
Bird	New Zealand pigeon, kereru, kukupa	<i>Hemiphaga novaeseelandiae</i>	5 Gradual decline
Bird	Reef heron	<i>Egretta sacra sacra</i>	2 Nationally endangered
Bird	Rock wren	<i>Xenicus gilviventris</i>	3 Nationally vulnerable
Bird	Sooty shearwater	<i>Puffinus griseus</i>	5 Gradual decline
Bird	South Island kaka	<i>Nestor meridionalis meridionalis</i>	2 Nationally endangered
Bird	White heron	<i>Egretta alba modesta</i>	1 Nationally critical
Bird	White-flipped penguin	<i>Eudyptula minor albosignata</i>	3 Nationally vulnerable
Bird	White-fronted tern	<i>Sterna striata striata</i>	5 Gradual decline
Bird	Wrybill, ngutu-parore	<i>Anarhynchus frontalis</i>	3 Nationally vulnerable
Bird	Yellow-crowned kakariki	<i>Cyanoramphus auriceps</i>	5 Gradual decline
Bird	Yellow-eyed penguin	<i>Megadyptes antipodes</i>	3 Nationally vulnerable
Freshwater fish	Canterbury mudfish	<i>Neochanna burrowsius</i>	2 Nationally endangered
Freshwater fish	Giant kokopu	<i>Galaxias argenteus</i>	5 Gradual decline
Freshwater fish	Lamprey	<i>Geotria australis</i>	6 Sparse
Freshwater fish	Long finned eel	<i>Anguilla dieffenbachii</i>	5 Gradual decline
Freshwater fish	Longjaw galaxias	<i>Galaxias prognathus</i>	6 Sparse

Taxonomic Group	Common Name	Taxon	Threat Classification
Reptile	Jewelled gecko	<i>Naultinus gemmeus</i>	5 Gradual decline
Reptile	Rough gecko	<i>Naultinus rudis</i>	5 Gradual decline
Reptile	Scree skink	<i>Oligosoma waimatense</i>	5 Gradual decline
Reptile	Spotted skink	<i>Oligosoma lineocellatum</i>	5 Gradual decline
Terrestrial invertebrate	Forest ringlet	<i>Dodonidia helmsii</i>	5 Gradual decline
Terrestrial invertebrate	Grasshopper	<i>Brachaspis</i> "owland"	2 Nationally endangered
Terrestrial invertebrate	Moth	<i>Gingidiobora subobscurata</i> species complex	5 Gradual decline
Terrestrial invertebrate	Moth	<i>Helastia expolita</i>	2 Nationally endangered
Terrestrial invertebrate	Moth	<i>Xanthorhoe bulbulata</i> (Guenee, 1868)	1 Nationally critical
Terrestrial invertebrate	Nemertine worm	<i>Antiponemertes allisonae</i> (Moore, 1973)	1 Nationally critical
Terrestrial invertebrate	Stephens Island weevil	<i>Anagotus stephenensis</i> Kuschel, 1982	2 Nationally endangered
Vascular plant		<i>Alepis flavida</i>	5 Gradual decline
Vascular plant		<i>Australopyrum calcis</i> subsp. <i>optatum</i>	3 Nationally vulnerable
Vascular plant		<i>Brachyglottis sciadophila</i> (Raoul) B.Nord.	5 Gradual decline
Vascular plant		<i>Carmichaelia crassicaule</i>	5 Gradual decline
Vascular plant		<i>Carmichaelia kirkii</i>	2 Nationally endangered
Vascular plant		<i>Coprosma pedicellata</i>	5 Gradual decline
Vascular plant		<i>Coprosma wallii</i>	5 Gradual decline
Vascular plant		<i>Eryngium vesiculosum</i>	5 Gradual decline
Vascular plant		<i>Gentianella</i> aff. <i>astonii</i> (b) (CHR 529111; Pareora River)	1 Nationally critical
Vascular plant		<i>Isolepis basilaris</i> Hook.f.	4 Serious decline
Vascular plant		<i>Luzula celata</i> Edgar	4 Serious decline
Vascular plant		<i>Melicytus flexuosus</i> Molloy et A.P.Druce	5 Gradual decline
Vascular plant		<i>Olearia fimbriata</i> Heads	4 Serious decline
Vascular plant		<i>Peraxilla colensoi</i> (Hook.f.) Tiegh.	5 Gradual decline
Vascular plant		<i>Peraxilla tetrapetala</i> Tiegh.	5 Gradual decline
Vascular plant		<i>Raoulia monroi</i>	5 Gradual decline
Vascular plant		<i>Teucrium parvifolium</i> Hook.f.	5 Gradual decline
Vascular plant		<i>Tupeia antarctica</i> (G.Forst.) Cham. et Schlecht.	5 Gradual decline
Vascular plant		<i>Urtica linearifolia</i> (Hook.f.) Cockayne	5 Gradual decline







- (8) Encouraging covenanting or purchase of natural areas where appropriate to satisfy the objectives and policies in this section.

*Principal Reason*

*To provide protection for selected areas in the District where the conservation values present are so significant that the Council thinks it appropriate to have protection included on the title.*

- (9) Encouraging vegetation enhancement programmes within esplanade reserves or strips, and in or adjacent to natural areas, using locally genetically sourced indigenous plants.

*Principal Reason*

*Plants grown from local gene stocks are an important means of maintaining the viability and diversity of indigenous plants species, increasing the survival rates of remaining indigenous plant populations and providing a food source for indigenous animals.*

- (10) Participating in publicity programmes aimed at raising the awareness of landowners and the general public about the benefits of protecting riparian and coastal margins and the means by which protection and enhancement may be achieved.

*Principal Reason*

*This approach offers a non-regulatory means of increasing community awareness of the benefits of esplanade protection measures.*

- (11) Liaise with Kati Huirapa, local authorities, other agencies, landowners and interested groups to promote community concerns about the impact of land use practices on conservation values present in the District.

*Principal Reason*

*It is important that the Council be involved in ongoing consultation with individuals and groups within the community to ensure public awareness is increased. The Canterbury Regional Council also has Regional Plans which apply in and along waterways.*

- (12) Encouraging alternative land management practices through the use of educational programmes and/or economic incentives to avoid, remedy or mitigate the adverse effects of land use on conservation values throughout the District.

*Principal Reason*

*An important aspect of raising public awareness is providing a range of alternative, less environmentally damaging, land use options.*

- (13) Endorsing the Water Users Code produced by the Department of Conservation and other safety and environmental care codes to advocate improved land management practices.

*Principal Reason*

*To increase public awareness of alternative ways to dispose of waste and avoid contamination of aquatic systems.*

- (14) Carrying out District wide investigations to further identify and prioritise waterways for protection, using the esplanade provisions of the Resource Management Act.

*Principal Reason*

*Further detailed investigations of individual rivers will be carried out subsequent to the District Plan being completed, with a view to further refining the list of rivers in General Rule 6.4*

- (15) Include rules to control land uses such as grazing, earthworks, vegetation clearance, structures and exotic plantings in river and coastal margins, to improve the quality of degraded land and water ecosystems.

*Principal Reason*

*Enables Council to control activities in river and coastal margins where land use has the potential to cause adverse environmental effects.*

- (16) Liaising with the Canterbury Regional Council to investigate the use of measures to improve water quality in the District, e.g. by excluding domestic stock from rivers, wetlands, and the coast.

*Principal Reason*

*This method acknowledges the expertise the Canterbury Regional Council has in the field of water quality management and the responsibility the Region has for the “control of land for the purpose of.....” maintaining and enhancing water quality (s30(c)(iii) RMA).*

- (17) Encourage the protection of areas of indigenous vegetation and habitats of indigenous animals by offering rate relief for areas

covenanted for conservation purposes (see provisions of the Rating Powers Amendment Act 1992).

*Principal Reason*

*Provides an incentive for people who wish to protect natural areas in the District.*

- (18) Undertake further assessments of natural features and landscape values, including sites of geological value in the District.

*Principal Reason*

*The Council wishes to identify and investigate landscape and amenity values and natural features, and sites of geological importance in the District, so that through a subsequent Plan change these values may be better identified and further means examined of protecting and enhancing these values.*

- (19) Including a Schedule of Significant Trees in the District Plan and requiring a resource consent for removal or major modification (see Volume II and General Rule 6.13).

*Principal Reason*

*With landowner support and involvement enables protection of significant individual native trees that are not included in Table B2 where appropriate.*

### **ANTICIPATED ENVIRONMENTAL OUTCOMES**

- (1) Maintaining and improving of the integrity of areas having significant natural values including the coastal environment.
- (2) Linking of neighbouring natural areas with high conservation, recreation or public access values.
- (3) Maintenance of remaining indigenous ecosystem functions.
- (4) Identification and protection of natural features and landscapes, significant areas of flora and fauna habitat; and other natural resources and places of value within the District.

### **MONITORING**

- (1) To establish state of the environment monitoring programmes of important areas of indigenous vegetation, landscapes, natural features and water bodies based on such methods as are necessary to record:

- changes in species diversity, ground cover, and vigour of vegetation;
  - the extent of areas of indigenous vegetation and linkages between isolated areas of indigenous vegetation, particularly riparian corridors;
  - the state of natural features and landscapes, including the spread of exotic vegetation into areas of important landscape value.
- (2) To carry out monitoring programmes in conjunction with the Department of Conservation, Canterbury Regional Council, Ornithological Societies and other groups involved in surveying indigenous plant and animal populations, and soil and water quality in this District.

### ISSUE 2

In some areas of the District the opportunity for the Takata Whenua to gain access to mahika kai has been restricted as a result of river works, land subdivision, and changes in land ownership.

#### *Explanation*

*The Resource Management Act identifies the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga, as "Matters of national importance" (s6RMA). The Act also states that the principles of the Treaty of Waitangi must be taken into account when managing the use, development and protection of natural and physical resources.*

### OBJECTIVE

- (1) That the Takata Whenua have access to those areas of the District to which they attach traditional or cultural value.

#### *Principal Reason*

*Addresses Council's statutory obligation to consult with Kati Huirapa to ensure the principles of the Treaty of Waitangi are taken into account.*

### POLICY

- (1) To create, maintain and improve opportunities for the Takata Whenua to gain access to mahika kai and other resources.

### *Explanation and Principal Reason*

*Acknowledges the request by the Takata Whenua that access to their lands and other public land be improved to enable them to use mahika kai.*

### **METHODS**

- (1) Consult with the Takata Whenua to identify areas where access may be improved.

#### *Principal Reason*

*To protect and enhance places and values of significance to Takata Whenua.*

- (2) Inviting Takata Whenua representation in meetings of the Resource Planning and Regulation Committee.

#### *Principal Reason*

*Provides an opportunity for early consultation with Kati Huirapa so that proposed developments take account of Takata Whenua values and safeguard opportunities for use of mahika kai.*

- (3) Consulting with the Takata Whenua over the best way to protect and enhance natural areas where there are traditional or cultural values.

#### *Principal Reason*

*As Kaitiaki or guardians of this area, Kati Huirapa have considerable knowledge and experience with managing natural resources.*

- (4) Using access strips to provide access to areas of traditional or cultural value to the Takata Whenua.

#### *Principal Reason*

*This method proposes using the access strip provisions of the Resource Management Act to provide access to land located in river or coastal margins of cultural or traditional value to the Takata Whenua.*

### **ANTICIPATED ENVIRONMENTAL OUTCOMES**

- (1) Maintenance and improvement of natural areas with traditional cultural values such as mahika kai, waahi tapu and taonga.



- (2) Improved access to areas of traditional and cultural value to the Takata Whenua.

### MONITORING

- (1) To record the areas where public access is available through esplanade provisions (see Issue 4).

### ISSUE 3

- (1) The effects of residential subdivision and residential development on amenity values including visual and scenic qualities.

#### *Explanation*

*All types of residential subdivision and residential development may adversely affect the amenity of an area, e.g. by reducing the visual and scenic qualities of the environment. Open space and recreation areas and facilities provide an important amenity function in many areas of the District.*

- (2) Many open space and recreation areas and facilities within the District need to be maintained and enhanced, and where appropriate, new and existing open space and recreation areas and facilities need to be developed.

#### *Explanation*

*The Council's Recreation Plan (adopted in May 1997) states that the Council maintains over 520 hectares of parks and reserves together with walkways, camping grounds and fishing huts. These areas provide a wide range of recreational opportunities, from those providing for active recreational use, e.g. sports grounds, to those for passive and informal use such as gardens and picnic grounds.*

*The Recreation Plan (1997) identifies the following matters as important when considering the recreation needs of the community:*

- The most popular outdoor activity in the District, particularly with people aged 65+, is walking (this segment of the District's population is projected to continue to increase by 28% through to the year 2016);*
- Demand for camping and other facilities by overseas tourists is increasing;*
- Increased use of walking tracks and conflict with mountain bike use;*

- *High use of water resources for informal recreation.*

*(See Issue 4 and associated provisions).*

### **OBJECTIVES**

- (1) Avoid, remedy or mitigate the adverse effects of residential subdivision and residential development on the amenity values of the District.

#### *Principal Reason*

*The provision of open space and recreation areas and facilities can mitigate or remedy the adverse effects of residential subdivision and residential development on the environment, especially in urban areas. Parks and gardens give visual relief in an urban landscape.*

- (2) Recognise the importance and value of open space and recreation areas and facilities and protect these areas from inappropriate use.

#### *Principal Reason*

*Open space and recreation areas and facilities provide the space and facilities for people to enjoy a range of passive and active recreational activities. Buildings and some other activities within open space areas may reduce the amount of open space available for public use and should be carefully managed so that public accessibility to areas of open space is maintained.*

*The Recreation Plan (1997) identifies that there is demand for additional facilities and services including the upgrading of existing facilities (see the Objectives associated with Issue 4).*

### **POLICIES**

- (1) To enhance the environment by providing for open space and recreation areas and facilities and associated enhancement measures.

#### *Explanation and Principal Reason*

*Open space and recreation areas and facilities improve the environment by enhancing the amenity of urban residential development. Other enhancement programmes such as “Roadside Pride” enhance the rural environment (see Policies associated with Issue 4; and Part B11(a) Amenity Values - Amenity Planting).*

- (2) To enable the active or passive recreational use and enjoyment of open space and recreation areas and facilities and where appropriate the development of these areas.

*Explanation and Principal Reason*

*An extensive range of parks, gardens, sports fields, children's play grounds, picnic areas, camping areas and walkways is provided in the District for both active and passive recreational uses.*

*There is much more demand from the community to develop existing reserves than to develop new open space and recreation areas. However, a need has been identified for new neighbourhood open space in areas such as Gleniti, Timaru (see Policy 4) and additional land is needed along Saltwater (Otipua) Creek to enable the proposed walkway to link Centennial Park with the Coastal Walkway.*

*At times there may be conflicting expectations for use and development of these areas. Some areas are managed for multiple use while other areas provide for specific activities. The use of major open space and recreation areas is achieved through management plans, and activities are also managed through the District Plan.*

*Zoning the most significant open space and recreation areas and facilities as either Recreation 2 (urban), or Recreation 3 (rural) provides a means of addressing conflicts over use of these areas, and a means of avoiding, remedying, or mitigating the adverse environmental effects of activities on the environment (see Policies associated with Issue 4).*

- (3) To recognise the important contribution existing open space and recreation areas and facilities make to the District and maintain these areas so that they are continuously well presented and useable.

*Explanation and Principal Reason*

*The enjoyment and use of open space and recreation areas and facilities is linked with the maintenance of these areas and the management of recreational activities. There are also many privately owned areas such as private golf courses and sports grounds (see Policies associated with Issue 4).*

- (4) To require those new "neighbourhood" open space and recreation areas and facilities to be no further than 800 metres approximately from any household unit in a major urban area, i.e. Pleasant Point, Geraldine, Temuka and Timaru.

### *Explanation and Principal Reason*

*New “neighbourhood” open space areas are provided for in areas of new residential development, e.g. Gleniti, Timaru. It is important that these areas are accessible and within walking distance of nearby residences.*

- (5) To require either land or a financial contribution as a condition of granting resource consents for residential subdivision or for residential development.

In considering applications for resource consent, Council shall have regard to the following criteria in deciding whether the maximum should apply or a lesser amount should be required, or whether the requirement shall be waived:

- (a) The extent to which the residential subdivision or residential development is a replacement or modification of existing development on the site, which was of a greater or similar intensity and scale.
- (b) Whether the residential subdivision or residential development will lead to the enhancement of the natural and physical environment by:
- protecting or enhancing amenities, habitats, ecosystems, landscape features, archaeological sites, cultural values or heritage features
  - mitigating, reducing or avoiding land use activity or subdivision impacts on sensitive parts of the natural or physical environment
  - giving public access to esplanade areas, areas of indigenous vegetation or habitats, heritage features or natural landscape features
  - providing public services, roads or utilities
  - creating open spaces, landscaping, recreation areas or facilities or amenity areas additional to those required by the District Plan.
- (c) Whether the developer or subdivider is creating or retaining a natural or physical resource to be used for any of the purposes in (b) beyond that required to meet District Plan or other statutory requirements.

- (d) The effect of the residential subdivision or residential development on the environment, whether on its own or cumulatively with other developments and/or subdivisions.
- (e) Whether the intended use of the residential subdivision or residential development is for a retirement village complex or other institution where specific community and recreational facilities are provided.
- (f) For residential subdivisions, whether previous provision has been made for open space and recreation area purposes on an earlier subdivision of the same land.
- (g) The extent to which a residential subdivision or residential development will create a demand on open space and recreation areas and whether the amount of the contribution should be reduced accordingly.

*Explanation and Principal Reason*

*The purpose of the contribution is to help finance the development and where necessary the purchasing of land for open space and recreation areas and facilities. The majority of funding for the provision and maintenance of open space and recreation areas and facilities is anticipated to come from general rates (see Policies associated with Issue 4).*

- (6) To provide for management plans for major urban and neighbourhood open space and recreation areas and facilities.

*Explanation and Principal Reason*

*The quality of open space and recreation areas must be maintained and enhanced and competing expectations for the most appropriate allocation of these areas resolved. This is done in large part through the development of management plans that involve community participation. Adverse environmental effects and financial contributions on residential subdivision and residential development help to provide for open space and recreation areas and facilities and are addressed through the District Plan (see Policies associated with Issue 4).*

- (7) To provide linkages between natural areas and open space and recreation areas where appropriate, and to maintain and enhance these areas.

### *Explanation and Principal Reason*

*Opportunities exist for the development of linkages between open space and recreation areas and facilities in the District as a means of increasing recreational opportunities and enhancing the quality of the environment and ecological functioning, eg much of the coastline adjoining Timaru City is linked by a coastal walkway. It is proposed that this walkway will be extended to link Centennial Park with the coastline. As well as enhancing the opportunities for recreational use and enjoyment of these areas this proposal provides a wildlife corridor between the coast and the Saltwater/Otipua Creek catchment (see Policies associated with Issue 4).*

### **METHODS**

- (1) Fund the provision and maintenance of open space and recreational areas and facilities through the Long Term Council Community Plan.

#### *Principal Reason*

*Reference should be made to the Long Term Council Community Plan for more specific details on the projects to be undertaken for any particular year.*

- (2) Use zoning and rules to identify the major open space and recreation areas and facilities in the District and to manage any adverse environmental effects produced by activities within these zones.

#### *Principal Reason*

*Reflects the character and patterns of use of the major open space and recreation areas and facilities in order to achieve generally common environmental results and to manage the establishment and operation of activities within zones according to their scale of effects (see Methods associated with Issue 4).*

- (3) Use contributions of land or cash at the time of residential subdivision or residential development to help develop and enhance the extensive network of open space and recreation areas and facilities in the District.

#### *Principal Reason*

*Helps to mitigate or remedy the adverse effects of residential activities on the environment, and enhances recreational opportunities. Historically, funds from rates and reserves contributions have been used to develop the existing network of open space and recreation areas. At present much of the funding for open space and recreation areas and facilities comes from general rates.*

*New residential development is required to buy into this network and provide some additional funding to assist with development (see Methods associated with Issue 4).*

### **ANTICIPATED ENVIRONMENTAL OUTCOMES**

- (1) Maintenance of the amenity and recreational value of existing parks, reserves, and open spaces administered by Council, and enhance the amenity of newly developed areas.

### **MONITORING**

- (1) To review the effectiveness of Policies in Part B(2) Natural Environment in meeting the Objectives in this section within three years from when the Plan becomes operative.
- (2) To survey public for satisfaction in 3-5 years and co-ordinate this programme in co-operation with interested organisations.
- (3) To evaluate expenditure of reserves funding (see “Monitoring” section in Part A).
- (4) To review the esplanade reserves or esplanade strips development strategy.
- (5) To monitor complaints from land owners and the public about management and creation of reserves.

### **ISSUE 4**

Private land tenure and some land use practices preclude recreational access to some public areas such as rivers and the coast.

#### *Explanation*

*The Council has a statutory obligation to recognise and provide for access to the coast and rivers under s 6(d) Resource Management Act.*

*The New Zealand Coastal Policy Statement emphasises the importance of maintaining and enhancing public access and makes achieving enhanced access an objective.*

*For the issue of public access, there is a public expectation that the “Queen’s Chain” is present along all rivers and along the coast. This is true only for parts of the District. In some areas public access is difficult to achieve, while in other areas existing opportunities for access and recreational use are being diminished where there is:*

- *erosion and changes in the course of the river or location of waterways and the coastline;*
- *difficulty in obtaining the permission of some landowners to cross their land.*

*The effects of activities on coastal hazard protection works will be addressed in the Regional Coastal Environment Plan. Similar provisions dealing with river hazard protection works are included in regional plans.*

### OBJECTIVES

- (1) That present rights of public access be retained and enhanced. That provision be made for additional access allowing the public to enjoy the amenity and recreational opportunities of the coast, rivers and places of historic and cultural interest in the District.

#### *Principal Reason*

*To improve public access to areas of conservation, scenic, or recreational value in the District and to ensure existing public access is maintained. Whenever "access" is referred to it is pedestrian access that is favoured over other forms of access (see Part B (8) for non-pedestrian access).*

- (2) To provide for public recreational access to the Port while maintaining public safety.

#### *Principal Reason*

*There is considerable interest in the Port of Timaru for fishing and viewing the Port area. There is a risk to the public within many areas where ships are berthing or moored, cargo operations are being undertaken, heavy vehicles or cranes are operated and logs stored, or at other locations when construction or maintenance is occurring.*

### POLICIES

- (1) To promote and enhance opportunities for public access and recreational use of the margins of rivers, wetlands, and coastal areas where compatible with the conservation values of these areas.

When considering whether to provide for access and recreational use of these areas, attention will be given to whether:

- (a) the area is a known recreational area, e.g. picnic or fishing spot, of importance to the community;



- (b) the area provides a link to any areas with values identified in Part B, Policy 8 (under Issue 1); or
- (c) there are circumstances when public access or public recreational use of the area should be restricted for the purpose of protecting:
  - (i) indigenous vegetation or habitats of indigenous fauna;
  - (ii) Tikaka Maori (Maori cultural values);
  - (iii) public health or safety; or
  - (iv) to ensure the provisions of resource consents are met.

### *Explanation and Principal Reason*

*Recognises public concerns for improved public access to some areas of the District and to ensure existing public access is maintained.*

- (2) (a) To liaise with Port of Timaru Ltd over maximising public access to the Port, consistent with safety and the Port's operational requirements.

### *Explanation and Principal Reason*

*As well as being a major shareholder in Port of Timaru Ltd the Council is working closely with the Port of Timaru Ltd over a number of matters of mutual interest, including public access and the improvement of the road network in this area. Because of its unique character the Port is an area where better access is desirable.*

- (b) To protect public access to parts of the Port where there are no safety conflicts with Port Operations.

### *Explanation and Principal Reason*

*There are several parts of the Port which have been used for public access and have been identified as being appropriate for public access at times when there are no Port operations taking place. They include those parts of the Port outside of the area between Unwin Street and the Eastern Mole Extension, and several localities within that area.*

- (3) To identify, maintain and protect all legal public access.

### *Principal Reason*

*Many legally available access routes are currently not identified on maps, or are unavailable for access because of landholders' denying*

*access along them. Identifying all routes and rights of way where public are entitled to have access will improve the ability of the public to enjoy areas of conservation, scenic and amenity values, reduce conflicts with adjacent landowners and reduce public trespass on private land.*

- (4) To use esplanade reserves and esplanade strips to protect and enhance river and coastal margins and to use access strips to provide access to and along natural surface waters and the coast, and to other areas of natural, cultural or heritage value. When evaluating whether a river or coastal margin should be given protection, the area shall satisfy one or more of the criteria listed in Policy 8 under Issue 1.

### *Explanation and Principal Reason*

*The Resource Management Act enables the setting aside of land along riparian or coastal margins as a condition of a Resource Consent. If this land is deemed by the Council to be an **esplanade reserve**, it becomes a local purpose reserve. If however this land is deemed by the Council to be an **esplanade strip** it remains in private ownership subject to public rights of access and use.*

*An **esplanade reserve** is an area of land along the margin of a water body (including the sea) which is defined by survey and vested in the Council. The esplanade reserve becomes a local purpose reserve under the Reserves Act and is managed in accordance with the provisions of that Act.*

*The Resource Management Act requires an esplanade reserve to be taken on the creation of an allotment of less than 4 hectares unless there is a rule in the District Plan waiving or reducing this requirement. No compensation is payable by the Council to the landowner in these circumstances unless the width of 20 metres is exceeded.*

*For allotments of 4 hectares or more an esplanade reserve is only required to be created if a rule in the District Plan requires it. The Council is liable to pay the owner compensation should a reserve be taken under these circumstances.*

*An **esplanade strip** is an area of land alongside a water body which may be created as a condition of a resource consent or at any other time subject to an agreement between the Council and the landowner. Ownership of the land remains with the landowner although restrictions on the use of the strip may be imposed on the landowner. Periodic closure of the strip is possible to accommodate land use activities. Unlike esplanade reserves, esplanade strips move with changes in the water body.*

*An esplanade strip may be required regardless of the size of the allotment being created. For allotments of 4 hectares or more, a strip is only created if a rule in the District Plan requires it. The instrument creating the strip may be cancelled or varied according to the process outlined in the Resource Management Act.*

*An **access strip** to enable access to and along a water body or other areas of natural, cultural, or heritage value may be created by a negotiated agreement between Council and the landowner. The access strip has similarities with a walkway in that it is surveyed off and certain conditions may be imposed on land use activities in a similar way to that described for the esplanade strips. Council may agree to pay some compensation, to help reach agreement with the landowner. The easement creating the access strip may be cancelled or varied by agreement between the landowner and Council.*

### METHODS

- (1) Identifying the location and extent of places along the coast to which the public have the right of access and those places where public access should be enhanced, including for people with disabilities.

#### *Principal Reason*

*This method proposes a comprehensive investigation of coastal margins suitable for esplanade protection and the provision of public access.*

- (2) Identifying and providing for esplanade reserves and esplanade strips along margins of rivers and the coastline and access strips in other areas where Council considers that significant access values exist (see General Rule 6.4).

#### *Principal Reason*

*To improve public access to some areas of the District and ensure existing public access is maintained, and to address the statutory requirements of the Resource Management Act.*

- (3) Encouraging landowners and/or community groups to accept responsibility for management of selected accessways where this is compatible with the purpose of the reserve.

#### *Principal Reason*

*To promote community “ownership” or responsibility for the parks and reserves they use and enjoy.*

- (4) Providing public information as appropriate to inform the public of access and recreational opportunities in areas administered by the Council.

*Principal Reason*

*Increases public awareness of access and recreational opportunities.*

- (5) Using rules and conditions on resource consents to identify and provide esplanade reserves and esplanade strips along the margins of rivers and the coastline as identified in General Rule 6.4.

*Principal Reason*

*To use the esplanade provisions of the Resource Management Act to provide an additional means of protecting natural areas where they occur adjacent to waterways and the coastline.*

- (6) Keeping a record of esplanade reserves and strips and access strips in the District and making this information available to the public.

*Principal Reason*

*This method also addresses the Council's responsibilities under section 35(ja) of the Resource Management Act to document and have available information on the "location and area of all esplanade reserves, esplanade strips, and access strips in the District".*

### **ANTICIPATED ENVIRONMENTAL OUTCOMES**

- (1) Improved legal access to and along rivers, wetlands, the coast and to other areas with conservation, heritage, or cultural values.
- (2) Increased public awareness of the value of recognising and protecting the natural character of rivers and coastal areas.

### **MONITORING**

- (1) To monitor the progress of accessway establishment and the maintenance of existing accessways alongside rivers and the coastline, and to other natural areas and places of interest.
- (2) To survey public for satisfaction in 3-5 years after the Plan becomes operative; co-ordinate this programme in co-operation with interested organisations.
- (3) To review effectiveness of policy in meeting objectives in 3 years.
- (4) To evaluate expenditure of access funding.

- (5) To review esplanade reserves/strips and access strip development strategy.
- (6) To monitor complaints from land owners and public about management and creation of public access (see “Monitoring” section in Part A).
- (7) To record public access provision to rivers, wetlands and the coast.

## **3 ACTIVITIES ON THE SURFACE OF WATER**

### **ISSUE**

Managing the effects of activities on the surface of water in this District, including: the integrity of the surface of water and land banks immediately adjacent; the safety of people (other than those in boats) recreating in or adjacent to rivers and other water bodies; the effects of noise generated by activities on amenity, natural heritage and landscape values; the impact of human activities on the natural values of the river environs and consideration of existing activities.

#### *Explanation*

*The Resource Management Act now provides for the control by District Councils of the effects of activities on the surface of water other than in the Coastal Marine Area, in conjunction with their responsibility for the management of land and associated natural and physical resources.*

*The Canterbury Regional Council has responsibility for managing activities on the surface of water in the Coastal Marine Area.*

### **OBJECTIVE**

- (1) Provide for a diverse range of activities on the surface of water in rivers, and other bodies of freshwater, while ensuring adverse effects on the natural environment including threatened wildlife, and recreational, safety and amenity values are avoided, remedied or mitigated.

#### *Principal Reason*

*Gives recognition to the needs of all recreational users of rivers and river environs, while protecting areas with high conservation and amenity values from the adverse effects of some activities.*

- (2) Safeguard the integrity of the surface of water.

#### *Principal Reason*

*Addresses Takata Whenua concern that recreational users ensure that the water surface is free of human debris and pollutants.*

### POLICIES

- (1) To encourage safe practices amongst users of the surface of water in rivers and other bodies of freshwater, and on river banks in the District, compatible with recreational, conservation and amenity values.

*Explanation and Principal Reason*

*Provides a measure of public safety for non-motorised recreational use of river and river environs. Permits areas with high conservation and amenity values to be protected from the adverse effects of some water based activities. Provides for the integrated management of these activities while recognising the need to protect natural values.*

- (2) To provide for all types of craft on the surface of water. Motorised craft are restricted on the Rangitata River. Very limited provision is made for activities on the surface of water on the Opihi and other rivers where priority is given to other users.

*Explanation and Principal Reason*

*Provision is made for all types of craft on the surface of water in some part of the District. Motorised craft on small rivers such as the Opihi can have adverse effects on the natural habitat of trout and salmon and the species on which they feed. They can be in conflict with other natural and recreational values and because there are alternatives including the Rangitata River for motorised craft the adverse effects on small and more sensitive water courses should be avoided. Limitations are imposed on commercial use because the scale and intensity can have adverse effects including environmental effects and safety concerns. On water bodies such as disused gravel pits the effects of the scale and intensity of proposed use, the nature of the surrounding environment and any natural values will need to be considered on any proposal.*

- (3) Mitigate the adverse effects of motorised activities on threatened bird species.

*Explanation and Principal Reason*

*Avoiding adverse effects on threatened bird species is consistent with Part II of the Resource Management Act which gives priority to habitats of indigenous fauna as a matter of national importance (section 6(c)).*

- (4) To co-operate with the Canterbury Regional Council in providing equity and effectiveness in inter-district noise management when

noise from activities within the coastal marine area affects landward neighbouring land uses.

*Explanation and Principal Reason*

*This Policy supports the Objective by promoting an integrated and consistent approach between activities on land and those within the coastal marine area (which is under the jurisdiction of the Canterbury Regional Council). Activities in the coastal marine area may also have an adverse noise effect on land uses within the District.*

- (5) To provide for the use of Mokihi and Waka, traditional and indigenous craft, on water surfaces.

*Explanation and Principal Reason*

*Recognises the regional history of these waterways. Provides opportunities for integrated usage of water surfaces.*

- (6) To ensure that accessways to water surfaces by recreational craft are compatible with the best environmental practices.

*Explanation and Principal Reason*

*Alerts all recreational users of waterways to the need to care for river banks and land immediately adjacent to waterways (see also Rules for Rural Zones).*

### **METHODS**

- (1) Promoting public awareness of areas of rivers in the District where multiple use has the potential for environmental conflict.

*Principal Reason*

*Reduces conflict between different activities.*

- (2) Using rules and resource consents to reduce conflict between the multiple activities carried out on the surface of water and other recreation and conservation values (see General Rule 6.20).

*Principal Reason*

*Provides a means of allocating space to riverbed activities that avoids or mitigates adverse environmental effects and protects the habitat of indigenous fauna and threatened bird species.*

- (3) Co-ordinating with other organisations that have responsibilities in this area to better assess where any Council intervention is required.



### *Principal Reason*

*Reduces duplication of functions, avoids inadequacies in service delivery, facilitates information sharing, and promotes integrated management.*

- (4) In consultation with Kati Huirapa prepare documentation for recreational users of the surface of water.

### *Principal Reason*

*Encourages compatibility between users through a better understanding of indigenous values.*

## **ANTICIPATED ENVIRONMENTAL OUTCOMES**

- (1) A wide range of boating activities will be possible on the Rangitata River with more controls on other waters.
- (2) The protection of natural and conservation values associated with small rivers and other fresh water systems in the District from the impact of motorised craft.

## **MONITORING**

- (1) To investigate threats to public safety and conservation values reported to Council where the Maritime Safety Authority are not involved.
- (2) To monitor any consents that might be granted and record any violation of rules or conditions of consents.
- (3) To seek assistance with enforcement from Department of Conservation, Canterbury Regional Council and Maritime Safety Authority (honorary officers).
- (4) To assess this policy in 6 years or earlier and consider its effectiveness.

### *Principal Reason*

*Information gathered using monitoring procedures provides a basis for assessment of the need for Council intervention and avoids the need for duplication of responsibility, for example there may be sufficient overlap between organisations to satisfy the District's needs.*

## 4 NATURAL HAZARDS

### ISSUE 1

#### River Flooding

A large part of the plains within the Timaru District is subject to some degree of flooding risk. At least part of all of the main settlements in the District and some of the holiday hut settlements are subject to this risk.

#### *Explanation*

*The Resource Management Act includes the following definition:*

*“Natural Hazard” means any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire or flooding) the action of which adversely affects or may adversely affect human life, property, or other aspects of the environment (s2 RMA).*

*In the Timaru District some natural hazard events can affect the whole district eg drought, earthquakes, and wind, but others such as those related to flooding are more localised. In these cases the area likely to be affected is predictable and the hazard can be avoided or mitigated. The Council considers that flooding from rivers and coastal flooding are the principal natural hazards that can be best addressed through the District Plan (see Issue 2 for coastal flooding). Other natural hazards including earthquakes, subsidence, and wind are addressed through the Building Act.*

*The Council's function is “The control of any actual or potential effects of the use, development, or protection of land, including for the purpose of the avoidance or mitigation of natural hazards...” (s31(b) RMA). The Council also has responsibilities for subdivision (s31(c) and s106 RMA), taking into account natural hazards.*

*There will always be some exposure to the risk of flooding within the District despite the extensive stopbank systems already in place, as they all have design limits and can be breached by erosional processes, overtopped or outflanked during a flood. Investigations carried out by the Canterbury Regional Council and community liaison all point to the conclusion that the affected communities cannot afford further significant protective measures and that avoidance of the more serious natural hazards is a more appropriate response.*

*The potential consequences of river flooding are major. Several lives have been lost in floods within the District in recent years. In the 1986 Opihi flood there could have been substantial loss of life if the flood had peaked at night. The property damage in South Canterbury in 1986 has been estimated by the Canterbury Regional Council to be \$102 million in 1993 values, of which*

*\$89 million was met by the Government. The same damages under current Government policies would lead to a \$65 million shortfall. As well as its statutory function, the Council has a duty on behalf of the community and all its members to take a responsible attitude to limiting the damage by natural hazards.*

### **ISSUE 2**

#### **Coastal Erosion and Flooding**

Coastal erosion and flooding is a particular concern from Timaru north.

##### *Explanation*

*At Washdyke the low beach ridge is retreating at 3.0 metre/year, which is the most rapid rate of coastal erosion in Canterbury. Erosion at a much lesser rate is occurring at Waimataitai Beach which is immediately adjacent to residential properties. The Canterbury Regional Council has identified areas which will be subject to coastal erosion within 100 years in the Regional Coastal Environment Plan. The 100 year coastal erosion line is also identified on the District Plan maps.*

*Areas subject to coastal flooding or inundation from sea water have also been identified principally from Washdyke to north of Milford. Areas currently subject to coastal flooding are also at risk from tsunami and from the possibility of rising sea levels associated with global warming (see "Explanation" accompanying Issue 1 for other related information).*

### **ISSUE 3**

#### **Filled Sites**

There is a risk of subsidence and differential settlement of buildings where structures are erected on land which has been previously filled, or where cutting or filling is proposed which can affect other land.

##### *Explanation*

*Subsidence can cause serious damage to structures.*

#### **OBJECTIVE**

- (1) Avoid further non essential development or redevelopment in the most hazard prone locations in the District.

### *Principal Reason*

*In a number of locations in the District, especially adjacent to rivers and the sea, the likelihood of events which pose a serious risk to personal safety and property is such that minimising further development in these areas is the most prudent response. The costs of development in hazard prone areas are borne by the whole community through insurance, relief efforts and public works and services which are at risk. The community as a whole is better served by avoiding all but essential development in the most vulnerable areas.*

*This approach is consistent with the Regional Policy Statement, the Regional Coastal Environment Plan and the New Zealand Coastal Policy Statement.*

### **POLICY**

- (1) To prevent new residential and other intensive development including commercial and industrial development in the most hazard prone locations, while making some provision for the reconstruction of existing household units and holiday huts, and the modification of existing dwellings to decrease the level of flood risk or damage that may arise.

### *Explanation and Principal Reason*

*Those wishing to establish new dwellings will have to find alternative sites in less hazard prone areas. In some of these situations modification of existing dwellings can help reduce the risk of damage from minor events. Some other structures such as road and rail bridges have to be located in hazard prone areas to link networks and therefore will not be affected by this Policy.*

*Those wishing to establish new dwellings or replace existing dwellings will have to find alternative sites in less hazard prone situations. Existing dwellings can be retained under existing use rights (see s10 of the Resource Management Act).*

*It is better to avoid building in the more severely floodable areas where practical. Part of Blandswood is subject to periodic flash flooding. The Rangitata Huts settlement is built on part of the riverbed and the Rangitata River could change its course in a major flood. Further physical works such as stopbanks are sometimes not effective solutions because they are expensive and are only designed to limited standards. Erosion or a flood of greater magnitude than has been designed for, can cause stopbanks to fail. Milford, Butlers Road, Waipopo, and Stratheona hut settlements are*

*also vulnerable to a substantial flood risk, which is worsened because of the proximity to stopbanks, should the stopbanks fail.*

*Areas subject to coastal inundation have been identified by the Canterbury Regional Council. The possibility of rising sea levels, and the risk of tsunami make further development in these areas undesirable. This policy is consistent with the Regional Policy Statement, the New Zealand Coastal Policy Statement and the Regional Coastal Environment Plan.*

- (2) To encourage relocation of household units from the most hazard prone locations to alternative sites in relatively flood free areas where adverse environmental effects can be avoided.

*Explanation and Principal Reason*

*To help people with properties in the most hazard prone locations the Council will assist in investigating the options for relocation of dwellings or finding safer alternative sites. Where appropriate alternative sites can be found which are safer, the Council shall promote District Plan changes to facilitate obtaining of consent for that land. The Council does not propose making direct financial contributions for such relocations.*

*Assisting with locating new sites is a means of reducing the level of risk.*

- (3) To limit further zoning for residential development in most hazard prone locations.

*Explanation and Principal Reason*

*This will direct much future building of dwellings away from flood plains by controlling expansion of urban zonings further into flood plains.*

*This is consistent with the Regional Policy Statement and s106 of the Resource Management Act.*

- (4) (a) To ensure that all household units are constructed so that there is no more than a 0.5% chance in any one year of a flood reaching the floor level.

*Explanation and Principal Reason*

*It is desirable to minimise possible flood damage that may be done to buildings, especially dwellings, in order to reduce the cost of damage, safeguard the inhabitants and protect other property from damage.*

*Dwellings close to stopbanks are in more danger than others should stopbanks fail. The most appropriate response to this danger will depend on the potential flood conditions on a site, topography, the value of the building and its contents and what other means can be taken to mitigate the effects.*

*The largest flood event that has been recorded (Pleasant Point, March 1986) in this District, had a 0.5% chance of occurrence (ie where flood waters reach a height and velocity equivalent to that anticipated in a 200 year flood event) in any one year. Economic analysis by the Canterbury Regional Council suggests it is more cost effective to build dwellings above most flood heights than to endure the cost of repairing damage.*

*This is consistent with the Regional Policy Statement and helps meet the Council's obligation under s106 of only permitting subdivision where there is a means (which can include rules) of mitigating the effects of a natural hazard. By mitigating the economic effects of flooding this measure reduces the distress caused to people at the time of natural hazard events.*

- (4) (b) To make new residential and other intensive development (including industrial or commercial development) within 100 metres of the landward side of the centreline of a stopbank, or on sites subject to a 2.0% chance in any one year of flooding, a discretionary activity. When considering applications for discretionary activities, regard shall be had to the Performance Standards for the zone; options for reducing risk on the property; General Rule 6.16, and a report shall be required from the Canterbury Regional Council.

### *Principal Reason*

*In the event of possible erosion, overtopping or other failure of a stopbank, dwellings in this area are at particular risk. A consent process gives the opportunity for assessing whether design measures can mitigate the risk, what opportunity for evacuation exists in the event of a hazard, whether alternative locations would be more appropriate, and whether access to the stopbank for maintenance can still be achieved. For other buildings with a risk of flooding exceeding 2.0% in any year, (for example where flood waters reach a height and velocity equivalent to a 50 year flood event) ways of reducing the risk and the suitability of the site have to be given consideration.*

*The Council will consult with the Regional Council in making a decision on such an application.*

### METHODS

- (1) Using rules to make provision for the reconstruction of existing household units (and holiday huts) where such reconstruction is not allowed under s10 of the Resource Management Act, while otherwise prohibiting new household units in the most flood prone locations, and limiting alterations to existing household units to modifications intended to reduce flood damage.

*Principal Reason*

*Because of the severe risk in these localities and the inability of physical works to give complete security, the use of rules is considered necessary. The District Council will, and is required to, maintain a Civil Defence capability to warn and assist in evacuating people from these areas, but there is often limited warning. Also, Civil Defence measures provide no protection for property. It is better that people are not located in "at risk" situations in the first instance. Minor alterations, which help mitigate the risk or are for repairs or maintenance, will not add to the overall problems.*

- (2) Co-operating with investigations of alternative locations and promoting District Plan changes on appropriate sites where these will assist people to move to sites less prone to natural hazards.

*Principal Reason*

*The Council can help to identify more appropriate locations and the different aspects of site development which have to be investigated. Changes to the District Plan may be required to enable alternative locations to be obtained.*

- (3) Limiting the zoning of additional land in flood plains for urban purposes to those areas where no practical alternative exists for the expansion of major settlements. Where this is the case, avoiding those most hazard prone locations where flood depths and velocities will be greatest (see General Rule 6.16).

*Principal Reason*

*It is better that the expansion of settlements especially of residential areas avoids most hazard prone locations.*

*In Temuka the whole settlement is subject to some risk of flooding in a probable maximum flood, but the risk to future development is reduced where land at a lesser risk of flooding is used for future expansion. Those areas of Pleasant Point on the plains are also subject to a high flood risk, as are low lying areas of Geraldine and Timaru.*

- (4) (a) Providing a rule to apply to residential activities across the District so that floors are constructed above a flood with a 0.5% chance of occurrence in any one year. Some provision is made for minor extensions of existing household units which are already below that floor height (see General Rule 6.16).

*Principal Reason*

*Mitigating the risk of damage from flooding is better than cleaning up afterwards. For minor extensions raising floor heights of additions to rooms can be very disruptive to the use of a dwelling.*

- (b) Provide a rule (see General Rule 6.16) to achieve Policy (4)(b).

*Principal Reason*

*To ensure assessment of the risk of proposed residential development in more flood prone areas can be carried out prior to their establishment.*

### **OBJECTIVE**

- (2) The mitigation of the effects of flooding in floodable areas other than the most hazard prone locations.

*Principal Reason*

*A large area of the District is located within areas that are floodable but to a lesser degree than in the most hazard prone locations. This area includes most of the Levels Plains, Temuka, parts of Timaru, Pleasant Point, Geraldine and several smaller settlements. Most of the areas have some protection from minor floods by stopbanks.*

### **POLICY**

- (5) To promote ways of mitigating the risks of flood hazard to those wishing to build in flood plains.

*Explanation and Principal Reason*

*Those wishing to build in flood plains should be encouraged to consider designing and locating their buildings so as to minimise the risk.*

*This is consistent with the Regional Policy Statement.*



### **METHOD**

- (5) The Building Act requires Councils to provide information on natural hazards at the time of issuing Land Information Memoranda and Project Information Memoranda. Where a risk of flooding is identified, the Council will provide further advice on building options which mitigate the risks.

*Principal Reason*

*The purpose of this is to ensure those affected by the flood risk gain a clear understanding of the risk and how to minimise it.*

*The Council is required to provide information on natural hazards under the Building Act and to gather information, monitor and keep records under s35 of the Resource Management Act.*

*The mitigation of the effects of flooding in floodable areas can occur by raising floor levels, and strengthening buildings, or on larger rural properties by finding the highest ground on which to build. If these measures are taken, risk to life and damage to property in major floods will be reduced.*

### **OBJECTIVE**

- (3) Improved knowledge of risks arising from natural hazards.

*Principal Reason*

*By better understanding natural hazards the Council and the community is better able to avoid or mitigate risks.*

### **POLICY**

- (6) To identify those natural hazards the District needs to know more about and to undertake relevant investigations.

*Explanation and Principal Reason*

*The Council and the community needs to be fully aware of the implications of natural hazards so that the level of risk and means of avoiding or mitigating the risks can be taken into account in making decisions on investment. Such investigations will need to be developed in consultation with the Canterbury Regional Council which is the lead agency for flooding and coastal hazards.*

### **METHODS**

- (6)
  - (a) Investigating the impact of natural hazards of greatest possible effect and the ways of avoiding or mitigating them.
  - (b) Maintaining and updating the Council's hazards register which identifies areas subject to a natural hazard that Council is aware of.
  - (c) Promoting natural hazard awareness and avoidance or mitigation measures.

#### *Principal Reason*

*Much of this work will require specialist studies to further identify the level of risk and the most appropriate ways of responding to that risk. Section 35(5)(j) of the Resource Management Act requires the Council to keep a record of natural hazards. This is freely available to people making property enquiries and is used by the Council in completing Project and Land Information Memorandums as provided for in the Building Act.*

### **OBJECTIVE**

- (4) Minimised potential danger to life and damage to property associated with land subsidence.

#### *Principal Reason*

*Seeks to address any human or naturally induced threat of subsidence.*

### **POLICY**

- (7) To protect the use or development of sites from any forms of site disturbance that threatens to reduce the safe and efficient use of the site.

#### *Explanation and Principal Reason*

*Excavation of soil and/or infilling with other materials has the potential to undermine the stability of the site by increasing the risk of subsidence.*

### **METHODS**

- (7) (a) Requiring records to be kept of details of location and areas of fill, or details of compacted fill, and for those to be included on the Council's Hazards Register.

*Principal Reason*

*To ensure land owners have this information and can avoid subsidence or damage to proposed developments.*

- (b) Providing information on the filled sites to the public in Land Information Memorandums and Project Information Memorandums.

*Principal Reason*

*See "Principal Reason" for Method (7)(a).*

### **OBJECTIVE**

- (5) Keep to a minimum the costs to the wider community arising from measures to reduce the exposure of individuals or particular communities to natural hazards.

*Principal Reason*

*Costs arising from natural hazards should be limited.*

### **POLICY**

- (8) The Council will not offer direct financial assistance in the avoidance or mitigation of natural hazards, except where there would be a direct financial benefit to Council.

*Explanation and Principal Reason*

*In some cases the risks from natural hazards can be mitigated by physical works such as stopbanks. In such cases the Council considers that those who would benefit from such works should pay for them. Where Council services or property are affected, the Council will assess whether there would be an overall financial benefit to the Council from contributing to the works. The extent of areas within the District affected by risks are such that the cost to Council of accepting financial responsibility for other people's property would be considerable. This policy is intended to act as an incentive for people to avoid locating in hazard prone areas.*

### **METHOD**

- (8) (a) Council will co-operate with any investigation and identification of the cost of avoiding or mitigating natural hazards. In identifying costs Council will be guided by Policy 8.

*Principal Reason*

*It is important that everyone is aware of the full costs of avoidance or mitigation works before any decision is made to commence them. Council considers that those who benefit from the protection works should pay for them, rather than the wider community accept that cost.*

- (b) Zoning and General Rules.

*Principal Reason*

*Rules help avoid or mitigate damage from natural hazards.*

### **MONITORING**

- (1) To carry out monitoring programmes in conjunction with the Canterbury Regional Council and other agencies to ensure the Council's knowledge of natural hazards and hazard management is kept up to date.
- (2) Trends in development in flood and erosion prone areas.
- (3) Trends in occupation of hut settlements.

### **ANTICIPATED ENVIRONMENTAL OUTCOMES**

- (1) There will be a gradual reduction in the amount of development in the most hazard prone locations of the District.
- (2) In those parts of the district where there is a lesser risk of flooding, the amount of development is likely to increase. The amount of additional damage in future events will be less than would have occurred without Council having exercised rules.



## 5(a) SOLID WASTE MANAGEMENT

### ISSUE

Waste produced by residential, commercial, agricultural and industrial activities presents a range of management issues.

#### *Explanation*

*The Council provides a solid waste collection and disposal service to mitigate the adverse effects of solid waste produced by communities. However in addition to this service, the Council may consider other measures to avoid, remedy, or mitigate the adverse environmental effects associated with solid waste. Landfills approved for operation by the Canterbury Regional Council must comply with conditions imposed by the Regional Council to mitigate adverse effects. The present treatment of solid waste in landfill sites around the District raises a number of concerns including: the capacity of existing landfill sites; the possible contamination of ground, surface, and coastal waters by leachates; the odour, noise, smoke, dust, and gas emissions, and the unpleasant visual effects of these sites. These issues are also a problem for some closed sites.*

### OBJECTIVE

- (1) Efficient management of solid waste in the District while ensuring that any adverse effects associated with solid waste disposal are minimised or eliminated where possible.

#### *Principal Reason*

*To address the community's need for an efficient waste disposal system which avoids or minimises environmental effects.*

### POLICIES

- (1) To advocate at local and central government levels the waste minimisation hierarchy (i.e. reduce, reuse, recycle, resource recovery, residual disposal) as the baseline for any waste management strategy.

#### *Explanation and Principal Reason*

*By reducing waste at the earliest possible opportunity the size of the problem is reduced. Legislative changes could be implemented by Central Government to reduce production of waste at its source.*

- (2) To avoid, remedy or mitigate the adverse effects of solid waste disposal on natural and physical resources, especially surface and

ground water, and on ecological values, landscapes and the amenities of the locality.

*Explanation and Principal Reason*

*Enables the Council to monitor the disposal of solid waste and better avoid or minimise degradation of natural systems and threats to public health by ensuring that solid waste is disposed of in approved sites or by approved methods.*

- (3) To consult with the Takata Whenua in developing strategies to manage solid waste.

*Explanation and Principal Reason*

*Gives recognition to the concern expressed by the Takata Whenua that mahika kai and other natural resources or areas should be protected from any adverse environmental effects produced in association with the disposal of waste.*

### METHODS

- (1) Implementing the District's "Solid Waste Management Plan" and seeking public comment on the draft of this Plan before Council adoption.

*Principal Reason*

*Addresses issues related to the disposal of solid waste in a systematic and reasoned way. Preparation of the Solid Waste Management Plan is scheduled to begin in 1998. Relevant policies, methods and monitoring provisions from the Management Plan may be integrated into the District Plan where appropriate.*

- (2) The Solid Waste Management Plan provides information about solid waste disposal management issues through media promotion, answers to enquiries, and seeking feedback on services.

*Principal Reason*

*Enables the Council to better target community concerns and feedback on most recent changes. Information collected may aid in the development of markets for recycled products. Improved public understanding and acceptance of the waste management plan should have positive consequences, e.g. problems concerning illegal disposal of waste may be reduced.*

- (3) Providing properly contained and managed solid waste disposal facilities in accordance with the Ministry for the Environment's Landfill

Guidelines, resource consents for the Redruth Landfill, Transfer Stations, proposed Solid Waste Management Plan, and Disposal Contract and any other statutory requirements.

*Principal Reason*

*The Council will be able to manage waste more efficiently and monitor effectiveness of current management strategies.*

- (4) Encouraging the rehabilitation of private and public solid waste disposal sites which present a threat to the quality of surface and ground water and other ecosystem values, and local amenities.

*Principal Reason*

*To address any environmental problems related to disused sites and avoid potential problems where old sites remain in an unstable state.*

- (5) Provide information by way of educational programmes, media releases and other service functions to promote waste minimisation whether residential, commercial, industrial or agricultural.

*Principal Reason*

*Addresses the need for more public education about waste management strategies in the District. Aims to reduce the volume of waste and reduce pressure on the Redruth Landfill and extend its life.*

- (6) Consider including criteria in the Solid Waste Management Plan for assessing discharges from Council's landfill, e.g. leachates, odours and dust and vermin, and provide controls appropriate to community approved standards (these may be more stringent than Canterbury Regional Council requirements).

*Principal Reason*

*Improved environmental quality and reduced threat to public health and safety.*

- (7) The Council to investigate adopting a waste minimisation strategy for all Council operations.

*Principal Reason*

*By investigating waste minimisation options Council sets an example to other commercial and industrial developments.*



- (8) Investigating waste reduction strategies such as the Ministry for the Environment's "Going Green Scheme".

*Principal Reason*

*Provides information on a range of easily implemented waste reduction strategies that can be introduced into offices.*

- (9) Requiring land use consents for new landfills in addition to Canterbury Regional Council's discharge requirements.

*Principal Reason*

*To ensure a range of conditions which avoid or minimise the adverse environmental effects on neighbouring activities and on natural systems.*

- (10) The Council shall provide facilities for the separation of organic garden waste for composting as well as for providing containers for recycling of other products.

*Principal Reason*

*To reduce the amount of waste being landfilled.*

### **ANTICIPATED ENVIRONMENTAL OUTCOMES**

- (1) To improve the quality of natural and physical resources especially surface and ground water and air quality where affected by landfills.
- (2) Improved amenity values in the vicinity of the existing landfills.

### **MONITORING**

- (1) Carry out monitoring of solid waste generation and disposal in co-operation with the Canterbury Regional Council and the Ministry for the Environment.
- (2) Evaluate effectiveness of policies within five years e.g. by reviewing waste analysis records and public response strategies, and implementing reporting requirements of the resource consent for Redruth Landfill and other disposal facilities.
- (3) Monitoring of resource consent conditions.

## 5(b) LIQUID WASTE MANAGEMENT

### ISSUE

The adverse effects of liquid waste, including sewage and stormwater, on the environment and the threatened contamination of coastal and freshwater systems in the District.

#### *Explanation*

*Liquid waste produced by residential, commercial, agricultural and industrial activities present a number of issues including: the effect of the direct discharge of stormwater and industrial waste, e.g. from the Timaru Milliscreening plant and oxidation ponds and freezing works into coastal waters; the actual and potential effects of land based disposal of liquid waste, e.g. pig farm effluent, and dairy factory effluent, on ground and surface water systems.*

*As stormwater flows over the land it collects contaminants and sediments that have the potential to adversely affect water quality, ecological and amenity values. Stormwater can also produce flooding and inundation. Activities associated with subdivision and development may contribute to and/or exacerbate these effects where not managed effectively. Recent research has found a marked increase in rainfall intensity has occurred in Timaru since 1977 ("High Intensity Rainfalls in Timaru" (Opus International Consultants; April, 1999); this study was expanded to include Temuka and Geraldine).*

### OBJECTIVE

- (1) Avoid, remedy or mitigate the adverse effects of liquid waste (e.g. sewage, stormwater or agricultural) on aquatic and land ecosystems.

#### *Principal Reason*

*A reduced level of ecosystem degradation should result. Encourages polluters to improve efficiency where waste is able to be reduced, recovered, or reused. The overall quality of areas where discharges occur should improve.*

- (2) Achieve hydrological neutrality in respect of the quantity of stormwater generated as a result of future urban development, and maintain the quality of any receiving waters as a result of stormwater generated from future urban development.

#### *Principal Reason*

*Aims to avoid, remedy or mitigate the generation of stormwater run off that is discharged from a developed urban site, and avoid contamination from urban sites entering receiving waters. Although*

*total prevention is not usually possible, stormwater management systems may be designed to maximise prevention by minimising the quantity of stormwater generated, e.g. by reducing imperviousness, and by improving the quality of stormwater, i.e. reducing contaminant loadings. Other benefits include the efficient use of resources, the maintenance and enhancement of amenity values and the maintenance and enhancement of the quality of the environment.*

*Hydrologic neutrality means neutralising the effect of increased impervious surfaces on the urban hydrograph to pre-development levels, typically by on-site and multi-site stormwater management measures, with respect to one or more of: reduction in the peak flows of selected design storms; enhancement of stream base-flows; or average annual discharge.*

### **POLICIES**

- (1) To advocate and promote liquid waste management processes which avoid, remedy or mitigate the adverse effects of liquid waste.

*Explanation and Principal Reason*

*By reducing the amount of liquid waste produced, commercial and industrial activities may become more efficient and reduce operating costs, although this may shift the problem from liquid to solid waste, e.g. sludges from screens and settling ponds. Improved quality of discharges can avoid or mitigate adverse effects on the receiving environment. The pollutants in liquid waste may be recovered and reused, e.g. blood from meat works can be recovered for use in fertilisers.*

- (2) To provide for the collection, movement, treatment and disposal of liquid sanitary and trade wastes.

*Explanation and Principal Reason*

*Seeks to minimise threats to public health and other adverse effects on the environment.*

- (3) To control the collection, movement and discharge of precipitation and groundwater in a manner which avoids, remedies or mitigates the adverse effects on the environment.

*Explanation and Principal Reason*

*In many areas of the District where there are predominantly free draining soils, stormwater control is generally not an issue, however in some urban areas a stormwater system has been necessary to accommodate runoff.*

- (4) To provide for the maintenance or extension of existing stormwater systems and for the development of new systems where required.

*Explanation and Principal Reason*

*Acknowledges the existence of stormwater system in various areas of the District and the need to upgrade and expand these systems as urban areas develop and intensify.*

- (5) To have regard for the cultural and spiritual values of the Takata Whenua when seeking to alter or improve present systems of liquid waste management.

*Explanation and Principal Reason*

*Addresses Council's responsibility to take account of the Treaty of Waitangi and recognises Takata Whenua concern for the degradation of mahika kai and natural waters due to both point and non-point source discharges.*

- (6) To ensure all extensions of existing settlements and new settlements have effective sewage disposal systems operating.

*Explanation and Principal Reason*

*Gives consideration to the adverse effects of sewage and the requirements of any discharge consents and reduces the threat to public health and nuisance concerns.*

- (7) To ensure that any disposal of hazardous substances into stormwater and sewer systems is avoided and that any spillages into the sewers are controlled, contained or remedied.

*Explanation and Principal Reason*

*The Council recognises that the safe disposal of many types of hazardous substances is difficult, or in some cases impossible. Accordingly, the Council will promote safer disposal practises through public education and advice. This will include assistance in determining whether hazardous substances can be recycled. A common example of hazardous substances that can be recycled are agrichemicals. Where recycling is not possible, the Council can advise whether the hazardous substances could be co-disposed of at the Redruth Land-fill. If the hazardous substances cannot be disposed of in this way, the Council will advise as to how such substances can be stored and may be able to assist in the storage of such substances. Any disposal of hazardous substances is likely to be subject of the requirements of the Regional Council.*

*In addition, the Council will periodically check incoming refuse to all land-fills in the District to guard against inappropriate disposal of hazardous substances. The Council would achieve this policy through appropriate controls at landfills. The Council will also provide a collection point or points for hazardous substances.*

- (8) To require financial contributions to cover up to the full cost of providing sewerage and stormwater infrastructure and associated physical works to existing settlements and new settlements.

*Explanation and Principal Reason*

*The Second Schedule of the Resource Management Act requires the Council to specify ... "the circumstances when a financial contribution may be imposed". In requiring a financial contribution the Council can recover the cost of providing a service or works to those users who directly benefit from it.*

- (9) To mitigate the adverse effects of factory farming and effluent disposal. When considering any application for the establishment of a factory farm or for an activity involving the regular spreading of effluent, consideration shall be given to the following matters:

- proximity of adjoining household units
- effects of the activity beyond the site including effects on air quality, water quality and on health
- size of the operation
- design and management systems proposed
- waste treatment methods including disposal
- alternative management and effluent disposal options
- contingency plans in the event of breakdown or spillage

*Explanation and Principal Reason*

*Factory farming produces adverse effects on the surrounding environment which are best considered through the resource consent process.*

- (10) To manage the flow of stormwater throughout urban catchments by maximising opportunities to prevent or mitigate the generation of stormwater through the application of low impact design principles such as:

- Integrate stormwater management and design early in the site planning process.
- Manage stormwater as close to the point of origin as possible; minimise collection and conveyance.
- Rely on natural processes within the soil mantle and the plant community.

(Source: “Low Impact Design Manual (TP124)”; Chapter 4 Low Impact Design Approach; Auckland Regional Council; 2000.”)

### *Explanation and Principal Reason*

*Traditionally stormwater networks have been designed to remove large volumes of stormwater quickly. This approach has caused problems where streams receiving stormwater have experienced sudden, rapid increases in water volume and flow causing flooding, bank instability, stream bed siltation and habitat destruction as aquatic plants and animals are scoured away. Highly engineered clear, straight stream channels between hard banks and/or the use of pipes (sometimes enclosing small streams) have served to exacerbate damage to aquatic systems including coastal waters. In urban areas flooding and inundation of land and property has resulted from traditional methods.*

*In the natural environment a considerable amount of vegetation reduces the physical impact of rain and intercepts significant volumes of the resulting run off. As a result less rainfall reaches the ground surface and it takes longer to get there. The undulating ground surface naturally slows the movement of stormwater and allows it to filter through the soil and litter layers. Some of this stormwater is taken up by plants and returned to the atmosphere via transpiration. When stormwater eventually reaches a stream or the coast it may have taken hours, days, weeks or years to complete its course. This process also filters sediments and contaminants from stormwater before it reaches the receiving stream or coastal waters.*

*Controls limiting the amount of impervious area should be integrated as part of a comprehensive low impact urban design approach when designing all new “greenfields” urban development and when stormwater systems in existing urban areas are being upgraded. This enables compensatory measures such as swales and berms and partially vegetated parking areas to be integrated into the design of public services and facilities. If controls limiting the areas of imperviousness are not achieved additional expenditure will be needed over time to increase the capacity of the stormwater system, and/or more restrictive controls may be needed to ensure the design standards for the stormwater system are achieved.*

- (11) To use a minimum design standard of a 50 year / 30 minute rainfall duration event at Gleniti in Timaru for the design of detention dams within open drainage / waterway systems.

### *Explanation and Principal Reason*

*Retaining natural drainage channels and watercourses for the management of stormwater is an example of the application of low*

*impact urban design principles that incorporate water and energy efficient architecture and engineering with low impact technologies. This approach restricts major earthworks and limits the use of heavy machinery to reduce run off and increase soil infiltration. Vegetated channels and swales slow run off, and detention dams detain water, further reducing pressure on stormwater systems while natural ecosystem processes help trap suspended sediment and contaminants.*

*Controlling the total impervious area of a site or development can mitigate the amount of stormwater generated from a site. A recent report entitled “Timaru District Council Gleniti Development Benefit Modelling” (Opus International Consultants; March 2004) modelled the impervious area of the largely undeveloped area of land at Gleniti at 55% for a critical storm event of 50 year / 30 minute magnitude. If an area greater than 55% of the catchment was covered with impervious surfaces, the integrity of a stormwater management system within gullies and involving a series of low detention dams to regulate the flow of stormwater during high intensity rainfall events, would be compromised.*

*Historically the amount of impervious area resulting from buildings, driveways and parking areas on a site has not been regulated for the purpose of controlling stormwater run off, although building setback and open space controls, limits on commercial use and storage buildings in Residential Zones, and minimum allotment areas serve to indirectly limit the total impervious area on individual sites. Other hard-stand areas such as paths and driveways add to the total amount of impervious area on a site. As it would otherwise be difficult to control the establishment of paths and driveways on residential allotments, in order to achieve a 55% impervious area limitation for future urban development in the Gleniti catchment, site coverage by buildings or impervious areas is limited to a maximum of 45% of the area of a site. This is based on the assumption that up to 10% of a site may be covered in paths and driveways. If paths, driveways and other buildings or structures that do not require building consent are established it is assumed they will cover up to 10% of a site. If 45% and 10% are added together this gives a total impervious area limitation of 55%.*

*Should a property owner or developer wish to increase the maximum area of imperviousness from 45% in the Gleniti area the implications of the proposal may be assessed through the resource consent process at the time of subdivision and/or development. This may result in conditions that require the installation and maintenance of run off mitigative devices such as rain gardens, partially impervious surfaces and/or stormwater holding tanks that slowly release the water or allow the water to be stored then used for irrigation at a later date.*

- (12) For the purposes of stormwater management and as a financial contribution at the time of subdivision and/or development, to accept land within which stormwater swales and/or detention dams are to be created by the subdivider and/or developer.

*Explanation and Principal Reason*

*This approach enables the Council to manage the development of open drainage and/or waterway channels for stormwater treatment and disposal purposes in a comprehensive coordinated manner. Land to be developed for stormwater management will be vested in the Council. Ownership and management of the stormwater reserves by the Council is necessary for the efficient and effective functioning of this public asset in the same manner that piped stormwater systems are currently operated.*

*It is recognised that potential multiple use of these reserves for activities such as the incorporation of pedestrian and/or cycle ways also has the potential to create security conflicts with adjacent land owners and this will be assessed as part of any land use/subdivision resource consent process.*

- (13) To promote the use of stormwater as a resource.

*Explanation and Principal Reason*

*Currently stormwater is being “wasted” or “lost” when it flows more or less unimpeded into freshwater systems and coastal waters. Although preventing the generation of stormwater is preferable it is not always possible, therefore opportunities for landowners and the Council to better utilise stormwater should be explored e.g. by collecting and storing stormwater for irrigation and by enhancing waterways and wetlands where there is non-contact recreation.*

- (14) To promote alternative design layouts for subdivision and building development that integrate development with natural water systems, enhance the quality of urban stormwater before discharge and minimise the amount of stormwater discharged from sites.

*Explanation and Principal Reason*

*The management of stormwater is optimised when low impact urban design features are integrated into site planning at the earliest stage. These include assessing and monitoring the freshwater regime, minimising site disturbance, designing for cluster development, using vegetation to minimise erosion and flooding, reducing impervious surfaces, centralising stormwater collection, treatment and use, retaining and slowing water flow to aid infiltration, retaining natural drainage patterns and protecting downs stream resources.*



### METHODS

- (1) Providing for improved public information about adverse impacts of contaminants in liquid waste on ecosystems.

*Principal Reason*

*Increases public awareness of the adverse environmental effects of liquid waste on natural systems, reduces the incidence of contamination in the future, and increases the willingness to fund remedial works. Feedback such as enquiries from public provides information to the Council on many “unknowns”, e.g. where used oil can be disposed of. The final format or medium used will be determined nearer to the time of publication.*

- (2) Promoting waste minimisation at commercial and industrial activities by encouraging waste reduction at source, encouraging the re-use of products, promoting the recycling of products, using educational and promotional programmes, Trade Waste Bylaws, and charges for all sewage systems.

- (3) Requiring sewerage systems to be installed at time of subdivision for extensions of existing settlements or for any new settlements (see General Rule 6.5).

*Principal Reason*

*Ensures development only occurs where the environment can support any adverse effects from liquid waste. Includes residential, commercial, or industrial expansion. Sewerage systems refers to co-ordinated community systems.*

- (4) Investigating and where appropriate implementing alternative methods of stormwater reticulation for extensions to existing settlements and new subdivision to reduce environmental effects (see General Rule 6.5).

*Principal Reason*

*Aims to identify any opportunity for reduced levels of pollutants in stormwater contaminating surface and ground water. Moves to address the level of stormwater contamination presently being discharged into fresh water ecosystems, and to coastal waters. To reduce peak flow rates in anticipation of the Regional Coastal Environment Plan and to help address the New Zealand Coastal Policy Statement.*

- (5) Assessing the present status of sewage disposal in small communities throughout the District to identify and evaluate adverse environmental effects.

*Principal Reason*

*To establish baseline information on the status of liquid waste management in small communities. Enables the Council to be more proactive and anticipate effluent discharge or contamination problems, and to prioritise remedial works.*

- (6) Upgrading of major sewage treatment facilities at large settlements, and their continued maintenance.

*Principal Reason*

*All liquid waste treatment systems require either discharge or coastal consents from the Canterbury Regional Council. These systems must operate in accordance with their appropriate consents, and in accordance with the Act. Effective and efficient treatment systems need to be designed to minimise their adverse effects of freshwater, coastal and land ecosystems. The Council has begun reviewing its liquid waste management strategies to address Council's responsibilities for its discharges in accordance with Regional Council requirements.*

- (7) Promoting separation of kitchen, laundry and bathroom waste water from toilet effluent where septic tanks and alternative systems are used.

*Principal Reason*

*Promoting the separation of kitchen, laundry and bathroom waste water from toilet waste water improves the treatment efficiency of septic tanks, and provides extra water for other purposes. Reduces the amount of liquid waste entering natural waters and improves the quality of ecosystems receiving this waste.*

- (8) Requiring industrial discharges in all parts of the District to adhere to Trade Waste Bylaws.

*Principal Reason*

*Promotes treatment of liquid waste at the source for major sewage producing industries, minimises damage to the public asset, and minimises the discharge of toxic substances, with negative effects on biological treatment, to the system.*

- (9) Establish a Trade Waste charging regime which limits individual pollutants in accordance with the Local Government Act.

*Principal Reason*

*Encourage reduction in overall volumes and concentration of pollutants released by companies that fail to observe bylaws.*

- (10) Investigating the requirement that settling ponds at outlets, sumps and filters be included in stormwater collection and reticulation systems.

*Principal Reason*

*There may be an opportunity to reduce the level of contaminants in stormwater prior to discharge to freshwater waters and coastal waters.*

- (11) Liaising with Canterbury Regional Council over requiring resource consent for the disposal of liquid wastes from rural activities, e.g. factory farming.

*Principal Reason*

*Important to consider whether the conditions applied to resource consents are achieving the desired goals and that regional and district rules provide an integrated approach to liquid waste management in rural areas.*

- (12) Including rules which require the taking of financial contributions to provide infrastructure and associated physical work for the management of sewage effluent and trade waste (see General Rule 6.5).

*Principal Reason*

*To recover the costs of providing a sewerage system and to ensure those users benefiting from this service pay a fair and reasonable share of the cost.*

- (13) Including rules which require the taking of financial contributions to provide infrastructure and associated physical work for stormwater control (see General Rule 6.5).

*Principal Reason*

*To recover the costs of providing a stormwater system and to ensure those users benefiting from this service pay a fair and reasonable share of the cost.*

## **ANTICIPATED ENVIRONMENTAL OUTCOMES**

- (1) Improve quality of surface and groundwater systems that receive sewage and stormwater waste.
- (2) Improve the quality of natural systems that have been degraded (or have the potential to be degraded) by methods of liquid waste disposal.
- (3) Protects and enhances wetlands, streams, rivers and coastal waters.
- (4) Promotes the critical functions of floodplains.
- (5) Re-establishes or rebuilds existing riparian buffer systems.

## **MONITORING**

- (1) Maintain existing assessment procedures under the Trade Waste Bylaws, in conjunction with Canterbury Regional Council, of sewer discharges including assessment of quantities and constituents of sewage, the effects of sewage on the receiving environment, and close circuit TV inspection of the inside of reticulated sewerage systems.
- (2) Under Trade Waste Bylaws require industries to monitor own discharges and provide regular reports on levels of contaminants present. Council to implement enforcement action where standards are not met.
- (3) Randomly survey commercial Septic Tank and other liquid waste disposal system cleaners to ascertain whether compliance is being achieved.



## **5(c) MANAGEMENT OF HAZARDOUS SUBSTANCES**

### **ISSUE**

The storage, use, disposal and transport of hazardous substances can and does result in adverse effects on the environment, including the safety of people and property.

#### *Explanation*

*Many activities in the District involve the use of hazardous substances which are critical to manufacturing, construction, primary production, or day to day domestic activities. Examples include cleaning solvents, agrichemicals, fuel and explosives. However, the composition of these substances is such that they can be “hazardous” to the environment in that they have the potential to impair human, plant, or animal health, or to adversely affect the wider environment. These types of substances are commonly called “hazardous substances”.*

*The Council has some new responsibilities for the management of hazardous substances which are complicated by current legislative reforms which will affect the management of hazardous substances and new organisms. Most hazardous substances are currently subject to safety controls through the Dangerous Goods Act, the Toxic Substances Act and other legislation.*

*There are two issues arising from the use of hazardous substances in the District. The first issue is concerning the safe day to day use of hazardous substances and the second issue is the possible effects hazardous substances have on the environment, which is where the Resource Management Act applies.*

*Specific concerns identified in relation to these issues include: disposal facilities for hazardous substances and their containers used in domestic, industrial, commercial and agricultural activities; the effects of the use of agricultural substances on the environment and people; risks associated with the storage of hazardous substances and large volumes of goods such as grain; the need for management strategies to deal effectively with the actual or potential effects of hazardous substances.*

*The District Plan is more specifically concerned with the adverse effects of hazardous substances on the environment, rather than the safety issues associated with their correct packaging, handling, use, storage, and disposal. However, the two issues do overlap and the Council believes its policies should promote a greater awareness of the dangers of hazardous substances being used, stored, disposed of or transported incorrectly.*

### **OBJECTIVES**

- (1) Avoid, remedy or mitigate the use or disposal of hazardous substances in order to reduce the adverse effects of these substances on the environment.
- (2) Avoid, remedy or mitigate the risk to the environment from any adverse effects resulting from large volumes of non-hazardous goods.

#### *Principal Reason*

*To eliminate where possible, or otherwise reduce, the exposure of people and the natural environment to the adverse environmental effects of hazardous substances including hazardous wastes. These objectives acknowledge that there is the potential for adverse environmental effects to be an outcome of the use, disposal, storage, or transportation of hazardous substances but proposes that the impact of these effects be reduced.*

### **POLICIES**

- (1) To promote the advantages of reducing the use of hazardous substances.

#### *Explanation and Principal Reason*

*Aims to reduce the use and storage of hazardous substances at source and the generation of hazardous substances as waste.*

- (2) To provide for the use of the new Redruth Sanitary Landfill as a co-disposal site for hazardous substances which are considered appropriate for this location.

#### *Explanation and Principal Reason*

*Addresses the need for a hazardous substance disposal site in the District. Provides an opportunity to treat hazardous substances, e.g. by stabilising with other chemicals, and to use this information in promoting hazardous substance reduction strategies. Details of the operational requirements for the Redruth Landfill are contained in the Disposal Contract for the site. A copy may be viewed at the Timaru District Council.*

- (3) To promote the safe use, storage, or transportation of hazardous substances.

*Explanation and Principal Reason*

*Improved public awareness of the issue.*

- (4) To promote reduced production, and on site containment and treatment of hazardous wastes.

*Explanation and Principal Reason*

*Reduce public cost of treatment or disposal. There may be occasions where the Redruth Landfill is unable to accommodate the type or volume of hazardous substances for disposal or it may be dangerous to move the hazardous substances from its site.*

- (5) To advocate the exclusion of nuclear weaponry and facilities for nuclear weapons from this District.

*Explanation and Principal Reason*

*Consistent with the New Zealand Nuclear Free Zone, Disarmament and Arms Control Act 1987 and addresses public concern that the District be nuclear free.*

- (6) To provide areas separate from residential and commercial areas where activities involved with major use or storage of hazardous substances can be encouraged to locate.

*Explanation and Principal Reason*

*Recognises the need to provide for activities using hazardous substances but to limit their use in highly populated areas of the District.*

- (7) To control the storage, use and manufacture of hazardous substances to avoid, remedy or mitigate adverse environmental effects due to accidental spillages or poor management practices.

When considering an application for a resource consent, the Council shall consider the extent to which the proposed activity and the proposed site poses a risk to the environment, and in particular:

- (a) The sensitivity of the surrounding natural and physical environment. Depending on the scale of the proposal this may include separation distances from people-sensitive activities (particularly activities such as schools, rest homes, hospitals, shopping centres etc) or to sensitive natural resources (e.g. aquifers, streams, wetlands, habitats).



- (b) The number of people potentially at risk from the proposed activity.
- (c) The risk to adjacent properties and provision on the subject site for separation and isolation distances.
- (d) Cumulative effects of facilities using hazardous substances in the area.
- (e) Site drainage and on and off site infrastructure (e.g. stormwater, sewer type and capacity, water capacity for fire fighting).
- (f) Transportation safety, including method of transportation, quantities and types of hazardous substances transported and proposed transport routes.
- (g) Nature of the topography and the ability to disperse gas.
- (h) The extent to which the proposed activity can avoid or mitigate any undue risk.
- (i) The ability of the proposed activity to be established at an alternative location or for the activity to undertake alternative methods, when it is likely that an activity will result in any significant adverse effects on the environment.
- (j) The extent to which the proposed site is accessible from the major roading network to avoid heavy traffic volumes on local roads (particularly residential local roads); and the extent to which the proposed site's entry and exit points may pose a problem with existing intersections.
- (k) The extent to which the activity can comply with the rules for the relevant zone in question.
- (l) The extent to which the site is vulnerable to natural hazards eg flooding.
- (m) Any other matters that may need conditions to ensure that particular measures are undertaken so any risk in the proposal is avoided or satisfactorily mitigated.
- (n) The extent to which the proposed activity complies with any relevant code of practice or guideline.

The Council shall not exercise its discretion on any consent application over any effects on water quality in water bodies or coastal water.

### *Explanation and Principal Reason*

*The Council recognises that the community transports, uses, stores, and disposes on many occasions of very small quantities of hazardous substances, such as glue for woodwork or pesticides for spraying home gardens. Accordingly, the Council has permitted the storage and use of hazardous substances as of right, subject to performance standards to ensure the necessary environmental protection. The quantity permitted as of right is dependent on the nature of the particular substance and the “risk” it poses to the environment; in addition, to how sensitive a particular environment is. For example, a built up residential area is considered to be more sensitive than an industrial area. Where quantities of specific hazardous substances exceed the limit set by the Council for various zones, a resource consent will be required.*

*The Council also considers that any new industrial processes that are involved in the production of hazardous substances, or any operations that mix different types of hazardous substances, should only be established in appropriate locations and have adequate operational safeguards to ensure protection to the public and the environment.*

- (8) To control classes of hazardous substances which have the potential to cause adverse effects to the environment, recognising that the quantities of hazardous substances requiring control will vary depending on the proximity of residential use, on community expectation, and the sensitivity of the surrounding environment (this is not intended to apply to use of hazardous substances in temporary military training activities carried out by the New Zealand Defence Force).

### *Explanation and Principal Reason*

*Takes advantage of existing knowledge of hazardous substances and provides for the use and storage of hazardous substances in a range of locations subject to the sensitivity of the adjoining land use.*

- (9) To recognise the use or storage of hazardous substances associated with specific activities that are anticipated in the residential areas or rural areas, may be allowed in quantities greater than specified in this Plan, provided the potential adverse effects on the residential environment, or areas identified as being of natural value, are avoided, remedied or mitigated.

### *Explanation and Principal Reason*

*Enables hazardous substances to be used by some commercial activities locating in Residential Zones and the use of hazardous substances in some rural areas with adjoining natural areas.*

- (10) To require separation distances between activities storing hazardous substances and/or bulk storage of non-hazardous substances which can have adverse effects should spillage or explosion occur on adjacent sites.

### *Explanation and Principal Reason*

*Gives some protection to activities on adjoining sites should containment structures fail.*

- (11) To promote the return to the manufacturer or supplier of unwanted hazardous substances or the appropriate use by others, in preference to disposal.

### *Principal Reason*

*Transfers cost of hazardous substances use and/or disposal back to the manufacturer, developer, or user instead of being borne by the public.*

## **METHODS**

- (1) Integrating the waste minimisation hierarchy through the Solid Waste Management Plan (i.e. reuse, reduce, recycle, resource recovery, and residual disposal) when promoting public awareness of the adverse effects of use, storage, transportation and disposal of hazardous substances and hazardous waste. For example substituting less hazardous or non-hazardous substances; promote product redesign and process redesign; reusing waste in processing; returning chemicals to generator or supplier of product.

### *Principal Reason*

*The Council will be able to more comprehensively address the issue of hazardous substance management.*

- (2) Investigating in liaison with the Canterbury Regional Council the use of incentives, educational and promotional programmes such as an “Amnesty” for hazardous substances, to increase public awareness of the adverse effects associated with the use of hazardous substances.

*Principal Reason*

*Liaison with Canterbury Regional Council seeks to avoid any duplication of functions in the area of hazardous waste/substance management.*

- (3) Consulting with the public, adjacent territorial authorities and the Canterbury Regional Council to determine the area to be serviced by the co-disposal site at the Redruth Sanitary Landfill.

*Principal Reason*

*The Council recognises the need to identify and limit the area from which hazardous substances will be received from; otherwise the Redruth Sanitary Landfill could be inundated with requests for disposal of hazardous substances.*

- (4) Working in conjunction with the Regional Council towards establishing and regularly updating a hazardous substances inventory for the Timaru District, which will be a record of large amounts of hazardous substances and patterns of hazardous substance use, storage, transport and disposal within the District.

*Principal Reason*

*An inventory will provide some much needed baseline information on amounts and types of hazardous substances used and stored and will be useful for future monitoring programmes. Activities storing amounts of hazardous substances above the threshold levels listed under Column A in the General Rule for Hazardous Substances will be identified in an inventory.*

- (5) Investigating the extent of hazardous substance use, manufacture, storage, and disposal in the District in co-operation with other agencies and ensuring a close liaison is maintained with the Canterbury Regional Council.

*Principal Reason*

*Liaison with Canterbury Regional Council seeks to avoid any duplication of functions in the area of hazardous waste/substance management.*

- (6) Advocating to government departments and the Canterbury Regional Council the development of alternative methods and facilities for the disposal of hazardous substances in the District which avoid, remedy or mitigate adverse effects.

*Principal Reason*

*In seeking Central Government action recognises the limitations which currently exist for disposal of all types of hazardous substances.*

- (7) Co-operating with the New Zealand Police and other emergency services over contingency plans in case of emergency spillage or contamination threatening human life and property.

*Principal Reason*

*To ensure appropriate emergency procedures are in place should an incident involving hazardous substances occur.*

- (8) Charging a fee for regular disposal of hazardous substances, to recover costs and to encourage a transition to alternative processes which use (or dispose of) less harmful waste.

*Principal Reason*

*Providing a charge on some aspects of a Council service makes the service self supporting and seeks to deter unacceptable use or generation of hazardous substances.*

- (9) Providing rules and the use of performance standards to control the manufacturing, storage, disposal, and use of hazardous substances in the District. Where the use, manufacture or storage of a hazardous substance requires consent under a Regional Rule to avoid, remedy or mitigate any effect on water quality in water bodies or coastal water, the exercise of the Council's discretion will be limited to any other effects on the environment (see General Rule 6.9).

*Principal Reason*

*Provides for the control of any potential adverse environmental effects associated with hazardous substances. Council does not intend to address effects which are the subject of a Regional Rule or Proposed Regional Rule. Council will continue to monitor changes to legislation and Regional Plans to ensure integrated management.*

- (10) Using enforcement provisions under the Act where hazardous substances are manufactured, stored, used, transported or disposed of in such a way that is likely to be either noxious, dangerous, offensive or objectionable to such an extent that it has or is likely to have an adverse effect on the environment.

*Principal Reason*

*This approach will be used where the General Rules or zone provisions do not adequately provide for the control of adverse effects.*

- (11) Requiring resource consents for new activities or extensions of existing activities which use, store or produce large quantities of hazardous substances. Methods can include site layout, site management and spill contingency planning, transport methods and routes, monitoring and maintenance schedules.

*Principal Reason*

*Provides the community with the security that adequate safety precautions are being undertaken and acts to deter increased use of hazardous substances.*

- (12) Encourage those using hazardous substances to operate in accordance with accepted codes of practice.

*Principal Reason*

*Takes advantage of the accepted management techniques.*

- (13) Include known contaminated sites on Timaru District Council's hazards register when such information comes to hand.

*Principal Reason*

*This approach is consistent with Part II of the Resource Management Act which requires the sustainable management of land for the use of future generations. It recognises that there are a number of contaminated sites such as timber processing and industrial sites in urban and rural areas that people should be aware of and that may require rehabilitation.*

### **ANTICIPATED ENVIRONMENTAL OUTCOMES**

- (1) Reduced contamination of the natural environment by hazardous substances.
- (2) Reduced threat to public safety and amenity.

### **MONITORING**

- (1) Establish a monitoring programme including a Hazardous Substances Inventory for the Timaru District.
- (2) Liaise with Canterbury Regional Council when developing Monitoring programmes.
- (3) Develop a Register of hazardous substances and hazardous wastes disposed of in the Redruth Sanitary Landfill, as part of the monitoring procedures.
- (4) Monitor spillage of hazardous substances, and accidents involving hazardous substances and the effectiveness of emergency response procedures.

## **6 AIR QUALITY**

### **ISSUE**

The air quality in parts of Timaru and some other urban and rural areas is degraded.

#### *Explanation*

*Adverse air quality is apparent over parts of the District especially during winter. In urban areas where air quality is most degraded there is potential for adverse effects on health. Burning of stubble, scrub and tussock in rural areas can create a smoke pall which can reduce visibility.*

*The management of air quality is a Regional Council function under the Resource Management Act. However in preparing the Plan the Council was made aware that air quality is an important issue for many people in this District. The District Council can have a role on air quality management through its control of the location of different land uses, by promoting policies to the community, by assisting the Regional Council in carrying out those policies, and by having its own bylaws controlling local nuisance effects.*

### **OBJECTIVE**

- (1) Reducing the adverse effects associated with land uses that affect air quality and to improve air quality throughout the District.

#### *Principal Reason*

*To address community concerns for improved air quality.*

### **POLICIES**

- (1) To discourage all non domestic activities which discharge gas and/or particulates to the air from locating in residential and other sensitive areas.

#### *Explanation and Principal Reason*

*To maintain and enhance air quality in these areas.*

- (2) To encourage noxious activities to mitigate their effects or to locate in less sensitive\* areas.

#### *Explanation and Principal Reason*

*To provide opportunities for noxious activities to locate in the District while protecting adjacent sensitive activities.*



\* “Sensitive” areas of the District include: residential areas, areas where large numbers of people gather, and areas with conservation values.

- (3) To prevent urban residential development from encroaching upon areas where discharges to air have a significant adverse effect.

*Explanation and Principal Reason*

*Separating incompatible activities helps to reduce the adverse effects produced by industrial activities. Under the Resource Management Act those responsible for causing the adverse effect are responsible for avoiding, remedying or mitigating that effect.*

- (4) To control the location of land use activities producing adverse effects on air quality, from locating in close proximity to residential activities or where large numbers of people gather.

When considering applications for resource consents Council shall consider the cumulative effect of similar existing and potential operations when deciding whether the proposed location is acceptable.

*Explanation and Principal Reason*

*Provides some means of controlling the location of land use activities where they adversely impact on air quality and takes into account other activities producing similar adverse effects.*

## METHODS

- (1) Including rules in the District Plan requiring activities that impact on air quality to locate in areas less sensitive\* to degraded air quality, such as industrial areas and rural locations (which are not closely settled or have areas with high natural values) (see Rules for Rural 1 and 2 Zones and Industrial Zones).

*Principal Reason*

*Concentrates those activities producing adverse effects in specified areas strategically sited to reduce the impact of any adverse effects on other sensitive activities.*

- (2) Supporting Canterbury Regional Council promotion of standards or services which reduce the impact of activities that adversely affect air quality, e.g. provision of public transport, vehicle emission standards.

*Principal Reason*

*Reduces the impact of the adverse effects of these activities on neighbouring activities.*

- (3) Establishing separation of commercial/industrial areas where discharges occur adjacent to sensitive areas.

*Principal Reason*

*Provides additional protection to adjacent activities from noxious activities.*

- (4) Consider those rural activities, where adverse odour or other air quality effects can occur, subject to a resource consent and/or performance standards, so that the impact on the neighbourhood, (including the potential cumulative effect of similar operations), must be taken into account in deciding whether the proposed location is acceptable.

*Principal Reason*

*Provides opportunities for activities where adverse effects can occur to establish in suitable locations providing conditions on resource consents can be met. In many cases joint consideration of land use consents by the Council and discharge consents administered by the Regional Council will be required.*

- (5) Use education and advocacy to promote opportunities for improving air quality and also providing guidelines to alert the public (particularly those building new homes or altering existing homes) to the opportunity to install approved burners, alternative heating systems, and other energy efficient measures which help improve air quality.

*Principal Reason*

*To increase public awareness of the adverse effects of emissions including those produced by domestic wood/coal fire furnaces/open fires and the opportunities for avoiding or reducing such adverse effects.*

- (6) Using bylaws to address nuisance smoke produced from residential properties.

*Principal Reason*

*To address nuisance effects of smoke from burning of domestic rubbish in residential areas.*

## **ANTICIPATED ENVIRONMENTAL OUTCOME**

- (1) Maintains or improves air quality in residential and other sensitive areas of the District.
- (2) Localises adverse impacts on air quality.

## **MONITORING**

- (1) Compliance with rules, conditions of resource consents, bylaws and other relevant legislation.
- (2) Review the results of the Canterbury Regional Council's monitoring of air quality.
- (3) Assess effectiveness of policy in eight years.

## **7 ENERGY**

### **ISSUE**

High energy consumption and the need for improved energy efficiency and energy conservation.

#### *Explanation*

*This is both an issue in its own right and in relation to other inter-related issues such as high car usage and transport emissions which have been shown to contaminate other natural systems. International concerns for the more efficient and equitable use of energy resources are now shared by many New Zealanders. Residents in the Timaru District have identified similar concerns in making comments during Plan preparation, including a need for the promotion and implementation of greater energy efficiency in all aspects of domestic and commercial life.*

### **OBJECTIVE**

- (1) Improved energy efficiency by conserving energy and reducing current levels of energy used.

#### *Principal Reason*

*To contribute to extending the life of non-renewable energy resources and to increasing efficiency of use of both renewable and non-renewable resources.*

### **POLICIES**

- (1) To promote opportunities for greater energy efficiency and energy conservation throughout the District e.g. Methods such as co-generation of electricity from industrial processes may assist in conserving energy.

#### *Explanation and Principal Reason*

*Energy efficiency gains may be achieved by increasing public awareness of current patterns of energy consumption, by promoting ways of reducing energy consumption, and by encouraging the use of renewable energy resources. The supply and use of renewable energy resources is preferred over non-renewable energy resources, such as fossil fuels, provided the use and development of these resources avoids, remedies or mitigates adverse effects on the environment.*

- (2) To provide for and promote energy efficient settlement patterns.

*Explanation and Principal Reason*

*Energy efficiency gains may be achieved by promoting ways of reducing energy consumption e.g. residential subdivision proposals that consider energy conservation and energy efficiency through building orientation, form, and design within settlements. The arrangement of land uses through zoning provisions can also provide opportunities to reduce travel costs and vehicle effects.*

- (3) To take national and regional energy policies into account in policy development and decision making.

*Explanation and Principal Reason*

*To ensure the District Plan policies on energy are consistent with national and regional energy policies where they exist. Currently there are no national energy policies but there is a chapter of the Regional Policy Statement which deals with energy.*

- (4) To advocate and promote a transportation system designed and managed to encourage the efficient use of energy.

*Explanation and Principal Reason*

*The Council supports the use of public transport as a means of reducing energy consumption and improving energy efficiency.*

## **METHODS**

- (1) Producing public information or guidelines promoting energy efficiency by:
- siting and designing buildings to take advantage of solar energy
  - using insulation and multi-glazing to reduce heat loss
  - promoting public transport, cycling and walking as alternatives to car use
  - discouraging the use of raw materials requiring high energy input, and giving preference to local materials and recycled materials of an acceptable standard
  - advocating energy efficient appliances
  - waste management strategies where they are more energy efficient

- sea and rail transport alternatives where they are more energy efficient
- encourage industries, businesses and households to undertake Energy Audits

*Principal Reason*

*Reduced energy usage will help reduce pressure on non-renewable energy sources. Reduces transportation costs including emissions from long distance transportation of raw material, and reduces the amount of energy (electricity) needed to run appliances.*

- (2) Encouraging residential development close to services by provisions in the District Plan for:

- high density residential development
- home occupations
- opportunities for services and places of work close to most residential areas

(See Rules for Residential Zones).

*Principal Reason*

*Reduces energy costs to individuals and the community.*

- (3) Taking into account energy efficiencies of compact urban settlements in considering the extension of urban areas in the District Plan subject to managing effects satisfactorily.

*Principal Reason*

*Energy efficiency gains may be achieved by taking account of energy conservation and energy efficiency when considering residential zoning proposals. For example by supporting infilling where services are able to accommodate increased demand; concentrating development in settlements already served by public utilities, services, places of work and commercial development.*

### **ANTICIPATED ENVIRONMENTAL OUTCOMES**

- (1) Potential for improved air quality through:
- reduced use of fires
  - reduced transport emissions

- (2) Assist to reduce pressure for the use of indigenous forest (in New Zealand or elsewhere).
- (3) Use of renewable energy resources e.g. hydro, wind, solar energy, which avoid, remedy, or mitigate adverse effects on the environment.

## **MONITORING**

- (1) Review the provisions of this section in 8 years taking into account monitoring carried out by the Regional Council and the following trends:
  - (a) trends in building design and construction to determine application of energy efficient technology;
  - (b) trends in transport methods and patronage;
  - (c) trends in settlement patterns;
  - (d) trends in waste management;
  - (e) trends in energy use within the District.

### 8 ROADING

#### ISSUES

- (1) The provision of roading and the use of roads by cyclists, pedestrians, and motor vehicles may produce adverse environmental effects.
- (2) The safe and efficient use of roads is reduced where access to sites is sought from roads with high traffic volumes.
- (3) Loading of vehicles on roads can reduce the safe and efficient use of roads.
- (4) Where on-site parking is provided but insufficient on site manoeuvring and loading area is available, vehicles will utilise areas on roads. This can reduce the capacity of the road network and can reduce the amenity and safety of the road network for all road users.

#### *Explanation*

*The current climate of rising car usage, coupled with an increasing awareness of people's responsibilities to the local and global environment, means the need for sustainable management of the District's transportation system is of immediate concern.*

*Transportation, in its role as both an activity and as an effect of other activities, can impact adversely on the environment of the District. The use of the transportation resource can incur noise and air quality levels above those normally accepted. The construction of the transportation system can impact adversely on existing communities and ecological habitats. Road traffic as a prime component of transportation and as an effect of land use activities can impact adversely on the amenities of an area in terms of noise, dust, dirt, fumes, visual intrusion and traffic congestion. The Plan must adopt a transportation management approach which adequately protects and encourages the enhancement of the environment*

#### OBJECTIVES

- (1) A safe and efficient roading network which recognises and provides for different users.

#### *Principal Reason*

*A major resource management objective facing the district is the production of a transportation strategy which recognises the need to provide access, and the safe and efficient movement of vehicles and*



*people, in a way that minimises the adverse effects on the environment of the District and does not compromise the needs of future generations.*

*In the urban areas of the District sustainable management, in the context of transportation, centres on the safe and efficient use of the existing infrastructure and the need to avoid or reduce any adverse effects of vehicle use on the environment and the District.*

*Inherent in these objectives is the need for energy efficiency. A local level this can be promoted by encouraging increased public transport patronage and a reduction in travel distances, reducing need for cars to travel between activities.*

*The provision of good accessibility between the various activities in the District is also an important issue the Plan must address. The vitality and viability of the District as an area for business activity and growth, for residential location, and for recreation and entertainment activities, depends largely on the ability of people to obtain efficient access between different activities, and different areas of the District.*

- (2) Avoid, reduce, or mitigate any adverse effects on the environment occurring in association with the roading network.

*Principal Reason*

*Use of the roading network produces environmental effects that may adversely impact on natural systems, e.g. stormwater contaminated with heavy metals may degrade a waterway, and traffic noise may affect other sensitive land uses.*

- (3) Minimise conflicts between land use and the roading network, while still providing for mobility, and safe and efficient ingress and egress to roads.

*Principal Reason*

*To achieve a balance between providing safe and efficient roading and avoiding or mitigating environmental effects on adjacent land use activities.*

- (4) Ensure that the parking impact of activities on the capacity and safety of the roading system is adequately catered for so as to avoid adverse effects on the environment.

*Principal Reason*

*Reduces congestion of roads and improves the safety and efficiency of the roading network for the public.*

### **POLICIES**

- (1) To encourage the efficient use of the existing road infrastructure.

*Explanation and Principal Reason*

*To provide for different but compatible users in some areas. May be more appropriate to separate users in some situations, e.g. to direct heavy traffic to use specific routes.*

- (2) To classify roads in the District according to their proposed function in the road network.

### **Primary Roads**

#### **1 National Routes**

These are roads that make up routes of national strategic importance. They form part of the State Highway network (State Highways 1 and 2) and their prime function is to provide for through traffic while providing access to significant urban areas.

#### **2 Regional Arterials**

These are roads of strategic importance to the region and are a significant element in the regional economy. In Timaru District, these are State Highways 79, 78 and route 72. These roads are under the control of Transit New Zealand or the Timaru District Council and their form is consistent with the goals of the national land transport strategy.

#### **3 District Arterials**

District arterial roads are those which are of strategic importance to the District and are controlled by the Timaru District Council. They predominantly carry through traffic and are urban.

Flush medians and right turn bays may be elements of these roads. Some degree of access and/or on-street parking control may be needed. Cycle lanes are generally marked if the cycle volumes warrant them.

#### **4 Principal Roads**

These roads primarily cater for traffic movement between the major areas of the District. They may be either urban or rural.

Principal roads are essential to sustain overall travel within the District. Principal Roads are usually 2 lanes wide. The road reserve width is generally 19 or 20 metres and most facilities can be accommodated in this width. Intersections may require local widening where traffic demands are such that specific design is needed. If the road is a significant cycle route, a cycle lane would be marked. If not, a wider parking lane may be used by cyclists. Some parking restrictions may be required where additional facilities such as flush medians are needed.

### **Secondary Roads**

#### **1 Collector Roads**

These roads collect and distribute traffic to and from the primary road network and link with the local road network. Although a lower traffic volume is expected than for a road in the primary road network, there is a high proportion of through traffic. They may be either urban or rural.

#### **2 Local Roads**

These roads provide direct access to abutting properties. They form the road network within the neighbourhood and may be subject to Local Area Traffic Management schemes to reduce speed and through traffic. The proportion of through traffic on local roads should be very low.

#### **3 Service Lanes**

Service lanes are for the purpose of providing side or rear access for vehicles to any land from district arterials or collector roads in business areas. With increasing traffic flows and congestion along main roads, servicing premises from the road is becoming increasingly difficult. The provision of service lanes may be necessary to reduce traffic conflict between service vehicles, pedestrians and other vehicle traffic. Therefore proposed service lanes have been designated where it is necessary and practicable to provide them.

### *Explanation and Principal Reason*

*Roads throughout the District are classified according to their intended function in the form of a hierarchy. The hierarchy comprises primary roads (principal and arterial roads), which carry traffic around the District and secondary roads (collector roads and local roads) which distribute traffic.*

*The classification of roads determines their elements and controls, their width, street lighting, road signs, parking restrictions, activities etc. A result of designing a road according to its classification is to make the roading pattern clearer to the motoring public.*

*The “higher” the classification, the more priority is afforded to the movement of through traffic and, conversely, the “lower” the road is in the order, the more priority given to access (pedestrian, servicing and parking). The higher order roads can also be expected to cater for higher traffic flows, although this is not a universal rule. Higher intensity use should not however impair the operational efficiency or safety of the arterial road concerned. To ensure this does not occur, direct access to arterial roads is controlled and alternative access, via a side or parallel road should be used wherever feasible. A limited increase in traffic generation may be tolerated without alternative access, provided the number of direct access points to the arterial is reduced.*

- (3) To encourage or require access functions to be provided from minor roads wherever possible.

*Principal Reason*

*Aims to reduce conflict between road users on major roads and road users accessing properties.*

- (4) Discourage direct private property access onto and off major roads, otherwise ensure the access is designed to a high standard.

*Explanation and Principal Reason*

*Aims to reduce conflict between “access only” and “through” traffic and to avoid or minimise access conflicts along major traffic routes.*

- (5) To provide a roading system that allows safe and efficient access to and from adjoining private property, and to ensure loading and unloading activity is carried out off the road.

*Explanation and Principal Reason*

*Provides for access to roads from adjoining sites and the on loading and off loading of goods so that the community can provide for its social and economic well being. Short duration activities include fairs, or competitive recreational events which occur infrequently.*

- (6) To discourage traffic in areas where it would have significant adverse environmental effects.

### *Explanation and Principal Reason*

*It is envisaged that traffic will be discouraged in some residential areas e.g. adjacent to schools, and natural areas, where traffic volumes reduce local amenity values and the safety of road users including pedestrians.*

- (7) To have regard to sound traffic planning and design, through appropriate standards including:
- Guidelines for Establishing Rural Selling Places (RTS 3; 1992)
  - Guidelines for Visibility at Driveways (RTS 6; 1993);
  - Advertising Signs and Road Safety: Design and Location Guidelines (RTS 7 1993);
  - Transit New Zealand guidelines.

### *Explanation and Principal Reason*

*Ensures recognised roading and land use guidelines are considered when planning for roading or addressing road issues.*

- (8) To avoid, remedy or mitigate the adverse local environmental effects of proposed new roads and other additions to the District's transportation network.

### *Explanation and Principal Reason*

*This policy recognises there will be some adverse effects, however it proposes to minimise such effects.*

- (9) To provide new roads or other facilities where these are considered essential.

### *Explanation and Principal Reason*

*Makes provisions for additional roading and associated facilities in situations approved of by Council.*

- (10) To control access and the intensity of use along some roads, ensuring both vehicle and pedestrian safety and to acknowledge the needs of people with disabilities.

### *Explanation and Principal Reason*

*There may be safety and efficiency issues associated with proposed access points. Optimum use is to be made of the District's existing road network for the safe and efficient movement of people and goods.*

- (11) To improve the capacity and safety of existing facilities through the use of appropriate traffic management techniques.

*Explanation and Principal Reason*

*Acknowledges there are improvements that can be made to the existing roading network where there are issues of safety and efficiency. The Council will continue to implement low cost traffic management techniques on a route by route basis, aimed at making more efficient and safer use of the available road space while improving pedestrian safety (eg painted median strips, kerbed central islands, bulbous kerbs, pedestrian refuges). Priority is given to vehicle movements on the arterial network. Where there is conflict between on-street parking and vehicle movement, priority will be given to vehicle movement. At certain times and locations, on-street parking may be restricted.*

- (12) To advocate an efficient public transport network which provides an integrated system, with appropriate levels of convenience and service.

*Explanation and Principal Reason*

*The Council supports the provision of public transportation by other authorities or companies.*

- (13) To reduce traffic speeds, thus improving perceived safety levels and reducing “intimidation” of residents by traffic.

*Explanation and Principal Reason*

*Where appropriate, techniques will be used to discourage traffic in areas where it would have adverse environmental effects. Such techniques are implemented outside of the District Plan, and include narrowing of carriageways, turn restrictions, one-way road restrictions, and other bylaw based controls.*

- (14) To reduce traffic volumes by diverting extraneous or through traffic to other streets.

*Explanation and Principal Reason*

*On non-arterial roads, residential density is unlikely to be constrained by capacity, but will be influenced by safety issues and the acceptability of increased flows to existing residents. Safety issues will be influenced principally by carriageway width, alignment visibility and traffic speed.*

- (15) To encourage cycling as a means of travel and recreation, and to improve road safety for cyclists.

*Explanation and Principal Reason*

*It is recognised that there are a number of groups of cyclists with differing problems and needs. Cycling can be subdivided into three main types or purposes: commuter trips, school trips and recreational trips. Commuter cyclists (including tertiary students) are typically adults, often with several years experience in cycling. Arterial roads often provide the shortest and fastest route between home and place of work. School cycle trips mainly use lower volume roads, but frequently must cross or use short sections of busy main roads. Recreational cycling is primarily for fitness, sport and relaxation. Directness of route to a destination is frequently of minor importance.*

*Separate cycleways may be feasible and appropriate in certain locations. However, in a largely built up area it must be recognised that the opportunities for separate cycleways will be limited.*

- (16) Private roads shall not be taken over by Council unless they are constructed to the standards of a public road.

*Explanation and Principal Reason*

*The roading system is provided for in a planned and integrated manner. Where private roads are accepted to be included as part of the public roading network, they must meet the same construction standards in order to avoid high costs of reconstruction falling on all ratepayers.*

- (17) To provide for the loading of goods, materials and stock associated with a site.

*Principal Reason*

*Addresses safety and efficiency concerns associated with on and off loading of goods on public roads.*

- (18) To require land use activities to provide adequate vehicle manoeuvring and loading facilities on site where needed.

*Principal Reason*

*Where inadequate on-site manoeuvring and loading facilities are provided, the safety and efficiency of the road network become compromised by the manoeuvring of vehicles into and from on-street parking spaces.*

*It is considered that the provision of manoeuvring and loading areas is primarily the responsibility of the property owner or occupier.*

- (19) Deleted.
- (20) To allow developers to share private car parking to meet development requirements.

*Principal Reason*

*This will promote the efficient use of the land available for car parking where the peak parking demand for the developments do not coincide. When considering an application to share parking, the Council will take account of the following factors:*

- the proximity of all developments to the car parking area*
- the legal agreement to use the car parking*
- the combined parking demand (not to exceed the capacity of the car park at any time)*
- the operating and peak operating hours of developments*

- (21) To manage the adverse environmental effects associated with the provision of private access to allotments and household units by establishing thresholds below which allotments and/or household units shall be served by private access of a minimum width. Proposals that exceed these thresholds shall provide for vehicle access by way of a road.

When considering applications for resource consent, the Council shall consider the following:

- What are the anticipated numbers of vehicles, cyclists and pedestrians that will use the access/road?
- Will the access/road be no-exit or allow through traffic?
- Is there potential to become more than a local no-exit road?
- What is the proposed speed restriction if it is to be a public road?
- What are the anticipated parking demands on the access/road?
- What are the anticipated traffic enforcement requirements if it is to be a public road?
- Will emergency and other services vehicles such as postal and rubbish collection use the access/road?
- Is there potential for further subdivision and/or building development?
- What is the standard of existing adjoining roads?
- Will upgrading of adjoining roads will be needed?
- What are the traffic volumes on adjoining roads?
- Are there intersections in the vicinity?
- Is there any potential for increased traffic volumes?
- Are there urban areas in the vicinity, and adjoining properties with household units?



- Are there any potential impacts on ecosystems, drainage patterns, and/or the amenities of adjoining properties?
- Should a sign be established identifying that the access way is “Private”?

### *Explanation and Principal Reason*

*Thresholds or limits to the number of household units and/or allotments served by private accesses have been developed in part on the basis of the Council’s experience over many years of roading and traffic management, and to provide consistency with subdivision and land use rules. In the past where thresholds have been exceeded management issues have arisen over time.*

*Allotments unable to achieve a frontage to a legal road at the time of subdivision must provide vehicle access by way of a private access or road. Some provision is made for sharing of private accesses but once thresholds are exceeded roads must be established unless the adverse effects of such a proposal can be adequately avoided, remedied or mitigated.*

See Policy (3) in Part B, 9 Services and Other Physical Resources for a provision requiring financial contributions be taken for the roading network.

## **METHODS**

- (1) Requiring resource consents where roads are proposed outside of existing road reserves.

### *Principal Reason*

*Ensures an adequate assessment of all potential effects on the environment and requires compliance with conditions to avoid or minimise adverse environmental effects.*

- (2) Use the road classification system to ensure that the roading network is planned for and operates at maximum safety and efficiency.

### *Principal Reason*

*Reduces conflict between different road users and gives recognition to environmental quality and the amenity of adjacent activities. High traffic generating activities will require resource consents so that traffic effects can be assessed.*

- (3) Providing for land use controls where they are necessary to reduce conflicts between access or through traffic needs and the capacity of the roading network (see General Rule 6.7).

*Principal Reason*

*Avoids vehicle congestion and associated safety concerns for other road uses at places of high density vehicle movement*

- (4) Limiting the incidence of signs alongside major routes outside of commercial areas (see General Rule 6.15).

*Principal Reason*

*Reducing clutter in the landscape as well as visual distraction to motorists from too many signs.*

- (5) Adapting the roading network to best suit community needs through the Long Term Council Community Plan process.

*Principal Reason*

*The road network will be steadily upgraded to enable it to deal with traffic demands. Road widening and intersection improvements will be required at some critical intersections along some lengths of road experiencing heavy traffic flows. This ensures recognition of community concerns for roading development at the time of annual funding allocation.*

- (6) Using of traffic control measures to ensure safe and efficient use of the roading network outside of the District Plan process.

*Principal Reason*

*To achieve an integrated approach to roading management in the District.*

- (7) Liaising with the Canterbury Regional Council in seeking to avoid or minimise the adverse environmental effects of road use.

*Principal Reason*

*Some of the most significant environmental effects of road use are the degradation of water and air quality - both Canterbury Regional Council functions.*

- (8) Designating land which will be required for road widening in the foreseeable future (see General Rule 6.11).

*Principal Reason*

*The main purposes of designation are to control further development expenditure on land which may later have to be removed and to obtain land use consent. The intention is to acquire land designated for proposed road widening where hardship or undue difficulty is caused by the designation. The Council may purchase the whole of a site if the severance of land required for road widening makes the balance of the site incapable of reasonable use. Where land designated for proposed road widening is subdivided, the Council will generally enter into an agreement with the owner to vest the designated land as road (see section 86 of the Act).*

- (9) Adopting techniques to discourage traffic in areas where it would have adverse environmental effects, e.g. local area traffic management schemes.

*Principal Reason*

*Local area traffic management (LATM) schemes range from speed humps introduced on individual streets to major area-wide schemes.*

*LATM schemes should only be considered on collector or local roads where traffic speeds or the accident rate is significantly higher than the average for the class of road, or where through traffic volumes are relatively high and form a high proportion of the total traffic flow. The surrounding arterial road network must be capable of absorbing any traffic diverted to it.*

*The selection of the appropriate LATM measure or measures will depend on a number of factors, including the nature of the problem, the general street environment, abutting land uses, traffic flow, and cost considerations. It should be noted that speed humps or angle slow points are not considered appropriate on roads carrying more than 3,000 vehicles a day.*

*A proposed LATM scheme must meet the approval of a significant majority of residents. They must not simply transfer problems from one residential road or area to another. They must also be affordable.*

- (10) Providing cycle lanes on some roads.

*Principal Reason*

*In allocating available road space to cyclists, a balance between overall safety, traffic pressures and public transport considerations as well as cycling needs must be achieved. On two-lane arterial roads, improving conditions for cyclists may be achievable through altered lane marking. In some cases it may be possible to widen the*

*carriageway to provide a kerbside cycle lane or a wider kerbside lane.*

*It must be accepted that the large majority of cycle trips use, and will continue to use existing roads. The use of quiet residential roads will continue to be encouraged, particularly for school cyclists. Traffic calming measures can offer substantial advantages to cyclists and should be considered where appropriate. Where recognised cycle routes cross heavily used roads, new or improved crossing facilities may be warranted.*

- (11) Requiring compliance with rules for ingress and egress to off-street car parks and sites and for loading spaces (see General Rules 6.7 and 6.8).

*Principal Reason*

*Where the constraints placed upon access to the car park due to road conditions cause concern for the safety of motorists and/or pedestrians, or may reduce the capacity of the road, the Council may accept an alternative access design. Large car parks may also require specific design to improve their capacity since they may carry more traffic than many side roads.*

- (12) Deleted.

### **ANTICIPATED ENVIRONMENTAL OUTCOMES**

- (1) Confine conflicts between high noise levels and other amenity and landscape values to streets at top of roading hierarchy, i.e. major roads.
- (2) A relatively safe and efficient roading network.

### **MONITORING**

- (1) Evaluate the effectiveness of objectives and policies and General Rules within nine years of the Plan becoming operative.
- (2) Monitor the conditions on resource consents relating to roading/traffic effects and evaluate where improvements may be made.



## 9 SERVICES AND INFRASTRUCTURE

### ISSUE

Intensive development in areas where there is insufficient servicing infrastructure can have an adverse effect on the environment.

#### *Explanation*

*Intensive development in areas which are not fully serviced, eg rural areas can lead to adverse effects on services. These services are important physical resources in both urban and rural areas. Physical resources include all structures.*

*The provision of adequate utilities or on-site systems such as those for sewage collection treatment and disposal, and stormwater collection and disposal systems is a necessary prerequisite to subdivision, use or development of land, if adverse effects are to be avoided. Similarly reticulated electricity supply and telecommunication systems also reduce or avoid adverse effects on the environment.*

*The Council operates a number of water supply schemes to provide a potable supply of water for human consumption, stock consumption, industrial and commercial activities and fire fighting where appropriate. Connection is only possible if the property is located within an area serviced by a scheme. Water is available from that scheme and connection will be subject to an application being submitted and approval being granted by the Water Supply Authority.*

*While individual development seldom requires major extensions of services, the cumulative effect of, for example, closely concentrated rural dwellings, leads to a subsequent demand for public sewage disposal, upgraded water supply and roading which cannot be efficiently supplied. There is considerable public investment in the servicing facilities provided in the District. These facilities should be managed and planned for in an efficient manner.*

*Although developers may undertake service provision within the land to be subdivided or developed, many reticulated services are network operations and the on site works feed or link into a wider system. This often uses up capacity in the wider system, or results in the need to modify, upgrade or duplicate it. It can also increase maintenance and operating costs. For this reason it is appropriate that, if the network needs to be upgraded as a result of a development, the developer contributes toward this cost.*

*Most developments also require the provision of electricity and telecommunications. These facilities also need to be managed and planned for in an efficient manner.*

### **OBJECTIVE**

- (1)
  - (a) Avoid, remedy, or mitigate the adverse effects of development, including servicing infrastructure, on the environment.
  - (b) Ensure that an adequate level of infrastructure is provided to enable the efficient use and development of natural and physical resources by the recovery of the costs of providing that infrastructure directly from developers and, where appropriate, by apportioning costs between the developer and the community in accordance with the relative benefits of providing that infrastructure.

#### *Principal Reason*

*Infrastructure is an essential part of the District's resources, and the maintenance of the District's infrastructure is essential to the social, economic and cultural wellbeing of its people, as well as their health and safety.*

*An integrated approach to the management of infrastructural issues associated with new land uses and subdivision will ensure any adverse effects on the environment are managed in an efficient and equitable manner.*

### **POLICIES**

- (1) To ensure that the means of providing water to a site is established at the time of subdivision.

#### *Explanation and Principal Reason*

*Not all areas of the District can be supplied with potable or stock water. Some areas remain on private systems (usually independent for each property), but some means of supply for stock and domestic consumption needs to be identified.*

- (2) To require financial contributions to develop and maintain the District's water supply infrastructure and reticulation, i.e. headworks, mains, and reservoir; roading network, water, sewerage or stormwater systems. Any cash contribution will be spent on the infrastructure within ten years of payment.

#### *Explanation and Principal Reason*

*To recognise that there is a major investment in water supply schemes and other services and to provide for ongoing improvements to these services.*

- (3) To discourage development that may compromise subsequent efficient servicing and subdivision of land identified for future residential development.

*Explanation and Principal Reason*

*To retain the opportunity for providing efficient servicing, without being adversely affected by a subdivision layout not suited to comprehensive residential use and servicing.*

- (4) To ensure that sufficient servicing is provided for intensive development in a way that avoids, remedies or mitigates adverse effects on the environment.

*Explanation and Principal Reason*

*Make provision for new servicing where appropriate, subject to environmental constraints.*

- (5) To recognise the Timaru Harbour Board and the Timaru City Council Empowering Act 1962.

*Explanation and Principal Reason*

*The Act recognises a deed between the Timaru Harbour Board and the Timaru City Council and empowers Timaru Harbour Board to transfer land to the Timaru City Council, and the Timaru City Council to accept the dedication of any of that land as streets with railway sidings and pipeline easements.*

### **OBJECTIVE**

- (2) An effective and efficient telecommunications and radio communications system which is capable of meeting social and economic needs.

*Principal Reason*

*Network utility infrastructure is an essential physical resource within the Timaru District. In addition to land, air and transport systems, it includes those built structures necessary for supplying services to the community, such as water and power supply, telecommunications, waste disposal and other central and local government functions. The social, economic and cultural well-being of the community and its health and safety is highly dependent on such infrastructure.*



### POLICIES

- (1) To provide for the maintenance, enhancement and operation of telecommunications, radio communications, electricity, water, sewage, stormwater and irrigation infrastructure, both existing and future, needed by the community to ensure its health, safety and well-being.

#### *Explanation and Principal Reason*

*Network utility systems are essential elements of the community infrastructure. They are also a resource in terms of the Act's definition of "natural and physical resources". The continued operation (and expansion where this contributes to both the demands/needs of the community, and the efficiency of the particular network concerned) should be provided for.*

- (2) To avoid, remedy or mitigate any adverse environmental effects of utilities infrastructure.
- (3) To take into account the operational and locational requirements of utilities infrastructure when considering site suitability.
- (4) To encourage co-siting of utility facilities wherever operationally feasible.

#### *Explanation and Principal Reason for Policies (2)-(4)*

*Achieving the purpose of the Resource Management Act 1991 requires any adverse effects on the environment to be avoided, remedied or mitigated. The physical infrastructure associated with network utilities can create adverse effects on land and water resources. The environment also, however, includes people and their social, economic, aesthetic and cultural conditions. Network utility systems provide social and economic benefits to people, and these also need to be considered when minimising adverse effects. Accordingly, there is a need to carefully balance the likely environmental impacts of infrastructure provision against the requirements of an efficient and effective network utility. Furthermore, it will not always be operationally feasible or environmentally desirable to have structures co-located in single locations. Each proposal will need to be considered on its merits.*

### METHODS

- (1) Using zoning and subdivision controls to provide for growth in appropriate locations and at a scale and intensity to ensure that development occurs in a sustainable manner.

*Principal reason*

*Enables growth to occur in a manner that will not have adverse environmental effects on the resources of the District.*

- (2) Require servicing appropriate to the intention and development potential of the zoning.

*Principal reason*

*To ensure that human activity, and particularly urban development, occurs without significant adverse effects upon the environment and existing public infrastructure, through the provision of utilities and/or on-site services or upgrading public infrastructure where necessary.*

*and/or on-site services or upgrading public infrastructure where necessary.*

- (3) Making provision for future development within the Timaru Urban Area by using the latest census to identify potential expansion areas in the District Plan for a 20 year planning period (see Residential 5 Zone in the Planning Maps).

*Principal Reason*

*Provides a planned and integrated approach to future development and avoids the uneconomic provision of services.*

- (4) Including rules which require the provision of works or services, and/or require the payment of cash, to cover an equitable portion of the actual cost of providing physical works (see General Rule 6.5).

*Principal Reason*

*Ensures services are supplied in an efficient and equitable manner and that the costs of achieving access to water supply schemes are realised by those benefiting from them.*

- (5) Provision will be made for the waiving of rules requiring a financial contribution where the service is supplied by the property owner. In the case of water supply, prospective purchasers should be made aware of the need to obtain their own water supply (see General Rule 6.5 and policies for zones).

*Principal Reason*

*In situations where no servicing is required it is not necessary to ask for a financial contribution. Because it is often assumed that a water*

*supply will be available on a site, it is appropriate to ensure that prospective purchasers are made aware of this.*

*Under section 221 of the Resource Management Act, a consent notice may be placed on the title at the time of subdivision. This advises any future owner of any conditions that have been imposed on the property and which are to be complied with on a continuing basis by the subdividing owner and subsequent owners, i.e. the continuing provision for maintaining a potable supply.*

- (6) Making provision for land which can be easily serviced for industrial purposes.

### *Principal Reason*

*Some industries require access to bulk services, therefore much of the land in Industrial Zones should be in locations which are able to be efficiently serviced.*

## **ANTICIPATED ENVIRONMENTAL OUTCOMES**

- (1) Settlements will continue to encroach upon rural areas but in a controlled manner representing logical extensions of services.
- (2) Greater consideration will be given to the adverse environmental effects of development and the efficient servicing of those areas.
- (3) Services present in existing commercial areas are maximised to achieve the sustainable use, development and protection of those physical resources.
- (4) Provision of utilities consistent with the nature of the local environment and operational needs.

## **MONITORING**

- (1) Review impact and efficient provision of services to various settlements after not less than four years, from the date this plan becomes operative.
- (2) Assess effectiveness of Policies within four years of the Plan becoming operative.

## 10 HERITAGE VALUES

### ISSUE

There is growing public concern within the District at the loss of heritage sites and places, and of the need for the recognition and protection of heritage and cultural values associated with buildings, precincts, structures, objects, sites and waahi tapu.

#### *Explanation*

*There is a need for the recognition and preservation of those sites and structures of historical significance to the community. Some of the specific issues include: sites of archaeological and cultural importance, eg Maori rock art; the whale bones at the corner of Claremont and Taiko Roads; notable trees; early homesteads; public building; churches and the Victorian/Edwardian character of Stafford Street in Timaru.*

### OBJECTIVE

- (1) Identify and protect items of heritage importance which contribute to the character of the District.

#### *Principal Reason*

*The Historic Places Act 1993 provides guidance to the Council but has limited protection methods. The Resource Management Act requires the Council to "... have particular regard to ... (the) ... Recognition and protection of the heritage values of sites, buildings, places or areas:" (s7). Council is also required to recognise and provide for the "The relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga" (s6(e)).*

### POLICIES

- (1) To promote public awareness of heritage and the sympathetic renovation and reuse of historic places and adjacent sites.

#### *Explanation and Principal Reason*

*Increased public awareness through education and information is the primary means by which the Council believes the enhancement and protection of historic places may be achieved.*

- (2) To protect those buildings in the District with higher heritage values through the District Plan.

### *Explanation and Principal Reason*

*Protection through the District Plan will give priority to those buildings with the highest heritage value. District Plan Rules will generally be used in preference to heritage orders.*

- (3) To ensure careful assessment of the character of heritage buildings of lesser significance and the effect of development proposals on those buildings.

### *Explanation and Principal Reason*

*The classification system used for historic places under previous legislation has changed with the review of the Historic Places Act in 1993. This change may mean some buildings of lesser significance become more vulnerable. Greater vigilance by the local community may be needed to ensure these buildings are protected from unsympathetic development. The Resource Management Act provides for groups, other than the NZ Historic Places Trust, including the Council, to take action to protect heritage resources by way of a heritage order (section 187, Resource Management Act).*

- (4) When assessing land use and subdivision applications for resource consents, to take into account and where practical avoid any adverse effects on archaeological sites within the District which contain evidence of early Maori or European settlement.

### *Explanation and Principal Reason*

*Council considers that such values should be protected unless there are very good reasons to the contrary. Disturbance of the sites themselves is addressed through the provisions of the Historic Places Act 1993. However, inappropriate development close to archaeological sites or subdivision across sites can cause adverse effects on the value of these sites.*

- (5) To ensure that, through the implementation of appropriate procedures within the Council's administration, all development and building proposals in close proximity to recorded waahi tapu and archaeological sites are notified to the Historic Places Trust and the Takata Whenua (where the site is associated with Maori history and culture).

### *Explanation and Principal Reason*

*Recorded archaeological sites are shown on the District Plan maps and as more sites are identified they can be added to the maps.*

*Notification assists the implementation of the archaeological authority provisions of the Historic Places Act 1993 and assists in recognising and providing for:*

*“The relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga”, as is provided for as a matter of national importance (s6(e) of the Resource Management Act), and the*

*“Recognition and protection of the heritage values of sites, buildings, places, or areas” which is an “other matter” Council is required to have particular regard to under s7(e) of the Act.*

- (6) To use the following criteria in scheduling any Heritage items in this Plan:
- (a) whether a building, object or site is one of the few remaining from a particular period in history;
  - (b) the degree to which a building retains a high proportion of its original fabric and is generally unmodified, allowing for the alterations or additions that may be expected given its historical use or uses;
  - (c) whether a building, object or site has strong associations with significant events or notable people, or has strong public or cultural associations for any reason;
  - (d) whether the building, object or site has value in terms of landscape, streetscape or precinct values. In the Timaru Inner City area account will be taken of the Timaru Inner City Heritage Audit (1995);
  - (e) whether the building, object or site reflects past skills, technology, style or workmanship which makes it of educational, scientific or architectural value.

### *Explanation and Principal Reason*

*These criteria should be used in considering whether buildings, objects or sites are appropriate for scheduling in the District Plan to give guidance as to relevant matters. These criteria reflect what Council considers are the relevant criteria for buildings, objects, or sites to be scheduled.*

- (7) To assess applications which would affect scheduled items against the following criteria in addition to the other objectives and policies of the Plan:

- (a) the impact the proposal has on the integrity/value of the heritage item;
- (b) the importance attributed to the heritage item by the wider community;
- (c) the effect on the landscape, townscape or precinct value of the proposal;
- (d) the extent to which the proposal is consistent with any conservation plan or other strategy for the maintenance or enhancement of the heritage value of the building, object, site or area;
- (e) any recommendations made by the NZ Historic Places Trust;
- (f) any recommendations made by the Takata Whenua;
- (g) alternative or viable uses for the building, object or site;
- (h) public health or safety.

### *Explanation and Principal Reasons*

*These criteria give guidance to Council as to matters to take into account in making decisions on resource consent applications affecting scheduled items. Council has obligations under Part II of the Act to address heritage. The opportunity to make viable use of heritage buildings is an important consideration as is any risk to users of the building or to the public.*

## **METHODS**

- (1) Providing a range of measures to encourage sympathetic development of historic places, such as:
  - a special fund to finance heritage work
  - waivers of consent fees
  - awards
  - grants
  - covenants

### *Principal Reason*

*To use education and information to promote the recognition and enhancement of historic places.*

- (2) Within the District Plan, maintaining a Schedule of sites, objects, buildings, areas and items of heritage importance to which special conditions apply (see Volume II and General Rule 6.12).

*Principal Reason*

*Enables the heritage values of historic places to be identified and considered at the time any development proposal (other than basic maintenance) requiring a resource consent is received by Council. Any changes to these Schedules require a Plan Change.*

- (3) Assess “Streetscapes” in Timaru, and Temuka.

*Principle Reason*

*To establish baseline information, for example for revitalisation programmes.*

- (4) Enhancing the existing character of selected commercial areas through revitalisation programmes (Method provided through Long Term Council Community Plan).

*Principal Reason*

*Increases the opportunity for public enjoyment of their town centre.*

- (5) Identifying archaeological sites on planning maps to ensure attention is drawn to the protection these sites receive under the Historic Places Act 1993.

*Principal Reason*

*To reduce risk of unlawful development of those known sites. Many other archaeological sites are not recorded.*

- (6) Providing information to the public, landowners and developers to increase the awareness of heritage values associated with sites and structures in the District.

*Principal Reason*

*Increases public awareness of locally significant heritage values.*

- (7) Enabling historic buildings to be used for a wider range of activities provided they are in sympathy with the character of those buildings.



*Principal Reason*

*To ensure the viability of the historic places in the District.*

- (8) Establishing an advisory Committee with representatives nominated by the NZ Historic Places Trust and other interested groups, to advise the Council in situations where it requires specialist knowledge.

*Principal Reason*

*A wealth of local knowledge and expertise exists about the heritage values of local historic places.*

- (9) Providing guidelines to encourage sympathetic redevelopment of historic places, e.g. structural and colour information.

*Principal Reason*

*To use education and information to promote the sympathetic maintenance and enhancement of historic places.*

- (10) Consulting with the NZ Historic Places Trust over proposals affecting historic places and historic areas, and with Takata Whenua over proposals affecting wahi tapu and wahi tapu areas.

*Principal Reason*

*NZ Historic Places Trust and the Takata Whenua have the knowledge or expertise necessary to advise the Council in this situation. This will apply to land use and subdivision consents.*

- (11) Encouraging protective covenants of heritage features.

*Principal Reason*

*The Council may be a party to voluntary covenants where an owner wishes to provide a measure of protection for a property in perpetuity. To provide for increased protection to historic places in the District should this be deemed necessary by the Council.*

- (12) Consideration of Heritage Orders.

*Principal Reasons*

*As a heritage protection authority under s187 of the Resource Management Act Council can issue Heritage Orders for heritage sites, objects, buildings and areas. Council would prefer that other means of protecting buildings, objects, places and areas are used,*

*and where appropriate alternative uses for buildings are found, rather than have to use Heritage Orders.*

### **ANTICIPATED ENVIRONMENTAL OUTCOMES**

- (1) Improved care for historic buildings and places in the District.
- (2) Only minor loss of more significant historic buildings and sites in the District.
- (3) More consistent treatment of the District's heritage areas.
- (4) Greater public awareness of heritage values and how to enhance them.

### **MONITORING**

- (1) Monitoring of all applications to ensure conditions of consent are adhered to and production of an Annual Heritage Report to summarise findings.
- (2) Respond to complaints of abuse of heritage items.
- (3) Undertake further investigation of heritage items where existing information is found to be inadequate.
- (4) Review effectiveness of policy in seven years.



## **11(a) AMENITY VALUES - AMENITY PLANTING**

### **ISSUE 1**

Trees make a major contribution to urban amenities and rural landscapes and there is a lack of amenity tree planting in some parts of the District.

#### *Explanation*

*The issue of amenity tree planting throughout the District received wide ranging public comment when the Council called for public identification of issues. Most comments requested additional urban amenity planting and that notable and significant trees be given protection in the District Plan.*

*This issue relates to amenity planting rather than larger scale plantation or forestry planting.*

### **OBJECTIVES**

- (1) Achievement of greater amenity by improving the quality of tree planting on private and publicly owned land.
- (2) Protection of notable trees and other vegetation of cultural and historical value.
- (3) Increased areas of local native species.

#### *Principal Reason*

*Consistent with the purpose of sustainable management. Aims to achieve improved environmental quality in the longer term (see Part B(2)).*

### **POLICIES**

- (1) To promote improved amenity tree planting on residential and commercial sites and historically and culturally significant sites.

#### *Explanation and Principal Reason*

*Addresses community concerns for increased planting of trees in the District.*

- (2) To enhance and increase the planting of trees and other appropriate vegetation on Council reserves and along street frontages of residential, commercial and industrial sites in settlements.

### *Explanation and Principal Reason*

*Improved visual amenity should occur throughout the District but be focused on priority areas. Also addresses the Regional Policy Statement's requirement to encourage an increase in long lived vegetation cover which absorbs CO2.*

- (3) To recognise heritage values and the cultural importance of significant trees in the District.

### *Explanation and Principal Reason*

*Addresses community concern expressed at the time of District Plan consultation for the recognition of heritage and cultural values of trees in the District.*

- (4) To encourage the replanting of indigenous vegetation with eco-sourced indigenous local species.

### *Explanation and Principal Reason*

*This is consistent with the policies in the Natural Environment section of the District Plan. Eco-sourced means that plants are grown from seeds sourced from the planting site or nearby to minimise genetic pollution and the loss of local biodiversity.*

- (5) To promote the retention of trees on sites at the time of subdivision or development.

### *Principal Reason*

*Trees providing amenity to the locality have frequently been lost at the time of subdivision or development.*

- (6) To require landscaping with development or an equivalent cash contribution to the Council's reserves fund; where it is impracticable to provide landscaping cash contributions to be spent on public spaces or streetscapes in the locality.

### *Principal Reason*

*The requirement to plant trees could be part of the resource consent to ensure implementation of this condition.*

## **METHODS**

- (1) Preparing and making available guidelines for tree planting which encourage species diversity and appropriate siting; replanting of indigenous remnants with local native species; include information

regarding invasive plant species such as wildings; taking into account the relationship of tree planting with landscape and potential effects on neighbouring properties. The guidelines should identify the species and size of trees for use in landscape enhancement.

*Principal Reason*

*Raising peoples' awareness of points to consider when deciding to plant can enhance the effectiveness of planting and avoid many of the pitfalls.*

- (2) Establishing a tree enhancement programme through the Long Term Council Community Plan.

*Principal Reason*

*Addresses community concerns for increased planting of trees in the District.*

- (3) Identifying significant trees (eg historical, cultural, botanical, visual) with a marker or protective barrier, with the agreement of the land owner.

*Principal Reason*

*A means of informing interested persons of the importance of some trees and protecting trees from damage.*

- (4) Including a Schedule of the most significant trees in the District Plan and requiring a resource consent for removal or major modification (see Volume II and General Rule 6.13).

*Principal Reason*

*Enables protection of significant trees where appropriate.*

- (5) Making greater effort to protect trees when carrying out services, particularly in urban residential and commercial areas. Encouraging undergrounding of overhead services in urban residential and commercial areas and placement of new services to provide for new street trees in urban residential and commercial areas.

*Principal Reason*

*Undergrounding of overhead wires results in less conflict with amenity street planting. Related benefits from undergrounding include improvement of street appearance, safety, better street light placement, reduced maintenance of wiring. Reduction of costs of*

*maintenance and repair of trees damaged by servicing work; less disruption of existing and future street trees.*

- (6) Requiring trees to be identified on plans when making resource consent applications (see General Rules 6.2 and 6.3).

*Principal Reason*

*Reduces accidental damage to trees by unsympathetic development.*

- (7) Provision by the Council of trees or shrubs for new household units.

*Principal Reason*

*Provision of trees, shrubs etc with new household units provides an incentive to plant and seek landscaping advice.*

### **ANTICIPATED ENVIRONMENTAL OUTCOMES**

- (1) Increased amenity planting in the District, with special regard for existing natural values and effects on adjoining properties.

### **MONITORING**

- (1) Assess the effectiveness of policies by monitoring comments and complaints.
- (2) Upgrade schedule of significant trees.
- (3) Survey the public to identify awareness of available landscape information/guidelines.
- (4) Within four years survey public awareness of Council implemented amenity planting and indigenous re-vegetation programmes; use comparison of aerial photos to observe whether tree planting is increasing.

### **ISSUE 2**

Many commercial and industrial sites are unattractive.

*Explanation*

*Enhancement measures are needed where sites are visible from public places and adjoining residential areas.*

### **OBJECTIVE**

- (1) Improved visual quality of commercial and industrial sites.

*Principal Reason*

*Addresses community concerns for the improved appearance of commercial and industrial sites.*

**POLICY**

- (1) To promote enhancing the visual appearance of commercial and industrial sites and to protect the visual quality of adjoining Recreation, Residential or Rural Zones.

*Explanation and Principal Reason*

*Proposes enhancement measures to address amenity concerns in commercial and industrial areas.*

**METHODS**

- (1) Increasing public awareness of the advantages of providing landscaped areas within commercial and industrial sites, by providing guidelines on appropriate planting.

*Principal Reason*

*Increases public awareness and promotes efficient maintenance of landscaped sites.*

- (2) Including rules in the District Plan which require the development of areas landscaped with trees or shrubs in conjunction with the development of the site appropriate to the zone (see General Rule 6.19).

*Principal Reason*

*Establishes specific standards which must be complied with when developing the site. These rules shall not apply to the minor extension of an existing building.*

**ISSUE 3**

There is a need to improve the means for addressing disputes where “problem” trees affect other properties and utility services.

*Explanation*

*These situations usually arise when large trees and houses are located in close proximity to each other. The issue relates to the effect of plantings on adjacent or neighbouring household units.*



### **OBJECTIVE**

- (1) Creating greater awareness of the potential to adversely affect adjoining property owners or utility services when planting trees.

*Principal Reason*

*By increasing public awareness of this issue future conflicts over problem trees may be avoided.*

### **POLICIES**

- (1) To promote amenity tree planting on residential and commercial sites which are appropriate to the location, development and size of the allotment and adjoining land.

*Explanation and Principal Reason*

*By increasing public awareness of this issue future conflicts over problem trees may be avoided.*

- (2) To require rural shelter belts, wood lots and forestry to be set back from household units and Residential Zones.

*Explanation and Principal Reason*

*Massed plantings can adversely affect light and outlook to the detriment of residential activities. Dwellings in such locations are also more susceptible to fire risk.*

### **METHODS**

- (1) Preparing and making available guides to tree planting which encourage appropriate siting and choice of species. Take into account the relationship of tree planting with landscape and potential effects on neighbours, etc.

*Principal Reason*

*Aim to reduce complaints about problem trees; improved visual amenity; heightened public awareness of appropriate planting.*

- (2) Publicizing existing Property Law Act and Disputes Tribunal procedures for resolving boundary disputes over individual trees in urban areas. Use rules to address locations where massed trees can have adverse effects.

### *Principal Reason*

*Reduction in public costs; avoids the Council being drawn into neighbourhood disputes; transfers cost to individuals involved in dispute. Addresses problem trees rather than providing rules which apply to all plants on all properties, which would create enforcement problems. Where massed trees are proposed it is better to address the location of the trees by way of rules before any trees are planted.*

### **ANTICIPATED ENVIRONMENTAL OUTCOME**

- (1) Increased amenity planting in the District, having special regard for effects on adjoining properties.

### **MONITORING**

- (1) Assess the effectiveness of policies by monitoring comments and complaints and reviewing policy within four years.

### **ISSUE 4**

There are specimen trees highly valued by the community because they are either visually attractive or because they have heritage (including botanical) values worthy of recognition.

### *Explanation*

*There are some trees in the District which have landmark qualities or are associated with important events in the history of the community.*

### **OBJECTIVE**

- (1) That important specimen trees are recognised and given protection from human activity which threatens to damage or remove the tree.

### *Principal Reason*

*Recognises the value the community attributes to these trees and seeks to retain these trees where possible.*

### **POLICIES**

- (1) To identify the most important specimen trees assessed against the following criteria:
  - the size of the tree;
  - the importance of its position;
  - the presence of other trees;
  - the occurrence of the species in the District;

- the role of the tree in the location or setting;
- the useful life expectancy of the tree;
- the form or shapeliness of the tree;
- and any historic importance associated with the tree.

*Explanation and Principal Reason*

*Addresses community concerns for the protection of important specimen trees and provides some basis for assessing specimen trees.*

- (2) To protect the most important specimen trees from any human activity that may cause damage to or removal of identified specimen trees by having regard to the following matters:

- whether the proposed development can be undertaken without any work affecting the tree;
- the health or condition of the tree;
- any effect of trimming or disturbance of the tree's root system on its appearance or health;
- the effect of any building or other development on the visibility of the tree from a road or public place;
- whether the tree is causing any significant damage to property or services;
- whether the tree restricts the development of the site to a significant degree;
- whether the tree inhibits the growth of another more important specimen tree nearby;
- and any safety concerns.

*Explanation and Principal Reason*

*This policy provides criteria to balance competing aspirations of landowners who wish to see significant trees removed, against community benefit. Gives some measure of certainty for those in the community who wish to see important specimen trees protected and to tree owners who wish to retain the ability to maintain their trees.*

### **METHODS**

- (1) Increasing public awareness of accepted horticultural procedures for trimming or pruning of trees by including information in the proposed Tree Guidelines and by public education programmes.

*Principal Reason*

*Increases public awareness and promotes improved tree maintenance.*

- (2) By including the most significant trees in the District Plan and requiring an application for a resource consent to carry out work on or near scheduled trees (see Volume II and General Rule 6.13).

*Principal Reason*

*Allows for general maintenance of the tree but gives the Council control over large scale maintenance or removal of trees scheduled in the District Plan.*

*The Royal New Zealand Institute of Horticulture Tree Evaluation System was used to identify the significant trees, and others were added because of their association with important events.*

- (3) Providing for the trimming of foliage on significant trees in accordance with recognised horticultural practice (see General Rule 6.13).

*Principal Reason*

*Provides for reasonable maintenance of a significant tree.*

- (4) Any activity within 10 metres of the base of a Significant Tree, which has the potential to damage or remove any part of the tree, other than for maintenance provided for in Method (3) shall be a discretionary activity (see General Rule 6.13).

*Principal Reason*

*Ensures potentially destructive actions on trees are carefully considered as part of the resource consent assessment process.*

### **ANTICIPATED ENVIRONMENTAL OUTCOME**

- (1) Increased protection of Significant Trees while providing for maintenance where appropriate.

### **MONITORING**

- (1) Assess effectiveness of policies by monitoring trees scheduled in the District Plan and monitoring resource consents relating to those trees.



## **11(b) AMENITY VALUES - SUNLIGHT, DAYLIGHT AND OUTLOOK**

### **ISSUE**

The bulk and location of buildings can have effects on the surrounding sites and the local environment.

#### *Explanation*

*The siting of buildings and other structures can obstruct sunlight and daylight enjoyed by neighbours as well as affecting outlook and privacy for surrounding residents.*

### **OBJECTIVE**

- (1) Ensuring a measure of protection of daylight, sunlight, and residential privacy and outlook.

#### *Principal Reason*

*The amount of sunlight or daylight received by a residential dwelling or a work place contributes to the general amenity of the site. By taking account of these values, recognition should also be given to the desire for privacy and the need to reduce supplementary energy requirements for heating and lighting.*

### **POLICIES**

- (1) To control the height (and height in relation to bulk and location) of buildings, concentrating on the effects on adjoining residential properties.

#### *Explanation and Principal Reason*

*Building height will be controlled by setting maximum height performance standards and height in relation to boundaries, by requiring recession planes and set backs of non-residential buildings (other than residential accessory buildings) from residential boundaries.*

*Recession planes and the set back of non-residential buildings are primarily concerned with protection of adjacent properties. Height requirements can also protect townscape and outlook, including views for the wider neighbourhood. Places limits on development to avoid the most adverse effects and gives some certainty to both applicants and neighbours.*

- (2) To require a resource consent for proposals exceeding those performance standards referred to in Policy (1) taking into account any effects on daylight, sunlight, privacy, outlook, streetscape and townscape and giving preference to those values when a proposal exceeds the performance standards.

*Explanation and Principal Reason*

*Provides for assessment of development in excess of the controls while giving some certainty to others in the neighbourhood. In some cases it may be found that buildings can exceed the performance standards for the zone without compromising the values in Policy (2).*

### **METHODS**

- (1) Establishing performance standards that set maximum building height and recession planes (see Zone Rules and General Rule 6.22).

*Principal Reason*

*Administratively practical. Some protection of neighbours amenities.*

- (2) Providing for buildings to exceed performance standards as a discretionary activity (see Zone Rules and General Rule 6.1).

*Principal Reason*

*Allows flexibility over the placement of ancillary buildings, provided the consent of those who could be affected is obtained.*

- (3) Where commercial and industrial sites adjoin residential properties, a building set back is required on the commercial and industrial property (see Rules for Commercial Zones and Rules for Industrial Zones).

*Principal Reason*

*Some control over scale of development for townscape purposes.*

- (4) Providing for open space for each household unit on any site (see Rules for Residential Zones).

*Principal Reason*

*To provide for recreation and outdoor activities and exercise some control over scale of development for townscape purposes and protection of neighbours' amenities (see also Part B, 11(c)).*

## **ANTICIPATED ENVIRONMENTAL OUTCOMES**

- (1) Some access to daylight and sunlight is preserved for all properties, unless a resource consent is obtained.
- (2) A measure of protection for privacy and outlook.
- (3) Energy consumption for heating and lighting will be lower than might otherwise occur in some instances.

## **MONITORING**

- (1) Record number of consents required from height, set back, and recession plane performance standards.
- (2) Record number of complaints due to the effects of building on daylight, sunlight, privacy and outlook.
- (3) Review situation in eight years.





## **11(c) AMENITY VALUES - TOWNSCAPE AND LIFESTYLE**

### **ISSUE 1 (a)**

There is a general lack of amenity in some urban areas where land use degrades the appearance of “streetscapes”, and where the scale and coherence of new development in relation to existing developments reduces the amenity of these areas.

#### *Explanation*

*The visual appearance of buildings and other structures including overhead wires and signs, in residential, commercial and industrial areas is of concern to the community. People expressed specific concerns about the state of dilapidated buildings, and the need for coherence of streetscapes.*

### **ISSUE 1 (b)**

Community safety may be compromised by activities that may be perceived as morally offensive and/or associated with criminal activities and where the amenity of the area is compromised by its general ambience including poor lighting, narrow alleyways, litter and the character of persons frequenting the area.

#### *Explanation*

*There can be a perception of diminished public safety in the vicinity of adult entertainment venues. Any perceived threats to personal safety may relate to verbal comments or visual signs and need not arise out of knowledge of actual events, however, the hours of operation of adult entertainment venues may enhance street security and consequently accessibility for people who would have otherwise avoided the area.*

### **OBJECTIVE**

- (1) Improved amenity and safety of urban “streetscapes” in the District.

#### *Principal Reason*

*Addresses the wide community concern that the appearance of urban areas in the District needs improvement.*

### **POLICIES**

- (1) To permit the use and development of residential and commercial sites while protecting and enhancing the amenity and safety enjoyed

by neighbouring properties and the public enjoyment of the streetscape (other than during short term construction).

When considering applications for resource consent for businesses of prostitution, the Council shall refer to section 15 of the Prostitution Reform Act 2003.

*Explanation and Principal Reason*

*Offers some protection of neighbours' amenity and public enjoyment of streetscapes.*

- (2) To seek the eventual undergrounding of overhead wires other than transmissions lines within urban areas.

*Explanation*

*Overhead wires contribute to visual clutter in streetscapes. They also have an adverse effect on safety and amenity tree planting.*

### METHODS

- (1) Requiring a set back from road boundaries, except in town centres and Central Timaru (see Residential 1, 3 and 4 Zones and Commercial 2 and 3 Zones).

*Principal Reason*

*So that buildings do not unduly dominate the streetscape. Set backs provide a degree of openness which may also be used to fulfil open space requirements.*

- (2) Limiting the density of household units in Residential Zones.

*Principal Reason*

*To provide a limit on the intensity of development, giving a measure of protection to privacy and outlook compatible with the purpose of the zone, and reducing intensity of demand for urban services.*

- (3) Including a rule for temporary buildings or activities which limits the time of site occupation, and the bulk and location of the proposed building or activity (see General Rule 6.10).

*Principal Reason*

*Enables some buildings or activities to locate temporarily, subject to some controls which mitigate their effects on neighbouring activities or limit the duration of the activity.*

## **ISSUE 2**

Signs and other forms of advertising can have adverse environmental effects by detracting from the visual or scenic qualities of an area and causing a traffic hazard, especially if these signs or other forms of advertising are poorly located and designed.

### *Explanation*

*Signs are an essential part of modern life. Sensitively designed and positioned signs can enhance the character and visual appearance of a commercial locality. Signs can also give information about the direction or location of an activity (such as the availability of products or services), features of interest, or give notice of forthcoming events.*

*Community attitudes to the use of signs vary. In commercial and industrial areas, signs are an accepted part of such activities where they can add colour and vibrancy to an area, however, there are situations where signs may reduce amenity and visual appearance. For example, in situations where the scale and character of modern signs and heritage buildings conflict.*

*In residential and rural areas, signs also have the potential for causing adverse visual effects. These signs could also have adverse effects on traffic and pedestrian safety in all areas and this needs to be considered too.*

*Signs within the road reserves on State Highways are subject to specific controls imposed by Transit New Zealand, while on other roads throughout the District, the Council is the controlling authority. All road signage relating to the transportation function of roads is permitted in the respective zones as this is considered an integral part of the roading network.*

*It is considered that signs located within or along State Highways and other roads, for other than roading purposes, have the same potential adverse effects on traffic safety as signs located in private property.*

*The Council controls signs on its roads and private property by way of a Bylaw. The Bylaw covers the safety aspects of signs especially in relation to urban pedestrian areas and the use of temporary signs.*

## **OBJECTIVE**

- (1) Enabling signs while avoiding or mitigating the adverse environmental effects of signs on public safety and the visual quality of the District.

### *Principal Reason*

*Because advertising provides information and can add colour and vibrancy (particularly in the commercial and industrial areas) it seems appropriate to provide for relatively unrestricted advertising in those areas. This applies only up to the extent that public safety, convenience, access and visual amenity values are not compromised.*

### **POLICIES**

- (1) To provide for signage but to ensure that signs do not adversely affect traffic safety by confusing, distracting, or obstructing the views of motorists or pedestrians.

### *Explanation and Principal Reason*

*While it is intended to have little or no controls on the type and method of advertising, particularly within the Commercial and Industrial Zones, in some instances the position of signage in relation to roads and adjoining Residential Zones will need to be controlled. The performance standards reflect these controls.*

- (2) To limit all advertising in or over roads or public places, except those associated with businesses and within the immediate vicinity of those businesses (i.e. signs on veranda's or sandwich board signs), to signs that are necessary for direction, public information or public safety.

### *Explanation and Principal Reason*

*The purpose of roadways is to provide a line of communication or transport between places for pedestrians, cyclists and motorists and they should not be cluttered with unnecessary obstructions like advertising signs. Exceptions are the business areas where the shopping environment can tolerate some obstruction by signage in accord with Council Bylaws.*

- (3) To limit signage in Rural, Residential and Recreation Zones to signs that are necessary for direction, public information, and public safety, or for identifying the premises on which the sign is located.

### *Explanation and Principal Reason*

*In some areas signs are not appropriate or desirable, in particular signage or advertising which do not relate to the property on which it is located. Such signs can cause confusion or distraction to the road user.*

*These signs can also detract from the visual amenity of areas with predominantly residential and rural character.*

- (4) To limit signage associated with businesses of prostitution where there is potential for conflict with sensitive activities such as day care facilities, schools and community facilities, and where there is potential to cause nuisance and/or serious offence to ordinary members of the public and be incompatible with the existing character and use of an area.

*Explanation and Principal Reason*

*Signage associated with businesses of prostitution has the potential to create significant adverse visual effects which may cause serious offence to some members of the community, however these effects have to be considered in the context of an environment where cinema or theatre advertising can occasionally display nudity, and where adult shops can openly display their products in shop windows.*

### **METHOD**

- (1) Requiring compliance with performance standards and rules for signs (see General Rule 6.15).

*Principal Reason*

*Limits the scale and intensity of signage and ensures compatibility with the character of the surrounding environment.*

### **ISSUE 3**

When recycled or relocated buildings or shipping containers are shifted into an area many are unsightly without renovation.

*Explanation*

*Many owners use this method to reduce costs and will complete the interior leaving the exterior for long periods due to financial constraints.*

### **OBJECTIVE**

- (1) Avoidance of (other than temporary) adverse visual effects arising from relocated buildings.

*Principal Reason*

*Relocated buildings can be unattractive because of the damage done to the base and exterior appearance of the building during the removal process.*

**POLICY**

- (1) To require the completion and renovation of relocated buildings or enhancement of shipping containers within a reasonable time frame, except for shipping containers located in Industrial Zones.

*Explanation and Principal Reason*

*By requiring the completion and renovation of the foundations and exterior envelope of buildings, adverse visual effects can generally be removed.*

**METHOD**

- (1) Requiring application for a resource consent for the relocation of an existing building or shipping container on a site, other than in an Industrial Zone (see General Rule 6.14).

*Principal Reason*

*To ensure that any potential adverse visual effects are addressed prior to relocation.*

**ISSUE 4**

Where animals are housed on sites adjoining residential activities, there can be problems with noise, odour, and the attraction of flies or vermin.

*Explanation*

*There may be adverse environmental effects produced where animals are housed in close proximity to residential activities and the anticipated residential amenity of such areas is reduced. Council Bylaws provide some controls on the housing of animals in the Timaru urban area.*

**OBJECTIVE**

- (1) Mitigation of the adverse effects of housed animals where buildings intended to accommodate animals are located near to residential areas.

*Principal Reason*

*Addresses the adverse environmental effects of housing animals in close proximity to residential areas.*

**POLICY**

- (1) To limit the location of buildings used for housing of animals in and adjoining Residential Zones.

*Explanation and Principal Reason*

*Provides some protection for residential activities from adverse effects associated with the housing of animals.*

**METHOD**

- (1) Requiring buildings housing animals to be set back from internal site boundaries within Residential Zones and sites adjoining Residential Zones (see General Rule 6.17).

*Principal Reason*

*Ensures buildings housing animals are located away from site boundaries to reduce conflict with neighbouring activities.*

**ISSUE 5**

The lack of visual quality, coherence and character in some urban areas.

*Explanation*

*Some urban subdivision and development is visually unattractive, lacks character and interest and lacks the connectivity needed to make residential areas socially cohesive, interesting and safe places to live.*

**OBJECTIVE**

- (1) Achieve high quality urban subdivision and development that reflects good urban design and is environmentally sustainable.

*Principal Reason*

*Ensures comprehensive planning for urban development that reflects good urban design.*



### POLICY

- (1) To promote low impact urban design guidelines for land development and subdivision, including to:
- Identify and protect areas of vulnerable ecology.
  - Build on and incorporate existing landscape features, patterns and processes.
  - Integrate landscape features into public and common areas.
  - Landscape for multiple use, help stormwater filtration and erosion control.
  - Plant to control microclimate effects.
  - Provide green/buffer areas between neighbourhoods.
  - Provide compact and well located parks.
  - Enable the creation of higher density building sites.
  - Design building sites for maximum solar access.
  - Include traffic free areas in neighbourhood design.
  - Design to enable multiple land use opportunities.
  - Ensure privacy/security of private allotments and security in public areas.
  - Consider the needs of waste management in neighbourhood design.

(Source of guidelines: “New Zealand Handbook Subdivision for People and the Environment” (SNZ HB 44:2001)).

#### *Explanation and Principal Reason*

*Low impact urban design provides a number of environmental, social and economic benefits. These include reduced emissions and effluent pollution; healthier aquatic ecosystems; reduced toxins, heavy metals, and greenhouse gases; stormwater management to attenuate flows and reduce flood risk; enhanced biodiversity; improved understanding of local environment; better connectivity of communities; increased urban amenity values; increased use of indigenous vegetation; reduced development costs through economies of scale; understanding of most cost effective approaches; enhanced property values; marketing advantage and improved profitability; reduced costs of urban infrastructure and clean up of polluted sites; and lower operating costs, e.g. energy efficiency.*

### ANTICIPATED ENVIRONMENTAL OUTCOMES

- (1) Retention of the amenity enjoyed by existing developments.
- (2) Enhanced urban amenity associated with low impact urban design and development.

## **MONITORING**

- (1) Record number of consents required for alterations to set back requirements, minimum allotment requirements, or General Rules 6.10 (Temporary Activities), 6.14 (Relocated Buildings), or 6.15 (Signs).
- (2) Record complaints arising from activities.
- (3) Review situation prior to next plan review.



## **12 NOISE**

### **ISSUE**

The adverse effects of noise are an issue in both urban and rural areas where noise may have an adverse effect on the health of people and communities and their enjoyment of the District, as well as an effect on natural values.

#### *Explanation*

*While there is always background noise, some noise can give rise to nuisance and even health problems through either its character, duration, or time of occurrence. Some activities, including certain industrial processes and motorsports, are inherently noisy while other activities can give rise to noise effects from the people and traffic attracted to them, e.g. public halls, licensed premises and all night service stations.*

*In natural areas, including on the surface of water, noise detracts from the intrinsic values of such areas. The management of noise issues in the Coastal Marine Area is a function of the Canterbury Regional Council but can have an effect on the adjoining land.*

### **OBJECTIVE**

- (1) Minimise the situations where there is conflict between noise emissions from land use activities and other more sensitive land uses.

#### *Principal Reason*

*Where activities such as motorsport, which emit high noise levels, and more sensitive uses such as dwellings are in close proximity (as they are at the Timaru International Raceway) there is potential for conflict about adverse noise effects and degradation of amenity values. This should be avoided where practical, or means found to mitigate the effects where practical. There are already a number of noise generating activities as well as motor racing including Port of Timaru Limited, Richard Pearse Airport, Main South Railway, arterial roads and industrial areas where more sensitive activities such as nearby residential use could be adversely affected by noise.*

### **POLICY**

- (1) To avoid or mitigate effects of noise on residential uses and other sensitive areas, by limiting noise emissions within residential, rural and natural areas, and by discouraging residential and other sensitive uses from locating close to land zoned or used for noisy activities.

#### *Explanation and Principal Reason*

*The simplest and most effective way to minimise conflicts between land use over noise is to achieve separation of the land uses wherever possible. Industrial, commercial and recreational activities which produce high levels of noise should not be located in residential areas or where there are high natural values. Industrial and commercial activities are best located within or adjacent to existing industrial and commercial areas where noise has a lesser effect. Recreational activities which generate noise, such as motorsports, are best located in those rural areas where there are relatively few dwellings. Some impact on rural dwellings will still occur but there are fewer people affected. Where noisy activities in rural areas are not clustered together, and the frequency of use is limited, the adverse effects are lessened.*

#### **METHODS**

- (1) (a) Using zoning, listing of activities, and setting noise levels within the District Plan to provide for a variable quality of acoustic environment appropriate to different parts of the District (see Zone Rules and General Rule 6.21).

#### *Principal Reason*

*Some controls are required to prevent excessive noise in different zones. The character of noise changes according to the type of use. Industrial or machinery noise is more readily addressed through maximum noise levels. Crowd or people noise is better addressed through identifying suitable activities for particular zones and limiting time, duration and frequency of occurrence.*

*Road traffic noise is an expected outcome for activities choosing to locate adjacent to roads and is not specifically controlled in the District Plan.*

*Specific noise levels are provided for temporary military training activities. Such noise is sporadic and generally of short duration but sometimes is loud and startling and can generally be compared with noise originating from demolition or construction. The construction noise provisional standard New Zealand Standard 6803P:1984 contains guidelines which provide a useful basis for mitigation of noise from temporary military training activities.*

- (b) Advocating to the Canterbury Regional Council that administration of noise creating activities on the surface of

water in the Coastal Marine Area be controlled to be compatible with nearby land uses.

*Principal Reason*

*To minimise noise conflicts with adjacent land uses.*

- (2) Investigate the adverse effects of road traffic noise on noise sensitive land uses and consider adopting any relevant New Zealand standard.

*Principal Reason*

*To address issues related to road traffic noise.*

### OBJECTIVE

- (2) See Objective (1).

### POLICY

- (2) To provide rules setting noise limits adequate for the protection of community health and welfare while enabling control of reasonable noise emissions from activities.

*Explanation and Principal Reason*

*In those zones where significant noise emissions might be anticipated from activities it is appropriate to have noise limits. In Residential Zones, where no limits are specified where an activity gains a resource consent which is appropriate to have a condition relating to noise attached to it then Council shall have regard to the noise limits applicable at the zone boundaries.*

- (3) To rely on the statutory provisions of the Resource Management Act to address noise problems, where there is no suitable standard laid down by the District Plan or by conditions of a resource consent.

*Explanation and Principal Reason*

*Noise standards are not provided in Residential Zones because there can be a considerable degree of variation throughout the District. For example, the noise levels experienced by residential activities located adjacent to State Highway 1 will be much higher than those experienced by people residing in a quiet cul-de-sac.*

*The Council has statutory obligations under the Resource Management Act to address noise nuisance issues when a complaint is received e.g. loud parties. Noise generated by long standing*

*industrial activities with existing use rights in residential areas is best dealt with under the excessive noise provisions of the Act.*

*Section 16 of the Resource Management Act imposes a duty on everyone to ensure that the emission of noise does not exceed a reasonable level.*

## **METHOD**

- (2) The Council will respond to noise complaints on a 24 hour basis and take enforcement action where it considers that unreasonable or excessive noise is being made (see sections 326-328 Resource Management Act).

### *Principal Reason*

*To carry out the Council's obligations under the Resource Management Act in respect of monitoring and enforcement to relieve the adverse effects of noise which give rise to nuisance situations.*

## **ANTICIPATED ENVIRONMENTAL OUTCOMES**

- (1) A variable acoustic environment in different areas of the District with a high degree of separation of incompatible land uses.
- (2) The health of people in communities is adequately protected from noise emissions.

## **MONITORING**

- (1) Recording and evaluation of complaints so that performance standards for noise can be reassessed after eight years.
- (2) Monitoring of conditions of consent which limit the levels and frequency of noise that can be generated.

## 13 COMMUNITY ENABLEMENT AND PHYSICAL RESOURCES

### ISSUE

Timaru must cater for expanding regional demands and changing communal needs while avoiding adverse environmental effects.

#### Explanation

*The physical, economic and strategic characteristics of the District are such that the District will continue to enjoy mature population and tourist growth. Changing demographics and lifestyle expectations in a climate of growth need to be recognized and provided for. Additionally, urban Timaru is the regional centre for areas of beyond the District and capable of better enabling those communities to meet needs that cannot be supported by local economies. However, in catering for growth and change, a balance must be struck between enablement through new or amended measures and the broader concept of sustainable management. All the physical resources of the District need to be managed to cater for expanding regional demand and community needs, whilst avoiding, remedying or mitigating adverse effects on the environment.*

### OBJECTIVE

- (1) To accommodate growth while protecting and enhancing the quality of the environment.

#### Principal Reason

*Future urban growth within urban Timaru and the existing rural townships and settlements needs to be provided for by ensuring that sufficient appropriately zoned land is available on which sustainable growth can occur.*

### POLICIES

- (1) To ensure that sufficient and appropriately zoned land is available to accommodate business and residential growth.

#### Explanation and Principal Reason

*To meet the needs of residents and business, urban growth within Timaru City and existing rural settlements needs to be planned for and accommodated by ensuring that sufficient land with appropriate zoning is made available.*

- (2) To provide for a range of business activities and lifestyle choices, for example rural living sites, large lot residential, conventional residential development, and high density residential development in Timaru's inner city area.



- (3) (i) To have regard to the efficient use of existing physical resources all areas of the District
- (ii) To avoid, remedy or mitigate adverse environmental effects on existing physical resources in all areas of the District.

*Explanation and Principal Reasons for Policies 2 and 3*

*These policies represent the need for a balanced approach, as between catering for change and sustainably managing established physical resources. Policy (2) is given effect by a range of options by way of zoning to meet changing demographic, lifestyle and business needs. Policy 3 is given effect by rules or other methods, to preclude or mitigate adverse effects and/or to encourage viable redevelopment.*

*Physical resources in the District include land (both brown and greenfields sites) existing buildings and services such as roads, parking areas, community facilities and Council provided infrastructure\*. While the Council wishes to encourage new development in the District, it will have regard to the efficient use of these resources and to avoid, remedy or mitigate adverse effects on those existing resources in all areas of the District.*

*\*[Cross –refer to Services and Infrastructure Chapter]*

## **METHODS**

- (1) Applying appropriately differentiated Rural, Residential, Commercial, Industrial and Recreation Zones to all land in the District, together with General and Specific Rules.

*Principal Reason*

*Zoning is the primary method employed for sustainably managing Timaru's natural and physical resources. Zoning provides certainty about the level and nature of effect that may be experienced in a particular area. For example Residential Zones are not applied where the intensity of development detracts from existing natural character, or areas of high landscape quality.*

- (2) Provide for the accommodation of most commercial business activities by identifying a range of commercial zones for the District, including established and new commercial centres of Timaru, Temuka, Geraldine and Pleasant Point, suburban shopping areas (Ashbury, Highfield, Le Cren Street) and neighbouring shopping areas (see rules for Commercial 1,2, 2A and 3 Zone).

*Principal Reason*

*Future commercial development should where possible be focused on established commercial areas to make the best use of existing resources.*