



# MINUTES

## Environmental Services Committee Meeting Tuesday, 6 September 2022

Ref: 1525445

**Minutes of Timaru District Council  
Environmental Services Committee Meeting  
Held in the Council Chamber, District Council Building, King George Place, Timaru  
on Tuesday, 6 September 2022 at 9.30am**

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

**In Attendance:** **Community Board Members:** Jan Finlayson (Geraldine Community Board)  
Wayne O'Donnell (Geraldine Community Board)

Bede Carran (Chief Executive), Paul Cooper (Group Manager Environmental Services), Hamish Barrell (District Planning Manager), Megan Geng (Team Leader Policy), Andrew Dixon (Group Manager Infrastructure), Debbie Fortuin (Environmental Compliance Manager), Rosie Oliver (Development Manager), Beth Stewart-Wright (Director User Experience & Community Engagement), Jason Rivett (Acting Group Manager Commercial & Strategy), Sharon Hoogenraad (Chief Licensing Inspector / Enforcement Officer), Sgt Cam McBride, Tewera King (Mana Whenua), Nicole Timney (Property Services and Client Representative), Alan McMahan (Colliers National Director), Will Silk (Colliers Data Analyst), Jessica Hurst (Governance and Executive Support Coordinator), Claire Copeland (Executive Assistant Environmental Services).

**Advisor:** Michael Garbett (Lawyer, Anderson Lloyd).

## **1 Apologies**

There were no apologies noted

## **2 Identification of Items of Urgent Business**

No items of urgent business were received.

## **3 Identification of Matters of a Minor Nature**

No matters of a minor nature were raised.

## **4 Declaration of Conflicts of Interest**

**4.1** Mayor Nigel Bowen declared a conflict of interest in relation to item 7.2 - Annual Report to Alcohol Regulatory and Licensing Authority.

## **5 Chairperson's Report**

### **5.1 Chairpersons report**

Attended meetings with the following:

- National Party Transport Team
- Otago Medical School

- MP Jo Luxon
- Dr Phil Driver
- Group Manager Environmental Services
- Planner Manager
- Conducted interviews for Youth Initiatives Sub-Committee

Attended the following:

- CityTown strategic update
- Various council, People and performance and Tenders and Procurement Meetings and workshops
- OTOP meetings
- CityTown workshop
- Geraldine Community Board
- Chaired LAP committee meeting and workshop
- Presented TDC's water submission, with Mayor, to the finance and expenditure select committee.

**Resolution 2022/15**

Moved: Cr Sally Parker

Seconded: Cr Paddy O'Reilly

That the report be accepted.

**Carried**

**6 Confirmation of Minutes**

**6.1 Minutes of the Environmental Services Committee Meeting held on 26 July 2022**

**Resolution 2022/16**

Moved: Chairperson Barbara Gilchrist

Seconded: Cr Sally Parker

That the Minutes of the Environmental Services Committee Meeting held on 26 July 2022 be confirmed as a true and correct record of that meeting and that the Chairperson's electronic signature be attached.

**Carried**

**7 Reports**

**7.1 2022 Brews on the Bay - Proposed Alcohol Control Area**

- 1 To consider a request from New Zealand Police for a temporary alcohol control area at Caroline Bay during the 2022 Brews on the Bay Festival being held 1 October 2022.

**Resolution 2022/17**

Moved: Cr Steve Wills  
Seconded: Cr Sally Parker

That the Committee approves the New Zealand Police request for a temporary alcohol control area to be put in place over Caroline Bay (map shown in Attachment 1) in order to ban the consumption of alcohol within the controlled area (excluding the licensed area) for the period 11.00am 1 October 2022 to 6.00pm 1 October 2022.

Carried

## **7.2 Annual Report to Alcohol Regulatory and Licensing Authority**

The Environmental Compliance Manager presented the report to inform the Committee of the Annual Report to the Alcohol Regulatory and Licensing Authority (ARLA). This report is a public record for the purposes of the Act, and a copy must be made available for inspection on the Council's website for a period not less than five years. Consultation with the relevant staff and the Commissioner was undertaken in respect to drafting this report.

### **Resolution 2022/18**

Moved: Chairperson Barbara Gilchrist  
Seconded: Cr Paddy O'Reilly

That the report be received and noted.

Carried

## **7.3 Timaru Residential Market Study**

Alan McMahon (Colliers National Director/Strategic Advisory) presented the Colliers Timaru Residential Property Market Study July 2022 with a summary presentation of key findings.

The Council workshops on District growth have raised issues, being that the housing stock in Timaru is, notwithstanding total numbers and "affordable" median price, limited in terms of diversity (typology and price point/quality) that choice and availability in local housing supply is (likely one of many) constraints on demand/population and economic growth, planning rules and zone boundaries are perceived as restrictive to growth.

It is proposed that Timaru District Council, in partnership with Venture Timaru, host a workshop featuring a number of growth/development/real estate specialists to present some insights and lead a panel discussion around future development opportunities in Timaru. This workshop would be open to the public however targeted invitations would be sent directly to relevant stakeholders, landowners, property developers, real estate agents, consultants in relevant fields etc.

Cr Booth spoke about the houses of the 70s peak, 80s share market crash, housing was easier to build, mortgages were cheaper and homes didn't require a two income family to pay the mortgage, Timaru needs more small low cost and modern for warmth.

### **Resolution 2022/19**

Moved: Chairperson Barbara Gilchrist

Seconded: Clr Peter Burt

That the report be received and noted.

Carried

#### 7.4 Proposed District Plan - New Residential and Industrial Zoning

The District Planning Manager and the Team Leader Policy presented to Council the Proposed District Plans - New Residential and Industrial Zoning, they talked to the history including the key directives eg the GMS report from 2018 and the Draft District Plan released 2020.

We now need to determine, how to proceed with General Residential and General Industrial zoned land for the Proposed District Plan (PDP).

The planning team presented on the community meetings held over the past week and the recommendations that followed was that we still need to incentivise investment.

Colliers feedback to date was to look at the demand, funding and ensure the Infrastructure was in place.

#### Resolution 2022/20

Moved: Cr Peter Burt

Seconded: Deputy Chairperson Gavin Oliver

1. That Council resolves in relation to the Growth Management Strategy to:
  - (a) Continue to proceed on the basis of the residentially zoned land in the Growth Management Strategy (2018); or
  - (b) Proceed in line with the updated recommendations of the Planz study for additional controlled greenfield zoned land.

Carried

#### 8 Consideration of Urgent Business Items

No items of urgent business were received

#### 9 Consideration of Minor Nature Matters

No matters of a minor nature were raised.

The Meeting closed at 10.37am



.....  
Cr Barbara Gilchrist Chairperson



TIMARU DISTRICT COUNCIL

.....  
Gavin Oliver Chief Executive

