



AGENDA

Development and Growth Committee Meeting

Tuesday, 10 February 2026

Date **Tuesday, 10 February 2026**

Time **9:00 am**

Location **Council Chambers**
Timaru District Council
King George Place
Timaru

File Reference **1822508**

Timaru District Council

Notice is hereby given that a meeting of the Development and Growth Committee will be held in the Council Chambers, Timaru District Council, King George Place, Timaru, on Tuesday 10 February 2026, at 9:00 am.

Development and Growth Committee Members

Mayor Nigel Bowen, Clrs Scott Shannon (Chairperson), Peter Burt, Owen Jackson, Chris Thomas, and Philip Harper

Quorum – no less than 3 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.

Nigel Trainor
Chief Executive

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	Reports	6
5.1	Election of Deputy Chairperson	6
5.2	Finalisation of Development and Growth Committee Terms of Reference	9
5.3	Development and Growth Committee Priorities and Work Programme	13
5.4	Actions Register Update.....	20
5.5	Resource Management Act and Development Levy Reforms Update	23
5.6	Environmental Scan Update.....	28
5.7	Council's Current State for Asset Management.....	31
5.8	Spatial Planning Status Update	35
6	Consideration of Urgent Business Items.....	40
7	Consideration of Minor Nature Matters.....	40

- 1 Apologies**
- 2 Identification of Items of Urgent Business**
- 3 Identification of Matters of a Minor Nature**
- 4 Declaration of Conflicts of Interest**

5 Reports

5.1 Election of Deputy Chairperson

Author: Jessica Kavanaugh, Democracy Services Lead

Authoriser: Stephen Doran, Acting Chief Executive

Recommendation

1. That the Development and Growth Committee uses either:
 - (i) System A, or
 - (ii) System B

pursuant to clause 25(4) schedule 7 of the Local Government Act 2002 to elect one of its members as its deputy chairperson.
2. That Development and Growth Committee elects one of its members as the deputy chairperson

Purpose of Report

- 1 To select a voting system for the election of one of its members as deputy chairperson of the Development and Growth Committee. The Chairperson will call for nominations for the position.

Assessment of Significance

- 2 This matter has been assessed against Council's Significance and Engagement Policy as a matter of low significance. The deputy chairperson's election and accompanying process is a requirement under the Local Government Act 2002 (LGA) refer clause 25 schedule 7 of the LGA. The election of a deputy chairperson does not impact strategic assets, rates or levels of service.

Background

- 3 The Development and Growth Committee is required to elect one of its members as its deputy chairperson. The deputy chairperson performs the functions of the chairperson when they are unavailable or unable to perform their usual role as chairperson.

Discussion

- 4 There are two systems available to the Development and Growth Committee when electing a deputy chairperson for the Committee, it must decide by resolution to use one of the following two voting systems as set out below (refer clause 25 schedule 7 of the LGA):
 - 5 System A -
 - (a) requires that a person is elected or appointed if he or she receives the votes of a majority of the members of the local authority or committee present and voting; and

(b) has the following characteristics:

- (i) there is a first round of voting for all candidates; and
- (ii) if no candidate is successful in that round there is a second round of voting from which the candidate with the fewest votes in the first round is excluded; and
- (iii) if no candidate is successful in the second round there is a third, and if necessary subsequent, round of voting from which, each time, the candidate with the fewest votes in the previous round is excluded; and
- (iv) in any round of voting, if two or more candidates tie for the lowest number of votes, the person excluded from the next round is resolved by lot.

6 System B -

(a) requires that a person is elected or appointed if he or she receives more votes than any other candidate; and

(b) has the following characteristics:

- (i) there is only one round of voting; and
- (ii) if two or more candidates tie for the most votes, the tie is resolved by lot.

7 Broadly, System A requires the successful candidate to have more than 50% of the votes of those present and voting. To attain that may require more than one round of voting. In contrast, System B will only require one round of votes and the successful candidate is the one with the most votes. In the event of an equality of votes between two candidates the successful candidate is resolved by lot.

Options and Preferred Option

8 There is only one practicable option available to the Development and Growth Committee, as there is a requirement to elect a deputy chairperson and the process for doing so is specified in the Local Government Act 2002.

Consultation

9 Consultation is not required as it is the members of the Committee who elect and appoint the deputy chairperson.

Relevant Legislation, Council Policy and Plans

10 Local Government Act 2002

11 Timaru District Council Standing Orders

Financial and Funding Implications

12 There are no financial or funding implications for electing a deputy chairperson.

Other Considerations

13 There are no other considerations for electing a deputy chairperson.

Attachments

Nil

5.2 Finalisation of Development and Growth Committee Terms of Reference

Author: Elliot Higbee, Legal Services Manager
Steph Forde, Corporate and Strategic Planner

Authoriser: Stephen Doran, General Manager Corporate

Recommendation

That the Development and Growth Committee:

1. Receives the report; and
2. Discusses the proposed Terms of Reference and general decision making powers, and provides feedback to officers on any amendments; and
3. Recommends the proposed final Terms of Reference be adopted by Council at the meeting on 24 February 2026

Purpose of Report

- 1 The purpose of this report is to facilitate discussion and finalise the Development and Growth Committee's (DGC) Terms of Reference (ToR) and general decision making powers with endorsement for presentation to Council on 24 February 2026.

Assessment of Significance

- 2 As subordinate decision making committee of council individual items discussed may be of a higher level of significance, but this report can be considered of low significance in relation to the council's significance and engagement policy.

Background

- 3 On 4 November 2025 Council adopted its ToR¹. The report accompanying the ToR described a possible approach to how the Committees work together, and noted that their primary function was:

to enable officers and elected members to work together to recommend evidence based, and appropriately analysed, options for Council to consider when developing the Long Term and Annual Plans.

- 4 The ToR then went on to provide common delegations (referred to in the ToR as "General decision-making powers for committees") for all Committees, and then specific areas of focus where the committee would provide targeted governance.
- 5 Because the Committee structure is new, it is intended that on 24 February 2026 the ToR will be presented in a final publishable form. This enables a meeting cycle for these new committees to be undertaken, to enable feedback on the operation of the new ToR to be considered.

¹ https://www.timaru.govt.nz/_data/assets/pdf_file/0005/1075208/TABLED-REPORT-Establishment-and-Terms-of-Reference-of-Council,-Committees-and-Subcommittees-attachment-to-minutes-1803362.pdf

6 For ease of reference, the below paragraphs outline officer's currently intended form of publishing the Terms of Reference's approach to common delegations, and the specific ToR for this Committee.

Intended form of publishing the Terms of Reference approach to common delegations

Committees:

7 Council has established a committee structure to facilitate the efficient and effective disposal of its work. Committees enable focused engagement between governors, officers, and the public on issues to support Council.

Committees' expectations:

8 Within the scope of a committee's function, each committee is expected to:

- 8.1 Observe and pursue the goals, objectives and strategies in any strategic plan adopted by Council
- 8.2 Maintain regular communications with other committees and the Council to ensure that the widest possible good is achieved for the community.
- 8.3 Ensure appropriate consultation and communication is undertaken with the community and agencies affecting the activities of the committee.
- 8.4 Monitor and respond to changes in legislation governing their jurisdiction.
- 8.5 Support Council Officers in the achievement of programmes and projects contained in the Long-Term Plan and Annual Plans

General decision making powers for the committees:

9 Committees have general decision-making powers, and specific scope and delegation. To enable the Council's committees to operate fulsomely, a general set of decision-making powers have been granted to the following committees:

- 9.1 Development and Growth Committee
- 9.2 People, Performance and Appointments Committee
- 9.3 Projects and Procurement Committee
- 9.4 Strategic Planning Committee

10 The general decision making powers of the committees are:

- 10.1 Appoint a deputy chair.
- 10.2 Maintain minutes detailing any committee decisions.
- 10.3 Perform their responsibilities, within the approved Long Term plan and Annual Plan budgets.
- 10.4 Develop, monitor, and review strategy and policy; and make recommendations to Council.
- 10.5 Recommend service level changes and new initiatives to the Council as part of the Long Term Plan and Annual Plan processes.
- 10.6 Ensure appropriate consultation and communication is undertaken with the community and agencies affecting the activities of the committee.

10.7 Approve any consultation processes where committee approval is required, the committee has directed officers to seek approval, or the chief executive considers it appropriate to seek committee approval.

10.8 Approve submissions to external bodies/organisations on legislative and regulatory proposals except:

- 10.8.1 If there is insufficient time for the matter to be determined by the committee before the submission 'close date', in which case the submission can be agreed by the relevant committee chair, deputy chair, mayor and chief executive (and all councillors must be advised of the submission and provided copies if requested).
- 10.8.2 If the submission is of a technical and operational nature, in which case the submission can be approved by the chief executive (in consultation with the relevant committee chair and deputy chair prior to lodging the submission).
- 10.8.3 During the formal pre-election period, in which case submissions are approved by the chief executive.

10.9 Develop and approve the statement of proposal for new or amended bylaws for consultation.

10.10 Recommend to Council new or amended bylaws for adoption.

10.11 Establish any subcommittee and approve its terms of reference.

10.12 Consider and make decisions usually within the chief executive's delegations that the chief executive has referred to the committee for decision making.

10.13 Perform the responsibilities of another committee, where it is necessary to make a decision prior to the next meeting of that other committee.

10.14 Discuss and approve a forward agenda for the committee

10.15 Approve applications for temporary road closures under para 11(e) of schedule 10 of the LGA 1974, and funding, and then recommend to Council for final approval.

This Committee's ToR

Development and Growth Committee	
Type of Committee	Council Committee
Subordinate to	Council
Legislative basis	Committee established pursuant to s 41A (3) of the Local Government Act 2002 and appointed under cl 30 of Schedule 7 of the Local Government Act 2002
Membership	<ul style="list-style-type: none"> • Mayor Nigel Bowen (s 41A(5) LGA 2002) • Deputy Mayor Scott Shannon (Chairperson) • Clr Peter Burt • Clr Owen Jackson • Clr Chris Thomas • Clr Philip Harper
Chairperson	Deputy Mayor Scott Shannon
Quorum	Three

Functions	<ul style="list-style-type: none"> • Development capacity planning • Infrastructure capacity assessment including asset management planning • Monitoring demand and supply of housing and business land • Future Development Strategy and regional development planning • Corridor management • Resource Management Act 1991 • Building Act 2004 • Natural hazards, resilience, natural environment reporting and climate change • Land Transport Act 1998 and Regional Land Transport planning • Economic development and tourism (including CCO/CCTO) • Department of Internal Affairs benchmarking • Monitor LTP Infrastructure Strategy delivery • Develop and recommend infrastructure strategy, including the requirements set out at s 101B of the LGA 2002
Delegations	<ol style="list-style-type: none"> 1. General decision-making powers for committees 2. Approve traffic resolutions effecting changes to road usage under the Parking or Traffic Bylaws

Financial and Funding Implications

11 There are no unbudgeted financial or funding implications resulting from finalising, and recommending to Council for adoption, this Committees ToR.

Attachments

Nil

5.3 Development and Growth Committee Priorities and Work Programme

Author: Elliot Higbee, Legal Services Manager

Authoriser: Stephen Doran, General Manager Corporate

Recommendation

That the Development and Growth Committee:

1. Receive the report; and
2. Endorse the proposed priorities as detailed in paragraph 19; and
3. Endorse the proposed work programme as detailed in Attachment 1.

Purpose of Report

- 1 The purpose of this report is to facilitate discussion with, and seek endorsement from, the Development and Growth Committee (DGC) on the proposed priorities detailed in paragraph 19, and associated work programme detailed in Attachment 1.

Assessment of Significance

- 2 The proposal seeks endorsement of a proposed work program and is not in itself seen as significant. Elements of the work program and any potential outcomes will be assessed against Council's Significance and Engagement Policy to ensure any matters of significance that may arise are appropriately managed.

Background

- 3 The DGC has been set up to focus on understanding development capacity, demand, constraints and options for addressing these demands and constraints within the Timaru District.
- 4 Additionally, and more specifically, the DGC is focused on understanding growth projections, demand segmentation, infrastructure co-ordination and planning, as well as economic development and tourism. It has also been identified as the committee for officers developing initial business case initiatives.
- 5 The focus is intended to be factual, with integrative questions and issues discussed at the Strategic Planning Committee. There are limited decision-making powers, with the committee instead providing governance of the Council's regulatory function for providing growth, or more technically speaking "development capacity" for the district's housing and business needs.
- 6 The one specific decision making power is in respect of approving traffic resolutions effecting changes to road usage under the Parking or Traffic Bylaws
- 7 Development capacity is defined in s30 of the Resource Management Act (RMA), which relevantly provides:
development capacity, in relation to housing and business land in urban areas, means the capacity of land for urban development, based on—

- (a) the zoning, objectives, policies, rules, and overlays that apply to the land under the relevant proposed and operative regional policy statements, regional plans, and district plans; and
- (b) the capacity required to meet—
 - (i) the expected short and medium term requirements; and
 - (ii) the long term requirements; and
- (c) the provision of adequate development infrastructure to support the development of the land

8 The National Policy Statement on Urban Development 2020 provides more specifics, including:

- 8.1 A policy requiring all Councils, to always provide “at least sufficient development capacity to meet expected demand for housing and for business land over the short term, medium term, and long term.”
- 8.2 Implementation guidance on assessing if land has sufficient development capacity, and specifically if land is “plan-enabled”, “infrastructure ready”, and “feasible and reasonably expected to be realised”. This essentially requires:
 - 8.2.1 For short term demand (year 0 to 3), that there are no planning impediments, and no infrastructure constraints.
 - 8.2.2 For medium term demand (year 4 to 10), that either para 8.2.1 applies, or there is a proposed plan to address planning constraints; and funding in the LTP to implement required infrastructure.
 - 8.2.3 For long term demand (year 11+), either paras 8.2.1 and 8.2.2 apply, or the land is identified in a Future Development Strategy (FDS) and the infrastructure strategy to remove these constraints.

Discussion

9 Officers suggest that at its heart the DGC (and Council) is focused on providing development capacity to meet its community's needs.

10 This is certainly the trend with the Government's current reform program, which clearly intends to focus Council's on providing for development capacity.

11 Although the Planning Bill and the Natural Environment Bill do not define the concept, they use it, with the Planning Bill at cl 184 identifying it as a specific matter to be considered when discharging the following new responsibility:

184 Overview of responsibilities of territorial authorities

- (1) Every territorial authority must enable and regulate the use and development of land within its district, including subdivision and activities on the surface of water bodies.
- (2) In undertaking its responsibilities subsection (1), a territorial authority must regulate and manage the following matters:
 - (a) the outstanding natural features and landscapes;
 - (b) areas of high natural character within the coastal environment, wetlands, lakes, rivers and their margins;
 - (c) public access to and along the coastal marine area, lakes, and rivers;
 - (d) effects of natural hazards as they relate to land use;
 - (e) contaminated land;
 - (f) significant historical heritage;
 - (g) the development capacity of land for housing and business; and
 - (h) the integration of land use planning with infrastructure planning and investment.

- 12 In conjunction with the implementation of development levies as the method for recovering growth capital costs, Officers have identified the DGC as a key governor overseeing the review of the Council's Asset Management Plans (AMPs). These are currently not structured to identify growth, or to provide for growth CAPEX. This will prevent Council, or its Water Organisation, from using a development levy to recover any growth caused capital costs.
- 13 The District is growing. The 2024/34 LTP identified that annual growth was .4 to .7%; noted household downsizing; and that industrial demand would be a primary demand driver for growth CAPEX. Despite this, no real growth capex is provided in the LTP. Even .4% growth, over ten years compounds to approximately 4% growth.
- 14 Indications are that each unit of growth conservatively imposes about \$50,000 of infrastructure cost or impairment on Council's assets base. Council has for the past three years, granted close to 300 building consents for new dwellings. This would equate to about \$1.5M in growth costs.
- 15 Financial contributions are often being taken in respect of large-scale subdivision, or industrial developments, the Council is only receiving about \$600,000 to \$800,000 in financial contributions. Therefore, there is conservatively about \$750,000 annually in forgone development contributions.
- 16 To test this, and if accurate respond, Council must take control of its growth and demand data. Council needs to understand its current infrastructure capacity, consider the findings in future planning and allocate a growth component to these plans, specifically the LTP 2027-37.
- 17 This must happen at pace to meet Water Organisation establishment timeframes, and then the next LTP which will set up delivering Council's development levy program.
- 18 This is complex and specialised work, and officers are not confident the resource or capacity is available in house. The proposed response to this is discussed in the accompanying paper on the current state of Council's AMPs.

Proposed Committee priorities

- 19 The broader proposed work program (attached) for the DGC is centred around these high level, and non-exhaustive priorities:
 - Overseeing response to RMA reform, development levies
 - Overseeing AMP review to support reforms and growth generally
 - Supporting establishment of the water company by:
 - prioritising water AMPs for review,
 - testing the Commerce Commission's regulatory framework for water and development levies,
 - interrogating transfer agreement planning, and draft statement of expectations and Water Services Strategy, and
 - advising Council
 - Supporting the LTP process, primarily through infrastructure planning
 - Overseeing development capacity assessments, including District Plan settings (including proposed District Plan), spatial planning, and infrastructure planning.
 - Overseeing Building Consent Authority, Road Control Authority and Corridor Manager settings as these relate to growth and in a governance capacity

Options and Preferred Option

Option One (preferred)

20 Endorse the proposed Committee priorities and associated work programme as detailed in paragraph 19 and Attachment 1 respectively.

Option Two

21 Endorse the proposed Committee priorities and associated work programme as detailed in paragraph 19 and Attachment 1 respectively with amendments.

Option Three

22 Do not endorse the proposed Committee priorities and associated work programme and direct officers on alternative options for presentation to the Committee's March meeting.

Consultation

23 Consultation will occur as appropriate throughout the work program. As this paper is seeking endorsement of a work program no consultation has occurred to date.

Relevant Legislation, Council Policy and Plans

24 Local Government Act 2002
25 Resource Management Act 1991
26 Local Government (Water Services) Act 2025
27 National Policy Statement – Urban Development 2020
28 Timaru District Council Long Term Plan 2024-34
29 Timaru District Water Services Delivery Plan

Financial and Funding Implications

30 No funding is currently allocated to this work programme and the initial work will be undertaken by existing internal staff.
31 As the work programme progresses, it is expected there will be a lack of suitably experienced resource in-house due to a number of specialised tasks.
32 This will be reviewed throughout the programme and any necessary additional resource or funding required to complete the programme will be sought via business case process.

Other Considerations

33 The proposed work programme is envisaged to generate evidence-based outputs which directly flow into other key workstreams such as development of the Timaru District Council Long Term Plan 2027-37 and establishment of the Water organisation. Due to this, consideration must be given to the endorsed timeframes to ensure that interdependencies and therefore risks are managed.

Attachments

1. **Proposed Work Programme** 

Development and Growth Committee work program		
	Date	Matter
1.	10 February 2026	<ul style="list-style-type: none"> • What's the committee about, review TORs, and review draft forward works program • RMA and Development Levy reforms update • AMP updates for drinking water, wastewater, stormwater, transport, reserves and community infrastructure – considering development levy and water services reforms • Current state of spatial planning for TDC, and Canterbury region • Current state on s17A review of VT's economic development and tourism functions (PX) • Environmental scan update
2.	10 March 2026	<ul style="list-style-type: none"> • Set scope of development capacity assessment for district's industrial land with a focus on Washdyke, and Port connection (part PX) • Electricity capacity and demand across district, with a focus on Washdyke and port • Natural hazards, climate change impacts of recent reform changes • BCA – update on what they are up to • Stafford Street renewal program report • PEFCO facility at Redruth (PX)
3.	14 April 2026	<ul style="list-style-type: none"> • Review District Plan's settings, review development capacity assessment for industrial land, and start planning residential capacity assessment Establishing development levies project • Assessment of Commerce Commissions' regulatory impact on water service AMPs • Transport AMPs and capacity assessment • Review Council's property portfolio (PX)

		<ul style="list-style-type: none">• Waste management data for district, region and South Island (part PX)
4.	12 May 2026	<ul style="list-style-type: none">• Water AMPs to inform transfer agreement planning
5.	9 June 2026	<ul style="list-style-type: none">• Traffic bylaw• Resilience planning
6.	14 July 2026	<ul style="list-style-type: none">• Program for developing and recommending infrastructure strategy to inform LTP planning
7.	11 August 2026	<ul style="list-style-type: none">• Report on draft interim statement of expectations for water company
8.	8 September 2026	
9.	13 October 2026	
10.	10 November 2026	
11.	February 2027	
12.	March 2027	
13.	April 2027	<ul style="list-style-type: none">• Report on draft Water Services Strategy
14.	May 2027	
15.	June 2027	

5.4 Actions Register Update

Author: Jessica Kavanaugh, Democracy Services Lead

Authoriser: Stephen Doran, Acting Chief Executive

Recommendation

That the Development and Growth Committee receives and notes the updates to the Actions Register.

Purpose of Report

- 1 The purpose of this report is to provide the Development and Growth Committee with an update on the status of the action requests raised by Councillors at previous Committee meetings.
- 2 As this is the first Action Register for the Development and Growth Committee, the actions included have been transferred from the previous action registers.

Assessment of Significance

- 3 This matter is assessed to be of low significance under the Council's Significance and Engagement Policy as there is no impact on the service provision, no decision to transfer ownership or control of a strategic asset to or from Council, and no deviation from the Long Term Plan.

Discussion

- 4 The actions register is a record of actions requested by Councillors. It includes a status and comments section to update the Development and Growth Committee on the progress of each item.
- 5 There are currently two items on the actions register.
- 6 One item is marked as ongoing.
- 7 One item is marked as completed and are proposed to be marked as removed at the next meeting.
- 8 There are no items marked as removed to be taken off the list at the next meeting.

Attachments

1. [Development and Growth Committee Actions Required](#) 

Information Requested from Councillors (Development and Growth Committee)

Key = Completed, for removal = 60+ Days = 90+ Days = Removed

Information Requested	Climate change report correlation of numbers		
Date Raised:	19 August 2025	Status:	Complete
Issue Owner	Climate Change Adaptation Lead	Completed Date:	November 2025
<p>Background: Further clarification is sought on the correlation between the numbers provided in the report which is based on the waste that goes across the weigh bridge, and the amount of carbon credits we pay.</p> <p>Update: The difference between the figures in the Toitū Carbon Inventory report, the Ministry for the Environment's emissions factors, and the Council's carbon credit obligations arises from the way each dataset is expressed. Waste crossing the Redruth Landfill weighbridge is measured in tonnes of material disposed, which is then converted into expected tonnes of CO₂ equivalent (tCO₂e) using Ministry for the Environment emissions factors.</p> <p>However, under the New Zealand Emissions Trading Scheme (ETS), carbon credits from landfills are not paid on the total tCO₂e. Instead, they are based specifically on the tonnes of methane expected to be produced as waste decomposes in landfill, because methane's warming impact is recognised differently in the Emissions Trading Scheme (ETS) framework (it is higher than similar weight of CO₂). As a result, the number of carbon credits that council is required to surrender to the Environmental Protection Authority is calculated using a methane-specific factor applied to the input tonnes of waste, not the broader tonnes of CO₂e conversion used in Toitū reporting. While the reporting shows waste emissions in a common unit (tCO₂e), our TDC Landfill financial liability is linked directly to the methane component. Furthermore, the landfill's gas flare system reduces this liability by burning most of the methane as it is released, converting it into the less global-warming power of carbon dioxide.</p> <p>This is why the numbers in the Toitū carbon emissions report and the number of carbon credits we are required to purchase do not align one-for-one, even though they stem from the same underlying weighed waste stream.</p> <p>24 November 2025: This action was moved from the previous Environmental Services Committee Action Register to the Development and Growth Committee Action Register</p>			

Information Requested	Climate Change Priorities		
Date Raised:	19 August 2025	Status:	In progress
Issue Owner	Climate Change Adaptation Lead	Completed Date:	

#1808476

Background: Review the draft climate change report, reflect on those priorities and report on the progress that has been made.

24 November 2025: This action was moved from the previous Environmental Services Committee Action Register to the Development and Growth Committee Action Register

Update: Due to unforeseen circumstances this report has been suspended until the next meeting.

#1808476

5.5 Resource Management Act and Development Levy Reforms Update

Author: Elliot Higbee, Legal Services Manager
Aaron Hakkaart, Planning Manager

Authoriser: Paul Cooper, General Manager Regulatory

Recommendation

That the Development and Growth Committee receive and note the Resource Management Act and Development Levy Reforms Update Report.

Purpose of Report

1 The purpose of the report is to provide the Development and Growth Committee with an update on the current Resource Management Act reform and the consultation occurring in relation to the discussion document titled, *Supporting Growth Through a Development Levies System*.

Assessment of Significance

2 This report is for information and is not considered to be significant. The changes being made through the subject reform will impact on the operations of Council and the implications will be reported on throughout the process.

Background

Reform Process

3 The Government believes that New Zealand's current resource management system is not delivering for people, the economy or the environment. Critics of the current system say it is confusing, costly and inconsistent, making it hard to build homes and infrastructure, while environmental outcomes continue to decline.

4 These reforms align with other Government processes which are seeking to enable economic growth within New Zealand through creating greater certainty. The current resource management reform has strong linkages to consultation which is concurrently occurring in relation to a proposed development levies system, which will see growth paying for growth in relation to key infrastructure.

5 The Government is taking a phased approach to the reform of the wider resource management system.

Phase One

6 Phase One was the repeal of the Natural and Built Environment Act and the Spatial Planning Act introduced by the previous government. This was completed in December 2023.

Phase Two

7 Phase Two started with the introduction of the Fast-track Approvals Bill. The Bill was introduced to Parliament in March 2024, before going to the Environment Select Committee for scrutiny. It passed its final readings in Parliament and became law in December 2024.

8 Additionally, within Phase Two the Resource Management (freshwater and Other Matters) Amendment Act 2024 was introduced to Parliament in May 2024 and came into force on 25 October 2024. The Act has nine key changes that:

- 8.1 Exclude the hierarchy of obligations in the National Policy Statement for Freshwater Management (NPS-FM) from resource consenting while a review and replacement of the NPS-FM is undertaken.
- 8.2 Repeal the low slope map and associated requirements from stock exclusion regulations.
- 8.3 Repeal the permitted and restricted discretionary activity regulations and associated conditions for intensive winter grazing and replace these with new regulations for setback from waterways and critical source areas.
- 8.4 Align the provisions for coal mining with other mineral extraction activities in National Direction.
- 8.5 Suspend for three years requirements under the NPS-IB for Councils to identify new Significant Natural Areas.
- 8.6 Speed up and simplify the process for preparing and amending national direction.
- 8.7 Clarify council's ability to consent discharges that would result in significant adverse effects, providing receiving water are already subject to such effects, and conditions reduce effects over time.
- 8.8 Pause the rollout of freshwater farm plans until work to improve the system is finalised.
- 8.9 Restrict the notification of freshwater planning instruments until a new NPS-FM takes effect or 31 December 2025.

9 The Resource Management (Consenting and Other System Changes) Amendment Bill was introduced in Parliament in December 2024 and passed into law on 20 August 2025. The Act can be grouped into five themes:

- 9.1 The infrastructure and energy package.
- 9.2 The housing package.
- 9.3 The farming and primary sector package.
- 9.4 The natural hazards and emergencies package.
- 9.5 The systems improvement package.

10 In March 2025, the Government confirmed a refocused package of national direction under the RMA. To date this approach has seen the release of three new pieces of national direction in December 2025:

- 10.1 Resource Management (National Environmental Standards for Detached Minor Residential Units) Regulations 2025.
- 10.2 National Policy Statement for Natural Hazards 2025.
- 10.3 National Policy Statement for Infrastructure.

11 The following national direction has also been updated in December 2025:

- 11.1 National Policy Statement for Highly Productive Land Amendment 2025.
- 11.2 New Zealand Coastal Policy Statement Amendment 2025.

- 11.3 National Policy Statement for Indigenous Biodiversity Amendment 2025.
- 11.4 National Policy Statement for Freshwater Management Amendment 2025.
- 11.5 Resource Management (National Environmental Standards for Freshwater) Amendment Regulations 2025.
- 11.6 National Policy Statement for Renewable Electricity Generation Amendment 2025.
- 11.7 National Policy Statement for Electricity Networks Amendment 2025.
- 12 The new national direction and amendments outlined above all took legal effect on 15 January 2026. Additional national direction is anticipated over the coming months and years in line with the government's intent and current work program.

Phase 3

- 13 The Planning Bill and Natural Environment Bill were introduced to Parliament in December 2025. The Planning Bill is focused on enabling development and regulating how land is used; whilst the Natural Environment Bill is focused on managing the impacts from the use of natural resources and protecting the natural environment from harm. These Bills will replace the Resource Management Act (RMA).
- 14 Key features of the new system include:
 - 14.1 Fewer effects being managed, through many effects being removed from the scope of what can be considered.
 - 14.2 Fewer consents being requiring due to less consent categories, with low-impact activities no longer requiring consent.
 - 14.3 Requiring more proportionate consent conditions.
 - 14.4 Fewer plans through the creation of 17 regional combined plans.
 - 14.5 Requiring 30-year regional spatial plans to identify growth areas, infrastructure corridors and areas requiring protections.
 - 14.6 Faster plan-making through seeking regional combined plans be developed in approximately two years.
 - 14.7 Standardised zones to be set by government, with restrictions on the creation of bespoke zones.
 - 14.8 A comprehensive suite of national standards.
 - 14.9 The concept of regulatory relief when imposing significant restrictions on a property.
 - 14.10 Clearer consultation requirement stipulating who must be consulted with.
 - 14.11 A new Planning Tribunal resulting in faster conflict resolution.
 - 14.12 The setting of clearer environmental limits.
 - 14.13 Better, more consistent enforcement.
- 15 Submissions on both Bills closes on the 13th of February 2026. Council is preparing a submission on the Bills, focussing on the high-level implications on Council and our community.

Supporting Growth through a Development Levies System

- 16 The Government is also consulting on a proposal to replace development contributions with a new development levies system. Council currently does not have a development contributions policy and utilises financial contributions under the RMA. The new Bills do not include provisions for financial contributions so Council will be required to prepare a development levies policy at such time as new legislation is introduced and subsequently enacted.
- 17 The proposed development levies system is designed so councils can forecast the growth-related infrastructure costs for a community, deliver infrastructure, and set appropriate levies to effectively recover costs from development. The key differences from the existing development contributions system are:
 - 17.1 Development levies will be charged across levy areas that cover an entire community or service network (where this serves more than one community).
 - 17.2 Charges will be set based on the aggregate cost of providing infrastructure capacity for growth across those levy areas, rather than cost to provide capacity for development in a specific location. However, if the cost to service part of a levy area is significantly higher, councils can set a high-cost overlay to reflect higher costs.
 - 17.3 Councils will have increased flexibility to adjust the provision of infrastructure to respond to demand.
- 18 Development levies will also be available to water organisations in the same way development contributions are at present.

Discussion

- 19 The reform program being implemented by the government will change the way in which Timaru District Council manages development with more of an emphasis being placed on Councils being ready to accommodate proposed development rather than controlling where development goes. This change requires councils to be proactive in planning for growth and having a clear understanding of the associated costs and implications as it relates to infrastructure management.
- 20 The removal of financial contributions as a growth funding mechanism and the implementation of a development levies system necessitates a better understanding of the impacts of growth on our assets and what contribution growth should make towards these. The removal of mechanisms to manage growth in the way that has occurred to date will result in development potentially occurring in a less sequenced manner than what the current district plan provides.
- 21 These changes and the clear direction of future legislation will require Council proactively consider the merits of spatial planning and future development strategies to inform key documents such as asset management plans, infrastructure strategies and regional combined plans. These documents will need to be supported by data which is consistent and well-reasoned, having been tested against both qualitative and quantitative information sources.
- 22 The legislative reform currently occurring provides Timaru District Council with an opportunity to recognise the districts aspirations through planning for the future. The pace at which changing is significant and Council will need to be proactive in engaging with these changes and preparing in a manner that creates the best possible foundations for implementing the reform.

Attachments

Nil

5.6 Environmental Scan Update

Author: Elliot Higbee, Legal Services Manager
Steph Forde, Corporate and Strategic Planner
Aaron Hakkaart, Planning Manager

Authoriser: Stephen Doran, General Manager Corporate

Recommendation

That the Development and Growth Committee receives and notes the Environmental Scan Update report.

Purpose of Report

- 1 To explain the Environmental Scan work being undertaken by Officers, using the consultancy firm Rationale, and to discuss the proposed all Elected Member and Senior Leader workshop on 3 March 2026.

Assessment of Significance

- 2 This report is deemed to be of minor significance in terms of Council's significance and engagement policy, this report is an internal governance and accountability tool. No decisions affecting individuals or the public generally are proposed as part of this initial process. No consultation is required as part of this exercise.

Background

- 3 Councils are statutorily required to monitor their environments under different pieces of legislation. This is broader than simple 'environmental monitoring'. This is situational awareness, including understanding the effectiveness of tools being used to deliver on agreed outcomes.
- 4 For example, Council's current Long Term Plan identifies that growth is .4 to .7% annually. In the Timaru District there is declining household occupancy size, and industrial demand. It does not do any further analysis of what these observations mean, for Council planning to provide for its community's needs.
- 5 In practical terms, do we have enough houses of the right typology that reflect the needs of an ageing population and declining household occupancy size? Do we have enough houses in the places that people want to live in? Do we have enough wet industry to maximise our Wastewater Treatment Plant investment and to support the Timaru District's growth ambitions? Are we incorporating a more proactive high growth projection into this assessment, aligned with our aspirations for the district?
- 6 These sorts of questions require standardised, regular data inputs, and assessment. To best understand the practical reality both quantitative and qualitative data sources are often required. Relying on a single data set without analysis taking into consideration the local context and community views often results in outcomes that are not sought by the community.

- 7 Not only is this sort of monitoring legally required to ensure Councils have an appropriate level of situational awareness, it is also required to be undertaken in specific ways under the National Policy Statement-Urban Development (NPS-UD) 2020. This enables subsequent Council decisions on investment decisions to be undertaken having awareness of the housing situation. This also enables better long-term monitoring of actual benefits from investment decisions.
- 8 Officers consider Council's current environmental awareness, or operational intelligence if you will, to be poor. It has been identified as a legislative compliance issue for two years. Recent public processes such as the district plan review have seen members of the community questioning the current monitoring and whether it truly reflects the Timaru District context. The outcomes of this have seen an overall policy framework which doesn't identify growth as a key consideration, subsequently limiting the ability of key documents to provide for community aspirations.
- 9 This sort of information is crucial for setting investment planning, and recovery tools. Legislative reform currently being enacted and promoted by government places an onus on Councils to understand their growth capacity and the aspirations of the community so that they enable growth to happen in a proactive manner, rather than a restrictive one which is a criticism of the current system.

Discussion

- 10 To remedy this deficiency, Officers have developed a one-page framework of Council's knowledge ecosystem, covering data inputs, strategies, and plans, and the dependencies between these.
- 11 To better understand and navigate what is a complex and iterative process, Officers have recommended a workshop with Elected Members and Senior Leaders. The intent of this workshop is to better understand the problems that exist with our current systems and how this is impacting on Council's and the community's aspirations. This will then allow for discussion around the principles that will guide this work moving forward.
- 12 Rationale are experts in spatial planning, establishing funding tools for growth, and enhancing local government's operational systems. They are experienced in the region, having previously undertaken work for Council, as well as our neighbours. Specifically, they have led spatial planning at Mackenzie District Council, and established Waitaki District Council's development contributions policy. Their director established Queenstown Lakes District Council's initial development contributions and asset management system.
- 13 A workshop on 3 March 2026 is currently planned, and Officers invite a general discussion of the proposed work, to inform planning for this workshop.

Financial and Funding Implications

- 14 There are no known unbudgeted financial or funding implications from the recommendations in this report.
- 15 The planned workshop for 3 March, and work being undertaken by Rationale, is funded through existing budgets.

Consultation

- 16 There are no consultation requirements.

Attachments

1. **Timaru DC Knowledge Ecosystem (under separate cover)** 

5.7 Council's Current State for Asset Management

Author: Elliot Higbee, Legal Services Manager
Steph Forde, Corporate and Strategic Planner

Authoriser: Stephen Doran, General Manager Corporate

Recommendation

That the Development and Growth Committee:

1. Receive the Council's Current State for Asset Management report; and
2. Directs that a gap analysis of the Water Supply and Wastewater Asset Management Plans are undertaken, assessing what changes need to occur for these Plans to support the establishment of a joint Water Organisation, including development levies, and to deliver on the district's aspirations for growth; and
2. Directs that a high-level gap analysis of Asset Management Plans of Council's other asset owning activities is undertaken to identify priority areas for development

Purpose of Report

- 1 To set out the Council's current state of Asset Management (AM), provide officer's initial assessment of the organisations ability to sufficiently evidence Long Term Planning (LTP) requirements, and respond to the proposed and in-train legislative changes, particularly in light of water and development levy reforms.
- 2 To seek endorsement from the Committee to prioritise the gap analysis of Water Supply and Wastewater Asset Management Plans (AMP) to support the establishment of the Water Organisation and associated interdependent workstreams.

Assessment of Significance

- 3 This report is deemed to be of low significance in terms of Council's significance and engagement policy, this report is an internal governance and accountability tool. No decisions effecting individuals or the public generally are proposed. No consultation is required.
- 4 Consultation is foreshadowed, in the adjacent Demand and Capacity Assessment work, which will inform AMPs and the establishment of any development levy requires a special consultive procedure.

Background

- 5 A simple approach to local government is to think of Councils as simply being long-term public interest stewards of assets and infrastructure, which enable service delivery and support community demand for infrastructure ready housing and business land, now and in the future.
- 6 To deliver this, Asset Management is critical, which is defined in ISO 55000 as:

*'Coordinated activity of an organisation to realise value from assets.'*²

And in the International Infrastructure Management Manual (IIMM) as:

"The systematic and coordinated activities and practices of an organisation to optimally and sustainably deliver on its objectives through the cost-effecting lifecycle management of assets."

- 7 Council does not currently have a consistent approach toward AM across the different activities within the organisation, which can be, in part, attributed to the absence of an AM Strategy/ Strategic AMP and Policy. These 3 critical components contribute to a well-functioning 'Asset Management System'.
- 8 An AMP is defined in ISO 55000 as:

"Documented information that specifies the activities, resources, costs and timescales required for an individual asset, or a grouping of assets, to achieve an organization's asset management objectives".³

And in the IIMM as:

'Long-term plans (usually 10-20 years or more for infrastructure assets) that outline the asset activities and programmes for each service area and resources applied to provide a defined level of service in the most cost effective way.'

- 9 The purpose of an AMP is to detail information about infrastructure assets with actions required to provide an agreed level of service in the most cost-effective manner while outlining associated risks. The plan defines the services to be provided, how the services are provided and what funds are required to provide over the 10 year planning period in detail, however most AMP's will include extended periods in lesser detail for context due to the extended life of some asset categories.
- 10 The function of an AMP is:
 - 10.1 To assist in building awareness of the current environment and support setting strategic direction and or strategic objectives.
 - 10.2 To provide an evidence base for a significant proportion of the LTP including levels of services, operating and capital expenditure, significant forecasting assumptions, and the infrastructure and financial strategies.
 - 10.3 To assist in documenting the management of organisational and safety risk through identification of critical assets, risk assessment of options, resilience and trade-off decisions.
 - 10.4 To provide an evidence base to assist with business case development for investment decisions or external funding applications.
 - 10.5 To assist in providing the evidence to meet the requirements for funding needs assessment (s 101(3) LGA).
 - 10.6 To meet the requirements set out in para 4.7 and 4.8 of the Commerce Commission [Draft]Water Services Information Disclosure Determination 2026
- 11 In order to fulfil its purpose and perform its intended function, the AMP should include the following sections:

² ISO 55000:2024, cl 3.2.1

³ ISO 55000:2024, cl 3.2.5

- 11.1 Purpose of the Plan
- 11.2 Asset Description
- 11.3 Levels of Service
- 11.4 Future Demand
- 11.5 Lifecycle Management Plan
- 11.6 Risk Management Planning
- 11.7 Financial Summary
- 11.8 AM Planning Practices
- 11.9 Monitoring and Improvement Program

- 12 The differing levels of AM maturity across the different Council activities are evident in the completeness of Asset Management Plans (AMPs).
- 13 Council has the following asset owning activities:

Activity	Developed	Growth Identified
Stormwater	✓	✗
Water Supply	✓	✗
Wastewater	✓	✗
Land Transport	✓	✗
Waste Management	✓	✗
Parks	✓	✗
Libraries	✗	✗
Art Gallery	✗	✗
Museum	✗	✗
Recreation Facilities	✗	✗
Swimming Pools	✗	✗
Property	✗	✗

- 14 AMPs are different to an Activity Management Plan (ActMP), which is defined in the IIMM as:

“The coordinated management of activities of an organisation to deliver on its objectives.”

- 15 As part of the LTP 2024-34 Council developed ActMPs for all Council activities.

Discussion

- 16 As identified in the table in paragraph 13, Council's AMPs currently do not provide any growth component, which is then reflected in the LTP, which is reflected in investment in increasing levels of service and tighter regulatory requirements on current assets.
- 17 This restricts Council's ability to use Development Levies because there is no evidence of an investment cost to Council that is growth related to base the levy on.
- 18 It is apparent that with the advent of Development Levies, this will require growth components to be identified.
- 19 The Water Organisation will inherit these AMPs sometime before July 2027. Therefore, there is some necessity to review and update these AMPs for this work stream.

- 20 Similarly, the other asset owning activities will need to evidence the investment cost to Council, through their AMPs and the Long Term Plan, to utilise Development Levies.
- 21 Officers propose the following process:
 - 21.1 External, and suitably experienced existing Council, resource are tasked with peer reviewing the AMPs against legislative and best practice requirements, with Water Supply and Wastewater activities being the priority.
 - 21.2 Identify evidence gaps, including demand forecasting, network capacity, and AMPs ability to utilise this information to create accurate and fair options for providing for demand.
 - 21.3 Identify evidence gaps including asset data, risk, and financial forecasting relating to acquisition, operating, maintenance, renewal and disposal of assets.
 - 21.4 Report back to the Development and Growth Committee with high level findings and an indicative work programme for endorsement at the Committee's April 2026 meeting.

Financial and Funding Implications

- 22 There are no known unbudgeted financial or funding implications for the officer's recommendation in this report.

Consultation

- 23 There are no consultation requirements for the officer's recommendation in this report.

Attachments

Nil

5.8 Spatial Planning Status Update

Author: Aaron Hakkaart, Planning Manager

Authoriser: Paul Cooper, General Manager Regulatory

Recommendation

That the Development and Growth Committee receives and notes the Spatial Planning Status Update report.

Purpose of Report

- 1 The purpose of this report is to provide the Committee with an update on Spatial Plans and an initial starting point for discussion on the inputs Timaru District Council will need to provide to this process.

Assessment of Significance

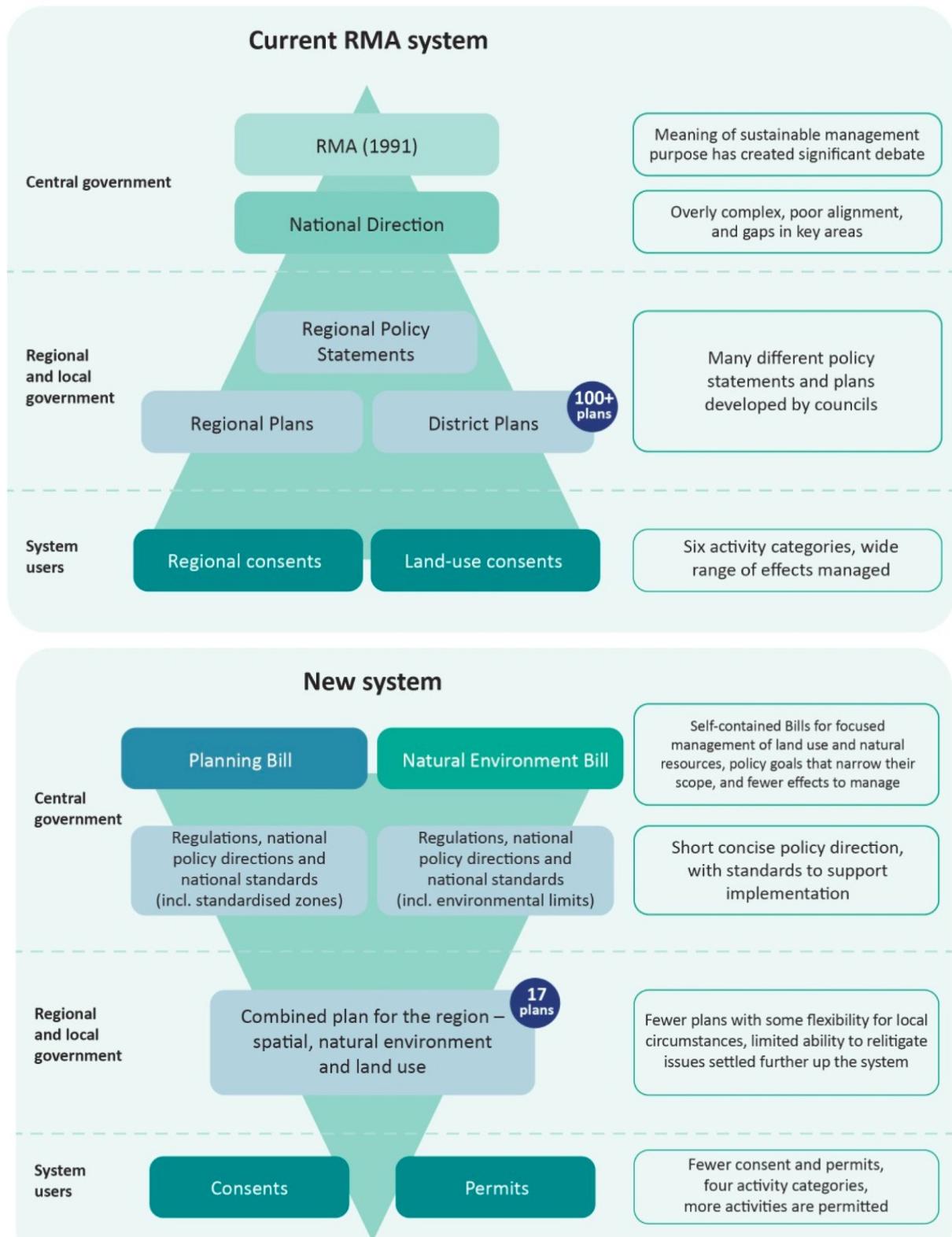
- 2 This report is of low significance under Council's Significance and Engagement Policy as it provides an update on a matter that is subject to legislation that has yet to be enacted. The development of any Regional Spatial Plan will be subject to a legislative process and will be further assessed against significance criteria at that time.

Discussion

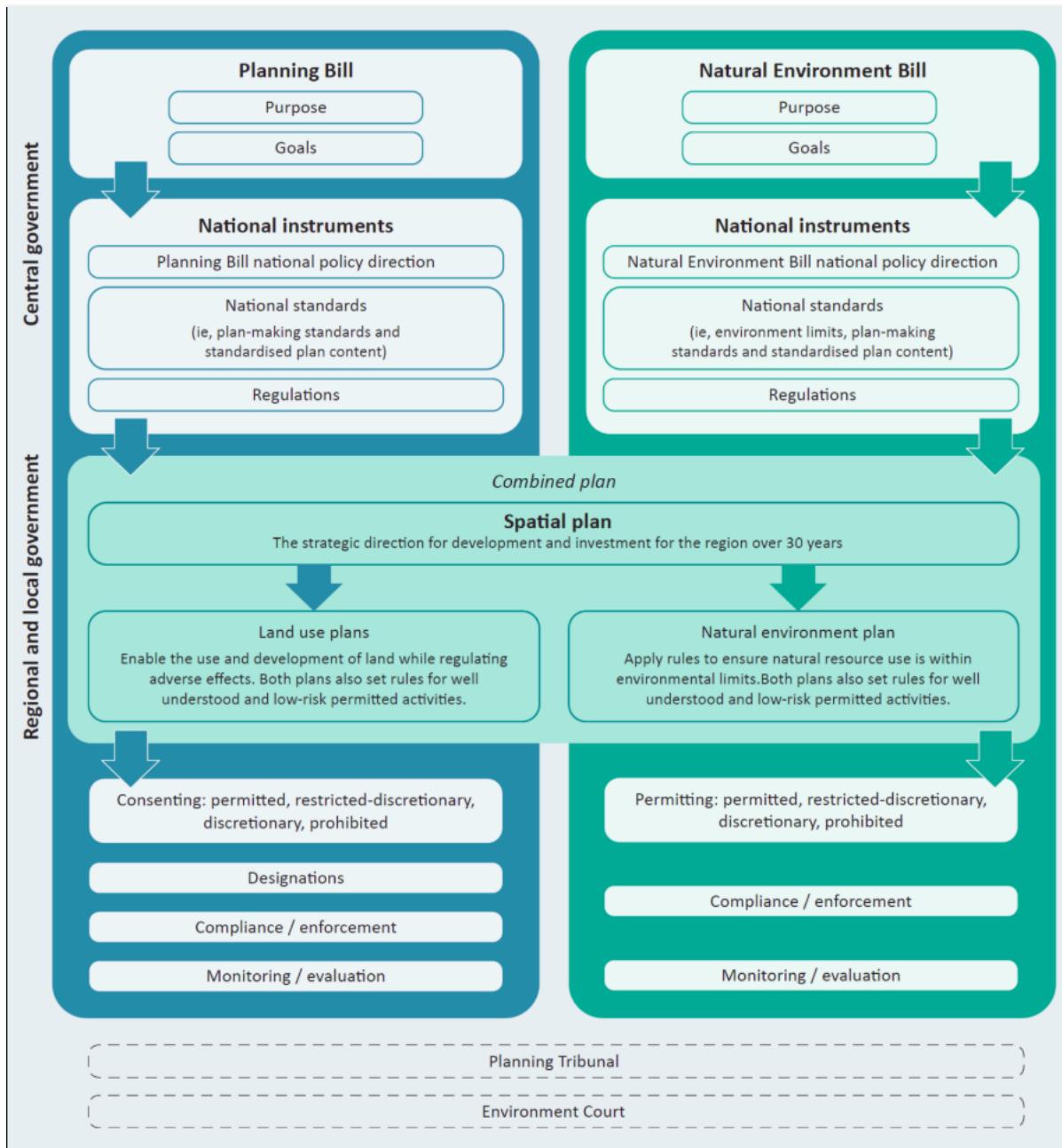
- 3 A Regional Spatial Plan is expected to become a central component of the new planning system, providing long-term spatial direction for land use, infrastructure, natural hazards, environmental outcomes, cultural values, and development across the region.
- 4 The new planning system will result in one plan per region with this combined plan implementing national instruments, including spatial, natural environment and land use plans all in one place. This process will see the development of Regional Spatial Plans (RSPs) as one of the tasks for local government under the new legislation.
- 5 RSPs will be prepared by a spatial plan committee, which is established by the local authorities of the region. The RSPs will set the 30-plus year direction for a region's growth and infrastructure. The scope is set by the proposed Natural Environment and Planning Bills, which replace the Resource Management Act (RMA) and any direction given in national policy and/or national standards. This means that key constraints on growth and development, like natural hazard risks and outstanding natural landscapes and features, will also be considered.
- 6 There will be an opportunity for submissions on draft regional spatial plans, although appeal rights to the Environment Court are limited to questions of law i.e. no merits appeal, except some infrastructure matters. It will be crucial for applicants to make an impactful submission, providing a strong argument for recognition of proposed activities, for example greenfield residential development or appropriate zoning to enable commercial or industrial development.
- 7 Proposed timeframes require the RSPs to be notified within 15 months of the legislation being enacted and then decided on within six months of notification. Natural Environment Plans and Land Use Plans are to then be notified within nine months of the RSPs decisions.

8 As a region initial stocktakes have been carried out (led by Environment Canterbury) to understand the regions readiness to prepare an RSP. This highlights that every Council is in a different position and that a significant amount of work will be required to implement the new legislation and create an RSP.

9 At a Timaru District Council level there is a need to prepare so that as a Council we are in the best position to input into the process and ensure that there is data driven information to contribute to, and inform, the RSP. The new system intends to create a funnelled approach from the top down rather than the current bottom-up approach:



10 This approach when analysed against the concept/ intent of the RSP highlights that if Timaru District Council and its community do not engage with the process, there will be a restricted ability to pivot through the new system. The RSP provides the direction for the subsequent chapters, that is, if it is not in the RSP then it may not be able to be implemented at a local level as it is not meeting the intent of the new funnelled system.



11 As a region the approach to implementing the new legislation and creating a RSP is still being discussed, with initial work focussing on the likely framework and resources need to co-ordinate the approach, and what a governance structure may look like.

12 What is clear, having examined the proposed legislation, is that developing a RSP will be a significant piece of work requiring a high level of resource. The timeframes proposed within the legislation are ambitious and there is concern that rushing the process will result in poor

outcomes. Further unknowns exist due to the lack of detail on what the new national direction will be, with this potentially impacting on the final outputs of RSPs.

- 13 At a local level Timaru District Council must consider its own position to engage with the RSP process and the level of information that will be required. This consideration needs to be organisation wide as this will not just be a planning process. The RSP will speak to the provision of infrastructure and the need to understand how this will be financed.
- 14 The likely output of this reform (coupled with other proposed reforms such as development levies) will be a reconsideration of all key Council planning documents including but not limited to Asset Management Plans, Infrastructure Strategies, Financial Strategies and Annual and Long-Term Plans.
- 15 Data driven analysis will need to support the refresh of these documents and there will be a need to seek alignment in processes and analysis where possible with those in the region to ensure a transparent RSP process. It is envisaged that this work program will accelerate quickly over the coming months to best prepare for the legislative enactment of the current Bills mid-year.

Next Steps

- 16 Work continues at a regional level to scope the work program and necessary inputs at a regional level. This work is being feed through the appropriate groups namely the Chief Executive and Mayoral Forums.
- 17 At a local level officers will continue to follow the work program outlined to the Committee which has commenced through an Environmental Scan which is identifying current gaps in our information and analysis. This will then inform more targeted advice back to the committee on work programs which will examine residential and industrial capacity analysis.
- 18 As this work progresses there will be a need to better understand the gaps we have in technical information, or how the information we hold varies from those in the wider region. This will need to be feed back to the Committee and Council so that clear work programs and associated resource can be allocated, allowing for officers to effectively input in the spatial planning process.
- 19 As information comes to hand there will be a need to engage with the community to understand their aspirations to help inform the work program and gather their input. This will all need to occur within the regional governance structure which has still yet to be determined.

Financial and Funding Implications

- 20 There are no financial or funding implications resulting from the Committee receiving this report. As mentioned in this report, when more information becomes available and a work programme is developed, this is likely to require both financial and personnel resource.

Consultation

- 21 As stated in paragraph 19, there is not an immediate need to consult on the matters raised in this report, however, community engagement with elements of this work programme will be necessary as more information becomes available.

Attachments

Nil

6 Consideration of Urgent Business Items

7 Consideration of Minor Nature Matters