

DESCRIPTION OF THE DISTRICT

Settlement Patterns, Growth and Development

Kāi Huirapa sSettlement and eDevelopment

Timaru District lies within the traditional boundaries of the Kāi Tahu iwi. The Kāi Tahu hapū who hold mana whenua in the Timaru District are Kāi 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 Kāi Huirapa, and the Papatipu Rūnaka that represents the hapū is Te Rūnanga o Arowhenua. Mana whenua rights and obligations held by Kāi Huirapa include rangatirataka and kaitiakitaka in relation to management of natural and physical resources.

Kāi Huirapa history with the land goes back more than 70 generations, when, according to tradition, Rākaihautu came to Te Wai Pounamu from Hawaiki in the canoe Uruao. Their traditional way of life was closely related to the natural environment. Natural resources were important to feed, clothe and equip people, and landmarks and landscapes provided visible connections to tradition and history. Travel routes and permanent or seasonal settlement sites extended along the coast and inland along the river systems, and rock art in limestone shelters provides reminders of travel routes and stories told along the way.

Alienation of land and development of the eDistrict since the 1840s has curtailed the ability to maintain traditional connections with and use of land and resources. However, Kāi Huirapa have an ongoing concern and close relationship with land, waterbodiesways¹, mahika kai sites, and other taonga, which remain culturally and spiritually important. Te Rūnanga o Arowhenua maintains its obligations to ensure that the health and survival of these resources and areas are maintained for future generations.

As part of the Canterbury land purchases, reserves were set aside to enable Kāi Tahu to live and sustain themselves on their ancestral lands. However, use of this land has been subject to severe restrictions in the past. Kāi Huirapa have ongoing aspirations to establish and sustain settlement on their ancestral land at Waipopo and Arowhenua.

Population eGrowth and fFuture eDevelopment²

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.

Modest population growth is expected over the life of the District Plan. Recent growth has been at a rate of up to 1% annually. Population growth is expected to reach a peak at approximately 49,700 people in 2032 and then slowly decline.

An aging population is one challenge the District is facing, with the ratio of people over the age of 65 being projected to change from 1:5 in 2013 to 1:3 by 2033. The percentage of people in the 75+ years bracket will experience the most growth, predicted to increase by 86% over the next 30 years. This means there may be a shift in the demand for certain housing types and locations, and also in the type of recreational facilities and public areas.

The residential areas in Timaru and the surrounding townships are currently dominated by properties 500m² to 1,000m² in area with some open space and both private and public amenity plantings. The fringes of townships tend to have larger properties and houses with a higher level of rural-style amenity. Properties closer nearer to town centres, particularly Timaru, are more densely populated, with smaller

¹ Schedule 1, cl16(2)

² Te Rūnanga o Ngāi Tahu [185.9]

outdoor living ~~spaces areas~~ and less open space. There are also opportunities for infill and densification in some strategic residential locations.

Residential land use activities in the ~~Timaru~~ District have previously been centered in the urban centres, townships, and settlements. However, in recent years there has been an increase in the proportion of residential activities being undertaken on relatively small rural allotments, or 'lifestyle blocks', in rural areas. This has resulted in some dispersal of population across the ~~the~~ District.

This increase in dispersed rural residential style development has resulted in pressure for these areas to be serviced by Council infrastructure, which is against Council policy and can result in ineffective or inefficient use of infrastructure. Furthermore, reverse sensitivity issues arise in instances where residential activities are introduced into a working rural environment and the residents of these properties expect a level of amenity not consistent with the surrounding working environment.

In 2016, the Council published a Growth Management Strategy (GMS), the purpose of which was to outline a clear vision of how land use and growth will be managed between the date of publication and the year 2045. The GMS determined that future growth should be consolidated in and around the existing settlements of Timaru, Temuka, Geraldine and Pleasant Point, with well-integrated infrastructure. It also recommended encouraging increased density of residential activities in Timaru and Geraldine town centres, and surrounding Highfield Village Mall. The GMS was reviewed prior to the release of the ~~PDP~~ District Plan and some additional residential zone land provided on the edge of Timaru.

The strategic approach taken in the GMS to address issues arising from dispersed rural lifestyle development was to identify specific areas adjoining the four main settlements that may be suitable for rural lifestyle zoning.

Community and Open Space

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. In addition to sports grounds and public open areas, the Council also owns and/or operates the Caroline Bay Trust Aoraki Centre, public pools, dog exercise areas, and a number of walking and cycling tracks.

Land used for recreation has previously not always been zoned appropriately, and likewise, not all land zoned for open space or recreation has been used as such.

Caroline Bay is a popular destination for locals and visitors alike. It is used for swimming, sailing, and other water sports during summer and is popular with dog owners in winter. The playground and leisure facilities are well loved and utilised. It is a regionally significant recreational area and a drawcard for tourists and people passing through the ~~the~~ District. Because of this, and the wide range of activities undertaken in the area, a specialised approach to management within the District Plan and other Council policies and plans is provided.

Other social or recreational facilities operated by the Council include: Aigantighe Art Gallery, South Canterbury Museum, ~~the~~ District libraries, a number of town halls, Caroline Bay Hall, Washdyke Community Centre, Temuka Alpine Energy Stadium, and the Southern Trust Events Centre. Issues have arisen in the management of these facilities, in particular those used for large events, such as stadiums, because they have been required to undergo onerous resource consent processes to be allowed to operate. As these facilities are functional, serve the community's needs, and very few complaints have been received regarding their operation, there may be call for a more specialised rule framework to address these activities.

A number of waterways waterbodies³ within the District are recognised by either a Water Conservation Order or as a High Naturalness Water-~~B~~body (HNWB); for fish spawning; and many are frequented by

³ Schedule 1, cl16(2)

anglers and other recreational users. These include: the Rangitata River, the Ōrari River, Ōhapi Creek, the Waihi River, the Te Umu Kaha/Temuka River, the Ōpihi River, and the Te Ana a Wai/Tengawai River. Game bird hunting is also undertaken recreationally within the District.

Cemeteries have previously been zoned for open space and recreation, which is not necessarily an accurate reflection of their use.

Business Zones and Centres

Commercial activities in the District tend to be located within urban centres for convenience, and industrial activities tend to be restricted to particular areas within, or adjoining, urban centres, with the exception of some large rural production type factories such as the dairy factory at Clandeboye.

In Timaru, retail activities and other commercial operations are centered on Stafford Street, and serve the wider District. The smaller rural settlements such as Temuka and Pleasant Point are rural service towns that primarily support the needs of the surrounding rural area. They generally contain small-scale commercial activities, community facilities and educational facilities that service the surrounding neighbourhood, such as convenience stores, churches, schools, and health care facilities centres.

The Port of Timaru and the surrounding industrial land uses are the District's most visible and centrally located industrial area. Other industrial areas in Timaru are located on the outskirts of the urban area, at Redruth to the south and Washdyke to the north. In some cases, these industrial areas adjoin residential areas, which can result in conflicts arising between residential activities and industrial activities. Industrial areas have traditionally been separated between 'light' and 'heavy' activities.

Temuka has a reasonably sized industrial area precinct on the town's southwest border. Geraldine has industrial areas to the southwest of Talbot Street and adjacent to the Village Green. In Pleasant Point, industrial operations tend to center on Te Ngawai Road, with some near the commercial operations on State Highway 8. There are also industrial sites in more rural areas such as the Fonterra factory at Clandeboye, and the Barkers processing factory near Geraldine.

The GMS determined that the Timaru and Geraldine town centres should be consolidated to provide higher amenity and a wider range of services. One issue in consolidating the town centres is that previously there has been no policy approach that clearly distinguishes between the functions of these town centres and supporting commercial areas. The GMS did recommend intensification in the Timaru Port and Washdyke industrial areas.

The GMS identified that existing industrial land is considered sufficient to cater to future industrial growth in Temuka or Pleasant Point and that there is no additional land required for business and commercial uses. Prior to the Proposed District Plan being released, the GMS was been reviewed and additional zoned land was been proposed.

Infrastructure

The District contains the following Regionally Significant Infrastructure:

- Strategic land transport network, including National Routes and Regional and District and arterials roads;
- Richard Pearce (Timaru) Airport;
- Port of Timaru;
- Telecommunication facilities;
- National, regional and local renewable electricity generation activities of any scale;
- the National Grid electricity transmission network;
- Sewage collection, treatment and disposal networks;
- Community land drainage infrastructure;

* Schedule 1, cl10(2)(b)(i) relating to Transpower [159.14]

- ~~C~~community potable water systems;
- ~~E~~established community-scale irrigation and stockwater infrastructure;
- ~~T~~ransport hubs; and
- ~~B~~ulk fuel supply infrastructure including terminals, wharf lines and pipelines;
- ~~the electricity distribution network; and~~
- For the purposes of the Energy and Infrastructure Chapter⁵ the Redruth Landfill and Resource Recovery Facility in Timaru.⁶

The Richard Pearce (Timaru) Airport is located on Falvey Road at Levels, is the main airport in South Canterbury and has been operational since 1953. The Port of Timaru is located at the bottom of Port Loop Road and is a major importing and exporting center for the ~~D~~istrict. It is also New Zealand's second largest fishing port, behind Nelson.

The nationally significant National Grid includes two designated electricity substations in the District, at Old North Road and Factory Road, and a third substation that was recently authorised at Ōrāri. The District is traversed by the following transmission lines:

- Ashburton - Timaru A 110kV transmission line;
- Ashburton- Timaru B 110kV transmission line;
- Benmore - Haywards A 350kV, HVDC transmission line;
- Benmore - Islington A 220kV transmission line;
- Christchurch - Twizel A 220kV transmission line;
- Glenavy- Timaru A 110kV transmission line;
- Roxburgh - Islington A 220kV transmission line;
- Timaru Deviation A 220kV transmission line; and
- Tekapo A - Timaru A 110kV transmission line.

Reticulated sewer systems exist in Timaru, Geraldine, Pleasant Point, Temuka, and Arowhenua. These schemes each consist of a network of pipelines that are connected to the main wastewater treatment plant located northeast of the Washdyke industrial area, where wastewater is treated via oxidation ponds. Industrial wastewater from Timaru is milliscreened at Aorangi Road where it combines with the domestic wastewater before being discharged offshore via a submarine ocean outfall.

The Council own and operate four water pumping stations, two reservoirs, a water treatment plant, and a network of approximately 300km of pipelines. The Council is also involved in the operation of a number of rural water supply schemes and drinking water supply sources⁷, including Downlands Water Supply Scheme, the Te Moana Downs Water Supply Scheme, and the Ōrāri Water Supply Scheme. The Council maintains reticulated stormwater systems in Timaru, Temuka, Geraldine, Pleasant Point, Winchester, Cave, and Milford-Ōhapi. The stormwater systems consist of a combination of pipes, drains, kerb and channels, sumps, and soakpits.

There are three state highways within the Timaru District: State Highway 1, State Highway 8, and State Highway 79. These connect the ~~D~~istrict's main urban centres. The state highways are maintained by the New Zealand Transport Agency - Waka Kotahi (NZTA) while the local roading network, including roads, bridges, footpaths, street lighting, traffic signals, and parking facilities, is maintained by the Council.

There is one public hospital located in the Timaru District which is the only public hospital in South Canterbury that services the wider ~~R~~egion. Emergency services such as fire stations and ambulance stations are located in Timaru, Washdyke, Temuka, Pleasant Point, and Geraldine.

⁵ Schedule 1, cl10(2)(b)(i) relating to Enviro NZ [162.2]

⁶ The scope for the changes in yellow highlight is the same as for the RSI definition change, which is provided by TDC [42.1], the Telcos [176.16, 208.16, 209.16 and 210.16], Transpower [159.14], Alpine Energy [55.1] and Enviro NZ [162.2]

⁷ TDC [42.9]

The, at times, ad hoc development of the District has put a strain on local infrastructure. In particular, it is inefficient to extend piped water and wastewater services when they may only be servicing a small number of properties. Strategic integration and co-ordination⁸ of infrastructure and land use could reduce this strain. The GMS has recommended zoning specific areas adjoining Timaru and other townships for rural lifestyle use to reduce the inefficiency of infrastructure provision to rural residential properties that have previously developed sporadically.

Rural Areas

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, particularly at Rangitata Island. Rural industry has a functional and operational need to locate in rural areas to support primary production activities.⁹

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. This increase in rural residential activities, and urban creep into areas that have traditionally been farmed can, in some locations, cause conflict between landowners. New residential land uses may be impacted by existing farming activities and rural industry¹⁰ occurring in the working rural environment. Rural lifestyle development should be managed. A balance is needed between these activities¹¹ to maintain the ability of farming activities and rural industry¹² to continue in a rural environment.

Furthermore, the District contains a large proportion of highly high class productive land, or versatile, soils. These are the soils classified as Class 1 to 2 under the Land Use Capability (LUC) classification system and are highly productive for a range of primary industries.¹³ These soils tend to be concentrated around townships and urban areas because towns were historically established in areas where the resources supported agriculture and growth. As a result, urban sprawl and changes in land use on the fringe of urban areas can reduce the availability of highly productive land versatile soils¹⁴ for productive uses.

Natural and Heritage Environments

Geography 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 Pureora/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 low-altitude plains comprise of gravels between the coast and the downlands and foothills. The downlands comprise two basalt landforms (Timaru Downs and Geraldine Downs) and low hills of limestone and other sedimentary rock. They are largely at an altitude of less than 300m and are covered by a deep layer of loess.

The foothills rise from the plains and downlands to altitudes of more than 1600m. They are dissected by the Hae Hae Te Moana, Waihi and Ōrāri Rivers¹⁵, and their tributaries. The high mountainous part of

⁸ TDC [42.10]

⁹ Part 2 Decision, paragraph [33]

¹⁰ Fonterra [165.12]

¹¹ Part 2 Decision, paragraph [33]

¹² Fonterra [165.12]

¹³ Hort NZ [245.3] – Hearing F

¹⁴ Fonterra [165.12], Hort NZ [245.3] – Hearing F

¹⁵ Schedule 1, cl16

the District is dominated by the Ben MacLeod, Sinclair and Black Ranges, the extensive lateral moraine between Forest Creek and Bush Stream, and the floodplain of the Rakitata River.

The District's coastline includes the shingled Ninety-Mile Beach from the mouth of the Rakitata River to the Waitarakao/Washdyke Lagoon. South of the lagoon are headlands with low clay cliffs and the reefs that mark the landward edge of the lava flows from Mt. Horrible's volcano. This part of the coastline extends from Dashing Rocks to Tuhawaiki Point, where the coastline becomes shingle again.

Landscapes of the District

Four landscape character areas have been determined for the District: Low Altitude Plains, Downlands, Front Ranges, and Alpine Ranges and Basins.

The Low Altitude Plains character area is defined by flat, open and expansive plains which have little topographical relief and are traversed by braided rivers, including in particular, the Ōrāri and Ōpihi Rivers. The landscape is largely linear, emphasised by the characteristic shelterbelts and dissecting roads, and tends to be used agriculturally, with little remaining indigenous vegetation.

The Downlands character area marks the transition between the rugged Front Ranges and the Low Altitude Plains and ranges in elevation from 300m to 935m. It is characterized by steep rocky escarpments, gullies, small valleys and waterways-waterbodies¹⁶, rolling hill slopes and undulating tablelands. The area has a distinctive mosaic of land uses, with a mix of intensive farming, extensive grazing, forestry, and some native bush.

The Front Ranges character area includes Peel Forest, part of the Four Peaks Range, and the Tara Haoa Range. The area is often snow-covered in winter and its landforms are typically steep to very steep, strongly rolling, or dissected mountain ranges of greywacke, sandstone and igneous rock. Extensive scree and bedrock outcrops are visible at higher altitude, along with sharp crested peaks and relatively smooth flat-topped ridge crests. Indigenous vegetation is generally restricted to steep slopes and gullies.

The Alpine Ranges and Basins character area extends along the Rakitata River, from the Rakitata Gorge¹⁷ inland. The southern boundary of the area includes the Ben MacLeod Range and the Sinclair Range on the northern flank of the Two Thumbs Range. The more eastern portion of the Alpine Ranges and Basins character area contains more typical 'High Country' with extensively grazed slopes and basins, tussocklands, herbfields and scree/rock.

Previously, significant amenity landscape areas were managed through the District Plan. However, the survey undertaken as part of the District Plan review resulted in different landscape classifications, including areas that were not previously identified and managed as significant or outstanding landscapes. Furthermore, a natural character study of the coastal environment was undertaken and areas of high natural character were identified for protection.

Ecology of the District

Approximately 7,260ha of the District has 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.

Within these SNAs are populations of nine 'threatened' species and 21 'at-risk' species, including long-tailed bats and a locally-endemic limestone gentian (a small flowering herb). Many SNAs are small, isolated, poorly buffered and modified by plant and animal pests.

¹⁶ Schedule 1, cl16

¹⁷ Schedule 1, cl16

Most parts of the downlands and plains are agriculturally developed or occupied by towns. A few remnants of indigenous vegetation and areas of regenerating vegetation are present in gullies and on steep slopes. River flats and the lower slopes of the Rakitata Valley¹⁸ are modified, although areas of wetland, tussockland and herffield remain.

Larger remnants of indigenous forest and extensive areas of regenerating forest and scrub are present in the foothill valleys. Higher slopes support modified indigenous vegetation, dominated by tussockland and shrubland. Headwater valleys, high altitude and alpine sites are relatively intact, except for the effects which occur as a result of introduced animals such as possums, hares, deer, chamois and tahr.

The SNA survey started in 2005 was one of the most comprehensive in New Zealand in recent times and will enable better identification and management of indigenous biodiversity values.

The District also supports populations of game birds, native fish, salmon and trout. There are a number of fish spawning sites that are recognised by the Regional Plans¹⁹.

Historic Heritage Sites Areas and Historic Heritage Items²⁰

The District has a number of historic heritage sites areas and historic heritage items²¹ arising from historical settlement and activities. Sites and areas of significance to Māori (SASM) are considered historic heritage but are addressed in the Takaka Mana Whenua Chapter section. The first Europeans to make their homes in the District were whalers and landed at the mouth of Wai-iti Creek in 1839. Whalers settled in the District for only a brief time as the whaling firm failed, so the stations were abandoned. The Strathallan settlers arrived in 1859 and the local saw-milling industry, centered at Peel Forest, Woodbury, Geraldine and Arowhenua, was important for the growth of the District following this. Stone quarries were also opened at Kingsdown, Wai-iti, and Washdyke to aid in the construction of local buildings and bridges.

The first pastoral runs were taken up in the 1850s, meaning that many of the most important historic buildings in the District are found in rural areas, such as farm houses, woolsheds, granaries, stables, and implement sheds. The earliest flour mill was in Temuka, with another early mill near Pleasant Point. Large steam-powered mills were built in the later 19th century. In the late 19th century, mixed farms became established in the District, such as those that ran sheep in some areas and cultivated crops in others. Dairying was not extensive during the 19th century and most of the 20th, but a number of small dairy farms were established, particularly north of the Ōpihi River.

The formation of District roads began in the late 1850s. A railway line was constructed between Christchurch and Timaru in the 1870s and the state highway between them was fully sealed by the 1950s. Bridges were built over the Rakitata River at Arundel in 1872 and at Rangitata Island in the 1930s. The first wharf was completed in 1880, the second in 1886, and the third in 1910. In the 1980s, two relatively large fish-processing factories were built on new land made available by reclamation on the north side of the inner harbor.

Development began at Caroline Bay beach in the late 19th century. Between 1905 and 1913 a drinking fountain was installed, as were tearooms, a band rotunda (later replaced by the soundshell), a piazza and the tennis courts. In 1915, the first children's playground was opened, as were hot saltwater baths, which remained in place until 1968. The Bay Hall was built soon after the end of World War 1 and extended in 1958. The piazza on the Bay Hill and the stairs down to the bay were opened in 1997.

It is important that historic heritage sites areas²² and historic heritage items remaining from early occupation of the District be protected while ensuring any historic heritage buildings remain safe and

¹⁸ Schedule 1, cl16

¹⁹ Schedule 1, cl16

²⁰ Heritage NZ [114.2]

²¹ Heritage NZ [114.2]

²² Heritage NZ [114.2]

do not pose a risk to the community. Furthermore, parts of the Timaru Town Centre, specifically around Stafford Street, have general historic heritage character because of the building ages and styles and this character is important to the District.

Natural Hazards and Climate Change

A large part of the plains within the Timaru District is are 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. The effects of erosion may be seen in particular at Pātiti Point and Washdyke.

Much of the Timaru District is prone to some risk of flooding either from river breakouts or overland surface flooding from local sources. All of the Timaru District coastline, with the exception of Caroline Bay and South Beach, is subject to historic and ongoing coastal erosion. Furthermore, large areas of land near the coast, particularly from Waitarakao/Washdyke Lagoon to north of the Ōrari River, are at risk of seawater inundation.

In filled sites, there is a risk of subsidence, and development on these sites must be carefully managed to ensure buildings or structures erected upon them are not damaged. In urban areas, flooding may be exacerbated by factors such as hard surface coverage, and it may be appropriate to manage this through regulatory mechanisms.

River and local runoff flooding events have had significant impact historically and are the most frequent hazard faced by the District. Managing coastal hazards is a growing area of concern as ongoing coastal erosion and forecast climate change and sea level rise will put developed coastal land and infrastructure at increasing risk.

In some cases, natural hazards can be managed using development controls and limitations on expansions or replacements; however, in some locations it may not be appropriate to provide for any new development. Any new settlements should be provided for only in places with an acceptable level of risk as determined in accordance with the CRPS Canterbury Regional Policy Statement.

The District is at risk from earthquake shaking from earthquake faults both within and beyond the District. There are several mapped earthquake faults along the base of the foothills and in the upper Rangitata Valley. In addition to potentially generating strong earthquake shaking, these faults also pose a fault rupture hazard — that is when the ground along the fault and a few metres either side of it is permanently ripped, warped, buckled and offset when the fault ruptures (moves). There are some low-lying coastal areas, such as around Waitarakao/Washdyke Lagoon, Waimāitaitai and Ōtipua/Saltwater Creek, that could be susceptible to liquefaction during strong earthquake shaking.

While there are no known faults directly off the Timaru coast, the coastline of the District is vulnerable to tsunamis from offshore Fiordland and the North Island's east coast, as well as from across the Pacific Ocean.

Steep areas of the District, such as the Rakitata Valley and coastal cliffs around Timaru, are susceptible to landslides and rockfalls, and the steep fans coming out of the foothills, such as at Blandswood, are vulnerable to debris flows.

Climate change is expected to have the strongest effect on coastal land including at Waitarakao/Washdyke, where the unique catchment conditions and low-lying nature of the land and flow outlets makes it vulnerable to sea level rise and increasing freshwater and seawater flooding issues. Climate change effects may also reduce the effectiveness of existing coastal and freshwater flooding defences. There may also be an increase in coastal erosion. Generally, higher rainfall is anticipated, with increased severity in resultant flood flows in rivers. The temperature is projected to increase, as is evaporation across the plains.

Takata Whenua

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²³ Te Rūnanga o Ngāi Tahu [185.9]