

Timaru District Plan Review

Community Feedback and Initial Committee Direction on Discussion Documents



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TIMARU DISTRICT PLAN REVIEW
LAND USE PLAN





Introduction

Purpose

The Timaru District Council is reviewing the Timaru District Plan. This report outlines the community feedback received on the District Plan Review discussion documents. The documents focused on the options to address the district's current and emerging resource management issues. The report also outlines the Council's Environmental Services Committee initial direction for the drafting phase of the review.

Background

The initial consultation stage of the review has involved scoping of issues and consultation around 18 discussion documents. In 2018 Council will commence drafting of the proposed Timaru District Plan. Council has not yet decided if it will consult on the draft plan before notification of the proposed plan. When notification of the proposed plan occurs it will follow the Resource Management Act 1991 process of submissions, hearings, decisions and appeals.

Scope

The 18 discussion documents were the focus of three public drop in sessions held in Geraldine and Timaru during January and February 2017. The feedback from the public drop in sessions, which more than 65 people attended, have been included in this document. Also included is the feedback provided through the online feedback system and mail.

The feedback was summarised for each issue and includes new issues that were identified as a result of the consultation. Feedback was workshopped with the Committee to obtain their initial direction for the drafting phase of the review. The Committee's initial direction is subject to the finalisation of the review but gives an indication of where the Committee is heading.

The feedback and Committee's initial direction is summarised in this document by each topic area. Additional issues raised in the feedback are mentioned at the end of respective topics, while issues that are outside the scope of the District Plan have been collated at the end of this document.

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Further information

Copies of the discussion documents and summaries along with this document can be downloaded from the Council website www.timaru.govt.nz/dpr.

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Topic 1 Takata Whenua

Issue 1 – Integration of takata whenua values throughout the District Plan and the involvement of takata whenua in the plan development process

Summary of Community Feedback

- General support for integration of takata whenua values and involvement of rūnanga in the District Plan development.

Environmental Services Committee Initial Direction

The Committee intends to establish a takata whenua steering group to obtain recommendations before commenting further. The takata whenua steering group will consist of representatives from Te Rūnanga o Arowhenua, Canterbury Regional Council and Timaru District Council.

Issue 2 – Papakāinga housing or kāinga nohoanga zones, Māori community development and marae development

Summary of Community Feedback

- Support for appropriate zoning of land for maraes, schools, community facilities, places of assembly, and papakāinga to benefit rūnanga.

Environmental Services Committee Initial Direction

Same as above.

Issue 3 – Areas of particular interest e.g. cultural landscapes, statutory acknowledgement areas, specific cultural sites, etc

Summary of Community Feedback

- General support for the identification of significant sites and areas, and for provisions to manage use of these areas. This support was particularly targeted towards Maori cultural sites where these can be specifically identified.
- One respondent seeks care to be taken when identifying, and providing protection provisions, for cultural landscapes to ensure the landscapes are within the scope of the Resource Management Act.

Environmental Services Committee Initial Direction

Same as above.

Issue 4 – Controls over specific areas or resources to recognise takata whenua values e.g. waterways, springs, wetlands, significant ecological areas, natural landscapes

Summary of Community Feedback

- General support for integration of takata whenua values.

Environmental Services Committee Initial Direction

Same as above.

Issue 5 – Controls relating to infrastructure development, subdivision and civic urban development as these relate to takata whenua values

Summary of Community Feedback

- General support for provisions for the benefit of the rūnanga subject to such provisions providing for the National Grid where appropriate.

Environmental Services Committee Initial Direction

Same as above.





Topic 2 Subdivision

Issue 1 – Subdivision chapter content

Summary of Community Feedback

- General support for consolidating the subdivision controls into one stand alone chapter.
- Support for the implementation of National Policy Statements and National Environmental Standards to facilitate strategic infrastructure within the electricity transmission corridors, protect human health from soil contamination and protect coastal environments.
- General support for ensuring provisions are consistent and certain for the contents of greenfield Outline Development Plans, and the urban design outcomes to be achieved for infill development.
- Some respondents requested provisions to remove existing loopholes with the extent of Right of Ways, service connections, and dispersed 'rural living approach'.
- Some respondents requested flexibility for smaller subdivisions within the rural environment.
- One respondent requested provisions requiring the developer to connect each lot to the electricity network prior to the completion of their subdivision.
- Another respondent requested natural hazards to be considered for subdivisions and developments.
- General support for provisions to consider water sensitive design to assist in managing stormwater discharge.
- One respondent requested links between the District Plan and the Land and Water Regional Plan to provide better direction and consistency for managing stormwater within the District.

Environmental Services Committee Initial Direction

It is important to have a concise and certain suite of subdivision provisions in a stand-alone chapter. The chapter needs to give effect to the requirements of the National Policy Statements and National Environmental Standards to facilitate strategic infrastructure within the electricity transmission corridors, protect human health from soil contamination and protect coastal environments. Consistency and certainty will be provided for Outline Development Plans, infill development and urban design outcomes. Provisions will also include consideration of water sensitive design to assist in managing stormwater discharge.

Issue 2 – Addressing infrastructure design standards

Summary of Community Feedback

- Both support for and opposition to incorporating infrastructure design standards into the District Plan as rules to be met as part of the subdivision consent process. There was also both support for and opposition to negotiating and agreeing infrastructure design standards on a case-by-case basis with Council's Subdivision and Asset Officers. Some respondents considered rules to control subdivision necessary to provide certainty of standards while other respondents requested flexibility in the standards to reflect the nature and scale of the activity being undertaken.
- General support for the inclusion of infrastructure design standards that sit outside of the District Plan. One respondent seeks a formal consultation and approval process to determine the infrastructure design standards to be met.
- One respondent seeks development to adequately provide for firefighting water supply in accordance with the New Zealand Fire Fighting Code of Practice.

Environmental Services Committee Initial Direction

Infrastructure Design Standards will be developed and will sit outside of the District Plan in order to both provide certainty as to the necessary design standards and to allow amendments to reflect current best practice.



Issue 3 – Extent of esplanade reserve and strip provisions

Summary of Community Feedback

- Both support for and opposition to the removal of the esplanade reserve or strip requirements in the District Plan. Those that supported the requirements were split between requiring esplanade reserves or strips along all waterways and the coastline, and focusing the taking of esplanade reserves and strips only along identified waterways and coastlines.
- Respondents requested the reason for taking an esplanade reserve or strip to be clear, and that only required areas (i.e. utilised and of value) be taken. Another respondent seeks the esplanade reserve or strip requirement be restricted to land titles that have a permanent waterway running through them (e.g. Burke Street, Pleasant Point).
- Concern was raised over access when rural streams are fenced off and the esplanade strip is covered with gorse and broom. Landowners raised concerns over public safety and access through farm land.
- One respondent requested compensation to be paid for esplanade reserves and strips.

Environmental Services Committee Initial Direction

A targeted approach to acquiring esplanade reserves and strips will be taken to secure: public access to waterways with high values; areas of important recreational value; and protecting recognised conservation values in an effective and efficient manner. To implement this approach the Esplanade Reserves and Strips Guidelines will need to be reviewed and, if necessary, amended.

Additional issues identified

Summary of Community Feedback

- Protection of Significant Natural Areas (in particular Conways Bush near Woodbury) and long tailed bat habitat.
- Subdivision standards for reverse sensitivity on strategic infrastructure (e.g. radio facilities, rail corridor, state highways and the National Grid) and existing farming activities.
- Noise standards for reverse sensitivity.
- Protection of soils for food production.

Environmental Services Committee Initial Direction

Refer to Topic 3: Ecosystems and Indigenous Biodiversity.

Refer to Topic 9: Utilities and Infrastructure and Topic 12: Rural Zones.

Refer to Topic 11: Noise.

Refer to Topic 12: Rural Zones.





Topic 3 Ecosystems and Indigenous Biodiversity

Issue 1 – Significant Natural Areas and significant indigenous biodiversity

Summary of Community Feedback

- General support for the identification and protection of Significant Natural Areas, with recognition of the need to protect areas of significance and the values that these areas contain. There was support for continuation of identification of significant areas for values not fully investigated. Areas requiring protection or additional protection include Orari Gorge, long-tailed bat habitats and Peel Forest.
- The support included recognition of the need for alignment of the criteria for identification of significance in the District Plan, with the criteria contained in the Regional Policy Statement. This included the need for clarity around what areas are deemed significant in relation to Resource Management Act section 6 considerations, and what constitutes a 'natural area' as defined by the National Environmental Standards for Electricity Transmission Activities.
- General support for provisions to protect significant indigenous biodiversity from earthworks, subdivision and development. This was balanced against the need to enable continued use of rural areas and provision of utility services.
- Biodiversity management plans were also generally supported.
- The feedback on riparian areas indicated that protection of biodiversity should be provided in the District Plan whilst avoiding duplication with regional council functions.

Environmental Services Committee Initial Direction

The Committee will consider the recommendations of the ecosystems and biodiversity steering group before commenting further. The ecosystems and biodiversity steering group consists of representatives from Te Rūnanga o Arowhenua, Federated Farmers, Forest and Bird, Department of Conservation, Fish and Game, Canterbury Regional Council and Timaru District Council.

Issue 2 – Enhancement and restoration

Summary of Community Feedback

- General support for incentives to ensure enhancement or restoration of ecosystems / biodiversity during development however this was aimed largely at non-regulatory methods. There was also a level of concern expressed that poorly managed incentives could lead to perverse outcomes.
- Provisions for wetlands were supported. One respondent requested that the regional council continue to manage wetlands.
- General support for biodiversity offset however concern was raised that it should only be considered as the last resort and that the criteria for use of offsets needs to be carefully developed. Concern was also raised that other methods have not been explored adequately. Others respondents considered some ecosystems are rare and should not be traded by way of biodiversity offset.

Environmental Services Committee Initial Direction

Same as above.

Issue 3 – Tree planting and wilding spread

Summary of Community Feedback

- General support for amending the rules on tree planting (including shelterbelts, woodlots and forestry) however concerns were raised on potential adverse effects on organic farming, horticulture and significant biodiversity values.
- General support for controlling wilding tree species. One respondent requested that the regional council continue to manage wilding tree spread.

Environmental Services Committee Initial Direction

Same as above.

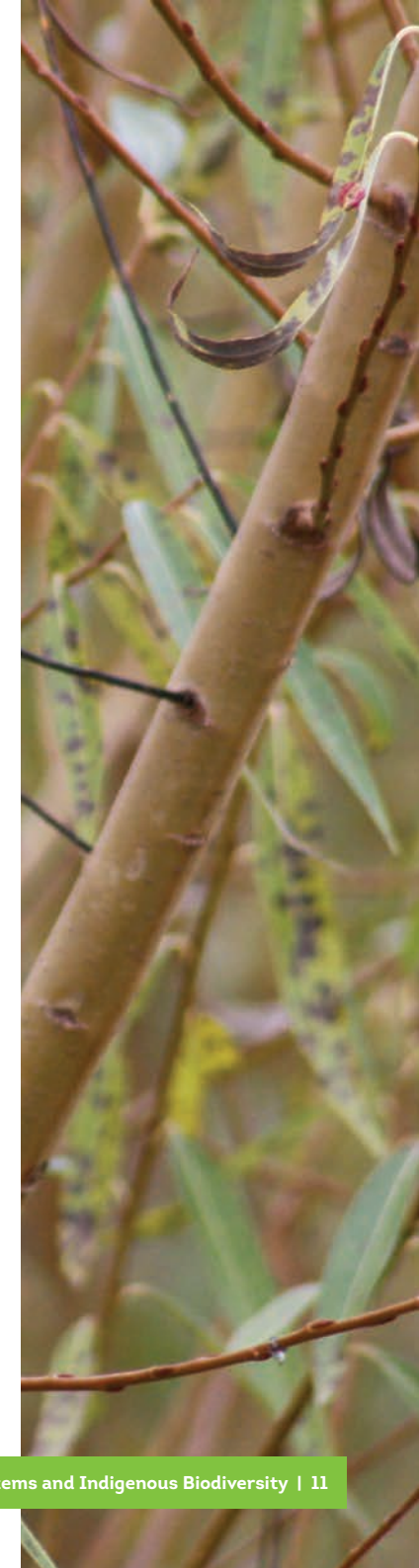
Other key issue

Summary of Community Feedback

- General support for ecosystem provisions relating to climate change and integrated management however concern was raised over the lack of guidance as to what actions could be undertaken within the District Plan.

Environmental Services Committee Initial Direction

Same as above.



Topic 4 Natural Hazards



Issue 1 – Should areas of known natural hazard risk be mapped in the District Plan?

Summary of Community Feedback

- Whilst there was general support for mapping of natural hazards in the District Plan this was coupled with some reservations about potential costs associated with such an approach if every known hazard was mapped. Additionally, respondents also indicated it was important to couple the mapping of natural hazards with an assessment of risk and an analysis of the sensitivity of activities to those hazards when drafting plan provisions.
- One respondent seeks only hazards that have occurred to be mapped rather than modelling predictions.

Environmental Services Committee Initial Direction

It is important that the District Plan reduces the risk of natural hazards.

Natural hazards will be mapped where the Committee is confident in the accuracy and validity of the information, and where the level of risk is understood. In addition potential natural hazards will be mapped as a hazard awareness zone even if the Committee is not confident in the accuracy of the information. This enables a sensitivity / risk based basis to be implemented that either raises awareness of the natural hazard or may require management through a resource consent.

Issue 2 – Should the District Plan take a sensitivity based approach to activities in natural hazard areas?

Summary of Community Feedback

- A sensitivity based approach was generally supported, whilst noting that in some instances activities that are potentially sensitive to natural hazards (particularly infrastructure) at times have no other option but to be undertaken in natural hazard areas. Need to have an understanding of the level of risk associated with a hazard when developing plan provisions.
- Strong support for inclusion of relevant provisions to give effect to the New Zealand Coastal Policy Statement and the Regional Policy Statement natural hazard requirements while duplication of consenting process with the regional council should be avoided.
- One respondent seeks provisions for farm operations within natural hazard areas, which have less risk than houses, schools or a hospital.
- One respondent seeks provisions for the operation and future development of its existing food processing site within the coastal inundation area at Pareora.

Environmental Services Committee Initial Direction

New activities will be managed on a sensitivity / risk based basis, meaning activities that are appropriate in a hazard awareness zone can still be undertaken but made aware of the potential natural hazard. Activities that require management within the hazard awareness area will require a resource consent.

Issue 3 – Should the District Plan include provisions relating to natural defences?

Summary of Community Feedback

- General support for managing activities on and around natural defences as well as encouraging the use of natural defences, where practicable. Approach aligns with the New Zealand Coastal Policy Statement and the Regional Policy Statement.
- One respondent raised the need to limit the use of off-road vehicles around sensitive natural defences.

Environmental Services Committee Initial Direction

Provisions relating to natural defences will be included in the District Plan as such features provide important natural hazard mitigation.

Additional issues identified

Summary of Community Feedback

- Need to address climate change.

Environmental Services Committee Initial Direction

Effects of climate change bring with it an increase in the frequency and severity of some natural hazards, which will be captured in the natural hazard provisions of the District Plan. Reducing climate change itself is a central government matter to address and sits outside the scope of the District Plan.

- Coastal erosion north of Timaru, which may be getting exacerbated by developments south of that area slowing down beach nourishing material.

Same as above.





Topic 5 Landscapes and Natural Character

Issue 1 – Landscapes – outstanding natural features and landscapes, heritage landscapes, and significant amenity landscapes

Summary of Community Feedback

- General support for reviewing the extent of the outstanding natural landscapes and amenity landscapes in the District Plan to ensure consistency with the Regional Policy Statement criteria, findings of the Regional Landscape Study, and best practice. Some respondents seek protection of locally outstanding landscapes, particularly the Orari Gorge, Mt Peel, Peel Forest and Four Peaks Range.
- General support for the use of buffers to protect and maintain outstanding natural features and landscapes, while enabling appropriate activities within the buffer areas.
- Provisions controlling development in landscape areas should provide for continuation of normal farming practices, and recognise the need for utility infrastructure such as the National Grid and railway corridor, to traverse outstanding and significant landscapes.
- Some respondents seek protection of landscapes from inappropriate development including forestry, adequate review of development proposals in landscape areas, offsetting, active monitoring of consents for development in landscape areas, and restoration of unforeseen damage to landscapes.
- General support for identifying and protecting outstanding natural features such as distinctive limestone and basalt rock formations, and historic landscapes containing rock art.

Environmental Services Committee Initial Direction

The information relating to outstanding natural features and landscapes, heritage landscapes and significant amenity landscapes needs to be reviewed and (if required) amended to give effect to the Canterbury Regional Policy Statement.

Issue 2 – Natural character – outstanding and high natural character areas in the coastal environment, lakes, rivers, and wetlands

Summary of Community Feedback

- General support for identification and protection of areas of outstanding or high natural character in the coastal environment, lakes, rivers, and wetlands, particularly the high naturalness of the Orari Gorge. One respondent seeks protection to cover areas that were not necessarily outstanding or high natural character but have other natural character values, while another respondent seeks hinterland and hill country to be included in this consideration.
- General support for identifying areas of the coastal environment where natural character is degraded, and including provisions enabling restoration. One respondent seeks degraded rivers and lakes to also be captured.
- Some respondents seek provisions that take into account the acceleration of natural hazards such as coastal erosion and the effects of climate change.

Environmental Services Committee Initial Direction

Outstanding or high natural character areas in the coastal environment, lakes, rivers and wetlands will be identified and included in the District Plan to give effect to the Canterbury Regional Policy Statement. To ensure the identified areas are appropriately managed, the District Plan will set the levels of development permitted in these areas as of right and also set out which types of activities require a resource consent.

The District Plan will also include provisions to enable restoration activities in identified degraded coastal natural character areas that could be restored.

Issue 3 – Significant trees

Summary of Community Feedback

- Both support for and opposition to removal of the protection on significant trees in rural areas and Council reserves. Some respondents queried the legality of removing such protection and stressed the need for protection in those areas.
- General support for the protection of any new significant trees on private land identified by the community. One respondent seeks the protection of specific trees at Elloughton Hall, while another respondent seeks all existing significant trees in the District Plan be revalidated.
- General support for enabling removal of dead, diseased, or dangerous trees without the need for resource consent. One respondent noted dead trees with cavities may provide roosting habitat for long-tailed bats and seeks this to be considered in the District Plan.

Environmental Services Committee Initial Direction

The current District Plan significant trees will be retained. New significant trees on private land will be included in the Plan to enable protection if the landowner agrees. Landowners of any new significant trees proposed to be added to the District Plan will be consulted prior to notification of the proposed new plan.

Additionally, the process for pruning / removal of significant trees where the tree is dead, diseased or dangerous will be simplified and streamlined where possible.





Topic 6 Heritage Values

Issue 1 – Is the current District Plan list of heritage items robust, i.e. does it contain all items deserving of some form of protection?

Summary of Community Feedback

- General recognition of the importance of identifying and retaining heritage items within the District and the role these items play in enhancing their surroundings.
- The respondents acknowledged and highlighted that the current District Plan list is incomplete and / or inaccurate and that efforts should be made to ensure that:
 - (a) the items on the heritage list are justified in being there and correctly categorised; and
 - (b) any items considered to be of heritage value but not contained on any list, be considered for inclusion.
- One respondent considered the inclusion of some heritage items on the heritage list is holding back progress and should be reconsidered.

Environmental Services Committee Initial Direction

The current District Plan list of heritage items needs to be reassessed and updated. Owners of any new items proposed to be added to the District Plan will be notified prior to notification of the proposed new plan.

Issue 2 – Should the District Plan control works within or near archaeological sites?

Summary of Community Feedback

- General acknowledgement of the need for owners to be aware of archaeological sites and to protect these where possible; however concern was raised regarding the duplication of protection from the Council and Heritage New Zealand.
- General acknowledgement of the need for liaising with Heritage New Zealand and the New Zealand Archaeological Association to establish protocols to guide appropriate action if an archaeological site is discovered.
- Some respondents seek protection be only for significant sites.
- One respondent seeks moa sites and rock carvings to be included for protection.
- There was an emphasis on the need for more awareness of archaeological sites.

Environmental Services Committee Initial Direction

The District Plan will not map archaeological sites or contain land disturbance controls for such areas. This is to avoid duplication with Heritage New Zealand functions. Advice of their presence will be provided where possible through alert mechanisms that sit outside the District Plan. Council will continue to liaise with Heritage New Zealand and the New Zealand Archaeological Association to retain up-to-date information regarding archaeological sites and the latest guidance regarding protocols and best practice.

Issue 3 – How can heritage protection be enabled while acknowledging the economic cost of protection?

Summary of Community Feedback

- Generally desire for retaining and restoring the heritage items of the District, but there was concern about the financial constraints that this places on owners. Concerns were also raised that further controls may result in more costs for owners.
- Tax breaks, rates rebates and financial incentives would generally be welcomed, as would enabling upgrading and renovation to ensure a viable on-going use of heritage buildings. The majority of the respondents acknowledged that financial viability is the key to the retention and longevity of these heritage items.
- One respondent considered tax incentives should only be available if the building is being used for the community and that public money should not be used for the private gain of heritage owners.

Environmental Services Committee Initial Direction

The District Plan will endeavour to enable development that promotes the ongoing use and viability of the heritage item. This is to be balanced with controls to avoid work that may diminish key heritage values through poor design choices. Any funding mechanisms to incentivise owners to invest in earthquake strengthening are to be considered through the Long-term Plan process.

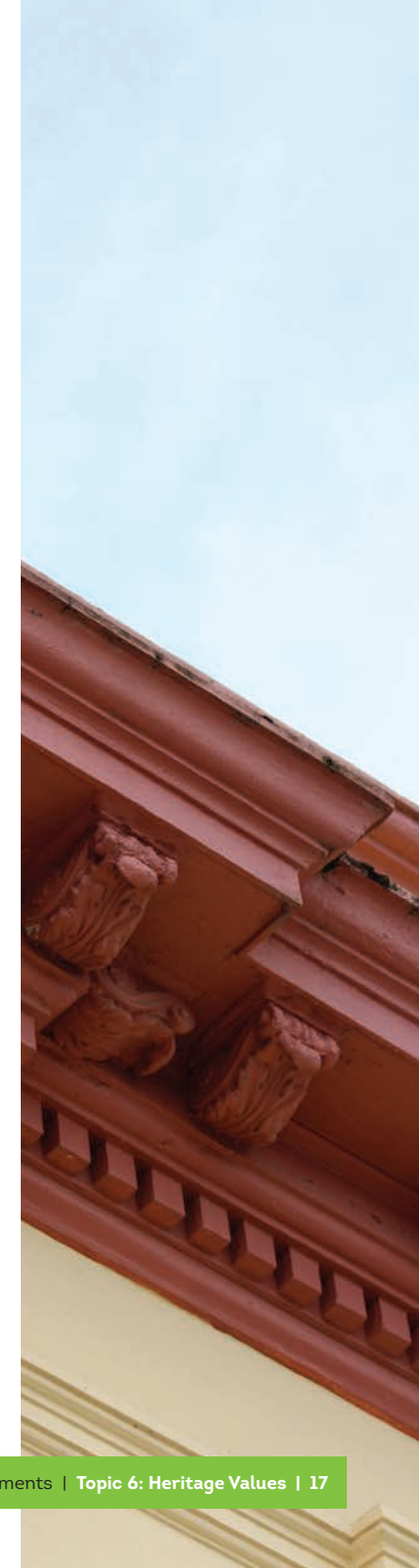
Issue 4 – Should protection of heritage items and buildings be extended to identify the setting in which they sit?

Summary of Community Feedback

- General acknowledgement that the setting of a heritage item can be important and contribute to the heritage values of that item but that is not the case for all heritage items.
- Respondents considered the settings of each heritage item should be assessed and clearly identified in a heritage report to avoid ambiguity.

Environmental Services Committee Initial Direction

The reassessment of the current District Plan list of heritage items will also include identification of the setting where the item sits. Owners will be notified of this new approach during the reassessment work.



Topic 7 Soils, Minerals and Earthworks



Issue 1 – Do higher quality soils need to be specifically protected in a manner different to other soil types within the Rural area, and if so, how?

Summary of Community Feedback

- General agreement that high quality soils should be protected, primarily for food production. However some respondents questioned whether the Rural 2 Zone, should be based solely on soil types as other factors such as ground contour, availability of irrigation and being contiguous with other soil types are relevant.
- District Plan should look at use of land, rather than allotment size, as a basis for protection of these soils, and in particular, restrict buildings.

Environmental Services Committee Initial Direction

The Committee is continuing to assess the merit of having different zones for Rural 1 and 2 before it will consider if higher quality soils need to be specifically protected in a manner different to other soil types within the rural area.

Issue 2 – Should mining and quarrying be more or less controlled in the District Plan?

Summary of Community Feedback

- Some respondents thought the current rules were sufficient, while others want to ensure that mining and quarrying has further strict conditions to protect biodiversity.
- Another respondent requested standards to address the direct effects and reverse sensitivity effects of mining and quarrying in the vicinity of the National Grid.

Environmental Services Committee Initial Direction

The current zone rules permitting small scale mining and quarrying are adequate and are to be retained in the District Plan. Currently consented mines and quarries will be mapped in the District Plan, with provisions included to enable their operation as a permitted activity. Threshold performance standards will apply to these permitted activities.

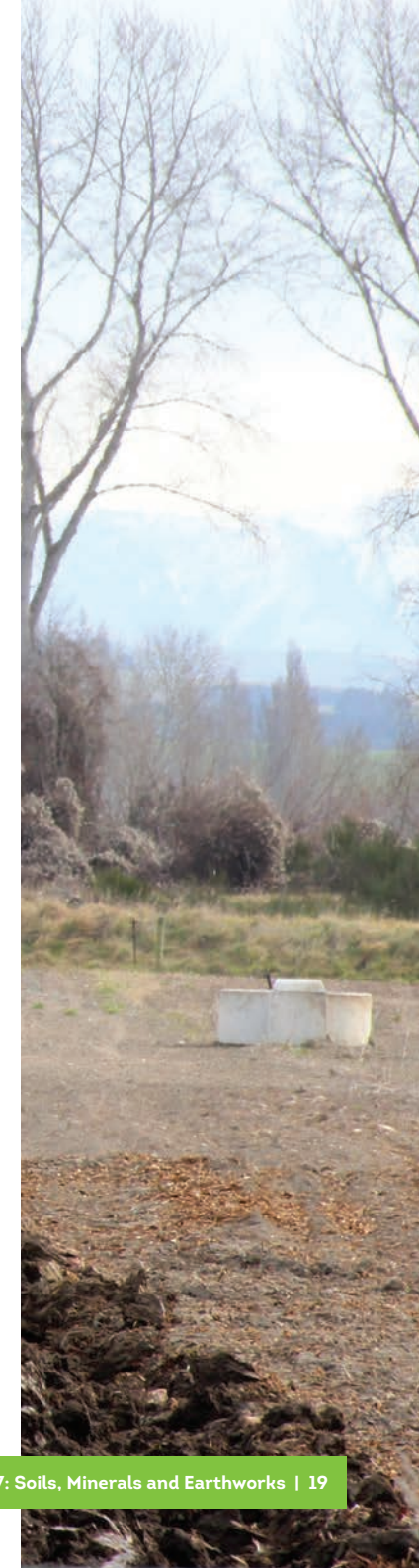
Issue 3 – Should earthworks (excluding quarrying) be controlled within all parts of the District?

Summary of Community Feedback

- There was support for, and opposition to, extending earthworks control throughout the District rather than maintaining the current limited controls in relation to subdivision and some earthworks in the Rural Zone.
- The potential for overlap with the Regional Council controls, particularly in relation to dust nuisance, was noted.
- The negative visual impact of some tracks on hillsides was considered justification for greater control and no such tracks should be permitted in outstanding natural landscapes.
- One respondent considered “ancillary earthworks” should be included in the definition of farming to enable irrigation ponds and the like.
- Another respondent requested provisions that address earthworks due to their potential to compromise the National Grid.
- Infrastructure respondents sought exception from any earthworks provisions for upgrading and maintenance of rail, and installation of access tracks to rural telecommunication facility sites.

Summary of Community Feedback

There is currently little control over earthworks within all zones, including for large on-site storage ponds and on steeper slopes. Provisions with permitted thresholds will be introduced to control earthworks within all zones.



Issue 1 – To what extent should the District Plan encourage renewable energy generation and the transmission of electricity to give effect to national and regional planning documents?

Summary of Community Feedback

- Support for provisions to recognise and provide for regional and national electricity transmission (including transmission corridors).
- Support for provisions to acknowledge the regional and national benefits of renewable energy supply, and to provide for such activities.
- Support for provisions to encourage the provision of small and community scale renewable energy generating facilities.
- Some respondents raised the requirement to give effect to the National Policy Statements on Electricity Transmission and for Renewable Electricity Generation, and the Regional Policy Statement.
- One respondent raised the concern that climate change is a key emerging health challenge and seeks the Council to be proactive in planning for renewable energy sources, to be less reliant on fossil fuels.
- Another respondent considers there is greater resilience in emergencies if generation capacity is decentralised. They requested policy to support photovoltaic energy and wind turbines but no new hydro generations.

Environmental Services Committee Initial Direction

Need to enable renewable energy generation and the transmission of electricity to give effect to national and regional planning documents. The District Plan will encourage the provision of small and community scale renewable energy generating facilities subject to appropriate provisions to manage any adverse effects.

Issue 2 – Should the District Plan pro-actively recognise and provide for the specific requirements and adverse effects of electricity generation and transmission infrastructure, in contrast to other land uses generally?

Summary of Community Feedback

- General support for provisions to address the adverse effects from the generation and supply of energy generation.
- One respondent seeks that wind turbine restrictions only apply to those situated closed to settlements or if the structures are noisy to adjacent landowners.
- Another respondent requested adverse effects from electricity generation and transmission should not be allowed over and above other activities.
- Support for provisions to recognise the practical need to locate renewable energy activities where the renewable energy resource is available.
- Support for provisions to manage reverse sensitivity effects from sensitive activities in relation to new and existing energy generation activities, and electricity transmission corridors.
- One respondent seeks a consistent regulatory approach to buffer corridors for the National Grid.

Environmental Services Committee Initial Direction

Adverse effects of energy generation and transmission infrastructure will be managed as directed by the National Policy Statements and National Environmental Standards. The District Plan will take into account the constraints imposed on achieving avoidance, remediation or mitigation by the technical and operational requirements of generating and supplying energy.

The District Plan will also recognise the need to locate renewable energy activities where the resource is available, and manage reverse sensitivity effects from sensitive activities.

Issue 3 – To what extent should the District Plan regulate energy conservation and efficiency of energy use?

Summary of Community Feedback

- General support for provisions to promote building forms which reduce energy demand and minimise heating costs.
- One respondent considered energy efficient homes and design provides health benefits while another respondent thought such aspects should be controlled by the Building Act instead of the District Plan.
- One respondent seeks new developments to be insulated, north facing, have solar electric panels and built with a minimum of material going to waste; with any rebuilds recycling materials.
- General support for provision to promote improvements in reducing energy use from transport.
- One respondent favours cycling, walking, bus and train use over single occupant car use and seeks encouragement of sea freight via the port and rail – road freight transfer.

Environmental Services Committee Initial Direction

The District Plan will promote building forms which reduce energy demand and minimise heating costs, and promote improvement in reducing energy use from transport. Any rules requiring such outcomes will need to be carefully analysed through the section 32 evaluation to ensure they are not duplicating the Building Act requirements.



Additional issues identified

Summary of Community Feedback

- The distribution network is being afforded protections that should be limited to the transmission network, and furthermore conservative transmission buffer distances are reducing the amount of viable farming opportunities.
- Management of local distributed generation on the distribution network is required to avoid overloading and impacts on the local network.
- Cables near settlements should be underground.

Environmental Services Committee Initial Direction

Both transmission and distribution networks are defined as 'regionally significant infrastructure' in the Regional Policy Statement. Buffer widths and performance standards will be focused on for transmission networks but could apply in certain circumstances to the distribution networks.

Management of local distributed generation on the distribution network will be required to avoid overloading and impacts on the local network.

Refer to Topic 9: Utilities and Infrastructure.



Topic 9 Utilities and Infrastructure



Issue 1 – The need for the strategic integration of infrastructure and land use

Summary of Community Feedback

- Support for updating the definition of infrastructure. Clearly defining the term is important.
- One respondent seeks inclusion of irrigation storage and distribution networks as important infrastructure.
- Support for the strategic integration of land use and regionally significant infrastructure. In particular it was highlighted that such an approach was required to give effect to the Regional Policy Statement.
- Support for provisions to have a wider focus to cover all infrastructure.
- Support for reverse sensitivity provisions that ensure sensitive and incompatible land uses are not established within proximity of regionally significant infrastructure.
- Support for recognition of infrastructure constraints and limitations. Important to ensure adequate infrastructure capacity when making zoning decisions.
- One respondent suggested use of an Infrastructure Servicing Plan when rezoning decisions are made.
- General support for strategic integration of subdivision and land uses. This should be linked to the nature and scale of the activity being undertaken. Land use is tied to infrastructure requirements, making sense that the District Plan provides strategic direction to ensure effects are remedied or mitigated.
- General support for provision of clear guidance on infrastructure standards. Need a comprehensive Code of Practice in relation to infrastructure standards, which provide clear expectations of requirements and can be amended.
- One respondent seeks the infrastructure standards in the District Plan to focus on Resource Management Act matters.

Environmental Services Committee Initial Direction

Infrastructure and land use need to be strategically integrated, particularly with regionally significant infrastructure. District Plan provisions will have a wider focus to cover all types of infrastructure within the district, and include the management of reverse sensitivity effects on infrastructure. Consideration of strategically integrating land use with locally significant infrastructure, including management of reverse sensitivity effects of such infrastructure, will also occur during the drafting phase.

District Plan provisions will have regard to infrastructure constraints and limitations when rezoning land, with clear guidance on Infrastructure Design Standards. Provisions will also require the strategic integration of subdivision and land use. Refer to Topic 2: Subdivision for direction on Infrastructure Design Standards.

Issue 2 – Should all new powerlines, and renewals, replacement and upgrading of over 50 metres in length of overhead lines be installed underground?

Summary of Community Feedback

- Both support for and opposition to undergrounding new powerlines and renewals.
- There are aesthetic and safety benefits for 'undergrounding' lines, especially in urban areas, and this should apply to telecommunications as well.
- Opposition indicated such an approach for powerlines, including the National Grid, would not give effect to the National Policy Statement on Electricity Transmission and the Regional Policy Statement and would be more stringent than the National Environment Standard for Electricity Transmission Activities. It also does not take into account existing use rights.
- Some respondents were concerned about the cost implications of undergrounding and the lack of identifiable benefits.

Environmental Services Committee Initial Direction

The current District Plan approach to undergrounding new power lines (or renewals over 50m) in Residential and Commercial Zones will be retained to protect the higher levels of amenity within urban areas.

Issue 3 – Should the maximum permitted height for telecommunications installations in the Rural 1 Zone be increased?

Summary of Community Feedback

- Both support for and opposition to increasing the permitted height for telecommunications masts.
- One respondent highlighted the National Environmental Standard for Telecommunication Facilities permits masts up to 25 metres in Rural Zones (an increase on current District Plan provisions of 15 metres).
- One respondent highlighted the location of the masts is important in terms of visual effects. Also need to consider health effects.

Environmental Services Committee Initial Direction

The maximum permitted height for telecommunications installations in the Rural 1 Zone will be decided during the drafting phase of the District Plan Review. A 35m height limit (subject to performance standards) for a single operator, and 40m height limit (subject to performance standards) for co-location of at least two networks will likely be provided for. This consideration is required since the 25m permitted height in the National Environmental Standards for Telecommunications Facilities is generally not practical to provide coverage to the Canterbury Plains area.



Issue 4 – Should the District Plan encourage water conservation and water efficiency through collection, use and reuse of water and retention and treatment of stormwater?

Summary of Community Feedback

- General support for encouraging water conservation as it can mitigate adverse effects on the environment.
- Rainwater collection for attenuation purposes is only effective provided the storage device is emptied within 24-48 hours (i.e. for the next storm).
- One respondent opposed greywater reuse due to negative public health consequences if not managed properly. Another respondent seeks recognition of compensatory grey water systems, and that this should be encouraged by subsidising water holding tanks.

Environmental Services Committee Initial Direction

The District Plan will encourage water conservation and water efficiency, and require stormwater treatment and attenuation. This will help achieve efficient use of water, while the stormwater management will reduce loading (i.e. volume and contaminants) on the stormwater networks.

Additional issues identified

Summary of Community Feedback

- Climate change (warming) will become increasingly important, and may be faster than currently expected. Coastal erosion, worse droughts and heavier rain / snow events may result, so public infrastructure needs to be more resilient.
- Importance of providing for firefighting water supply.
- Infrastructure and transport incorporated into one chapter.
- Noise standards for reverse sensitivity.

Environmental Services Committee Initial Direction

Infrastructure needs to be resilient to changing weather patterns as a result of climate change. Refer to Topic 4: Natural Hazards for direction on the increase in the frequency and severity of some natural hazards.

It is important for dwellings in areas without water reticulation to provide water supplies for firefighting purposes.

The suggested merge of the infrastructure and transport chapters is not supported. Transport at a policy level is broader than just infrastructure and services connections.

Refer to Topic 11: Noise.



TIMARU AIRPORT

The Richard Pearse Airport



AEROMOTIVE

airwork
FLYERS & PARTS



JDC
Helicopters Ltd





Topic 10 Transport

Issue 1 – Does the District Plan need to recognise and provide for a wider range of transport modes other than motorised vehicles?

Summary of Community Feedback

- General support for recognition of the benefits of all forms of transport, including the environmental and health benefits of non-motorised transport such as walking, cycling and scooters/skateboards.
- Some respondents requested promotion of pedestrian routes free from vehicles and bicycles while another seeks use of footpaths for cycling and scooters / skateboards subject to pedestrians having the right of way.
- Some respondents requested provision for the increasing numbers of electric vehicles and the emergence of driverless vehicles. Options raised were public electric car charging locations should be a permitted activity. It was also suggested that developers should be required to make provision for electric vehicle chargers as part of residential developments.
- Conflict between transport modes e.g. one respondent seeks recognition of roading to rural land use activities. Concerns were raised of reverse sensitivity issues in the rural area relating to some roads having increased cycle traffic and where a cycle trail is located near farming activities.
- Support for recognition of all forms of transport infrastructure in the District Plan including airport, seaport and rail.
- One respondent raised the importance of the transport network to economic growth.
- General support for high level objectives and policies for all transport modes.
- Some respondents seek recognition at a policy level of the benefits of active transport, public transport and an integrated transport network.

Environmental Services Committee Initial Direction

The District Plan provisions will be widened to include all types of transport modes, including roading, rail, the airport, seaport, cycling, walking, electric vehicles and mobility scooters. Recognition of the effects of land use change on transport infrastructure will also be included in the District Plan to enable the linking of activities and effects.

Issue 2 – Should developers be required to provide on-site car parking for new development proposals?

Summary of Community Feedback

- Support for amending the car parking requirements.
- One respondent requested provision for increased mobility parking due to the aging population.
- Providing car parking requirement concessions, offsets or incentives where additional cycle parking is supplied was also suggested.
- Another respondent seeks requirements for developers to provide electric vehicle chargers as part of residential developments.

Environmental Services Committee Initial Direction

The District Plan's car parking requirements will be reviewed based on current best practice.

Issue 3 – Should the transport policies of the District Plan recognise the environmental effects of land use intensification on the roading network?

Summary of Community Feedback

- General support for recognition of the effects of land use intensification on roading.
- One respondent thought roads used by super trucks should be identified and programme foundation upgrades and widening (e.g. Muff Road), rather than maintenance by too much wasteful patching.

Environmental Services Committee Initial Direction

For water and air quality issues relating to roading activity, the District Plan will focus on those matters of relevance under the Resource Management Act. Whether adverse effects from formed gravel roads are a relevant issue for land use activities will be decided during the drafting phase of the District Plan Review. The District Plan will not address matters that are regulated by the regional council such as vehicle emissions and stormwater runoff from roads.

Additional issues identified

Summary of Community Feedback

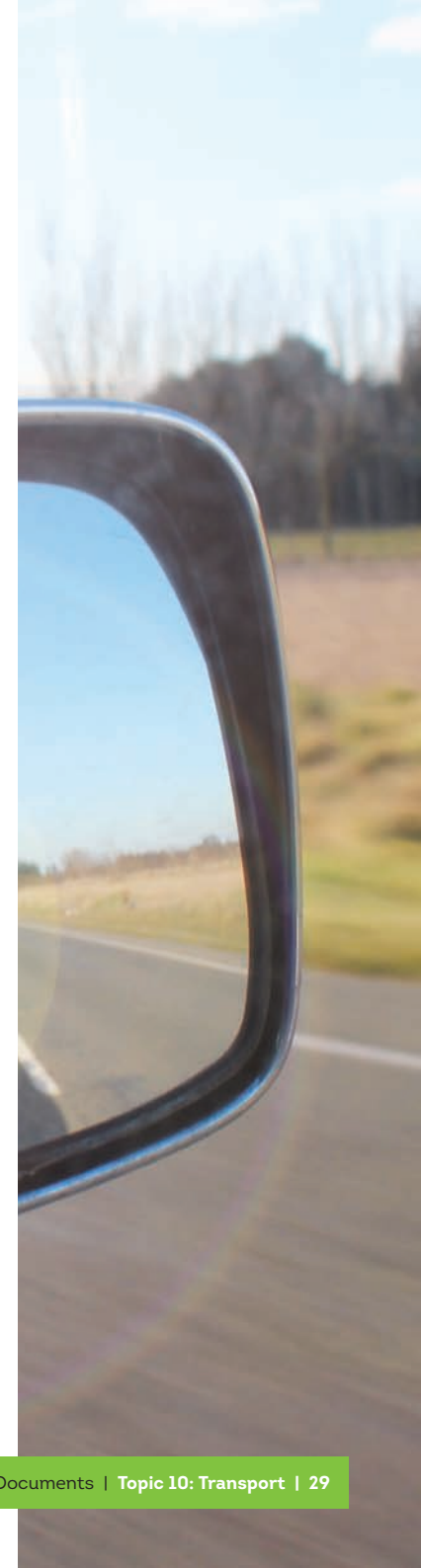
- Inclusion of controls relating to setbacks and sightlines at railway level crossings.
- The need for recognition of the importance of road corridors for other forms of infrastructure.
- Noise standards for reverse sensitivity.

Environmental Services Committee Initial Direction

The District Plan will include controls relating to setbacks and sightlines at railway level crossings as these are valid resource management considerations for rail infrastructure and public safety.

Refer to Topic 9: Utilities and Infrastructure.

Refer to Topic 11: Noise.



Issue 1 – Management of noise emissions from industrial / commercial activities located near Residential Zones

Summary of Community Feedback

- Support for adopting the current national noise standards and technical descriptors.
- Both support for and opposition to requiring more stringent noise emission limits for industrial / commercial activities located near Residential Zones. Opposition thought consideration should be given to the situation at the time zones were created.
- Both support for and opposition to the use of more stringent standards for noise emission and boundary treatment. Opposition considered such provisions would be unfair on existing activities.
- Opposition to requiring resource consents for industrial activities close to residential areas. It was considered activities located in appropriate locations should be controlled by permitted rules with standards to be met.

Environmental Services Committee Initial Direction

The District Plan noise standards and technical descriptors need to be updated to national standards. Noise limits will be applied in all zones, with management controls put in place within buffer areas between Industrial / Commercial Zones and Residential Zones. Such controls will include noise emissions limits, acoustic treatment, separation distances, requirement of resource consents, and requirement for noise sensitive activities to have acoustic treatment. Some of those measures already apply for part of the Washdyke Industrial Area.

Issue 2 – Protection of strategic infrastructure, sites and facilities against reverse sensitivity

Summary of Community Feedback

- Support for including a list and maps of existing strategic infrastructure, sites and facilities.
- Support for including noise contours and buffer areas surrounding strategic infrastructure, sites and facilities.
- Some respondents seek inclusion of rail corridors, Radio New Zealand facilities and the National Grid as strategic infrastructure.
- Some respondents preferred the use of the term 'critical infrastructure' instead of 'strategic infrastructure' to align with the Canterbury Regional Policy Statement.

Environmental Services Committee Initial Direction

The District Plan will recognise existing strategic infrastructure, sites and facilities to assist in managing reverse sensitivity noise effects. Buffer areas surrounding these sites and major transport corridors will be implemented requiring new noise sensitive activities to provide acoustic treatment. Existing noise contours will be retained to manage noise emissions from significant infrastructure, such as the airport and motor raceway. Consideration of other strategic infrastructure sites will occur during the drafting phase of the District Plan Review.

Issue 3 – Management of noise from commercial activities within Recreation Zones

Summary of Community Feedback

- Differing opinions on whether noise emission from temporary activities and events on recreational land should be controlled. Opposition considered some exceptions should apply to community events which benefit charities.
- One respondent opposed imposing noise limits, including limitations on scale and hours for commercial activities in Recreation Zones.

Environmental Services Committee Initial Direction

The use of recreational land can create noise. Temporary activities and events on recreation land within neighbourhoods will be restricted to control noise emissions (and light spill). The scale and hours of operation of commercial activities on recreation land will also be restricted to control noise emissions (and light spill).

Additional issues identified

Summary of Community Feedback

- Some respondents seek noise standards for reverse sensitivity on:
 - (a) state highways;
 - (b) rail corridors; and
 - (c) farming operations near residential / lifestyle lots.
- Some respondents seek exceptions to noise standards, if appropriate, for farming activities, temporary military training activities and emergency services.
- Reverse sensitivity provisions should be included in zone chapters.

Environmental Services Committee Initial Direction

Reverse sensitivity noise effects will be managed for state highways, rail corridors, and farming operations near residential / lifestyle lots.

Appropriate exceptions to the noise standards will be provided for temporary military training activities and emergency services. Farming activities near a household unit will not be exempt from the noise standards. Noises in that situation will be measured at the notional boundary of the household unit.

To enable easy use of the noise provisions all noise related matters, including reverse sensitivity provisions, will be located in one chapter of the District Plan.



Topic 12

Rural Zones



Issue 1 – Should the District Plan specifically control intensive rural activities?

Summary of Community Feedback

- The majority of respondents considered the District Plan should require resource consent for intensive rural activities. These respondents also supported the use of limits or performance standards relating to the effects of concern which would trigger the need for resource consent. One respondent seeks setbacks to apply to both the intensive activity and neighbouring houses.
- In contrast the respondents that disagreed that resource consent should be required provided comments including:
 - (a) as there is no suggested definition of intensive farming it is difficult to know what activities would get caught by new rules. The term “intensive rural activities” is very broad and potentially subjective;
 - (b) many intensive farming operations already require resource consent from the regional council e.g. piggeries. Also the regional council function is to protect the quality of surface water and ground water. It is not appropriate therefore for the district council to regulate these matters;
 - (c) requiring resource consent will discourage diversification of land use; and
 - (d) trigger limits are too arbitrary and do not take into account the period over which the activity occurs.

Environmental Services Committee Initial Direction

Intensive rural activities can affect amenity and the environment. Performance standards will be used to manage the adverse effects of certain buildings such as feeding barns and milking sheds (not the type of farming activity).

Issue 2 – Should the District Plan include new rules (including financial contributions) requiring consent for activities that are likely to result in damage to roads?

Summary of Community Feedback

- The majority of respondents agreed with new rules controlling activities which could result in damage to roads, but gave no reasons for this.
- Respondents who disagreed with the approach raised the following concerns:
 - (a) it would be difficult to relate potential effects to the contributions required;
 - (b) farmers already pay disproportionate rates so should not have to pay for roads in addition. Council should seek funding from New Zealand Transport Agency rather than farmers;
 - (c) what vehicles would incur contributions?
 - (d) cannot control which routes vehicles take;
 - (e) should use the Long-term Plan not the District Plan to deal with roading issues; and
 - (f) should identify roads used by super trucks and programme foundation upgrades and widening (e.g. Muff Road), rather than maintenance by too much wasteful patching.

Environmental Services Committee Initial Direction

Damage to rural roads from heavy vehicles is a problem for the district. However, it is hard to determine changes of use and allocate damage to particular users. Therefore, any funding mechanisms to address this issue will be considered through the Long-term Plan process. An exception to this is the current District Plan standard that authorises Council to obtain full compensation for repair of damage to roading infrastructure at the points of entry onto a public road – this will be retained.

Additional issues identified

Summary of Community Feedback

- Defining Rural Zones in accordance with National Environmental Standards for Telecommunication Facilities.
- Rural Zones are primarily used for rural activities and not residential activities and subdivision.
- Addressing earthworks due to their potential to compromise telecommunication facilities.
- Noise standards for reverse sensitivity.

Environmental Services Committee Initial Direction

The primary purpose of the Rural Zone should be for rural activities and not residential activities and subdivision. Accordingly, the District Plan will be amended to ensure that residential use will not constrain normal farming operations.

The description of Rural and Rural Residential Zones will meet the definition requirements for the National Environmental Standards for Telecommunication Facilities.

Refer to Topic 7: Soils, Minerals and Earthworks.

Refer to Topic 11: Noise.





Topic 13

Rural Residential Areas

Issue 1 – Should the District Plan provide a structured and zoned approach to the provision of rural residential opportunities?

Summary of Community Feedback

- The majority of respondents agreed with the need for a targeted zoned framework for rural residential development, moving away from the existing dispersed 'rural living approach'.
- Some respondents requested that high value production land is not removed from rural production to establish targeted rural residential zones.
- Respondents in opposition requested the retention of flexibility and choice.
- Some respondents seek provision for retiring farmers who want to stay on the land to build a house on the farm site, with the balance of land either farmed by family or sold off.
- Some respondents seek specific opportunities near amenities (such as lakes and golf courses) and smaller townships (such as Pareora, Woodbury, and Peel Forest).
- One respondent opposed the rural residential zones due to the urban style infrastructure would need to be extended to service the areas.

Environmental Services Committee Initial Direction

Timaru District Council has an obligation under section 75(3)(c) of the Resource Management Act to give effect to the Canterbury Regional Policy Statement which seeks a concentrated urban form, with limited rural residential development attached to existing urban areas. It has prepared a Draft Growth Management Strategy which is going through its Local Government Act consultation process. To avoid prejudging that outcome the Committee will determine the direction on rural residential development after the decision has been released on the Draft Growth Management Strategy.

Issue 2 – How should the amenity and characteristics of a rural residential zone be managed?

Summary of Community Feedback

- General support for providing a policy framework and rules relating to the maintenance of amenity values, character and a pattern of development in the rural residential zones.
- Some respondents acknowledged some structure controls are required, but that it should not be too restrictive. One respondent seeks Residential Zone standards for the rural residential zones.
- General support for a policy framework and rules for rural residential activities to avoid reverse sensitivity effects (i.e. odour, noise) on established or anticipated activities undertaken in the adjoining Rural Zones.
- One respondent seeks shelter belts on boundaries to be limited to 4 metres in height or for the set backs for buildings to also apply to shelter belts to maintain amenity (i.e. sunlight).
- One respondent seeks trucking firms servicing the rural area and similar industries not to have the same level of protection as conventional farming operations. Such activities could be located in commercial areas.

Environmental Services Committee Initial Direction

For any identified rural residential zones a policy framework and rules will need to be implemented to ensure amenity values and character are retained. The provisions will also need to avoid reverse sensitivity effects on established or anticipated activities undertaken in the adjoining Rural Zones. This will be achieved through performance standards relating to density and location of buildings, management of stormwater, provision of roading networks, preservation of important features, and limitations on footpaths and street lighting.

Additional issues identified

Summary of Community Feedback

- Infrastructure should be able to be provided in some circumstances where it is reasonable to do so or funded by residents (i.e. Gleniti).

Environmental Services Committee Initial Direction

The Infrastructure Strategy does not propose to extend servicing of off-site (community) based infrastructure (i.e. footpaths, water supply, stormwater and sewer) beyond identified urban areas.

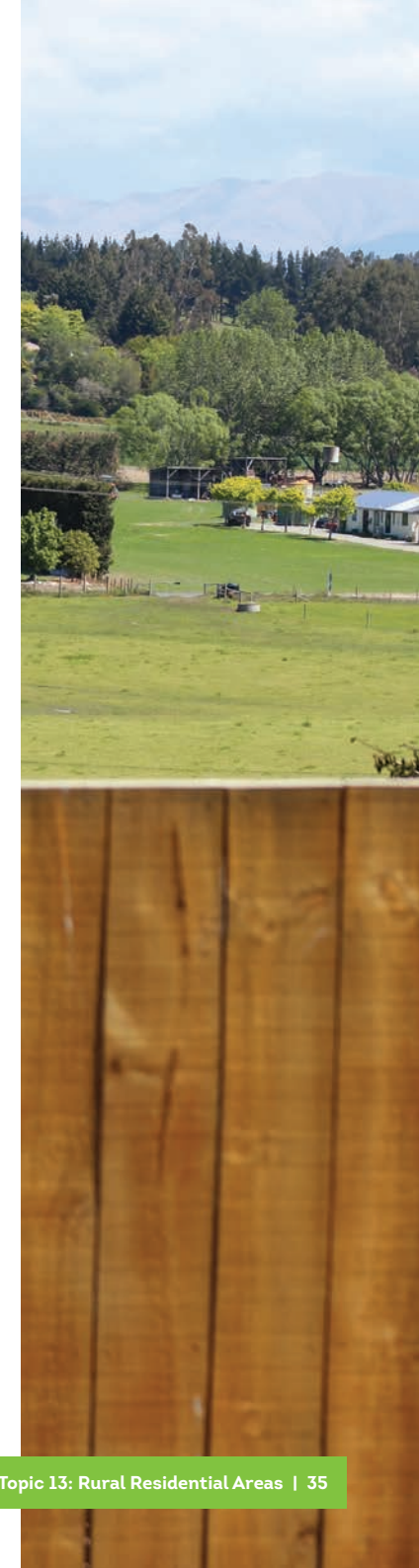
The ability of developments to provide on-site infrastructure (i.e. septic tanks, rain water tanks and stormwater management) is not the only factor to determine if it is appropriate for the area to be zoned rural residential. As explained above the Timaru District Council has an obligation to give effect to the Canterbury Regional Policy Statement direction.

- Defining rural residential areas (considered to be rural in definition) in accordance with National Environmental Standards for Telecommunication Facilities..

Refer to Topic 12: Rural Zones.

- Noise standards for reverse sensitivity.

Refer to Topic 11: Noise.





Topic 14 Residential Zones

Issue 1 – What standards are needed to maintain the amenity of Residential Zones if housing is developed at greater densities?

Summary of Community Feedback

- Respondents thought there should be changes to the District Plan to achieve or maintain the amenity of residential areas. One respondent proposes that front yards be reduced and possibly removed in some areas, with restrictions placed on front fence height. Other respondents seek greater protection of views from sites.
- All respondents thought it is worthwhile providing for comprehensive development consents involving multi-unit development and subdivision being processed together. One respondent requested explicit provision for registered retirement villages in Residential Zones and that this included Aged Residential Care facilities, and less restrictive bulk and location standards for new and existing villages to enable denser development.
- Two respondents supported including rules specifying the minimum area of permeable surface on a site to reduce the stormwater runoff. Some respondents noted that this was easier to achieve on greenfield sites than for infill development and also that the effectiveness would depend on the land type.

Environmental Services Committee Initial Direction

Improvements in the Residential Zones performance standards are required if housing is developed at greater densities. Sites need to be bettered utilised by enabling reduced front yard setbacks on south facing sites. Neighbours amenity needs to be protected by including building coverage limits to limit building bulk. Peoples privacy need to be protected by including living window setbacks. Housing options, including retirement villages, for older people need to be provided for. Minimum area of permeable surface is also required to limit stormwater runoff from the property.

To enable higher densities, multi-unit housing and subdivision applications will be considered together.

Additional issues identified

Summary of Community Feedback

- Inclusion of life-stage design rules into the District Plan and incentivise adoption of life-stage design for new dwelling. In particular, dwellings that are built now need to be able to function effectively for older residents. It is considered cheaper and less disruptive to build universal design features than to retrofit them.

- Inclusion of rules for the establishment of Integrated Family Health Centres in the Commercial and Residential Zones.

- Recognition of compensatory grey water systems, and that this should be encouraged by subsidising water holding tanks.

- Noise standards for reverse sensitivity.

Environmental Services Committee Initial Direction

Requiring detailed dwelling design elements for new buildings are not related to a relevant environmental effect and will not be included in the District Plan.

Integrated Family Health Centres (multiple health care professionals in one location) in Commercial and Residential Zones will be encouraged in the District Plan.

Refer to Topic 9: Utilities and Infrastructure.

Refer to Topic 11: Noise.





Topic 15

Commercial Zones

Issue 1 – Should the District Plan provide a clearer distinction between town centres, and supporting commercial zones (the commercial centre hierarchy), and be directive in terms of where commercial activity should be located?

Summary of Community Feedback

- General support for a clear commercial hierarchy with the rural town centres of Temuka, Geraldine and Pleasant Point recognised for the role and function they play for their local communities, and with Timaru fulfilling a broader role as the main centre for the South Canterbury area.
- Some respondents identified the need for flexibility for non-centre retail of merit (such as 'big box retail'). The majority of respondents supported focusing commercial activity within the District's centres but not to the extent where opportunities were lost.
- General support for rationalisation of the Timaru 1B and 1C Zones to support vibrancy.

Environmental Services Committee Initial Direction

Commercial zones are important for the district. The District Plan needs to provide a clearer distinction between the town centres and supporting commercial zones (i.e. a clearer commercial centre hierarchy). All commercial activities will be directed to occur within these zones.

Issue 2 – Do the Commercial Zones enable a diverse range and mix of activities to promote vitality and viability?

Summary of Community Feedback

- General support for enabling a diverse range and mix of activities to promote vitality and viability, particularly for residential and mixed use opportunities.

Environmental Services Committee Initial Direction

The District Plan will enable a diverse range and mix of activities within the town centres to promote vitality and viability.

Issue 3 – Balancing consenting requirements with encouraging reinvestment

Summary of Community Feedback

- General support for certainty in the policy framework and rules that encourage redevelopment and agglomeration of town centre properties to accommodate new activities and investment, even at the expense of amenity and transport impacts.
- Some respondents requested good urban design and heritage protection outcomes were not lost.
- General support for removing duplicated consenting requirements.
- One respondent seeks active encouragement of reuse and reinvestment of existing commercial building stock through resisting greenfield commercial development.

Environmental Services Committee Initial Direction

Overlapping requirements and poorly targeted controls will be removed from the District Plan. This will focus the District Plan on agreed outcomes that will improve certainty and reinvestment, as well as reduce processing cost for both Council and developer.

Issue 4 – Should the District Plan provide for heritage character recognition for part of the Timaru town centre main street?

Summary of Community Feedback

- Support for the establishment of the Timaru town centre Commercial 1A Zone 'heritage character areas' associated with commercial blocks that exhibit a specific heritage character and design.
- Some respondents seek the identification of character areas to be carefully considered, and ensure that the character of Pleasant Point, Temuka and Geraldine was not overlooked.
- Both support for and opposition to removing existing controls for demolition and new builds outside of identified 'heritage character areas' in favour of urban design controls.
- Opposing views related to the importance of heritage and design outside of identified 'heritage character areas'.

Environmental Services Committee Initial Direction

Historic heritage in Timaru's town centre is important for the district. The District Plan will provide for 'heritage character areas' in the town centre, to focus resources and efforts to the best examples, rather than disperse those efforts as is the current approach.

Consenting requirements for demolitions / new builds outside identified 'heritage character areas' will be removed.



Additional issues identified

Summary of Community Feedback

- An absence of an Urban Design Panel to provide guidance and consider proposals in terms of their urban design merits.

- Relocate port to Washdyke to optimise commercial activity along the waterfront.

- Noise standards for reverse sensitivity.

Environmental Services Committee Initial Direction

An Urban Design Panel is a useful tool to provide guidance and consider proposals in terms of their urban design merits. Such a tool does not need to be a requirement of the District Plan and can be established for specific (and non-complying) proposals. This tool has been implemented recently (e.g. the Hydro Grand) and will be used as required.

The idea of relocating the port to Washdyke to optimise commercial activity along the waterfront is not economically feasible.

Refer to Topic 11: Noise.





Topic 16 Industrial Zones

Issue 1 – Should the District Plan provide a clearer distinction between ‘light’ and ‘heavy’ industry and be more directive in terms of what types of industry can locate in Industrial Zones?

Summary of Community Feedback

- General support for specific zoning for ‘heavy’ industry as it can give rise to amenity issues where sensitive land uses are located nearby and there are limited options available in terms of suitable land areas. Some respondents seek flexibility in terms of where different types of industry could establish, as well as accommodating unpredictable market demand. Both support for and opposition to giving ‘wet’ industry priority over light industrial activity.
- Concern was raised that suitable land areas with necessary infrastructure for the ‘wet’ industry are limited. It was also noted that ‘wet’ industry can have greater economic benefits in comparison to industrial storage.
- Some respondents thought current demands are not being driven by ‘wet’ / ‘heavy’ industry. It was thought to encourage ‘wet’ or ‘heavy’ industries the Council may either need to provide for this land (potentially as a landowner) or ensure the land is development ready.

Environmental Services Committee Initial Direction

The definition for ‘heavy’ industry needs to be amended to provide a clearer distinction between ‘light’ and ‘heavy’ industry. This will assist in providing for the ‘right’ type of industry and directing it to the most suitable locations in terms of infrastructure and amenity considerations. Consideration of prioritising ‘wet’ industry over ‘light’ industry within the Industrial H Zone will occur during the drafting phase of the District Plan Review.

Issue 2 – Should the District Plan be more directive in terms of avoiding commercial activities in Industrial Zones?

Summary of Community Feedback

- Both support for and opposition to avoiding commercial activities in Industrial Zones.
- Flexibility is needed to allow commercial activities to locate close to their client base.
- Need to have food retail outlets and ancillary commercial / retail activities in industrial areas. One respondent noted that a more directive District Plan would help address conflicting land use types and balance environmental effects.
- General support for industrial zoning of existing industrial activities and the application of relevant Industrial Zone rules to these activities.
- One respondent requested areas only be zoned Industrial if industrial activity had yet to establish on the site and it was prudent to zone the area for industry.

Environmental Services Committee Initial Direction

The District Plan will avoid commercial activities within the industrial areas unless necessary. Suitable commercial activities are considered to be small scale commercial activities (e.g. cafes / food outlets) and ancillary retail sales associated with an industrial activity.

There are some existing industrial activities that are located outside of Industrial Zones. Such industrial activities will continue to need to go through the private plan change process for consideration of whether the zoning should be changed. This will ensure plan change proposals can be assessed on its merits.

Issue 3 – Should the District Plan be more directive for industrial activities, particularly where they adjoin Residential Zones?

Summary of Community Feedback

- Both support for and opposition to more directive provisions to address key environmental effects of industrial activity at the interface of other land use activities.
- Important to have land zoned Industrial in the most appropriate location in the first instance, as was the need for people to be aware of adjoining industrial land when buying / moving to avoid undue burden being placed on existing industry.
- Measures required to manage the interfaces between zones (e.g. landscaping and setbacks) need to be appropriate for the surrounding environment (e.g. residential versus rural context).
- One respondent seeks height restrictions for the silos at the port.
- Industrial Zones need to be where infrastructure is in place and available, ensuring infrastructure is of a suitable design and capacity and consolidating industry in or adjacent existing industrial area.

Environmental Services Committee Initial Direction

The District Plan needs to manage industrial activities where they adjoin Residential Zones. To implement this, performance standards will be amended to address key environmental effects.



Additional issues identified

Summary of Community Feedback

- Importance of encouraging industry to the District.
- Noise standards for reverse sensitivity.

Environmental Services Committee Initial Direction

Encouraging industry to the district is important. Zoning for industry land in the District Plan can indirectly provide social and economic benefits..

Refer to Topic 11: Noise.

CHROME PLATERS



Topic 17 Recreation Zones



Issue 1 – Zoning of land used for recreational purposes

Summary of Community Feedback

- Both support for and opposition to rezoning land zoned Recreation but not being used for recreation purposes. Concern was raised that any rezoning should be widely notified to residents and it was questioned where such rezoning may occur.
- Both support for and opposition to renaming the Recreation Zone as 'open space' and then split into passive and active zones. Some respondents considered renaming the zone would complicate the District Plan and cause confusion. The renaming may also 'lock in' present day uses or it could leave some passive areas open to being changed more easily when rezoning.
- Support for 'no build zones' to manage natural hazards, although one respondent seeks Blandswood to retain its underlying Recreation 1 Zone.
- One respondent seeks green spaces with a diversity of type and size to meet the current and future recreational, cultural, health and wellbeing needs of the community.
- One respondent seeks land off Maryburn Place be zoned Recreation as the Council swapped the reserve identified on the subdivision plan for the current reserve but it was not rezoned as recreation. The land is currently held on trust by the Council as a Reserve.

Environmental Services Committee Initial Direction

Land zoned recreation but not used for that purpose will be rezoned to reflect current use. To better reflect activities that occur within the Recreation Zone the zone will be renamed to 'recreation and open space zone'. 'No build' zones or hazard management zones / lines will be used to address risks from natural hazards on land zoned recreation.

Issue 2 – Large scale recreation activities

Summary of Community Feedback

- General support for including a 'major facilities zone' to manage large recreation facilities such as Caroline Bay, the Caroline Bay Trust Aoraki Centre and the Southern Trusts Event Centre.
- General support for managing building scale rather than controlling the activity itself. One respondent seeks the use of management plans to manage the use and buildings for large scale recreation activities.
- Both support for and opposition to increasing boundary setbacks and recession plane standards; and including impermeable surface controls and hours of operation control. Concern was raised about limiting the ability to operate, use and develop large scale recreation facilities.
- Some respondents seek a 'container' cafe and camping to be provided for at Caroline Bay (within Port Loop and next to roller blade rink) as well as a cafe at the Aigantighe Art Gallery.

Environmental Services Committee Initial Direction

A major facilities zone will be provided with specific performance standards to apply for large recreation facilities. Controls will be around building scale rather than controlling the activity itself, with wider setbacks for large scale buildings that can accommodate a large number of people. Existing recession planes standards will be retained as they appropriately manage potential shading effects on adjoining residential sites. Impermeable surface controls will be implemented for large recreation facilities to manage potential overland flow effects. Hours of operation controls will be considered for some large scale facilities.

Issue 3 – Cemeteries

Summary of Community Feedback

- There was general support for both rezoning cemeteries as a 'special purpose zone', and retaining the current underlying zone with designations or a schedule for cemeteries.
- One respondent considered an 'open space zone' was disrespectful and that it should be referred to as a 'special purpose zone'. Another respondent considered cemeteries could be provided for by way of resource consent rather than a plan change.

Environmental Services Committee Initial Direction

Cemeteries will be rezoned as a 'recreation and open space zone' with specific rules to provide for such activities to reflect the use of the land.

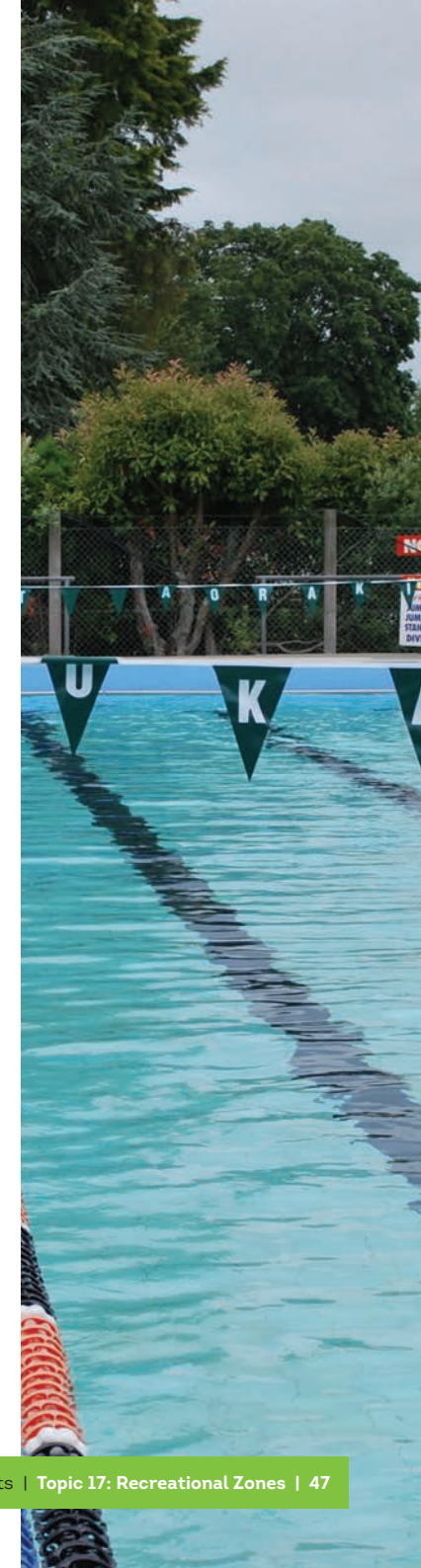
Additional issues identified

Summary of Community Feedback

- Noise standards for reverse sensitivity.

Environmental Services Committee Initial Direction

Refer to Topic 11: Noise.



Topic 18 Institutions

Issue 1 – Should the District Plan include an institutional zone to provide for institutions?

Summary of Community Feedback

- Both support for and opposition to an institutional zone.
- Respondents requested provisions of any institutional zone(s) need to be specific to the activity being undertaken to recognise the differences in effects arising between different institutions.
- One respondent raised concern that institutional zone(s) would not allow for future establishment of institutions on new sites.
- The Ministry of Education, Catholic Diocese and Radio New Zealand preferred to rely upon designations, retaining the underlying zoning for their schools / facilities.

Environmental Services Committee Initial Direction

The District Plan will implement specific zoning for institutions. Merging the zoning of institutions with the zoning of large scale recreation activities will be considered during the drafting phase of the District Plan Review.

Issue 2 – If the District Plan is to include an institutional zone, what land use activities should it cover?

Summary of Community Feedback

- Institutions seek the inclusion of the following institutions / land uses: Hospital, Catholic Diocese Schools (and Places of Worship), Ara Institute of Technology main campus, Early Learning Centres, and New Zealand Fire Service.
- Hospice South Canterbury thought institutional zoning may have merit for its activities.

Environmental Services Committee Initial Direction

The hospital, schools, and Ara Institute of Canterbury (main and secondary campus) will be provided for as permitted activities subject to certain performance standards.

Issue 3 – Should the District Plan use 'scheduling' as opposed to zoning to provide for institutions?

Summary of Community Feedback

- General opposition to scheduling.
- One respondent opposed scheduling as the underlying zone objectives and policies may not closely align with the institution development.
- Ara Institute of Technology seeks scheduling for its secondary campus and Washdyke training farm.

Environmental Services Committee Initial Direction

Refer to above.

Issue 4 – If the District Plan is to include an institutional zone or scheduling of institutional sites, what performance standards should apply?

Summary of Community Feedback

- Performance standards should be specific to the type of institution, enabling flexibility and expansion, as different institutional activities have different effects and development needs.
- Performance standards need to recognise surrounding land use.
- One respondent seeks the use of outline plans for designations instead of outline development plans.

Environmental Services Committee Initial Direction

Sub-zoning will occur based on the type of institution to enable operational flexibility and sensible expansion where the adverse effects can be avoided or mitigated. Specific performance standards will apply for different sub-zones.

Additional issues identified

Summary of Community Feedback

- Noise standards for reverse sensitivity.

Environmental Services Committee Initial Direction

Refer to Topic 11: Noise.



Additional Matters Raised that are inside the Scope of the District Plan

Issue 1 – Hazardous Substances

Summary of Community Feedback

- Respondents seek the District Plan:
 - (a) not duplicate the Hazardous Substances and New Organisms Act 1996 (HSNO Act) requirements;
 - (b) where incorporated, contain a 'no threshold limit' for the use and storage of hazardous substances, particularly for LPG cylinders;
 - (c) enable the delivery and distribution of LPG cylinders; and
 - (d) use objectives and policies relating to the use and management of hazardous substances but no rules.

Environmental Services Committee Initial Direction

The control of hazardous substances as an explicit function of Council has been recently removed from the Resource Management Act. The District Plan will only place controls on hazardous substances if they are necessary to control the effects under the Resource Management Act that are not covered by the Hazardous Substances and New Organisms Act or Health and Safety at Work Act.

Issue 2 – Activities on the Surface of Water

Summary of Community Feedback

- One respondent seeks the exclusion of motorised craft above the Turn Again Bend on the Rangitata River to be extended to capture Deep Stream and Deep Creek (tributaries to the Rangitata River) for the protection of its salmonid spawning area.

Environmental Services Committee Initial Direction

Feedback for Activities on the Surface of Water chapter of the District Plan has not been assessed at this point in time and will occur during the drafting phase of the District Plan Review.

Rezoning Requests

The following requests were received to rezone land to enable:

- (a) residential development on Pages Road, west of Kellands Hill Road.
- (b) rural residential development (with various section sizes) within or at:
 - (i) 10km of Timaru at Brockley Road, Rosebank and Hadlow;
 - (ii) Timaru Golf Club at Levels;
 - (iii) Gleniti Road across from the Gleniti Golf Course;
 - (iv) Gleniti Road between Pages, Oakwood and Hadlow Roads;
 - (v) Oakwood Road;
 - (vi) East Brockley Road, Hadlow;
 - (vii) Gladstone Road, Hadlow;
 - (viii) Fairview Road, Timaru;
 - (ix) North – west side of Pages Road, Timaru;
 - (x) adjoining Woodbury Village; and
 - (xi) Rosebrook Road, Timaru.
- (c) commercial development and 'light' industrial development at, near and behind Harvey Norman on Evans Street to Old North Road.
- (d) 'light' industrial development within or at:
 - (i) Geraldine;
 - (ii) Orari former railway (currently zoned Residential 3);
 - (iii) north of Aorangi Road up towards Divans Road at Washdyke (currently zoned Rural 1); and
 - (iv) south of Washdyke Flat Road adjacent to Washdyke Creek (currently zoned Rural 2).

Work on assessing the amount of land required and where to direct that growth is being considered in the Draft Growth Management Strategy (Draft GMS). Consultation occurred on that work during April / May 2017. The adopted GMS will be implemented into the District Plan during the drafting phase. Any rezoning requests outside of the adopted GMS areas will need to be considered on their merits through the District Plan Review.





Additional Issues Raised that are outside the Scope of the District Plan

The following topics raised in feedback are outside the scope of the District Plan and are best dealt with via the Long-term Plan or Bylaw process. Council wanted to ensure the thoughts were addressed and offered to forward the comments to the public submission process in relation to the Long-term Plan or Bylaw. A contact was also provided for the responsible unit within Council to discuss the matter directly.

Identified issues that are outside the scope of the District Plan	Responsible Unit within Council to discuss the matter					Appropriate process where feedback can be considered
	Infrastructure	Parks and Recreation	Building	Bylaw	Community Services	
Zoning in terms of planning to avoid traffic congestion (e.g. Evans Street and Washdyke) and providing cost effective transport options for a range of land use activities	✓					Long-term Plan
All weather access for all residential properties	✓					Long-term Plan
Lack of sealed footpaths in Geraldine	✓					Long-term Plan
Recognising and protecting transport infrastructure from inappropriate residential and commercial development. Options included prohibiting parking on state highways, limiting signage to on-site signage, park and ride, and increasing parking fees in the city to discourage all day parking. Other options included decreased speed limits (e.g. Bay Hill), increased parking meter limits on Stafford Street to 120 minutes, and parking meters south of George Street replaced with 120 minute limit non-meter parks.	✓					Long-term Plan

Identified issues that are outside the scope of the District Plan	Responsible Unit within Council to discuss the matter					Appropriate process where feedback can be considered
	Infrastructure	Parks and Recreation	Building	Bylaw	Community Services	
New greenfield developments, and along arterial routes to provide links between suburbs, residential and business / industrial areas, in particular Washdyke up to Montys Lane along embankment	✓					Long-term Plan
Impact of heavier trucks on the roads	✓					Long-term Plan
Need for better heavy vehicle bypasses to the port (particularly from the north) and through Geraldine (instead of along Talbot Street)	✓					Long-term Plan
Compulsory wearing of high visibility vests for cyclists or a cyclist licence	✓					Long-term Plan
Closing of rural roads that do not serve houses and giving licence to occupy to save maintenance costs	✓					Long-term Plan
Lack of seat or area (preferably elevated) to view harbour / port activities	✓					Long-term Plan
Council should partner with relevant stakeholders to encourage 'wet' industry to the region and subsequently facilitate that type of development.	✓					Long-term Plan
Stormwater and sewerage infrastructure, and water, are not keeping up with residential growth. Downlands supply oversubscribed and needs upgrading	✓					Long-term Plan



Identified issues that are outside the scope of the District Plan	Responsible Unit within Council to discuss the matter					Appropriate process where feedback can be considered
	Infrastructure	Parks and Recreation	Building	Bylaw	Community Services	
Development of the District's cycle tracks. Options raised were additional signage to promote cycle tracks, construct a loop track around Timaru with linkage to Washdyke, create a 'pump' track off the western side of Highfield Golf Course (off road circuit of banked turns and features designed to be ridden completely by riders 'pumping' – creating momentum via up and down body movements), and reduce speed limit at critical intersections for cyclists safety.	✓ (For track / sign within road reserve)	✓ (for track / sign outside road reserve)				Long-term Plan
Policy to limit size of trees within road reserves to avoid shading issues		✓				Long-term Plan
Continual dumped rubbish at Geraldine Skate Park		✓				Long-term Plan
Lack of penalty rates for substandard and earthquake prone commercial buildings			✓			Long-term Plan
Allowing dogs on Caroline Bay beach during summer before 9am and after 8pm				✓		Bylaw review
Lack of car parking at Caroline Bay Trust Aoraki Centre					✓	Long-term Plan





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