

## STRATEGIC DIRECTION

### Introduction

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:

1. are strategically important for achieving integrated management and for ensuring the RMA's purpose is achieved;
2. give effect to relevant higher order documents such as ~~NPSs national policy statements~~ and the ~~CRPS and taking into account the Iwi Management Plan of Kāti Huirapa<sup>1</sup> Canterbury Regional Policy Statement~~; and
3. provide a basis for how decisions relating to resource use will be made in the District over the life of the [District](#) 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 [District](#) Plan.

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

### Interpretation

For plan development, including plan changes, the objectives in the Strategic Directions and Urban Form and Development chapters provide direction for the development of the more detailed provisions contained elsewhere in the District Plan in relation to strategic issues. For plan implementation (including the determination of resource consent applications and the consideration of notices of requirement for designations)<sup>2</sup>:

1. the strategic objectives provide high level direction on what the related objectives and policies in other chapters of the [District](#) Plan are seeking to achieve in relation to the strategic issues. The topic and geographic-specific chapters provide the detailed guidance; and
2. the relevant objectives and policies of the [District](#) Plan (including strategic objectives in these chapters) are to be considered together. No fixed hierarchy exists between the strategic objectives or between the strategic objectives and the objectives and policies in other chapters of the [District](#) Plan.<sup>3</sup>

The Strategic Directions and Urban Form and Development ~~Chapters~~ include some terms that are not defined (for example 'unacceptable' in SD-O4(#2)). This is purposeful, as the interpretive guidance for these terms is provided by the topic specific chapters (for example the Natural Hazards Chapter).<sup>4</sup>

<sup>1</sup> [Panel Decision Report Part 2, Section 8.3.1](#)

<sup>2</sup> Transpower [159.25]

<sup>3</sup> Transpower [159.25]

<sup>4</sup> Te Rūnanga o Ngāi Tahu [185.19]

Objectives	
SD-O1	Residential Areas and residential Activities
	<p>1. There is sufficient residential development capacity in existing and proposed urban areas to meet demand and household choice, provided through:</p> <ul style="list-style-type: none"> <li>a. the use of<sup>5</sup> existing zoned greenfield areas; <u>and</u></li> <li>b. a range of densities in existing urban areas; <u>and</u><sup>6</sup> <u>and</u></li> <li>c. higher residential densities in close proximity to the Timaru and Geraldine town centres, and Highfield Village Mall; <u>and</u></li> <li>d. the new <del>Future Development Areas</del> identified for the General Residential Zone; <u>and</u></li> <li>e. the Maori Purpose Zone.<sup>7</sup></li> </ul> <p>2. <u>L</u>imited rural lifestyle development opportunities are provided where they:</p> <ul style="list-style-type: none"> <li>a. concentrate and are attached to existing urban areas; <u>and</u></li> <li>b. achieve a coordinated pattern of development; <u>and</u></li> <li>c. <del>avoid significant reverse sensitivity effects on existing and permitted rural activities do not limit or preclude the operation or establishment of rural production activities;</del><sup>8</sup> <u>and</u></li> <li>d. <u>recognises</u><sup>9</sup> the productive capabilities of the soils and location;<sup>10</sup> <u>and</u></li> <li>e. are capable of efficiently connecting to <del>reticulated</del><sup>11</sup> sewer and water infrastructure; <u>and</u> <u>and</u></li> </ul> <p>3. <u>L</u>imited residential opportunities are maintained in existing rural settlements, subject to adequate servicing; <u>and</u></p> <p>4. <u>T</u>he location of new residential areas and activities avoids creating significant conflict with incompatible zones and activities.<sup>12</sup></p>

<sup>5</sup> RMA Schedule 1, Clause 16(2)

<sup>6</sup> RMA Schedule 1, Clause 16(2)

<sup>7</sup> TRONT [185.17]

<sup>8</sup> Fonterra [165.25]

<sup>9</sup> RMA Schedule 1, Clause 16(2)

<sup>10</sup> Federated Farmers [182.28]

<sup>11</sup> Clause structure reordered under RMA Schedule 1, Clause 16(2)

<sup>12</sup> Silver Fern Farms [172.12] and Alliance Group [173.11]

**SD-O2****The Natural and Historic Environment**

The District's natural and historic environment is managed so that:

1. the health and wellbeing of the community are recognised as being linked to the natural environment; and
2. an integrated management approach is adopted that recognises that all parts of the environment are interdependent (*Ki uta ki tai*)<sup>13</sup>, and
3. the natural character of the coastal environment, wetlands and waterbodies is preserved and protected from inappropriate subdivision, use, and development; and
4. important landscapes and features and their values<sup>14</sup> are protected from inappropriate subdivision, use, and development; and
5. outside of the National Grid,<sup>15</sup> indigenous biodiversity is maintained and enhanced and restored where necessary so that there is at least no overall loss;<sup>16</sup> and
6. significant indigenous vegetation and significant habitats of indigenous fauna are identified and their values recognised, protected and where appropriate, enhanced, and where ecological integrity is degraded outside of the National Grid<sup>17</sup>, restored;<sup>18</sup> and
6. 7 the life-supporting capacity of ecosystems and resources is safeguarded for future generations; and
7. 8 the important contribution of historic heritage to the District's character and identity is recognised, and significant historic heritage and its values are is<sup>19</sup> protected from inappropriate subdivision, use, and development.<sup>20</sup>

**SD-O3****Climate Change**

The effects of climate change are recognised and an integrated management approach is adopted, including through:

1. taking climate change into account in natural hazards management; and
2. enabling the community and activities<sup>21</sup> to adapt to climate change; and
3. encouraging efficiency in urban form and settlement patterns and encouraging activities which reduce or mitigate<sup>22</sup> carbon emissions<sup>23</sup>; and
4. manage indigenous biodiversity to promote resilience to the effects of climate change;<sup>24</sup> and
5. recognising the important role renewable electricity plays in achieving New Zealand's net carbon zero target by providing for renewable electricity generation, electricity transmission and electricity distribution.<sup>25</sup>

**SD-O4****Natural Hazards**

Natural hazards risks are addressed so that:

1. areas subject to natural hazards and risk are identified; and
2. development is avoided in areas where the risks of natural hazards to people, property and infrastructure are assessed as being unacceptable; and
3. for other areas, natural hazards risks are appropriately mitigated.

<sup>13</sup> TRONT [185.18]

<sup>14</sup> TRONT [185.18]

<sup>15</sup> Transpower [159.26]

<sup>16</sup> Dir. General Conservation [166.18]

<sup>17</sup> Transpower [159.26]

<sup>18</sup> Dir. General Conservation [166.18]

<sup>19</sup> Panel Decision Report, Part 2, section 8.5.1

<sup>20</sup> Fonterra [165.26]

<sup>21</sup> Hort NZ [245.38]

<sup>22</sup> Port Blakely [94.2]

<sup>23</sup> Port Blakely [94.2]

<sup>24</sup> Forest & Bird [156.39]

<sup>25</sup> Transpower [159.27]

**SD-O5****Mana Whenua**

The mana whenua status of Kāti Huirapa is recognised and their historic and contemporary relationship with the District's land, water-bodies and wetlands, coastal environment, and indigenous species is recognised and provided for by ensuring:

1. mahika kai resources and habitats of indigenous species are sustained and opportunities for their enhancement or restoration are encouraged; and
2. the health of water-body and wetland environments is protected from adverse effects of land use and development; and
3. the values of identified sites and areas of significance to Kāti Huirapa are recognised and protected; and
4. where appropriate,<sup>26</sup> Kāti Huirapa retains, and where it can be undertaken safely appropriate<sup>27</sup> is able to enhance access to their sites and areas of significance (SASM); and
5. Māori reserve lands is able to be used by Kāti Huirapa for their intended purposes;<sup>28</sup> and
6. where it can be undertaken safely,<sup>29</sup> Kāti Huirapa are able to carry out customary and cultural activities<sup>30</sup> in accordance with tikanga tikaka;<sup>31</sup> and
7. Kāti Huirapa is are<sup>32</sup> actively involved in decision making that affects their values and interests in these matters and are able to exercise their kaitiakitaka responsibilities; and
8. The culture and identity of Kāti Huirapa's culture and identity<sup>33</sup> is recognised in the design of Future Development Areas.<sup>34</sup>

**SD-O6****Business Areas and Activities**

Business and economic prosperity in the District is enabled in appropriate locations, including by:

1. providing at least<sup>35</sup> sufficient and appropriately located land for to meet the operational requirements of a range of existing and new business activities to cater for projected growth;<sup>36</sup> and
2. providing opportunities for a range of business activities and other compatible activities<sup>37</sup> to establish and prosper, provided that commercial activities outside of commercial areas are limited so they do not detract from the role and function of the City Centre Zone and Town Centre Zone, or the industrial zones.<sup>38 39 40</sup> and
3. the use and development of commercial and mixed use zones and industrial zones is not compromised by the establishment of sensitive activities.<sup>41</sup>

**SD-O7****Centres**

<sup>26</sup> OWL [181.22]

<sup>27</sup> OWL [181.22] | TRONT [185.20]

<sup>28</sup> TRONT [185.20]

<sup>29</sup> OWL [181.22]

<sup>30</sup> TRONT [185.20]

<sup>31</sup> TRONT [185.20]

<sup>32</sup> Schedule 1 cl16(2)

<sup>33</sup> Schedule 1 cl16(2)

<sup>34</sup> TRONT [185.20]

<sup>35</sup> White Water [248.2]

<sup>36</sup> Fonterra [165.30]

<sup>37</sup> Dept. Corrections [239.7]

<sup>38</sup> Synlait [163.2]

<sup>39</sup> Fonterra [165.30]

<sup>40</sup> Silver Fern Farms [172.15] and Alliance Group [173.13]

<sup>41</sup> Fonterra [165.30]

The District's city and town centres:

1. are maintained and enhanced as vibrant, attractive community focal points, providing a high level of amenity and opportunities for social interaction; and
2. are the primary focus for retail activities, office and other commercial activities and community activities<sup>42</sup>; and
3. provide for the highest density of business, residential and visitor accommodation, and for intensification opportunities.

#### SD-O8 Infrastructure

Across the District:

1. improved accessibility and multimodal connectivity is provided through a safe and efficient transportation network that is able to adapt to technological changes; and
2. the provision of new network infrastructure is integrated and co-ordinated with the nature, timing and sequencing of both new development and the growth or change<sup>43</sup> of existing development; and
3. drinking water supplies are protected from the adverse effects of subdivision, use and development; and
4. the benefits of regionally significant infrastructure and lifeline utilities are recognised and their safe, efficient and effective establishment, operation, maintenance, renewal and upgrading and development is enabled while managing adverse effects, including reverse sensitivity effects, appropriately.<sup>45 46</sup>

#### SD-O9 Rural Areas

A range of primarily productive activities are enabled in the rural environment to enable prioritise<sup>47</sup> the ongoing use of land for primary production for present and future generations, while:

1. protecting versatile soils highly productive land<sup>48</sup> for productive uses; and
2. managing the adverse effects of intensive primary production<sup>49 50</sup> activities on existing<sup>51</sup> sensitive activities; and
3. managing the adverse effects, including reverse sensitivity effects,<sup>52 53</sup> of new sensitive activities so that these do not limit or preclude the operation or establishment of rural production activities; on primary production,<sup>54</sup> and
4. avoiding activities that have no functional need/operational need, or locational need<sup>55</sup> to locate in the rural area; and
5. identifying and maintaining the character, qualities and amenity values of rural areas, including their natural environment values,<sup>56</sup> and
6. ensuring Future Development Area Overlay remains available for future urban or rural lifestyle development.

#### SD-O10 Community and Open Space

<sup>42</sup> Dept. Corrections [239.8]

<sup>43</sup> Fonterra [165.31]

<sup>44</sup> Fonterra [165.31]

<sup>45</sup> Enviro NZ [162.5]

<sup>46</sup> KiwiRail [187.16]

<sup>47</sup> NZ Frost Fans [255.2]

<sup>48</sup> Hort NZ [245.40]

<sup>49</sup> Helicopters Sth Cant., [53.12] and the NZAAA [132.12]

<sup>50</sup> Hort NZ [245.40]

<sup>51</sup> Silver Fern Farms [172.16] and Alliance Group [173.14]

<sup>52</sup> Helicopters Sth Cant., [53.12] and NZAAA [132.12]

<sup>53</sup> Ballance [86.4]

<sup>54</sup> Fonterra [165.32]

<sup>55</sup> Panel Decision Report, Part 2, section 8.12.1

<sup>56</sup> Forest & Bird [156.45]

A range of recreational, social and community facilities and open spaces that meet the long-term needs of the community are enabled, including:

1. where appropriate,<sup>57</sup> the provision of public access to and along the coastal marine area (CMA) and margins of identified rivers; and
2. the provision of a network of facilities and open spaces to support densification and new growth areas, including co-location.

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<sup>57</sup> PrimePort [175.16]