

TIMARU



DISTRICT COUNCIL
Te Kaunihera ā-Rohe
o Te Tihi o Maru



YOUR PLAN OUR FUTURE
TIMARU DISTRICT PLAN REVIEW

Overview Section 32

July 2022



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LAND USE PLAN

TIMARU DISTRICT COUNCIL

Overview Section 32

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1 Introduction

1.1 Purpose of report

The purpose of this report is to provide an overview of Timaru District Plan Review (DPR) and a section 32 RMA evaluation as to whether to notify the PDP or not and rely on the ODP.

The report intends to assist the hearings panels, submitters, and the public in developing an understanding of the purpose of the section 32 RMA evaluations, the legislative requirements and the process that the Council has undertaken to date through its DPR, including consultation and engagement.

The other section 32 RMA evaluation reports covering both district wide matters, and area specific matters analyse the resource management issues and the responses to these issues in further detail. Individual section 32 evaluation reports have been prepared for each chapter/major topic of the PDP. These reports are available on Council's website.

1.2 Overview of District Plan Reviews

1.2.1 District Plans

Council is required by the Resource Management Act 1991 (RMA) to have a District Plan. A District Plan provides a framework to guide sustainable management of natural and physical resources in the district. District Plans are forward-looking, managing use and development of natural and physical resources today while protecting the interests and opportunities of future generations to also utilise those resources in a sustainable way. District Plans manage a territory authority's functions under s.31 of the RMA, which are focused on managing land use and subdivision activities. District Plans do not manage water takes, water discharges, discharges to air, or other functions assigned by the RMA to regional councils.

1.2.2 District Plan Reviews

The RMA requires local authorities to commence a review of the provisions of a district plan if that provision have not been subject to a review or change by a local authority during the previous 10 years.

The Timaru Operative District Plan (ODP) became operative in 2005 after being publicly notified in 1995. During and after these dates, the Plan has been subject to many variations and plan changes. These are summarised in Appendix 1. The current District Plan Review commenced in 2014. The process of the DPR is described in detail in section 3 of this report.

1.2.3 Section 32 RMA Evaluations Reports

As part of a new plan, a section 32 RMA evaluation report needs to be prepared. Council needs to have particular regard to this in deciding whether to notify the PDP and decision makers must consider the evaluation report in deciding on submissions.

1.3 Scope of report

This report is discursively set out as follows:

- Section 2 – Provides a description of the legislation and policy that is relevant to the PDP.

- Section 3 – Outlines the methodology used to prepare the PDP, including the process and the consultation undertaken
- Section 4 – Outlines the context relevant to the PDP
- Section 5 – Summarises the framework of the PDP.
- Section 6 provides a section 32 RMA evaluation of whether to notify the PDP or not

1.4 Abbreviations and Acronyms

The table below states the abbreviations and acronyms used in this report.

Full word/phase	Abbreviations and Acronyms
District Plan Review	DPR
Proposed Timaru District Plan	PDP
Resource Management Act 1991	RMA
Operative District Plan	ODP
New Zealand Coastal Policy Statement 2010	NZCPS
National Policy Statement Electricity Transmission 2008	NPS-ET
National Policy Statement on Freshwater Management 2020	NPS-FM
National Policy Statement on Urban Development 2020	NPS-UD
Proposed National Policy Statement for Highly Productive Land	pNPS-HPL
National Environmental Standards	NES
Canterbury Regional Policy Statement	RPS
Sites and areas of significance to Māori	SASM

2 Statutory and Policy Context

2.1 Resource Management Act 1991

Section 31 RMA details the key function of a territorial authority, and subsequently the matters that are to be addressed within a district plan. A district plan is only one means for a Council to undertake its functions under section 31 RMA, and to achieve the purpose of the RMA. The district plan framework that seeks to address these matters, must be subject to a process under section 32 RMA. The purpose of section 32 is to ensure that provisions are robust, evidence-based and the most appropriate means to achieve the purpose of the RMA. To that end, the Council is required to undertake an evaluation of any PDP provision before notifying those provisions. The section 32 RMA evaluation report provides the reasoning and rationale for the proposed provisions and should be read in conjunction with those provisions, with the degree of detail of the assessment correlating to the scale and significance of the anticipated effect of the provisions as per section 32(1)(C) RMA.

The Section 32 evaluation examines the extent to which the provisions are the most appropriate way of achieving the purpose of the Act, which in summary, is the sustainable management of physical and natural resources as detailed in section 5 RMA. In achieving this purpose, authorities need also to recognise and provide for the matters of national importance identified in section 6 RMA, have regard to 'other matters' under section 7 RMA, and take into account the principles of the Treaty of Waitangi under Section 8 RMA.

The evaluation reports also identify other options for achieving the objectives of a district plan, and the efficiency and effectiveness of the provisions in achieving these objectives. When assessing the efficiency and effectiveness of the provisions, the PDP must under section 32(2) RMA:

- (a) identify and assess the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including the opportunities for—*
 - (i) economic growth that are anticipated to be provided or reduced; and*
 - (ii) employment that are anticipated to be provided or reduced; and (b) if practicable, quantify the benefits and costs referred to in paragraph (a); and*
- (c) assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.”*

Additionally, sections 72 – 77 RMA set out the purpose and the processes associated with the development and operation of a district plan. With a district plan being a tool to allow a Council to fulfil its functions under section 31 RMA. A district plan must be prepared under the requirements of the Schedule 1 RMA. This Schedule outlines the statutory requirements for preparing a PDP, including consultation and process matters both prior to and post public notification.

Council is required to consider higher order documents when preparing a district plan and also any Iwi Management Plans, and their bearing on the resource management issues of the district (section 74 RMA). Sections 75-77 RMA outline what must be and what may be included in the district plan (section 75 RMA) and authorises the inclusion of rules (section 76) and the 'activity status' that can be given to activities (section 77).

Under section 79 RMA, Council must commence a review of a provision of a district plan, if the provision has not been subject to a review or change during the previous 10 years. Furthermore, section 58I RMA requires the structure and framework of a district plan to be in accordance with the recently introduced National Planning Standards.

2.2 National Statutory Planning Documents

As already discussed, there are a range of higher order documents that a district plan must give effect (s74- 75 RMA). The directions within these higher order documents will be given effect to through the Strategic Objectives, individual chapters, and within the section 32 evaluation reports. There are some national policy statements in draft form or currently under development. While these have no legal status, they have been given some consideration. There are several National Environmental Standards that the council must enforce and that a district plan must be consistent with. A district plan must also implement the recently adopted National Planning Standards. The relevant higher order statutory planning documents are briefly summarised below.

2.2.1 New Zealand Coastal Policy Statement 2010 (NZCPS)

The NZCPS directs local authorities on the management of the coastal environment. The NZCPS recognises the important natural processes and development pressures around the coast and promotes a strategic and integrated approach to coastal planning and management.

The coastal area within the Timaru district is influenced by coastal hazards and it has elements and features that: contribute to the natural character; landscape; visual qualities or amenity values; items of cultural and historic heritage. The coastal environment also has physical resources and built facilities, including infrastructure such as roads, that have modified it. Council, through the preparation and implementation of the district plan, is responsible for

managing the effects from the use, development, or protection of land on the landward side of the Coastal Marine Area. The PDP has identified a Coastal Environment District-Wide overlay and an associated chapter which has a suite of provisions relating to the management of land use and subdivision in the coastal environment. This is further detailed in the Coastal Environment section 32 evaluation report.

2.2.2 National Policy Statement Electricity Transmission 2008 (NPS-ET)

The National Grid plays a vital role in the well-being of New Zealand and its people. The NPS-ET prioritises its importance while managing the potential effects associated with this large-scale infrastructure.

The PDP therefore seeks to prioritise the National Grid, while managing the potential effects associated with it, by providing direction for the management of the effects of the electricity transmission network. This is carried out by objectives, policies, and methods (including rules) to recognise transmission corridors, to identify transmission lines on planning maps, and to provide controls on subdivision and land use as necessary to ensure that the operation, maintenance, upgrading and development of transmission infrastructure is not compromised as a result of incompatible land uses. The NPS-ET is further considered in the Energy and Infrastructure section 32 evaluation report.

2.2.3 National Policy Statement for Renewable Electricity

Generation 2011 (NPS-REG)

The NPS-REG sets out objectives and policies for renewable electricity generation which seek to provide a consistent approach to planning for renewable electricity generation across New Zealand. This NPS applies to generation activities at any scale, and covers the construction, operation and maintenance of structures associated with generation. Renewable electricity generation activities are recognised and provided for the Energy and Infrastructure chapter of the PDP. The NPS-REG is further considered in the Energy and Infrastructure section 32 evaluation report.

2.2.4 National Policy Statement on Freshwater Management 2020 (NPS-FM)

The NPS-FM has been updated, replaced and amended several times since its publication in 2011. The most recent changes came into effect in 2020. The NPS-FM sets out an objective and policies that focus on:

- Managing freshwater in a way that 'gives effect' to Te Mana o te Wai: (the integrated and holistic well-being of a freshwater body) in the management of fresh water;
- Prioritising the health and wellbeing of water bodies and freshwater ecosystems, followed by the health needs of people, followed by the ability of people and communities to provide for their social, economic and cultural well-being, now and in the future;
- Avoiding overallocation, improving and maximising efficient allocation and use of water and safeguarding its life-supporting capacity;
- Improving integrated management of fresh water and the use and development of land;
- Establishing a national objectives framework, monitoring progress, and accounting for freshwater takes and contaminants; and

- Providing for the active involvement of tangata whenua in freshwater management and that Maori freshwater values are identified and provided for.

While many of the objectives and policies relate to the functions of regional councils, those covering integrated management, and tangata whenua roles and interests are of relevance to the Council. Provisions relating to the management of the use and development of land to safeguard water will also be relevant to the PDP, but will need to be implemented in close coordination with Canterbury Regional Council in order to avoid overlap and duplication. The NPS-FM is further considered in the Natural Character section 32 report.

2.2.6 National Policy Statement on Urban Development 2020 (NPS-UD)

The NPS-UD was introduced in 2020, took effect on 20 August 2020, thereby replacing the National Policy Statement on Urban Development Capacity 2016. The NPS-UD recognises the national significance of:

- Having well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.
- Providing sufficient development capacity to meet the different needs of people and communities.

The NPS-UD requires that councils:

- Ensure urban development occurs in a way that considers the principles of the Treaty of Waitangi/ te Tiriti o Waitangi.
- Ensure that plans rules are not unnecessarily constraining growth.
- Develop, monitoring, and maintaining an evidence based about demand, supply, and prices for housing and land to inform planning decisions.
- Align and coordinating planning across urban areas.

The NPS-UD has informed the quantum and extent of land use zoning provided in the PDP. As well as underlying the zoning of the plan, the Section 32 for Future Development Areas Chapter, and the research which informed it, is outlined in that evaluation report.

2.2.7 Draft National Policy Statement for Indigenous Biodiversity (still under development)

The main purpose for this policy statement is to improve the way regional and local government provide for indigenous biodiversity in district plans. The draft policy statement has been considered in the ecosystems and indigenous biodiversity evaluation report. There has no time to consider the recently release exposure draft of this NPS. This will be considered through the submission process of the PDP.

2.2.8 Proposed National Policy Statement for Highly Productive Land (pNPS-HPL)

The Government has proposed this policy statement to prevent loss of highly productive land and to promote its sustainable management in order to:

- recognise the full range of values and benefits associated with the use of highly productive land for primary production;

- maintain its availability for primary production for future generations; - protect it from inappropriate subdivision, use and development.

The draft policy statement has been considered in the versatile soils section 32 evaluation report.

2.3 National Environmental Standards (NES)

There are six national environmental standards which are currently in place and prescribe standards that Councils must enforce. The relevance of these is summarised below:

- The NES for Telecommunication Facilities allows network operators to install some low impact telecommunication infrastructure in road reserves without the need to apply for resource consent, provided they meet specified conditions. The NES provides a set of rules for permitted telecommunication facilities. The PDP recognises these standards and ensures that no conflicts exist between its rules and this NES.
- The NES for Electricity Transmissions sets out to minimise the cost to Councils of implementing the NPS for Electricity Transmission and ensure planning requirements are nationally consistent for maintenance and upgrading of transmission lines. The NES only applies to existing high voltage transmission lines and does not apply to new lines or substations. The PDP has considered the provisions set out in this NES for high voltage transmission lines and is consistent with the NES requirements.
- The NES for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) is a nationally consistent set of planning controls and soil contaminant values. It ensures that land affected by contaminants in soil is appropriately identified and assessed before it is developed and, if necessary, the land is remediated or the contaminants contained to make the land safe for human use. All territorial authorities are required to observe and enforce the NESCS. The Council has been administering and enforcing this NES since its enactment in 2012. The PDP provides an objective and policies framework that is consistent with this NES, but with no rule as they are provided in the NESCS.
- The NES for Plantation Forestry seeks to maintain and improve the environmental outcomes of plantation forestry nationally and to increase certainty and efficiency in the management of plantation forestry activities. The NES provides consistent rules across the country for specified forestry related activities. The PDP ensures consistency with this NES.
- Other NESs that are primarily administered by regional councils include:
 - the NES for Freshwater that protects freshwater and freshwater ecosystems; and
 - the NES for Air Quality, which sets air quality standards for health protection for all New Zealanders; and
 - the NES for Sources of Drinking Water, which seeks to protect human drinking water from becoming contaminated.
 - A NES for Marine Aquaculture is also scheduled to come into force from 1 December 2020.

Council must enforce the regulations set in the National Environmental Standards. In some circumstances where specified in a NES, Councils can impose stricter or more lenient standards. The PDP has taken and used this ability to allow for either more lenient or stricter standards where appropriate in the local context.

2.4 National Planning Standards

The National Planning Standards were gazetted in April 2019. The purpose of the National Planning Standards (the 'planning standards') is to improve consistency in plan and policy statement structure, format and content. The planning standards provide mandatory direction by requiring consistent structure, definitions, format and electronic functionality and

accessibility. Councils are required to implement the planning standards under section 581 RMA. Under this section, the Council is able to make consequential amendments to avoid duplication or conflict with the amendments. The planning standards determine the sections that should be included in a district plan. Mandatory directions are also set out to determine how a district plan should be ordered. The planning standards must be in place within five years from April 2019 or at the time that a district plan is reviewed. The PDP complies with the planning standards.

2.5 Regional Planning Documents

2.5.1 Canterbury Regional Policy Statement (RPS)

Section 75(3) of the RMA requires a district plan to give effect to any Regional Policy Statement, with the RPS providing methods which directs district Councils to consider. The RPS contains a multitude of issues facing the Canterbury region and sets out a range of objectives and policies to address these. While many of the issues, objectives, and policies are within the realm of regional planning documents, direction is provided for territorial authorities when creating, and implementing their district plan. Primarily this direction relates to infrastructure, energy, waste, indigenous biodiversity, landscape, coast and natural hazards, the protection of outstanding natural features and landscapes, and the built environment, including the form and location of urban growth and provision for papakāinga housing. The individual relevant components of the RPS have been further discussed within the specific evaluation (Section 32) reports.

2.5.2 Regional Plans

Section 75(4) of the RMA requires a district plan to not be inconsistent with any regional plan that is in force. In the Timaru District, there are a range of regional plans that are relevant to the district plan review, these being:

- Regional Coastal Environment Plan
- Canterbury Land and Water Regional Plan
- Canterbury Air Regional Plan
- Ōpihi River Regional Plan
- Pareora River Regional Plan
- Canterbury Regional Pest Management Plan
- Canterbury Regional Land Transport Plan 2015-2025
- Draft Canterbury Regional Land Transport Plan 2018-2028
- Canterbury Regional Public Transport Plan 2014 - Draft Regional Public Transport Plan 2018-202

A more detailed assessment is provided in those section 32 reports that they relate to.

2.6 Iwi Management Plans

Iwi Environmental Management Plans must be taken into account under Section 74(2A) of the RMA. Currently there are two relevant Plans.

Te Whakatau Kaupapa (TWK) is a resource management strategy for the Canterbury region that was published by Ngai Tahu in 1990. TWK discusses resource management issues and sets out policies on key issues and there are several policies relating to management of significant sites and areas that remain relevant.

The Iwi Management Plan of Kāti Huirapa for the Area Rakaia to Waitaki (IMP) was published in 1992. The IMP also includes maps identifying sites for protection and restoration of mahika kai.

These iwi management plans have been considered closely in the Sites and Areas of Significance to Māori section 32 RMA evaluation report and the evaluation report for the Māori Purpose Zone. They have also been considered in the evaluation report for the strategic directions chapter.

2.7 Other legislation and Policy Documents

Other legislation and regulations that that are relevant and have been considered when preparing the PDP, are:

- Local Government Act 2002
- Building Act 2004
- Reserves Act 1977
- Heritage New Zealand Pouhere Taonga Act 2014
- Land Transport Act 1998 - Land Transport Management Act 2003
- Hazardous Substances and New Organisms Act 1996
- Ngāi Tahu Claims Settlement Act 1998
- Te Ture Whenua Maori Act (Maori Land Act) 1993
- Conservation Act 1987 - National Parks Act 1980
- Fire and Emergency New Zealand Act 2017
- Telecommunications Act 2001 - Electricity Act 1992
- Gas Act 1992 - Utilities Access Act 2010
- Civil Defence Emergency Management Act 2002
- Railways Act 2005 - Soil Conservation and Rivers Control Act 1941
- National Water Conservation (Ragitata River) Order DATE?????
- Land Transport (Road User) Rule 2004
- Civil Aviation Act 1990
- Our Land 2018
- Health and Safety at Work Act 2015
- Health and Safety at Work (Hazardous Substances) Regulations 2017
- Sale and Supply of Alcohol Act 2012
- Food Act 2014
- Litter Act 1979

The PDP gives effect to other legislation by rules that implement the appropriate standards of the relevant Acts, with this being further discussed in detail within the specific evaluation reports. Additionally, a multitude of guidance documents prepared by Central Government, Regional Government, and external parties has been relied on for technical information and are referred to within the relevant specific evaluation reports.

2.8 Local Policies, Plans, and Strategies

The following local policies, plans and strategies have also been considered in the evaluation reports:

- Timaru District Long Term Plan 2021-31
- Timaru Consolidated Bylaw 2018
- Timaru Parks Strategy 2012-22
- Timaru District 2045 Growth Management Strategy
- Timaru off-road biking and walking strategy 2012-22
- Timaru District Economic Development Strategy 2015
- Timaru District Stormwater Strategy 2018-2048
- Timaru District Council policies

3 Plan Preparation Methodology

To ensure consistency of evaluation, the Council has developed a standard methodology and approach to its section 32 RMA evaluation. This approach has been developed considering guidance from the Ministry for the Environment, the Quality Planning website, case law and best practice approaches throughout New Zealand. Notwithstanding, there is some variability in the evaluation reports which are tailored to the plan chapter/topic.

3.1 Territorial Authorities functions

The RMA sets out those matters which must be addressed by territorial authorities in the preparation of district plans, to meet their obligations and functions. The key provisions are contained in Part 2 (Sections 5, 6, 7 and 8) and Sections 31, 72, 73, 74 and 75. In summary, the Council's functions are:

- to achieve integrated management of the effects of the use, development or protection of land and associated natural and physical resources;
- control effects of the use, development or protection of land, including for the purpose of:
 - avoiding or mitigating natural hazards;
 - managing the use of contaminated land;
 - recognising and providing for a range of matters of national importance;
 - control the emission and effects of noise; and
 - control effects of activities on the surface of lakes and rivers.

As part of preparing a district plan, the Council is also required under section 32 RMA to examine all objectives, policies and rules in its district plan to ensure they are necessary, efficient, effective in achieving the purpose of the RMA and do not impose costs on the community that exceed their benefits. This PDP has been prepared in accordance with this requirement and the costs and benefits of the PDP's approach to key issues, key provisions or suite of provisions have been assessed. The evaluations prepared under section 32 RMA are not part of the PDP itself but are available for reference.

3.2 Reason for the review

As mentioned, Section 79(1)(c) RMA requires that local authorities commence a review of any provision that has not been subject to a review or change within the previous ten years. The ODP was made fully operative in 2005 after being publicly notified in 1995. Many plan changes (both private and Council initiated) have been undertaken, since the Plan was adopted. Appendix 1 lists the ODP's history.

Although some components of the ODP have been reviewed or changed within the last ten years, a full district plan review was deemed necessary, given:

- That significant portions have not been subject to review within this timeframe.
- Plan monitoring found that the parts of the district plan were not effective or efficient.
- Several national and regional statutory planning documents that the District Plan is required by the RMA to give effect to had also changed or were released in this period. This meant that the ODP was not in accordance with those documents.
- The National Planning Standards were released and required district plans to be set out in accordance with a new format and definitions which was impractical to bring about through a series of plan changes.
- There were several environmental issues and demographic changes that had emerged or changed during that period that the ODP did not appropriately respond to.

The Council resolved on 28 October 2014 to conduct a full review of the ODP. Prior to this decision, Timaru District Council had consulted other local authorities to determine whether a full review or a rolling review would be best for Timaru District. A rolling review involves changing parts of the District Plan over time. Other Councils provided anecdotes of their own experience, who had commenced rolling district plan reviews but then stopped and conducted a full review as they found the rolling review highly inefficient. It considered that a rolling review would not be effective or efficient and would likely give rise to a complicated process that would reduce transparency and the ability of public and stakeholder to participate. T

3.3 Process & Consultation

At the 28 October 2014 Council meeting, Council resolved to conduct the DPR in accordance with the following process and as illustrated in Figure 1.

1. Scoping (Establishing what needs to be done).
 - Undertake consultation with statutory bodies and Council Unit Managers.
 - Public notice to requiring authorities and heritage protection authorities.
 - Undertake background studies.
 - Review relevant statutory planning documents.
 - Undertake plan and state of the environment monitoring to ascertain what provisions work well and which do not.
 - Undertake some general public consultation to identify broad issues.
 - Develop a draft work programme.
 - Report and workshop the draft work programme with Council.
 - Agree and schedule the work programme.

2. Implemented Work Programme
 - a) Prepare discussion document on each chapter/topic identified as requiring significant changes.
 - b) Prepare draft consultation plan for each chapter/topic identified as requiring significant changes.
 - c) Workshop and agree discussion document and consultation plan with RP&R committee.
 - d) Release discussion document to public.
 - e) Undertake consultation in accordance with consultation plan.
 - f) Summarise consultation, prepare section 32 evaluation and draft plan provisions and workshop with Council.
 - g) Peer review section 32 and draft plan provisions.

1. Draft Plan
 - a) Combine chapters and complete formatting to form Draft DP.
 - b) RP&R Committee approval of Draft DP.
 - c) Release Draft DP for public comment.
 - d) Public comments summarised.
 - e) Workshop public comments with Council.
 - f) Undertake additional targeted consultation where identified.
 - g) Summarise targeted consultation and amend Draft Plan provisions as required.

1. Proposed District Plan
 - a) Staff finalise Proposed DP.
 - b) Workshop final Proposed DP with Committee.
 - c) Approval of Proposed DP for notification by RP&R Committee.
 - d) Notification of Proposed DP.

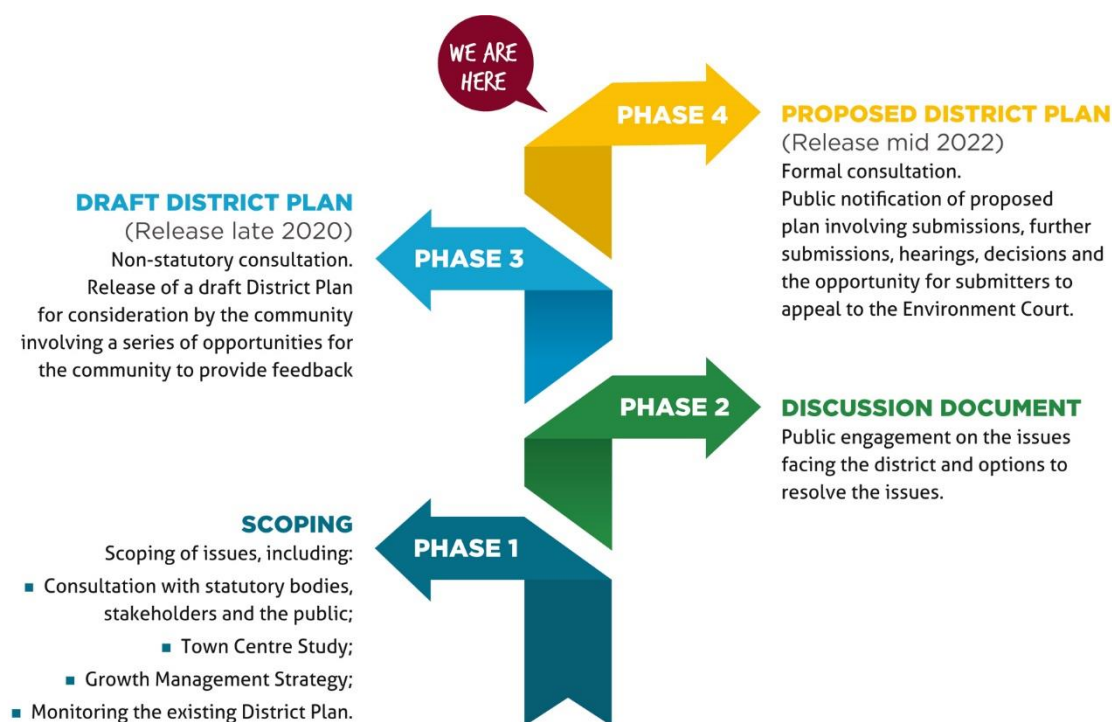


Figure 1 – An illustration of the Council approved District Plan Review Process, with an update speech bubble to reflect the current status

The DPR proceeded in general accordance with the above process. The phases of the DPR are discussed in more detail below.

3.3.1 Phase 1 - Scoping (2015-2017)

The scoping phase was focused on establishing the key issues the DPR needed to address. Government Ministers, stakeholders and Iwi were written to and provided an opportunity to provide comment. A large number of meetings were held with stakeholders as a result. Public consultation was conducted through a series of public open days, which provided the public with the opportunity to identify the issues with the Operative District Plan and discuss them with staff and elected members.

Staff conducted a monitoring assessment of the ODP that investigated the effectiveness and efficiency of its current provisions. This found that while some parts of the ODP worked well, other parts needed amending. This assessment was followed by a detailed assessment of the national and regional statutory planning policy. This assessment found that there were a number of changes required to implement national and regional policy.

As the district's town centres were identified as a key part of the district and subject to some significant potential challenges, a detailed study of the district's town centres was conducted. This study concluded that our district's town centres were highly valued by our community and significant opportunities existed to enhance their role and function as the social, cultural and economic heart of our district. However, the study also confirmed that that our district's town centres are subject to a number of significant challenges that need to be proactively addressed. The study resulted in recommendations to Council to investigate the creation of a town centre group or Business Improvement District (BID) for Timaru. Following two well attended workshops an independent facilitator, a Timaru Town Centre Group was created. This

group has been an active voice for the town centre ever since and the leader of a number of initiatives to bring back life and viability to the Timaru town centre, including the highly successful winter (Matariki) and summer night markets.

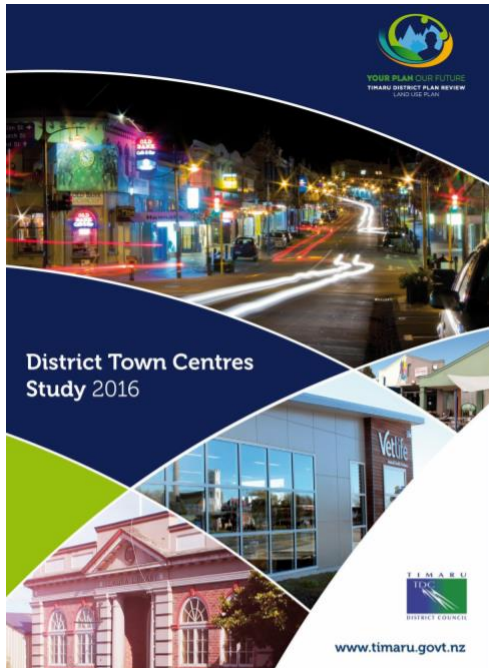


Figure 2 - the District Town Centres study <https://www.timaru.govt.nz/towncentresstudy>

The Growth Management Strategy (GMS) was also initiated in the scoping stage of the DPR. Its purpose was to establish a strategy to sustainably manage land use growth in the district to inform the District Plan, the Long Term Plan and other infrastructure providers. Following public and stakeholder consultation on the strategic options to manage growth, the GMS was drafted in close consultation with Environment Canterbury, the South Canterbury District Health Board and the Geraldine, Temuka and Pleasant Point Community Boards. The Council then decided to release the Draft GMS and present it for public consultation. Over sixty submissions were received and a hearing was held over two days to hear the submissions. The hearing panel was chaired by Bill Wasley (Independent Commissioner) and included former Mayor Damon Odey, former Councillor Kerry Stevens and Councillor O'Reilly. Following the hearing, the panel released their decisions and a final GMS, which was subsequently adopted by Council on 22 May 2018.

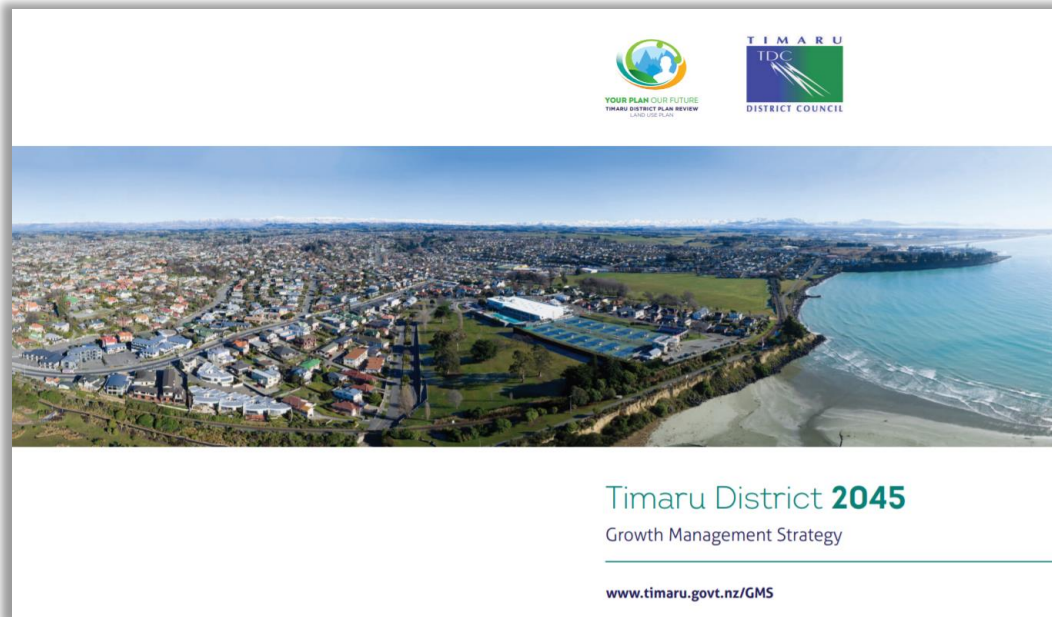


Figure 3 – The Timaru Growth Management Strategy <https://www.timaru.govt.nz/gms>

3.3.2 Phase 2 – Discussion Documents: (2017-2018)

Once the scoping phase of the DPR had been completed and the key issues with the ODP identified, Council then focused on how they were going to address those issues. Subsequently eighteen different discussion documents were drafted, discussed with Council, and then approved for public consultation. Following public advertising, some novel publicity, several front-page news items from the Timaru Herald on the discussion documents, public drop in days and stakeholders meetings were conducted and an online feedback opportunity provided. The consultation was summarised and presented back to Council including some options on how to address the feedback. Council then gave staff initial direction on the discussion documents (which option to take), which informed the next stage of the District Plan Review.



Figure 4 – “Damon bomb”. Cut out images of the Mayor Damon Odey were lined down Stafford Street to publicise the District Plan Review consultation. The above photo featured on the front page of the Timaru Herald.



Figure 5 – Report on the Community Feedback and initial Committee Direction on Discussion Documents <https://www.timaru.govt.nz/dprfeedback>

3.3.3 Phase 3 - Drafting (2018-2020)

Following the discussion document phase, Council decided to consult on a draft District Plan in order to give the public and stakeholders every opportunity to be involved in formulating the new plan. While a Draft Plan was going to be used for consultation, Council also decided to form stakeholder groups to recommend provisions on notable topics.

Consequently, the Ecosystems and Indigenous Biodiversity Stakeholder Group; the Heritage Steering Group; and the Takata Whenua Steering Group were created. These groups added significant value to the process, both in providing expertise and advice, and by providing a forum for stakeholders to learn from each other and reach consensus on difficult issues. Broad consensus was reached in the stakeholder groups, which now puts Council in the enviable position that it has most of its stakeholders agreement on the major issues before releasing the Draft District Plan.

A Technical Working Group was used to develop the remainder of the Draft District Plan provisions. This group consisted of District Planning Unit staff; and representatives from Environment Canterbury; Te Runanga o Arowhenua; and Council's Infrastructure Group. Despite involving a large number of long meetings, the group succeeded in providing a forum for stakeholders to learn from each other and reach consensus on difficult issues. It also ensured an integrated approach was taken to addressing takata whenua and environmental issues and the incorporation of takata whenua values throughout the plan as our partners in the DPR process. The key benefit of the Technical Working Group is that it provided a forum for the robust debate of draft provisions, adding significant rigour to the process and resulting in a better plan.

The process indicated in Figure 5 was used to Draft the District Plan provisions. The peer review and legal review processes were crucial in ensuring a robust and defensible provisions. The Committee workshops with Councillors were important in incorporating feedback at the conceptual stage of drafting the provisions.

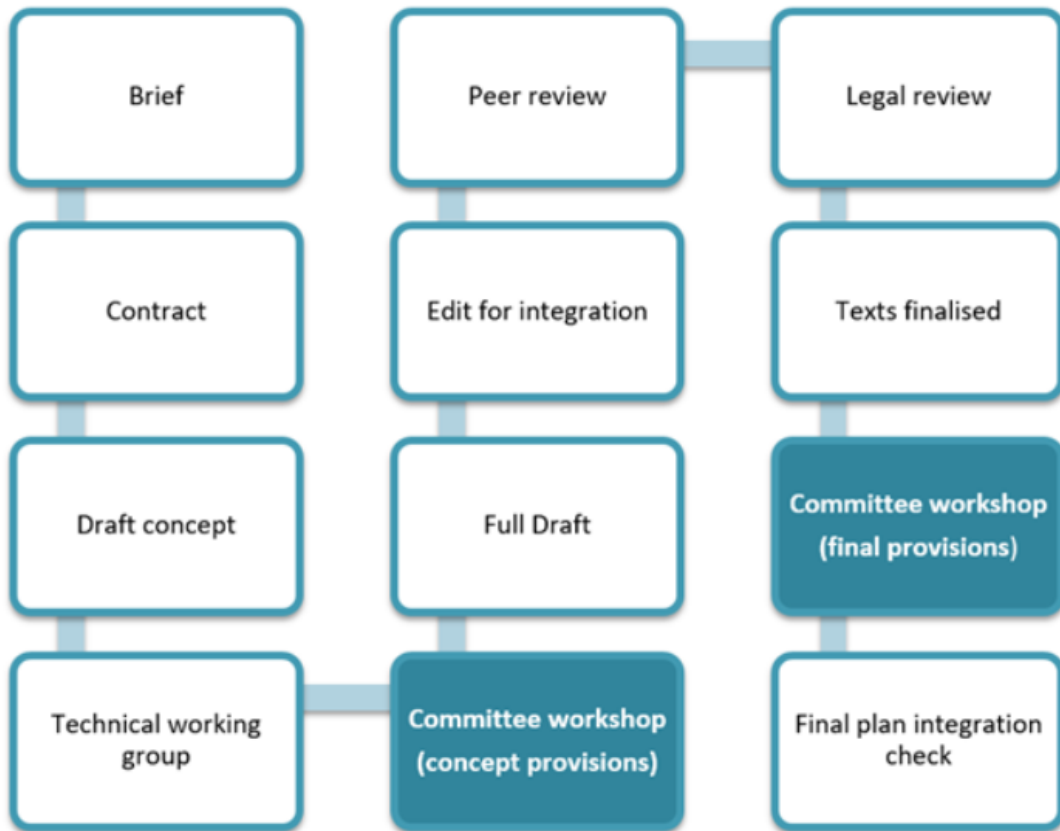


Figure 6 – Approved process for drafting the Draft District Plan provisions.

3.3.4 Consultation on the Draft District Plan

The release of the Draft District Plan was notified to the community, using a variety of media, in October 2020 in accordance with a consultation plan approved by the Environment Services Committee on 9 September 2020. The approach to the consultation was to consult on a ‘first cut’ Draft District Plan and to use that information to refine and test the draft provisions. Consultation opportunities included an electronic feedback process (using the e-plan); speak to the planner sessions; and stakeholder workshops.

A total of 161 individual submissions were received in relation to the Draft District Plan. As a result of the issues raised in some submissions, Council decided to form a staff led Rural Stakeholder Group and run a series of workshops for Māori landowners at Arowhenua and Waipopo. The Takata Whenua Stakeholder Group reported back to Council on the latter.

Feedback was summarised and workshopped with elected members. Elected members provided staff with direction and the Proposed District Plan was finalised.

This stage was longer than anticipated and was subject to several delays including stakeholder workshops, Covid-19, staff changes and further work on the zoning of residential land.

3.3.5 Further Pre-Notification Consultation with Iwi Authorities

As required by the RMA, Council provided a copy of the final draft version of district plan to the iwi authorities. Feedback was obtained by Te Runanga o Ngai Tahu and Te Runanga o Arowhenua and as required by the RMA, particular regard was given to their advice before finalising the plan. The changes requested were of generally relatively minor, and did not result in any significant changes to the provisions. It is noteworthy that they praised the process that Council has undertaken to incorporate their feedback throughout the District Plan Review.

3.3.6 Immediate legal effect

Rule 86B(3) of the Resource Management Act, provides that a rule in a district plan has immediate legal effect if the rule:

- a) Protects or relates to water, air, or soil (for soil conservation); or*
- b) Protects areas of significant indigenous vegetation; or*
- c) Protects areas of significant habitats or indigenous fauna; or*
- d) Protects historic heritage; or*
- e) Provides for or relates to aquaculture activities.*

On this basis 'relates to' is in the context of Section 5 of the RMA, which sets out the purpose of the RMA, being to promote the sustainable management of natural and physical resources, including safeguarding the life-supporting capacity of air, soil, and ecosystems. Therefore, any rules in the PDP that directly relate to safeguarding the life-supporting capacity of air, water or soil will have immediate legal effect.

Using the mandatory requirements of Rule 86B(3), the rules of the Proposed District Plan which have immediate legal effect 'automatically' are as follows:

- Activities on the Surface of the Water (ASW)- all rules and schedule 13 (Schedule of Fish Spawning Areas)
- Historic Heritage - all rules and schedules 3-4 (Historic Heritage Items and Historic Heritage Areas)
- Ecosystems and Indigenous Biodiversity - all rules and schedule (SNA)
- Versatile Soils - all rules
- Sites and Areas of Significance to Māori - all rules and schedule SASM
- Drinking Water Protection - all rules.

Additionally, subsequent to a request from Council, the Environment Court has made an order that following provisions of the PDP have immediate legal effect upon notification:

- Rule SUB-R3 of the subdivision chapter as it applies to the Rural General Zone only and standard SUB-S1.3.1 that stipulates the minimum allotment size for the General Rural Zone;
- Rules TRAN-R5 and TRAN-R6 of the Transport chapter only as they relate to standards TRAN-S4 and TRAN-S7 that pertain to accessible vehicle parking requirements and minimum loading requirements.

The Environment Court released their decision on 9 September 2022 confirming that the rural subdivision rule and the accessible parking standards and minimum loading requirements (outlined above), also have immediate legal effect on the notification of the Proposed District Plan.

In the case of rural subdivision, the immediate legal effect is avoid any further rush on rural subdivision under the more relaxed rural subdivision rules of the Operative District Plan. While the parking and loading requirements were to avoid new development being less accessible for those with limited mobility or who are disabled, and to avoid further vehicle loading on the road reserve.

3.4 Plan Writing Guide

The Timaru District Plan Writing Guide was developed ensure good plan writing and consistency. The guide was developed for staff, consultants and decision makers engaged in preparing the new district plan and provides guidance on

- the structure of the Plan
- on the use of language
- writing objectives, policies, rules, matters of control/discretion

The guide seeks to ensure the PDP is outcome focus, with a clear line of sight between issue identification, formulation of objectives and policies to address the issues, and the methods to achieve them. It also seeks to ensure simple, clear and logical structure to ensure usability.

The guide must be read in conjunction with the National Planning Standards. All persons engaged in the Plan making process are required to familiarise themselves with this guide. Use of the guide is mandatory for all consultants, reviewers and members on hearings panels. All submitters are requested to consider the guide in suggesting amendments to provisions.

3.5 Decision Making

Council or its Environmental Services Committee made all the decisions on the DPR, including the notification of the PDP. A member of Te Rūnanga o Arowhenua was part of the Environmental Services Committee meetings and workshops and had full voting rights.

There were numerous workshops in relation to the DPR. These workshops were not for decision making but provided staff and consultants and opportunity to introduce DPR detailed topics to elected members and discuss the options to address issues.

4 Context

4.1 Description of the District

The Timaru District shares boundaries with Ashburton District, Mackenzie District, and the Waimate District, and is located within the Canterbury region. It is bounded by the Rangitata River in the north, the Pareora River to the south, the coast on the east and the main divide to the west. The District is characterised by low-altitude plains, rolling hill country (downlands), foothills, and the high mountains and the broad floor of the Upper Rangitata valley.

The population of the Timaru District was 46,296 in 2018. The population is concentrated around Timaru township (population 27,650) and in the smaller townships of Temuka (4,470), Geraldine (2,706) and Pleasant Point (1,371). The District also has a number of villages including Pareora, Ōrāri, Cave, Winchester and Woodbury.

The Timaru District has a network of parks, gardens and esplanade reserves, open space areas, and active recreation facilities to cater for the recreational requirements of its residents, as well as to contribute to the pleasant visual amenity of the area.

Commercial activities in the district tend to be located within urban centres for convenience, with the largest area of commercial activity based around Stafford Street in Timaru (commercial) and Washdyke (industrial).

The district contains the following significant infrastructure:

- Richard Pearse Airport;
- Port of Timaru;
- the National Grid lines;
- Reticulated sewer, water, and stormwater;
- Wastewater treatment plants;
- Water pump stations;
- Rural water supply schemes;
- Roothing network;
- Hospital;
- Telecommunication networks; and
- Bulk fuel supply infrastructure at the Port of Timaru; and
- Emergency services.

Rural areas are dominated by agricultural land use, with some areas of horticulture and viticulture. Farming is largely pastoral, with sheep and beef farms dominating in the steeper or higher altitude areas and dairy farms occupying much of the plains. In recent years, rural lifestyle blocks have gained popularity, and subdivisions to supply this property market has resulted in the fragmentation of rural land, and the loss of productive land to rural residential use.

Outstanding Natural Landscapes have been identified around the districts front and alpine ranges and basins. Visual Amenity Landscapes have been identified around downland landscapes and cave art areas. High Naturalness Water Bodies have identified at Tupper, Ōrāri River, Milford Lagoon and Ōrākipāoa Creek and some the Alpine rivers.

Approximately 7,260ha of the district had been surveyed and mapped as Significant Natural Areas (SNAs). The SNAs cover a wide range of habitat including coastal wetlands, lowland grasslands, limestone scarp, basalt boulderfield, downlands forest, old-growth podocarp forest in foothill valleys, regenerating forest on hill slopes, inland wetlands and tussock on moraine.

The Timaru District has a number of heritage sites arising from historical settlement and activities. These sites are visual remainders of the district's European settlement that evolved from a whaling station in 1839 to today.

A large part of the plains within the Timaru District is subject to some degree of flooding risk, either as a result of river break outs or overland flow. Furthermore, low lying land near the coast is subject to risk of inundation in some areas, and much of the coastline is subject to erosion and accretion. There are also parts of the district that are subject to increased risk of liquefaction and fault rupture.

Timaru District lies within the traditional boundaries of the Ngāi Tahu iwi. The Ngāi Tahu hapū who hold mana whenua in Timaru District are Kāti Huirapa, whose rohe extends over the area from the Rakaia River in the north to the Waitaki River in the south. Arowhenua is the site of the tipuna marae of Kāti Huirapa, and the Papatipu Runanga that represents the hapū is Te Runanga o Arowhenua. Mana whenua rights and obligations held by Kāti Huirapa include rangatiratanga and kaitiakitanga in relation to management of natural and physical resources. Sites and areas of significance to Kāti Huirapa have been identified across the district, while a

Māori Purpose Zone has been identified to manage land that was historically set aside for Māori settlement around Arowhenua and Waipopo.

4.2 Resource Management Issues

The PDP addresses numerous resource management issues and this why the PDP does not include a specific chapter identifying all relevant resource management issues. Relevant resource management issues have been identified in detail in individual evaluation reports. The evaluation reports then identify the relevant resource management options to address those issues, with the PDP provisions being the culmination of that section 32 assessment.

The recent consultation on the Draft District Plan provides a strong indication as to what the most notable issues will likely be for the PDP. The following were the key issues associated with the Draft District Plan:

- The location and extent of zoning
- Māori Purpose Zone
- General Rural Zone
- The sites and areas of significance to Māori
- The SNAs provisions
- Rural lifestyle development
- Natural hazard areas provisions
- The heritage provisions
- The landscape provisions
- Town centre provisions

5 PDP Framework

The PDP has been set out to comply with the National Planning Standards. The following sections described each part of the PDP.

5.1 Part 1 - Introduction and General Provisions

This part provides a location for information including a foreword, contents, purpose of the plan, a description of the district, and how the plan works. It includes definitions, glossaries, and a summary of national direction instruments to assist the user of the Plan. It also provides context and process-related information in relation to mana whenua.

5.2 Part 2 - District-wide Matters

5.2.1 Strategic Directions

This section sets out the overarching directions for the sustainable management of growth, land use and development of the Timaru District. The section is arranged in two chapters: Strategic Directions and Urban Form and Development. The strategic directions:

- are strategically important for achieving integrated management and for ensuring the RMA's purpose is achieved;
- give effect to relevant higher order documents such as national policy statements and the Canterbury Regional Policy Statement; and
- provide a basis for how decisions relating to resource use will be made in the District over the life of the Plan.

Focusing as it does on high level strategic directions, this section leaves the articulation of activity-specific and location-specific objectives and policies to the subsequent chapters of this Plan.

These provisions have been informed by the Timaru District 2045 Growth Management Strategy which addresses growth and development in the district and sets out a spatial framework for its management. They support achieving a district that has a sustainable lifestyle, a thriving and innovative economy and a strong identity.

5.2.2 District Wide

The remaining chapters of Part 2 contains objectives, policies and rules that apply across the district such as subdivision, transport, heritage and noise etc. District-wide chapters often relate to values and risks such as Outstanding Landscape Areas and High Flood Hazard Areas, which are identified on the planning map as overlays. However, other district-wide chapters relate to specific activities that are not spatially identified as overlays as they occur across the district.

5.3 Part 3 - Area Specific Matters

Part 3 of the Plan addresses matters that are area specific. For example, residential and commercial areas requires a different management approach as different outcomes are anticipated for those areas. The different types of area specific provisions are:

- **Zones:** A zone spatially identifies and manages an area with common environmental characteristics or where certain environmental outcomes are sought, by bundling compatible activities together and controlling those that are incompatible. All land in the district is part of a 'zone' on the planning maps.
- **Precincts (multi-zone):** A precinct spatially identifies and manages an area where additional place-based provisions apply to modify or refine aspects of the policy approach or outcomes anticipated in the underlying zone(s) (e.g. Washdyke Precinct in the General Industrial Zone).
- **Development Areas:** A development area spatially identifies and manages areas that are provided for future development. Additional provisions apply to these areas to enable integrated and coordinated development.
- **Designations:** Designations are used to show land that has been designated for a particular purpose by a Requiring Authority. Designations are generally associated with a public work, project, or a utility operation. Designations supersede District Plan provisions.

The relationship between spatial layers of the PPD is illustrate by Figure 7.

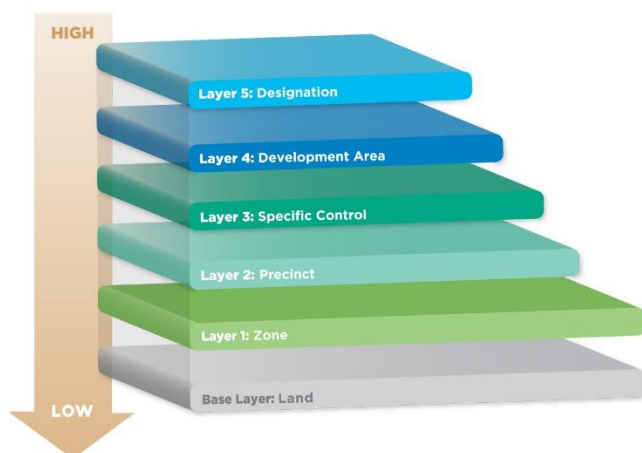


Figure 7 – The relationship between spatial layers

5.4 Part 4 – Appendices and Maps

Part 4 of the Plan contains planning maps, schedules and technical information.

6 Section 32 Evaluation

6.1 Key Issues

The following evaluation is undertaken in accordance with section 32 RMA in relation to the key issue, which is the decision as to whether to notify the PDP or rely on the ODP.

6.2 Scale and significance of the proposal

The scale and significance of the PDP is considered generally below.

Criteria	Low	Moderate	High	Comment
Degree of change from ODP		X		Large parts of the PDP are similar to the ODP while there are new chapters and different approaches to some issues
Effects of matters of national importance (s. 6 RMA)		X		Mostly dealt with by other chapters
Scale of effects (geographical area)			X	The whole district is affected to some degree
Scale of effects on people (single, multiple landowners, neighbour)		X		This varies from nothing to significant.
Scale of effects on those with particular interests e.g. takata whenua		X		The PDP provides new provisions to protect SASM and provided for papakinaka on Māori land
Degree of policy risk (Is it giving effect to higher order documents, or comment practice)		X		Several high order documents are relevant, but the PDP seeks to align with those
Likelihood of increased costs on individuals, businesses or communities		X		The provisions generally are enabling

Based on the above assessment, the PDP will have a moderate scale and significance. However, this varies significantly across the district depending on the provisions. Some provisions will have an impact across the district, and with other provisions having limited impact. Other provisions may significantly

affect individual properties or activities, while others will have no or a minor effect. Individual evaluation reports deal with specific issues.

6.3 Choice of Evaluation Method

In general, it is difficult, if not impossible to quantify the impact of a new plan across a district considering all the variables. This evaluation relies on all the evaluation reports that have undertaken in respect of individual chapters/topics. A summary assessment is provided in respect of the costs and benefits of each environmental, social, economic and culture effect of notifying the PDP or relying on the ODP. Likewise for the effectiveness of the PDP versus the ODP. A generic rating is provided being either LOW, MEDIUM, or HIGH. An overall comment is provided in respect of the efficiency and effectiveness of the provisions and finally the overall appropriateness of the provisions.

6.4 Evaluation of the Proposed Objectives

The key objectives of the PDP have been evaluated in the strategic direction evaluation report. This evaluation found that the strategic direction objectives of the PDP align with the purpose and principles of the RMA and with higher order statutory planning documents.

6.5 Identification and Evaluation of Options

The following are the key options:

Notify the PDP;

Rely on the ODP (do not notify the PDP).

Issue	To notify the PDP or to rely on the ODP
Options	Notify the PDP; or Rely on the ODP.
OPTION 1	NOTIFY THE PDP
Benefits	Environmental: The environment will be managed more comprehensively under the PDP, which follows best practice and manages aspects of the environment the ODP does not address e.g. SASM. (HIGH)
	Economic: The PDP will enable more economic development through the rezoning of additional land and by enabling greater densities of development in some locations. The PDP dispenses with some of the ineffective and inefficient provisions of the ODP, which will result in development being enabled more efficiently. (HIGH)
	Social: The PDP better provides for social facilities and ensures that development does not have any adverse effects on social facilities and activities. (MODERATE)
	Cultural: The PDP identifies and protects SASM and provides for the integration of Māori values throughout the PDP. It also provides for a Māori Purpose Zone that provides for the cultural needs of mana whenua. The PDP also provides for the protection of a number of new heritage items that were not protected under the PDP. (HIGH)
	Environmental: None (LOW)

Costs	Economic: Although the PDP introduces a number of new consent requirements, standards and requirements these are targeted at inappropriate activities, or managing the effect of activities. While these consent requirements come at a cost, there is also a high cost of not managing inappropriate activities or their effects (LOW).
	Social: None
	Cultural: None
Efficiency	The many benefits outweigh the costs. (HIGH)
Effectiveness	The PDP is highly effective in terms of achieving the RMA, whereas the ODP has been found to have many deficiencies. For instances the ODP does not comply with several higher order statutory planning document and does not comply with the national planning standards. Almost all the evaluation reports on individual chapters/topics establish that the PDP provisions will be more effective than the ODP. The PDP also effectively responds to new environmental issues and environmental issues that have evolved since the ODP was notified. The outcomes-based planning framework will increase certainty to plan users on the outcomes expected in the district.
Overall Appropriateness	HIGH
OPTION 2	RELY ON THE ODP (DO NOT NOTIFY THE PDP)
Benefits	Environmental: Few, if any.
	Economic: Some development might be enabled without the need for consent (MODERATE)
	Social: None
	Cultural: None
Costs	Environmental: The ODP does not address some aspects of the environment at all and others poorly. (HIGH)
	Economic: The ODP does not provide sufficient zoned land or enable greater development densities at appropriate locations. It also has a number of inappropriate consent requirements and standards. Accordingly, retaining the ODP would come at a high economic cost (HIGH)
	Social: The ODP does not provide for social activities in all appropriate areas and has few provisions that ensure social effects are considered. Accordingly retaining the ODP would come at a potentially moderate social cost (MODERATE)

	Cultural: The PDP does not protect SASM or provide for a Māori Purpose Zone. It's heritage list is also out of date. Accordingly, retaining the ODP would come at a high cultural cost. (HIGH)
Efficiency	The costs of retaining the ODP exceed any benefits. (LOW)
Effectiveness	Almost all the evaluation reports on individual chapters/topics establish that the ODP provisions will be as effective as the PDP. The ODP does not comprehensively address high order statutory planning document and does not address new and evolving environmental issues. Does not give effect to the national planning standards (LOW)
OVERALL APPROPRIATENESS	LOW
RISKS Risks of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions	Although there is some uncertainty with some aspects of the PDP, it is considered the risks of acting are not significant enough to be of concern.
CONCLUSION	Option 1 (notify the PDP) is more appropriate than Option 2 (rely on the ODP).
PREFERRED OPTION	OPTION 1 (NOTIFY THE PDP)

7.0 Conclusion

This report has provided an overview of the DPR. It also has provided a section 32 RMA evaluation of the appropriateness of proceeding with the notification of the PDP.

The section 32 evaluation demonstrates that notifying the PDP is the most appropriate option as the benefits significantly outweigh the costs. The PDP is also highly effective in terms of achieving the purpose and principles of the RMA, whereas the ODP has been found to have many deficiencies. The ODP does not comply with several higher order statutory planning documents and does not comply with the national planning standards. Almost all the evaluation reports on individual chapters/topics establish that the PDP provisions will be more effective than the ODP. The ODP also does not address new and evolving environmental issues. The PDP will resolve all the deficiencies with the ODP. Further, the outcomes-based planning framework will increase certainty to plan users on the outcomes expected in the district.

Overall, it is considered that it is appropriate to notify the PDP as it will effectively and efficiently discharge Council's statutory obligations under the RMA in a way that provides for social, economic, environmental, and the cultural well-being of current and future generations.

Appendix 1 – Operative District Plan History

No.	Name	Detail	Status
01	Residential 6 Zone at Gleniti	Plan Change 1 amends the Liquid Waste, Amenity Values and Residential Zone provisions and related General Rules for subdivision, sewerage, stormwater and roading in order to provide for low density residential development in areas currently zoned Residential 1 and 5 at Gleniti in Timaru and to provide for the taking of financial contributions for roads.	Operative
02	Rezoning to Industrial L at 10 Laughton Street, Washdyke	The purpose of Plan Change 2 was to rezone 2.42 hectares within the Residential 4 Zone as Industrial L.	Operative
03	Rezoning to Commercial 2A at Evans Street, Timaru	The purpose of Plan Change 3 is to rezone land at Evans Street, in Timaru (Pt Lot 1 DP 3955 and Pt Lot 25 DP 578) from Recreation 2 to Commercial 2A (the former A and P Showgrounds site).	Operative
04	Rezoning to Commercial 2 at 18, 18A and 20 Hobbs Street, Timaru	Plan Change 4 comprised the rezoning of land from Residential 2 to Commercial 2, together with the inclusion of a Concept Plan and related amendments to Performance Standards for the	Operative

No.	Name	Detail	Status
		Commercial 2 Zone and General Rule 6.8.3.	
05	Rezoning to Industrial L at 22 Martin Street, Washdyke	The purpose of Plan Change 5 was to rezone land from Residential 4 to Industrial L.	Operative
06	Airport Noise Boundary	The purpose of Plan Change 6 was to undertake a review of all relevant District Plan protection mechanisms that apply to the Airport.	Operative
07	Rezoning to Industrial L at 78 Shaw Road, Geraldine	Rezoning to Industrial L at 78 Shaw Road, Geraldine	Operative
08	Rezoning to Industrial L at 8 Doncaster Street, Washdyke	The purpose of Plan Change 8 was to rezone land from Residential 4 to Industrial L.	Operative
09	Rezoning to Commercial 2 at Highfield Shopping Centre, 143 Wai-iti Road, Timaru	The purpose of Plan Change 9 was to rezone land from Residential 1 to Commercial 2.	Operative

No.	Name	Detail	Status
10	Rezoning to Residential 1 at 6/8 Guild Road, Temuka	The purpose of Plan Change 10 was to rezone from Rural 1 to Residential 1.	Withdrawn
11	Rezoning to Residential 1 at 44 Gresham Street, Geraldine	The purpose of Plan Change 11 was to rezone from Rural 4 to Residential 1.	Withdrawn
12	Rezoning to Industrial L at 300 Hilton Highway, Washdyke	Plan Change 12 comprised the rezoning of approximately 3.5Ha of land located on the western side of the Hilton Highway in the Washdyke area of Timaru, from Residential 4 to Industrial L. It provided for the rezoning of the existing Wills Furniture Retail Complex that fronts State Highway 1, the Power-Farming Agricultural Showroom fronting State Highway 8, Scarlett Hydraulic Technology and a currently vacant lot in the centre of the site, which gains access from State Highway 8.	Operative
13	Temuka North West Residential Expansion	Rezone land in Temuka North West from Rural 1 and 2 to Residential 1. The area will also include a Recreation 2 Zone for a neighbourhood reserve, an indicative roading layout, and new provisions relating to flood hazards. The Proposed Plan Change will deliver additional residential land to counteract the	Operative

No.	Name	Detail	Status
		shortage of residential properties identified within the Temuka area.	
14	Washdyke Industrial Expansion	Plan Change 14 proposes to rezone lands at Washdyke, Timaru from Rural, 1, Rural 2 and Recreation 2 Zones to Industrial L and Industrial H Zones, covering an area of approximately 73Ha. The entire study area comprises approximately 120Ha of land.	Operative from 17 November 2014
15	Martin Street, Washdyke, Rezoning from Residential 4 zone to Industrial L zone	Plan change 15 has been requested by Goldpine Industries Ltd, Graybird Holdings Ltd and J. & B. Christie Holdings Ltd. The plan change proposes to rezone land located at 16 and 22 Martin Street, Washdyke, Timaru, legally described as Lot 1 DP 301498 and Lot 2 DP 304931 respectively, from Residential 4 zone to Industrial L zone under the Timaru District Plan.	Operative from 5 June 2012
17	Geraldine Downs		Operative from 10 March 2014
18	Hilton Highway and Racecourse Road		Operative from 4 March 2013
20	Rural Residential (Brookfield Road) Zone	The purpose of private plan change 20 was to rezone land at Brookfield Road Timaru from Rural 1 to Rural Residential.	Operative from 19 September 2015
21	Broughs Gully Outline Development Plan	Plan Change 21 was initiated by Council to facilitate co-ordinated urban development	Operative from 25 October 2019

No.	Name	Detail	Status
		and the cost-effective and equitable provision of network servicing infrastructure across the Broughs Gully area in Timaru that is currently in multiple ownership and has significant servicing constraints.	
22	Plan Change 22 - Washdyke Flat Road Industrial Plan Change	The purpose of private plan change 22 was to rezone land at Washdyke Flat Road Washdyke from Rural to Industrial L (Light).	Operative from 1 July 2021
-	Removal of car-parking spaces	National Policy Statement on Urban Development (NPS-UD	24 February 2022