



AGENDA

Environmental Services Committee Meeting Tuesday, 16 March 2021

Date Tuesday, 16 March 2021

Time 9.30am

Location Council Chamber
District Council Building
King George Place
Timaru

File Reference 1409515

Timaru District Council

Notice is hereby given that a meeting of the Environmental Services Committee will be held in the Council Chamber, District Council Building, King George Place, Timaru, on Tuesday 16 March 2021, at 9.30am.

Environmental Services Committee Members

Barbara Gilchrist (Chairperson), Gavin Oliver (Deputy Chairperson), Cr Allan Booth, Cr Peter Burt, Cr Richard Lyon, Cr Paddy O'Reilly, Cr Sally Parker, Cr Stu Piddington, Cr Steve Wills, Tewera King (Mana Whenua) and Mayor Nigel Bowen

Quorum – no less than 2 members

Local Authorities (Members' Interests) Act 1968

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

Erik Barnes

Acting Group Manager Environment Services

Order Of Business

1	Apologies	5
2	Identification of Items of Urgent Business.....	5
3	Identification of Matters of a Minor Nature	5
4	Declaration of Conflicts of Interest	5
5	Chairperson’s Report.....	5
6	Confirmation of Minutes	6
6.1	Minutes of the Environmental Services Committee Meeting held on 2 February 2021	6
7	Reports	11
7.1	Update on Feedback to the Draft District Plan and Agreement of Next Steps for the District Plan Review Process.....	11
8	Consideration of Urgent Business Items.....	17
9	Consideration of Minor Nature Matters.....	17

- 1 Apologies**
- 2 Identification of Items of Urgent Business**
- 3 Identification of Matters of a Minor Nature**
- 4 Declaration of Conflicts of Interest**
- 5 Chairperson's Report**

6 Confirmation of Minutes

6.1 Minutes of the Environmental Services Committee Meeting held on 2 February 2021

Author: Jo Doyle, Governance Advisor

Recommendation

That the Minutes of the Environmental Services Committee Meeting held on 2 February 2021 be confirmed as a true and correct record of that meeting and that the Chairperson's electronic signature be attached.

Attachments

- 1. Minutes of the Environmental Services Committee Meeting held on 2 February 2021**



MINUTES

Environmental Services Committee Meeting Tuesday, 2 February 2021

Ref: 1409515

**Minutes of Timaru District Council
Environmental Services Committee Meeting
Held in the Council Chamber, District Council Building, King George Place, Timaru
on Tuesday, 2 February 2021 at 9.30am**

Present: Cr Barbara Gilchrist (Chairperson), Cr Gavin Oliver (Deputy Chairperson), Cr Allan Booth, Cr Peter Burt, Cr Richard Lyon, Cr Paddy O'Reilly, Cr Sally Parker, Cr Stu Piddington, Cr Steve Wills, Mayor Nigel Bowen,

In Attendance: Chief Executive (Bede Carran), Group Manager Environmental Services (Tracy Tierney), Governance Advisor (Jo Doyle)

The Chairperson welcomed the community board members, public and staff attending today's meeting.

1 Apologies

Resolution 2021/1

Moved: Chairperson Barbara Gilchrist

Seconded: Cr Peter Burt

That the apology received from Tewera King be accepted and leave of absence granted.

Carried

2 Identification of Items of Urgent Business

There were no items of urgent business.

3 Identification of Matters of a Minor Nature

The Group Manager Environmental Services will provide a verbal update on progress within the Environmental Services group.

4 Declaration of Conflicts of Interest

There were no conflicts of interest.

5 Chairperson's Report

The Chairperson has attended workshops including one on the District Plan with Federated Farmers, a visit to Redruth to launch the "what's in your bin" campaign and Council and Citizenship meetings since the last meeting.

Resolution 2021/2

Moved: Chairperson Barbara Gilchrist

Seconded: Cr Steve Wills

That the Chairperson's report be received.

Carried

6 Confirmation of Minutes**6.1 Minutes of the Environmental Services Committee Meeting held on 24 November 2020****Resolution 2021/3**

Moved: Cr Steve Wills

Seconded: Deputy Chairperson Gavin Oliver

That the Minutes of the Environmental Services Committee Meeting held on 24 November 2020 be confirmed as a true and correct record of that meeting and that the Chairperson's electronic signature be attached.

Carried

7 Consideration of Urgent Business Items

There were no items of urgent business.

8 Consideration of Minor Nature Matters

The Group Manager Environmental Services provided a verbal update.

There will be several reports coming to the Committee at the March meeting.

District Plan Review feedback was received from 150+ submitters which included one on one meetings. The submissions covered a wide range of topics including zoning, ensuring sufficient land provision, management of hazards and the Maori purpose zone.

A report will be presented that will provide direction on how to address the issues raised. The District Plan is on track to be notified later in the year.

The growth management strategy will be reviewed to ensure it is fit for purpose and reflecting the needs of the district in the new District Plan.

Due to very high levels of building consents and LIM requests, unfortunately the statutory deadlines are not always being met. Building industry stakeholders are being updated regarding this situation and Council is taking all possible steps to address the resourcing issue.

Contractor Erik Barnes will be taking over the role as acting Group Manager Environmental Services from 15 February 2021.

The Chairperson thanked Tracy Tierney for her service with the Timaru District Council, initially as a Councillor and latterly as Group Manager. Her calm approach to the many challenges she has faced in the role were acknowledged. She will be sorely missed.

Cr Lyon thanked Tracy for her commitment and hard work particularly commending her for her ability to always provide outcomes to issues raised.

The Meeting closed at 9.44am.

.....
Cr Barbara Gilchrist
Chairperson

7 Reports

7.1 Update on Feedback to the Draft District Plan and Agreement of Next Steps for the District Plan Review Process

Author: Loren Brown, Senior Planner

Authoriser: Erik Barnes, Acting Group Manager Environment Services

Recommendation

1. That the Environmental Services Committee:
 - (a) Note the feedback on the Draft District Plan;
 - (b) Approve the process outlined in Attachment 1 to finalise the Proposed District Plan.

Purpose of Report

- 1 To report on the feedback received on the Draft District Plan (DDP) and seek approval for a process to finalise the Proposed District Plan (PDP).

Assessment of Significance

- 2 The District Plan Review is of high significance and will accordingly be subject to extensive consultation with the community.

Background

- 3 In October 2020 the Draft District Plan (DDP) was released as a 'first cut' for public consultation. The feedback period on the DDP closed on the 31st December 2020.
- 4 The release of a DDP was undertaken as an additional consultation step, beyond the formal Resource Management Act (RMA) process of notifying a proposed district plan. The extra DDP step provides Council with the opportunity to work collaboratively with stakeholders and gives them the chance to provide detailed feedback on the development of the District Plan.
- 5 In total, feedback was received from 160 groups, individuals or businesses. The majority of feedback was positive and constructive. All feedback received has been reviewed providing an opportunity for Council to reconsider the provisions of the DDP and make changes before it is formally released for consultation.

Feedback received

- 6 Many submitters welcomed the opportunity to provide feedback at this early stage of the District Plan Review. Utilising the DDP as a tool for gathering detailed and constructive feedback, and as a test run to highlight areas requiring additional evidence or justification, has also been invaluable for staff and will undoubtedly add strength to the plan as it travels through the formal plan making process.
- 7 The different perspectives of submitters is highly valued and these comments will be carefully considered as the DDP is updated. Given the requirements of the Privacy Act and the fact the

DDP feedback stage was not a formal process under the RMA, the feedback is only being used by Council to further develop the PDP.

- 8 A significant amount of feedback was received on the topic areas. Table 1 highlights some the major themes of feedback received.

Table 1: Main Feedback on the DDP

Topic Area	Main Feedback Points
Coastal Environment	<ul style="list-style-type: none"> TDC need to select an appropriate regulatory response to the Canterbury Regional Policy Statement particularly in regard to coastal inundation; PrimePort are a major stakeholder with interest in the impact of the DDP provisions.
General Rural Zone	<ul style="list-style-type: none"> TDC need to consult rural landowners and stakeholders in respect of the impact of DDP provisions.
Maori Purpose Zone	<ul style="list-style-type: none"> Different interests of landowners needs to be reflected; TDC needs to undertake more consultation with rūnunga and private landowners.
Natural Hazards	<ul style="list-style-type: none"> The certification rule for determining floor level was questioned.
Sites of Significance to Maori	<ul style="list-style-type: none"> Further consultation is required with stakeholders and landowners around the approach to the Rangitata River, in particular, farming operations.
Stormwater Management	<ul style="list-style-type: none"> The provisions managing the quality of stormwater need simplifying.
Urban Zonings	<ul style="list-style-type: none"> Kāinga Ora provided feedback on numerous provisions in the Urban Zones; Feedback mainly focused on rules and standards of the zones, some seeking more permissive provisions.
Special Purpose Zone	<ul style="list-style-type: none"> Include a Strategic Rural Industry Zone to provide certainty and ease of operation for existing large factories and operations within rural areas. TDC should use a Special Purpose Zone for unique and established landuses that do not automatically reflect the provisions of the underlying zone.

- 9 These topics will be closely considered in finalising the Proposed District Plan and are referred to as **Special Projects**. A process for Special Projects is outlined later in this report.
- 10 As outlined in Table 1, detailed feedback from Kāinga Ora – Homes and Communities, was received. Kāinga Ora (formed in 2019 under the Kāinga Ora – Homes and Communities Act) is the Government’s delivery agency for housing and urban development. It is a consolidation of Housing NZ and parts of KiwiBuild, and under the Act has a broad mandate to provide leadership and coordination of urban development. Kāinga Ora owns over 400 properties within the Timaru District and is planning redevelopment projects over the next four years. Kāinga Ora’s feedback mostly related to appropriate rules and standards within the urban zones and will be captured within the Special Project on Urban Zonings.
- 11 A collection of large rural industry companies comprising Fonterra, Silver Fern Farms and Ravensdown, as well as PrimePort and Ara have requested ‘Special Purpose Zones’ for their major sites. This feedback will be considered as a Special Project.
- 12 In addition, a range of zone specific; site specific; or rule specific feedback points were received. Each of these feedback points will be worked through.
- 13 The DDP also includes a placeholder for the inclusion of a chapter on Development Plan Areas. There are 14 of these areas identified and mapped within the DDP. Another Special Project is

underway to progress how the district plan will manage land use and subdivision in these areas and any infrastructure requirements and constraints.

- 14 All those who provided feedback have been written to thanking them for the time taken to provide such feedback. An update of next steps was also provided.

Process to Finalise the Proposed District Plan

- 15 Staff have undertaken an initial assessment of the feedback received. The feedback falls into three main groupings, being minor matters, Standard Projects and Special Projects.
- 16 Each type of project, the topic areas within it and the process for each is outlined in Attachment 1.
- 17 It is recommended that this process be agreed by this Committee. The process outlines:
- Assessment of all feedback;
 - A streamlined approach for edits;
 - Only targeted and bespoke consultation on Special Projects;
 - The PDP will require formal adoption by Council before notification.
- 18 Over the upcoming months, as the projects are completed, Elected Member workshops will take place. Staff are currently working through timetabling workshop topics and dates. The workshops will be used to provide detail of the initial DDP approach; the feedback received; potential options for changing the DDP or reasons for not changing the DPD.

Options and Preferred Option

Option One:

- 19 Approve the process outlined in Attachment 1. This option:
- allows minor edits to be undertaken efficiently by staff;
 - allows for technical matters to be first addressed by relevant subject experts and then reported back to Councillor workshops;
 - requires for any matters of significance to be workshopped by the Environmental Services Committee.

Option Two:

- 20 Amend the process outlined in Attachment 1. Any amendments to this process should:
- be carefully considered to ensure the process is efficient and effectively engages expert and elected member input.

Consultation

- 21 When the DDP was released for feedback it was advertised and publicised via radio, newspaper adverts, press releases, social media and the TDC website.
- 22 During the consultation period, Council staff met with a variety of groups or individuals, some of whom subsequently submitted feedback either at the meeting, via email or by telephone. Such meetings included the likes of Federated Farmers, Venture Timaru and Chamber of Commerce. Staff also met with the Geraldine, Temuka and Pleasant Point Community Boards,

hosted a drop-in day on Coastal Hazards and separately on Coastal Inundation. The vast majority of feedback was received via the online feedback tool.

Relevant Legislation, Council Policy and Plans

- 23 The primary legislation relevant to a District Plan review is the RMA. However, other relevant legislation includes the Treaty of Waitangi and the Local Government Act and national/regional and local planning instruments including National Policy Statements and the Canterbury Regional Policy Statement.
- 24 There are no legal issues identified with this report.

Financial and Funding Implications

- 25 The District Plan Review and processes outlined in this report are all funded under existing budgets. No additional funding is sought.

Attachments

1. **Draft District Plan - table for inclusion in March 2021 Environmental Services Committee** [!\[\]\(661ad2fdbe8fa1392f2b194cfa45d124_img.jpg\)](#)



	Minor matters	29 Standard Projects		9 Special Projects	Timeframe
List of projects	Minor edits only	<ul style="list-style-type: none">Activities on Surface of WaterContaminated LandPlan introductionDefinitionsDrinking water protectionEcology and ForestryInfrastructureHeritageHazardous substancesLightDesignationsNatural CharacterNatural Features and Landscapes	<ul style="list-style-type: none">NoiseOpen Space and Recreation ZonesPublic AccessZone changes/mappingTemporary and relocated buildingsStrategic directionsSignsSubdivisionTransportNotable treesVersatile soils	<ul style="list-style-type: none">Coastal EnvironmentGeneral Rural Zone (including Settlement Zone; Rural Lifestyle Zone; Rural Zone)Maori Purpose ZoneNatural HazardsSpecial Purpose ZonesSites and areas of significance to MaoriStormwater ManagementUrban Zonings (including City Centre Zone, General Residential Zone, Town Centre)Development Plan Areas	N/A
Nature of feedback	<ul style="list-style-type: none">Typographical errors;Minor mistakes;Clarification required.	<ul style="list-style-type: none">Feedback is considered to be relatively straightforward;Often related to technical matters with little flexibility to alter DDP provisions;Unlikely further consultation or wider engagement will be required.Small changes are likely to tweaks to the plan, not significant redrafting.		<ul style="list-style-type: none">Comparatively high levels of feedback;Feedback is seeking to changes to the DDP which, if undertaken, are a departure from adopted approach;Feedback is often related to more subjective matters;Further consultation and engagement is likely.	N/A
Outcome of assessment of feedback	<ul style="list-style-type: none">No material impact on the plan provisions.Plan can simply be updated.	<ul style="list-style-type: none">Recommendations and reasons to outline why and why not changes are or are not be recommended to the DDP.Recommendations for redrafting parts of plan if appropriate.		<ul style="list-style-type: none">Recommendations and reasons to outline why and why not changes are or are not be recommended to the DDP.Recommendations for redrafting parts of plan if appropriate.	January-July

Elected member involvement	No	<ul style="list-style-type: none">• Yes• Recommendations presented at Elected Member workshop/s• Likely to collectively presented to a workshop, only focussing on any departures from the adopted DDP approach.	<ul style="list-style-type: none">• Yes• Recommendations presented at Elected Member workshop/s• More detailed issues and options to be discussed;• Potential redrafting of some provisions presented.	March - July
Outcome	All changes to the DDP incorporated and included in the PDP for notification			July - October

- 8 Consideration of Urgent Business Items**
- 9 Consideration of Minor Nature Matters**