



AGENDA

Development and Growth Committee Meeting

Tuesday, 14 April 2026

Date Tuesday, 14 April 2026

Time 9:00 am

Location Council Chambers
Timaru District Council
King George Place
Timaru

File Reference 1834941

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 14 April 2026, at 9:00 am.

Development and Growth Committee Members

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

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

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

5 Confirmation of Minutes

5.1 Minutes of the Development and Growth Committee Meeting held on 10 March 2026

Author: Meghan Taylor, Acting Democracy Services Lead

Recommendation

That the Minutes of the Development and Growth Committee Meeting held on 10 March 2026 be confirmed as a true and correct record of that meeting and that the Chairperson's electronic signature be attached.

Attachments

- 1. Minutes of the Development and Growth Committee Meeting held on 10 March 2026**



MINUTES

Development and Growth Committee Meeting Tuesday, 10 March 2026

Ref: 1834941

**Minutes of Timaru District Council
Development and Growth Committee Meeting
Held in the Council Chambers, Timaru District Council, King George Place, Timaru
on Tuesday, 10 March 2026 at 9:03 am**

Present: Mayor Nigel Bowen, Clrs Scott Shannon (Chairperson), Owen Jackson, Chris Thomas, Philip Harper

In Attendance: **Councillors:** Michelle Pye, Stacey Scott, Graeme Wilson

Community Board Members: Jan Finlayson (Geraldine)

Officers: Aaron Hakkaart (Acting General Manager Regulatory Development and Growth), Nigel Trainor (Chief Executive), Stephen Doran (General Manager Corporate), Andrea Rankin (Chief Financial Officer), Justin Bagust (Chief Information Officer) , Jayson Ellis (Building Control Manager), Mike Wrigley (General Manager Recreation Facilities), Troy Titheridge (Climate Change Advisor), Rosie Oliver (Programme Office Lead), Claire Copeland (Executive Assistant Regulatory and Land Transport), Rachel Leitch (Communications Team Leader) , Maddison Gourlay (Marketing and Communications Advisor), Meghan Taylor (Acting Democracy Services Lead).

Public: Nigel Davenport (Venture Timaru).

1 Apologies

1.1 Apologies received

Resolution 2026/10

Moved: Clr Scott Shannon

Seconded: Mayor Nigel Bowen

That the apology of Clr Peter Burt be received and accepted.

Carried

2 Identification of Items of Urgent Business

No items of urgent business were received.

3 Identification of Matters of a Minor Nature

No matters of a minor nature were raised.

4 Declaration of Conflicts of Interest

No conflicts of interest were declared.

5 Confirmation of Minutes

5.1 Minutes of the Development and Growth Committee Meeting held on 10 February 2026

The Acting General Manager, Regulatory Development and Growth, provided an update on matters unable to be presented at this meeting, as follows:

5.6 Environmental Scan Update and 5.7 Council's Current State of Asset Management

The environmental scan has been substantially completed to draft stage and is expected to be reported to the Committee and/or Council within the next month. The draft is currently being circulated internally to test the accuracy and fairness of the content and to inform the development of the next stages of the work programme.

The report will be presented as a comprehensive plan and will include commentary on identified asset management analysis gaps, which form a significant component of the environmental scan. This work includes matters relating to the Water Management Plan, which is subject to statutory timeframes and provides a more targeted and prescribed implementation pathway. While referenced within the environmental scan, the Water Management Plan also informs and supports the broader environmental scan process.

Resolution 2026/11

Moved: Cllr Scott Shannon

Seconded: Cllr Owen Jackson

That the Minutes of the Development and Growth Committee Meeting held on 10 February 2026 be confirmed as a true and correct record of that meeting and that the Chairperson's electronic signature be attached.

Carried

6 Reports

6.1 Actions Register Update

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.

Resolution 2026/12

Moved: Cllr Scott Shannon

Seconded: Mayor Nigel Bowen

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

Carried

6.2 Climate Change Mitigation and Adaptation Priorities - 2026/2027

The Climate Change Advisor spoke to the report to provide a clear mandate for climate considerations to be integrated into business-as-usual decision-making across Council's varied functions in order for Council to adapt to climate warming and reduce greenhouse gas emissions.

The report outlines the preparation of an audited 2024/25 carbon inventory, which will be presented to the Development and Growth Committee (DGC). The inventory is independently audited by Toitū Envirocare, which undertakes verification of Council's carbon inventory on a biennial basis. The most recent audit was completed over the past two weeks, with findings to be reported to an upcoming DGC meeting.

It was noted that external auditing is not a statutory requirement; however, independent verification supports potential eligibility for emissions-reduction funding, including applications through the Local Government Funding Agency (LGFA).

Initial scoping and cost analysis has been completed for solar photovoltaic (PV) installation at CBay. Discussions have been held with the General Manager Recreation Facilities regarding CBay and, at a high level, the Pleasant Point Pool. Opportunities were identified to utilise solar generation to reduce operational energy costs. It was noted that other Council facilities, including the main Council building, may also present opportunities, subject to full assessment.

The report identifies collaborative work with the Water and Drainage Unit to explore emissions reduction opportunities. It was noted that any initiatives would require supporting business cases and, where appropriate, would feed into asset management planning and the LTP.

Ongoing work relating to climate adaptation, resilience, and hazard management was identified as critical to understanding future risks. It was noted that the Government has announced \$6 million in funding for flood and stop bank protection across Canterbury, with a portion being applied along the coastline from Waitarakao to north of the oxidation ponds. It was suggested that ECan be invited to present to the Committee on this work.

It was noted that the agricultural and business sectors generally lead their own adaptation initiatives. Council provides support through initiatives such as Venture Timaru's *Sustainable is Attainable* programme, with Venture Timaru facilitating information sharing across the sector. The Climate Change Unit will continue to prioritise this work in accordance with the 2024 report.

The Committee was advised that the Climate Change Unit maintains ongoing engagement with community members and groups actively involved in climate change initiatives.

It was confirmed that future work relating to water meter investment will sit with the new water entity.

Resolution 2026/13

Moved: Clr Chris Thomas

Seconded: Clr Owen Jackson

That the Development and Growth Committee receive and endorse the Climate Change Mitigation and Adaptation Priorities 2026/2027.

Carried

6.3 Building Control Update

The Building Control Manager spoke to the report to update the Development and Growth Committee (the Committee) as to the current operational status of the Timaru District Council Building Consents Authority (BCA) as it moves toward being more like a Council Controlled Organisation (CCO).

It was noted that this report follows a report to the Environmental Services Committee 12 months prior, and outlines initiatives implemented since that time to improve effectiveness and efficiency in delivering regulatory functions.

The Building Control Manager highlighted a significant initiative involving the processing, inspection, and certification of building consents outside the Timaru District. This initiative has the support of MBIE and IANZ. While initially met with some resistance, it has gained broader acceptance and provides the design and construction sector with a choice of regulator. The process for out-of-district consents mirrors local processes, with costs and revenue broadly equivalent. Logistical challenges during construction are managed through tools such as remote inspections, which are also used locally.

In response to questions regarding the ongoing ratepayer subsidy within Building Control and the pathway to achieving a break-even position, the Building Control Manager advised that work is underway to reduce reliance on rates and improve sustainability. Initiatives include expanding work outside the district to increase workflow and revenue, implementing more accurate officer time recording, and improving cost recovery through more transparent invoicing. While some costs increase with additional work, these measures are helping to close the funding gap. Further opportunities to build external relationships and grow workload were identified as part of a longer-term strategy.

The Committee discussed the potential use of artificial intelligence within Building Control and Council more broadly. The Building Control Manager acknowledged the benefits of AI but emphasised that consenting and compliance decisions require human judgement due to their complexity and associated risk. While AI may assist in limited areas, fundamental regulatory functions will continue to require experienced officers. It was agreed that opportunities for broader use of AI across Council should be investigated further and reported back.

In response to questions about systems used nationally, the Building Control Manager advised that it is projected that forty seven BCA's will be using the Objective Build system by the end of the calendar year. Of the eleven councils involved in the Southern Building Controls Group, nine are expected to be using Objective Build the end of 2026, supporting stronger collaboration and efficiency.

The dual role of Building Control was outlined, noting the distinction between Territorial Authority (TA) functions, where several of these are rate-funded and not recoverable from users, and BCA functions, which currently operate at a loss and are subsidised by rates. Work is underway to better understand costs through detailed officer time recording, introduced in August 2025. Since implementation, this has enabled more accurate identification of time spent and associated costs, resulting in improved cost recovery and greater transparency.

Elected Members expressed interest in similar efficiencies being implemented across other areas of Council. The Chief Executive advised that this approach would be supported through the forthcoming upgrade of the Altitude system.

Resolution 2026/14

Moved: Mayor Nigel Bowen

Seconded: Clr Owen Jackson

That the Development and Growth Committee receive and note the Timaru District Council Building Consents Authority update report.

Carried

7 Consideration of Urgent Business Items

No items of urgent business were received.

8 Consideration of Minor Nature Matters

No matters of a minor nature were raised.

Sister City Eniwa Chaperone

The Chair welcomed Mone Ishii, the 2026 Chaperone from Timaru’s Sister City, Eniwa, Japan. Mone is visiting Timaru with three students who are attending Timaru district high schools until 28 March 2026.

Mone addressed the Committee and expressed her appreciation for Timaru, noting the kindness of the people and the beauty of the city. She advised that she and the accompanying students are having a very positive experience and thanked the Timaru District Council for its hospitality.

The meeting closed at 10.04am

.....
Clr Scott Shannon
Chairperson

6 Reports

6.1 Actions Register Update

Author: Meghan Taylor, Acting Democracy Services Lead

Authoriser: Stephen Doran, General Manager Corporate

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.

Assessment of Significance

- 2 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

- 3 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.
- 4 There are currently five items on the actions register.
- 5 One item is marked as ongoing.
- 6 Three items are marked as completed and are proposed to be marked as removed at the next meeting.
- 7 One item is marked as removed and will 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 Priorities		
Date Raised:	19 August 2025	Status:	Complete
Issue Owner	Climate Change Adaptation Lead	Completed Date:	10.03.2026
<p>Background: Review the draft climate change report, reflect on those priorities and report on the progress that has been made.</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> <p>February 2026 Update: Due to unforeseen circumstances this report has been suspended until the next meeting.</p> <p>March 2026 Update: This report is included in the 10 March 2026 Committee agenda. This item is complete and can be closed.</p>			

Information Requested	Flood and stop bank protection work by ECan		
Date Raised:	10 March 2026	Status:	Complete
Issue Owner	Planning Manager / Climate Change Advisor	Completed Date:	14.04.2026
<p>Background: It was noted that the Government has announced \$6 million in funding for flood and stop bank protection across Canterbury, with a portion being applied along the coastline from Waitarakao to north of the oxidation ponds. It was suggested that ECan be invited to present to the DNG Committee on this work.</p> <p>April 2026 Update: This report is included in the 14 April 2026 Committee agenda. This item is complete and can be closed.</p>			

Information Requested	Share the Climate Change priorities work journey		
Date Raised:	10 March 2026	Status:	Complete
Issue Owner	Climate Change Advisor	Completed Date:	14.04.2026

#1808476

Background: Share the Climate Change Priorities work journey with the new elected members.
April 2026 Update: Climate Change Priorities work journey shared with the new elected members via email on 23 March 2026. This item is complete and can be closed.

Information Requested	Build on the connection between Timaru District Council & MacKenzie District Council		
Date Raised:	10 March 2026	Status:	Complete
Issue Owner	Building Control Manager/ General Manager Regulatory Development and Growth	Completed Date:	01.04.2026
Background: Look to re-establish the connection and build the relationship between Timaru District Council & Mackenzie District Council and the move towards collaboration.			
April 2026 Update: The TDC General Manager Regulatory Development and Growth met with the MDC Regulatory Manager to discuss ways of working together.			

Information Requested	Utilisation of AI & Training		
Date Raised:	10 March 2026	Status:	In Progress
Issue Owner	Chief Information Officer (CIO)	Completed Date:	
Background: Prepare and present a report to the Development and Growth Committee on the planned utilisation of AI tools and the strategic development of their use across Council operations, within the next 6 months.			
April 2026 Update: A report has been prepared by the CIO which is currently being reviewed by the Chief Executive, for feedback.			

#1808476

6.2 Planning for Demand Changes - Understanding Timaru Districts Development Capacity

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

Authoriser: Paul Cooper, General Manager Regulatory Development and Growth

Recommendation

That the Development and Growth Committee:

1. Receive and note the Planning for Demand Changes – Understanding Timaru District Development Capacity report; and
2. Provides feedback on the work completed to date and direction for further works to be scoped and actioned.

Executive Summary

- 1 Timaru District Council has a statutory obligation to provide sufficient development capacity — serviced and plan-enabled land — to meet community demand for housing and business activity. This paper reports on work completed to understand how well Council is currently meeting that obligation and seeks the Committee’s feedback and direction on next steps.
- 2 The central finding is that Council’s planning and investment decisions have been oriented around growth rather than demand. These are related but distinct concepts. Growth is an outcome; demand is what drives infrastructure investment. A district with low population growth can still have significant and changing demand — for industrial land, for water services capacity, for transport infrastructure — and failing to monitor and respond to that demand carries real costs. The current Long-Term Plan contains no growth capital expenditure, yet Council’s own planning documents acknowledge infrastructure pressure from industrial development at Washdyke and elsewhere.
- 3 An environmental scan and Investment Logic Mapping exercise, completed with the Senior Leadership Team and Elected Members, identified that Council’s current information base does not adequately support integrated planning and investment decisions. Demand assumptions, infrastructure planning, land use regulation, and long-term financial strategy are not well connected. The consequences are visible: the Proposed District Plan process proceeded without full visibility of the wastewater capacity constraints affecting Washdyke’s identified expansion areas, limiting what rezoning options were available to Commissioners.
- 4 The proposed next step is to commission a robust, locally grounded set of demand projections, developed on a scenario basis, to provide a consistent evidence platform across Council’s planning, infrastructure, and financial functions. The Committee’s feedback on this approach, and on the scope of work to follow, is sought.
- 5 Further background on the statutory framework is set out in Annex A at the end of this report.

Assessment of Significance

- 6 The significance of this matter is minor; the works completed (and proposed works) are mandated information gathering that informs other decision-making processes.

Discussion

Background

- 7 Council has a statutory obligation to provide sufficient development capacity to meet expected demand for housing and business land over the short, medium and long-term¹. Similarly, Council is required to gather information, monitor and undertake research as is necessary to effectively carry out its functions².
- 8 If the Council determines that it does not have sufficient development capacity to meet demand, then it must assess the constraint, and explore options to respond.
- 9 Within the Timaru District there appears to be a lack of clarity as to whether there is sufficient development capacity to meet demand. The focus of this paper is on outlining the work completed to date to understand the problems associated with this lack of clarity and how it is impacting on Council's ability to deliver its statutory requirements in an efficient and effective manner.
- 10 The statutory framework underpinning these obligations — including the relevant provisions of the RMA, the NPS-UD, and the Local Government (System Improvements) Amendment Bill — is summarised in Annex A at the end of this report.

Council's Current Situational Awareness

- 11 Council has faced persistent challenges in establishing a clear, evidence-based approach to decision making on options for providing sufficient development capacity in respect of housing and business land to meet the district's demands. Specifically, this has impacted demand and growth planning, regulatory settings, and infrastructure investment decision making. This has then hampered elected members and the public generating social license for a vision for the district.
- 12 The limited situational awareness has driven ad-hoc decision-making, and in turn reduced confidence among elected members, officers, and the public. Council's current information ecosystem does not adequately support the development of a clear vision. An environmental scan has been commissioned and completed to assess the current information gaps and information gathering approach.
- 13 A copy of the environmental scan is attached, which highlights that while a wide range of data, strategies and plans exist across the organisation, these have not consistently translated into a clear narrative about where Timaru is heading, what scale of change is being planned for, or what choices are available.
- 14 This has resulted in an information eco-system with the following issues:
 - 14.1 Limited and potentially outdated infrastructure capacity modelling.
 - 14.2 Missing or incomplete strategies.
 - 14.3 Missing Asset Management Plans.
 - 14.4 No explicit growth planning within Asset Management Plans.

¹ See s 55(3) of the RMA 1991 and Policy 2 of the National Policy Statement for Urban Development 2020. If a similar policy is carried over into the new planning framework, which appears likely, the new Planning Bill at cl 47 would similarly require Council provide sufficient development capacity to meet demand for housing and business land.

² See s 35 of the RMA 1991.

- 14.5 No overarching Spatial Plan.
- 14.6 Absence of a Development Contributions/ Development Levy Policy aligned to growth funding.
- 15 Collectively, these issues reflect a broader lack of integration between demand assumptions, infrastructure planning, land use regulation, and long-term financial strategy. Addressing these issues require not only enhanced policy framework, but coherent data inputs, and structural alignment across TDC's strategic, economic, planning, and infrastructure areas.

Defining the problem within the Timaru District context

- 16 Officers facilitated an Investment Logic Mapping (ILM) exercise with the Senior Leadership Team and Elected Members to agree the key problems, investment objectives, and success measures for addressing Council's information and planning gaps. The outputs of this exercise were:
 - 16.1 Identify and agree the problems currently being faced.
 - 16.2 Identify and agree the benefits/ investment objectives sought.
 - 16.3 Understand the Key Performance Indicators that will allow us to measure success.
- 17 The ILM produced a one-page summary which addresses the three key outputs listed (attached). The four key problem statements identified as part of this process (including a weighting of importance) are:
 - 17.1 Inconsistent growth options and supporting analysis across TDC functions, creates uncertainty, reducing confidence in investment decision making (40%).
 - 17.2 Unclear investment priorities and funding pathways, constrain the ability to support growth and maintain levels of service, resulting in missed opportunities (30%).
 - 17.3 Historic aversion to risk and misaligned investment decisions have led to infrastructure deficits, constraining growth and efficient land use (20%).
 - 17.4 Concentrated land ownership, among a small number of owners, which limits land availability, diversity, and competition, impacting price and rate of development (10%).
- 18 A key direction set by this work is the need to develop consistent growth and demand options, and supporting analysis, which can be used across Council to support key legislative function. This will ensure all documents are developed using the same key assumptions and that a level of consistency in approach is able to be established.

Why this is important

- 19 As identified above, Council's current provision for development capacity is unclear. The district realistically has low population growth expectations. Despite the presence of some growth, there is no growth capex in the Long-Term Plan (LTP).
- 20 The more important problem with this approach is that it obscures Council's job. The job is not to provide for growth, but to provide for demand.
- 21 Further it impedes Council from collecting a fair and equitable contribution towards Council's assets from the demand growth that does occur. It has led to reactionary, uncoordinated and inefficient behaviour when Council is propositioned by individual developers seeking that Council provide infrastructure to enable development. The investment is also often not future proofed, which further erodes long term revenue sustainability.

- 22 Reactive investment, triggered only by confirmed growth signals, carries the risk of compounding the problem: by the time demand is visible enough to prompt a response, the planning and infrastructure lead times required to meet it have typically already passed.

The drivers for change – current examples of planning for growth

- 23 The development capacity concept has also been carried into the water reforms³. As a result, Council’s Water Service Delivery Plan (WSDP) was required to describe “the water services infrastructure associated with providing for population growth and development capacity”. As a result, Council’s WSDP at p37 listed four development areas, and 14 future development areas, and then stated:

23.1 “Confirmation of proposed growth areas remains at the discretion of the District Plan Hearing Commissioners.”

23.2 “Funding to provide the infrastructure required by these growth areas does not appear in the Long-Term Plan 2024-34 as the corresponding growth and demand is not predicted to occur until years 10 to 30 and beyond. Based on present cost calculations growth will be an important driver of the commercial viability of these developments.”

- 24 Council’s 24/34 LTP identifies that the “main source of demand growth for Council’s services comes from the economic growth of the district combined with demographic changes.” Putting to one side the important demand issues that arise from “demographic changes”⁴, and focusing on economic growth, the following detail is provided in the LTP at p 251:

Industrial growth in areas such as Washdyke, Redruth, and around the Port have impacted on the demands for water supply, wastewater treatment, and a resilient roading network. Currently, water demand is well within manageable limits, but the upgrades to Claremont and the industrial upgrades to the Aorangi Road wastewater treatment plant will enable future industrial growth whilst enhancing resilience for the district’s water supply. Heavy traffic vehicles, particularly those involved in freight and/or the primary sector, have significantly increased through the economic changes over the past ten years, and the roading network has struggled to keep pace with the increased demand. Trade waste from industry has also impacted on Council’s capacity to manage the risks to consent compliance, with Council now considering different options to manage this. To this end, the wastewater treatment plant in Washdyke is planned for a significant \$70million upgrade in Year 12 (2035) to address industrial treatment needs.

- 25 The LTP goes on to identify at p 280 that:

The Wastewater Activity Management Plan outlines plans for asset renewals to address the degradation of the network and maintenance programs to prevent system failures. Additionally, the plan accounts for growth and development, ensuring services cater to future demands, and manages industrial and commercial growth by planning for industrial level capacities and considering industrial growth.

- 26 Despite indications of growth demand impacting Council’s infrastructure, as noted above, no growth capex is identified in the LTP, or in the AMPs⁵.

³ See s 13(1)(c)(ii) of the Local Government (Water Services Preliminary Arrangements) Act 2025

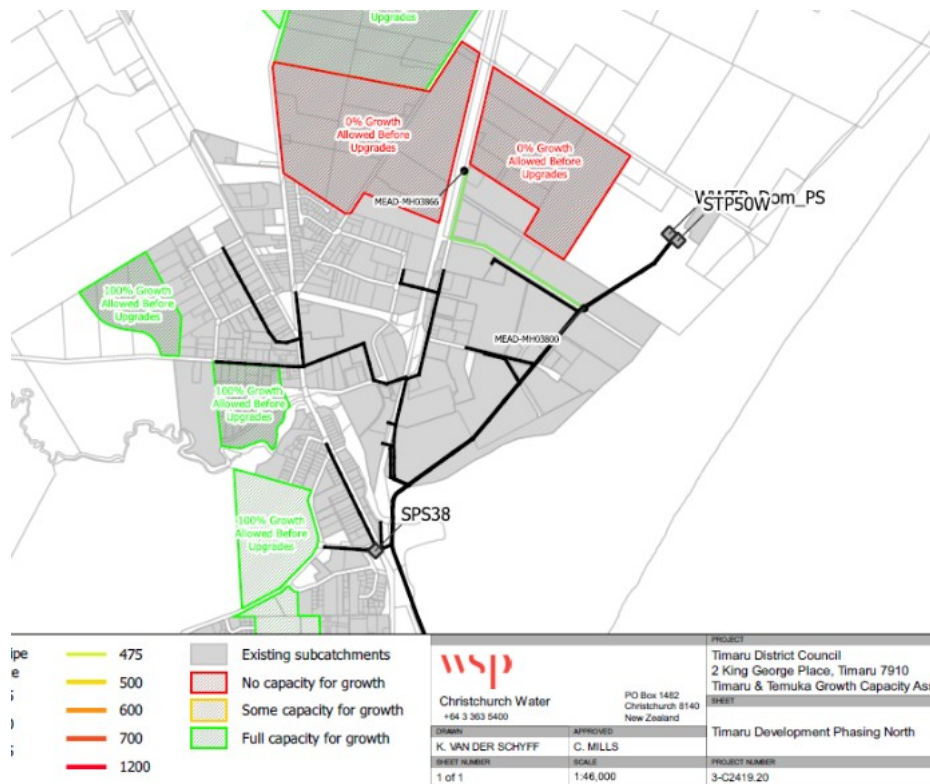
⁴ Which deserve specific interrogation in their own right.

⁵ See agenda item 5.7 from 10 February 2026 Development and Growth Committee Meeting, and specifically at para 13.

- 27 During the Council’s District Plan review process, the issue of whether the district had sufficient industrial land was looked at. The notified, proposed plan did not re-zone any additional land within Washdyke for industrial purposes.
- 28 Submissions were received seeking additional land be rezoned, largely to recognise industrial uses that had been established on adjoining rural land through resource consent processes, that had occurred post-notification. Submissions also sought identified future development areas be re-zoned immediately or sooner than stated in the proposed plan.
- 29 A report (Timaru District Industrial Capacity Economic Assessment by Property Economics, dated May 2025) was obtained, which concluded that there was sufficiently zoned industrial land to meet demand:

Overall, the Timaru District is in a solid position in terms of the quantum of vacant industrial land supply to accommodate projected demand over the foreseeable future. There is sufficient capacity over the life of the District Plan, and beyond. It is not until the long-term period, and the tail end of that period, that industrial land supply may become an issue and additional industrial zoned land could potentially be required, including that earmarked as FDAs in the TPDP

- 30 What was not factored into the Property Economics report was infrastructure constraints within existing zoned land (due to the report responding to rezoning submissions). This is specifically relevant for the Washdyke area (“DEV3 Washdyke Expansion”) where there is no wastewater capacity. This is set out in a report (Timaru and Temuka Growth Capacity Assessment – wastewater, WSDP, 10 November 2023) at page 30, and then graphically demonstrated at page 43:



- 31 As a result, no additional land has been re-zoned as part of the Proposed District Plan decisions, apart from an area that is already under development via a resource consent, this needs to be viewed in conjunction with the wastewater constraints identified above.

- 32 This highlights the need to be proactive in measuring and understanding demand changes to allow for future focussed documents such as the District Plan to take into consideration as much information as possible before realising a direction of travel. The above information highlights that when a clear direction of travel is implemented across documents it becomes extremely challenging to change that direction as part of any process that is isolated from the other.

Next Steps

- 33 Whilst Council could implement a targeted response to the Washdyke example highlighted above, such a response would not resolve the primary problem focus being inconsistent demand options and supporting analysis across Council functions. Whilst Washdyke is an important driver for growth and demand change within Timaru, there needs to be a focus on understanding the wider environment and the demand and growth that is likely to occur over the short – long-term.
- 34 In response officers have proposed that the next step is to commission a new set of robust demand projections that are locally ground “truthed”, to allow for a consistent evidence platform for Council decision making. The approach will create scenario-based projections to enable Council to test different growth options, helping to understand future infrastructure and funding implications.

Conclusion

- 35 Using “growth” only to direct infrastructure investment obscures that it is “demand” that drives infrastructure investment. Local Government’s operating system is complex with many interdependencies. The solution is to consistently monitor demand and then ensure that this data set is used in subsequent investment decision making.

Attachments

1. **Timaru District Council Environmental Scan**  
2. **Timaru District Council Investment Logic Map**  

Annex A: Statutory Framework — Development Capacity

What is development capacity?

- 36 “Development capacity” is a concept introduced into the Resource Management Act 1991 (RMA) in 2017. It describes the ability of urban land to be developed for housing and business purposes, having regard to planning settings (such as zoning) and whether adequate infrastructure exists to support development.

Council’s statutory obligation

- 37 Section 31(1)(aa) of the RMA requires every territorial authority to establish, implement, and review objectives, policies, and methods to ensure there is sufficient development capacity to meet the expected demands of its district for housing and business land.
- 38 The National Policy Statement for Urban Development 2022 (NPS-UD) gives effect to this by specifying what “sufficient” means across three time horizons:
- 38.1 Short term (0–3 years): capacity must be plan-enabled and infrastructure-ready, with no constraints.

38.2 Medium term (3–10 years): capacity must be provided for in the proposed district plan, with infrastructure funding identified in the Long-Term Plan.

38.3 Long term (10–30 years): capacity must be identified in a future development strategy and infrastructure strategy.

39 Where Council determines that sufficient development capacity does not exist, it must assess the constraint and explore options to respond. These obligations are carried forward into the Planning Bill and will continue to apply under the new planning framework.

Implications for Council's role

40 Section 10 of the Local Government (System Improvements) Amendment Bill proposes amending the purpose of local government to include supporting economic growth and development by meeting communities' needs for infrastructure, public services, and regulatory functions. One reading of this provision is that Council's core role is not to pursue uncertain outcomes such as "economic development" or population growth as ends in themselves, but to provide the infrastructure and services that communities need, and to do so cost-effectively. This framing is consistent with the demand-focused approach outlined in the main body of this report.



TDC Environmental Scan

Client Draft
February 2026

rationale >

Document Title:

TDC Environmental Scan

Prepared for:

Timaru District Council

Quality Assurance Statement

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Current Version

Rev No.	Date	Revision Details	Prepared by	Reviewed by	Approved by
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1 Context

1.1 Background

Timaru District Council is required to make long-term decisions on planning for growth, infrastructure investment, and regulatory settings that shape the district's social, economic, and environmental outcomes for decades. These decisions depend on the availability of a clear, coherent, and trusted evidence base.

In recent years, Council has faced persistent challenges in establishing a shared understanding of future growth and demand, particularly in relation to housing, business land, and supporting infrastructure. While a wide range of data, strategies, and plans exist across the organisation, these have not consistently translated into a clear narrative about where Timaru is heading, what scale of change is being planned for, or what choices are available.

This has resulted in a planning and investment environment that is often reactive, with decisions anchored to existing trends rather than informed by a deliberate consideration of alternative futures. In particular, the absence of an integrated approach to growth evidence has constrained Council's ability to test ambitious or transformational pathways, and to clearly communicate the implications of different growth trajectories to elected members, stakeholders, and the wider community.

This Evidence Building and Environmental Scan was commissioned to address this challenge by improving situational awareness and strengthening the foundations for evidence-based decision-making.

1.2 Objectives

The primary purpose of this ecosystem scan is to strengthen the foundations for informed and evidence-based long-term decision-making at Timaru District Council. In particular, the project seeks to:

- **Establish a clear and shared understanding of Council's evidence environment** - including how data, analysis, strategies, and plans are generated, connected, and relied upon to inform growth planning, infrastructure investment, and regulatory settings.
- **Identify gaps, misalignments, and structural weaknesses in the current ecosystem** - moving beyond simple data availability to examine underlying assumptions, linkages between evidence streams, and points where inconsistencies materially affect decision-making.
- **Highlight where the system defaults to the status quo** - and where it lacks the capability to test alternative or higher-growth futures.
- **Improve transparency and shared understanding across Council** - by mapping dependencies within the information ecosystem and supporting more informed dialogue between officers, elected members, and stakeholders.

Collectively, these objectives are intended to build confidence in TDC's evidence base and ensure that strategic discussions are grounded in a consistent understanding of data held by council.

1.3 Scope and Limitations

This environmental scan provides a high-level, evidence-focused review of Timaru District Council's information environment. It examines how data, analysis, strategies, and plans interact to inform growth, infrastructure, and regulatory decision-making, with particular attention to how growth assumptions shape downstream investment and planning outcomes.

The project does not involve a technical audit of individual datasets or models, nor does it recommend specific growth outcomes or infrastructure projects. Instead, it clarifies the current evidence base, identifies gaps and risks, and highlights areas requiring further development. The findings reflect information available at the time of review and are intended as a foundation for where TDC could focus its future work programme, rather than a definitive assessment of all relevant evidence.

2 Timaru's Strategic Context

This section situates Timaru within its peer group using a small set of structural indicators. The intention is not to rank performance, but to gauge the growth context, housing dynamics, and fiscal capacity.

Figure 3 shows that this growth rate is structurally constrained. Natural increase (births less deaths) is negative (-0.1% pa.), reflecting an ageing population and relatively low birth rates. Net internal migration has been weak, indicating limited success in attracting residents from elsewhere in New Zealand. International migration has been broadly in line with peers, but not at a scale sufficient to materially shift overall growth.

Councils achieving stronger growth tend to benefit from sustained internal migration as well as a healthy level of natural increase, whereas Timaru does not have either of these.

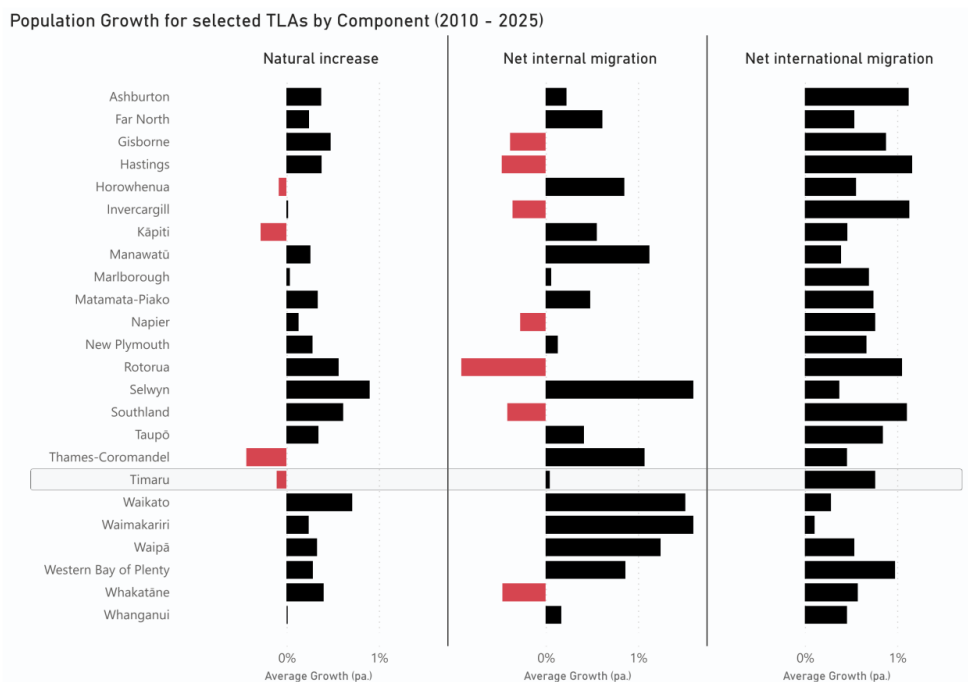


Figure 3: Growth components for selected Territorial Local Authorities. Source: Stats NZ subnational population estimates

2.2 Economic Context

Timaru has strong GDP per capita driven by a productive dairy-based economy, but its growth remains vulnerable to fluctuations in this industry.

Timaru's economy is strongly anchored in the primary and processing sectors. The largest industries in the district include dairy product manufacturing, dairy cattle farming, and sheep and beef cattle farming. This reflects the district's comparative advantage in agricultural production and processing.

Infometrics data (base year 2010) indicates that the majority of economic growth over the past 15 years has been driven by expansion in dairy manufacturing and dairy farming, alongside growth in health care and social assistance, construction, and professional, scientific and technical services.

Conversely, several industries have experienced a decline in importance over the same period. Finance, information media services, mining, horticulture and fruit growing, and beverage and tobacco manufacturing have recorded negative contributions to GDP growth.

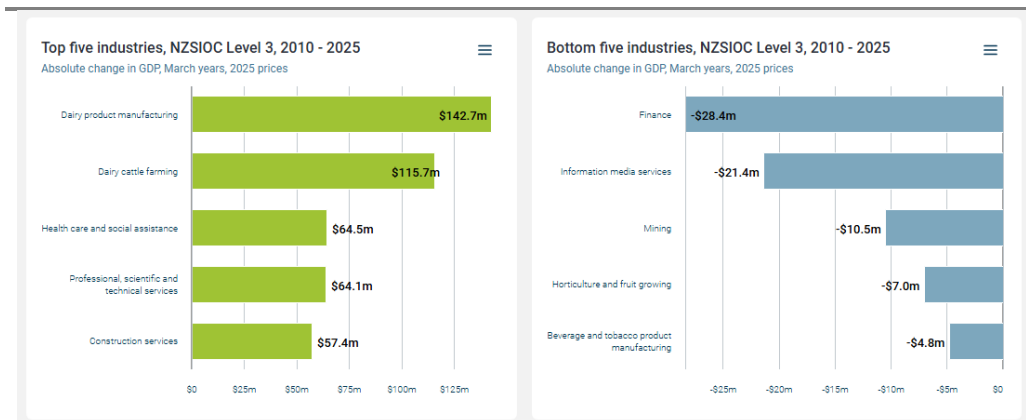


Figure 4: Top 5 and bottom 5 contributors to economic growth in Timaru DC.

Timaru's economic trajectory has therefore been closely tied to the performance of the dairy sector and related processing activities. This concentration creates both strength and vulnerability. Periods of strong commodity prices and production growth have driven step increases in local output, while business closures have resulted in equally sharp adjustments.

The 2013/14 dairy season, saw a peak in milk solids payouts to dairy farmers, driving uplift in economic activity in this district, whilst a recent example on the opposite side is the closure of the Smithfield meat processing plant in 2024, which resulted in the loss of approximately 600 jobs and an estimated \$100 million in economic activity. Such events materially affect local output and highlight the district's exposure to the industry's fluctuations.

As shown in Figure 5, annual GDP growth in Timaru has broadly tracked national trends, including the post-COVID rebound and subsequent slowdown. However, recent years have seen little to no net growth in economic activity, reflecting both national economic conditions and local structural conditions such as the Smithfield closure.

Gross domestic product growth

Annual % change, March years

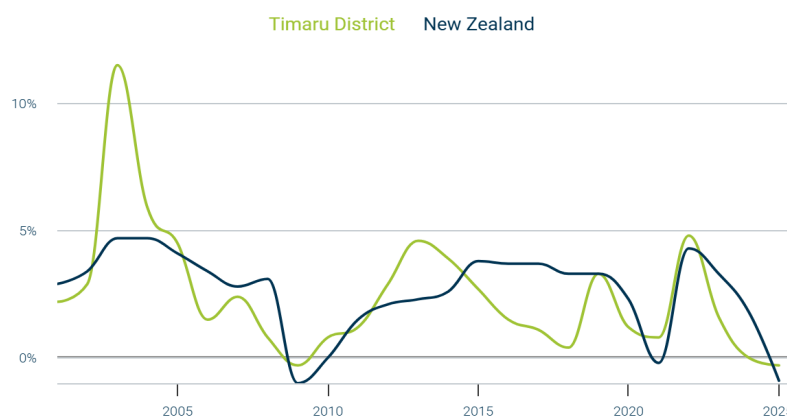


Figure 5: Annual gross domestic product growth. Source: Infometrics.

2.3 Housing Context

Affordable housing, but not necessarily attractive. Building activity is relatively low.

On the surface, Timaru performs well on housing affordability metrics, as shown in Figure 6. It ranks among the more affordable districts in the Small Metro & Large Provincial peer group. However, affordability in this context can be a reflection of low property values as much as affordability.

Median household incomes in Timaru remain comparatively modest, trailing several peer councils including Invercargill. Over time, housing affordability has been stable rather than improving, suggesting pricing aligned to low incomes rather than enhanced housing outcomes.



Figure 6: Housing affordability metrics (2024) across selected TLAs. Colour coding represents ranking amongst all 66 TLAs nation-wide. Household income based on Stats NZ Census 2023 adjusted to 2024 using Stats NZ household income by region. Housing median sale prices and mean rent prices based on HUD Housing Dashboard dataset.

Building consent activity presented in Figure 7 reinforces this concern. This table looks at the amount of new consented residential units as a proportion of the existing stock and provides a ranking of this metric across all local authorities, with a better ranking representing higher building activity.

Bar the increased activity seen from 2012 to 2016, Timaru has consistently ranked in the lower tercile of local authorities when it comes to residential development levels. The period of higher activity level in the mid 2010's coincides with a period of sustained population and economic growth in the district.

Since 2000, residential consents have averaged around 0.9% of existing stock per annum - only marginally above the district's population growth rate. This leaves little headroom for renewal or qualitative uplift of the housing stock.

Low development implies limited private sector confidence and contributes to an ageing housing base. Over time, this risks reinforcing weak migration inflows and constraining demographic renewal.

Residential building consent activity in selected TLAs

Shown as ranking amongst all 66 TLAs nationwide

TLA	00'	01'	02'	03'	04'	05'	06'	07'	08'	09'	10'	11'	12'	13'	14'	15'	16'	17'	18'	19'	20'	21'	22'	23'	24'	25'	
Ashburton	29	25	23	20	30	25	22	10	9	11	16	17	6	6	14	13	16	26	34	36	39	37	22	15	16	12	
Far North	21	20	22	24	23	20	27	33	39	41	37	54	48	52	43	37	33	29	36	31	40	39	38	36	31	46	
Gisborne	46	49	48	55	56	53	52	50	52	48	52	32	18	50	51	58	54	62	58	61	61	61	57	48	35	45	
Hastings	31	32	27	23	27	37	30	38	35	33	18	30	34	35	37	40	41	39	41	32	24	23	34	35	38	39	
Horowhenua	22	34	26	37	37	43	47	35	22	57	51	55	55	46	47	47	24	22	22	12	17	21	15	19	6	13	
Invercargill	65	64	59	48	52	46	56	53	41	38	35	36	49	31	55	52	46	55	54	59	47	48	49	55	52	48	
Kāpiti	4	3	6	14	17	15	23	37	47	52	45	43	44	20	21	23	34	31	39	42	42	49	42	33	13	41	
Manawātū	40	38	40	54	51	35	32	27	43	40	36	37	26	15	27	35	25	24	29	18	23	26	28	22	24	33	
Marlborough	17	14	13	12	12	8	14	12	6	9	15	25	20	28	32	27	31	30	24	38	37	44	50	38	29	43	
Matamata-Pi...	30	33	37	36	38	39	8	16	8	20	28	48	24	32	30	41	18	20	33	17	15	8	10	24	19	15	
Napier	41	43	38	34	36	27	12	28	42	43	26	28	33	43	45	49	42	41	35	50	32	34	35	31	21	32	
New Plymouth	49	53	44	38	33	36	19	32	26	34	7	16	22	23	18	16	20	18	30	33	21	19	32	37	44	29	
Rotorua	33	26	35	40	46	44	31	54	59	60	58	26	61	59	62	63	56	61	55	55	56	47	39	30	10	14	
Selwyn	5	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Southland	55	46	42	33	41	47	49	46	56	35	50	42	42	55	50	44	51	51	49	48	38	52	55	50	34	42	
Taupō	13	12	11	10	10	22	29	19	29	28	33	33	38	42	33	30	21	25	26	26	29	29	33	21	14	16	
Thames-Cor...	11	9	8	13	9	6	16	23	25	27	30	24	29	34	31	26	27	27	28	35	36	41	36	45	48	51	
Timaru	37	39	49	47	39	45	45	56	50	39	48	40	28	24	20	21	19	37	38	44	46	43	46	46	45	49	
Waikato	15	19	14	21	20	11	9	7	11	15	8	10	16	10	6	7	4	6	11	9	4	3	3	5	7	8	
Waimakariri	2	5	7	6	4	4	3	5	3	4	3	3	3	1	2	3	5	5	7	5	8	5	6	8	3	3	
Waipā	8	15	17	17	16	12	4	8	10	6	4	5	14	9	5	6	6	8	3	6	5	6	4	4	11	9	
Western Bay ...	16	16	16	19	15	10	18	17	23	16	22	22	32	18	22	18	8	9	9	14	20	12	19	29	25	18	
Whakatāne	32	37	46	46	35	32	40	48	53	56	54	58	57	54	56	51	48	44	50	43	50	64	61	59	40	37	
Whanganui	45	57	61	64	61	59	44	55	57	61	55	56	56	49	57	55	58	48	48	54	51	50	51	56	56	53	

Figure 7: Relative residential building activity for Timaru DC compared to other selected Territorial Local Authorities. Residential building activity has been normalised as total new units consented over the existing housing stock. Source: Stats NZ building consents.

The price-cost ratio presented in Figure 8 provides additional insight. While historically below feasibility thresholds, it has improved since 2004, now approaching parity. This suggests that the commercial viability of housing development has strengthened - yet activity levels remain subdued.



Figure 8: Price-Cost Ratio for Timaru District. This ratio compares the sale price of a new dwelling to the cost of delivering it. A ratio above 1.0 indicates development is generally feasible (prices exceed costs), while a ratio below 1.0 suggests limited financial incentive for new supply. Source: HUD Housing Dashboard.

2.4 Council's Financial Context

Step change in renewals over the past 5 years — but funding has not kept pace.

EXPENDITURE

Timaru District Council's financial profile has shifted materially over the past five years. Figure 9 shows that capital expenditure has increased significantly over the past five years, reflecting a significant uplift in investment on renewals in roading and water services.

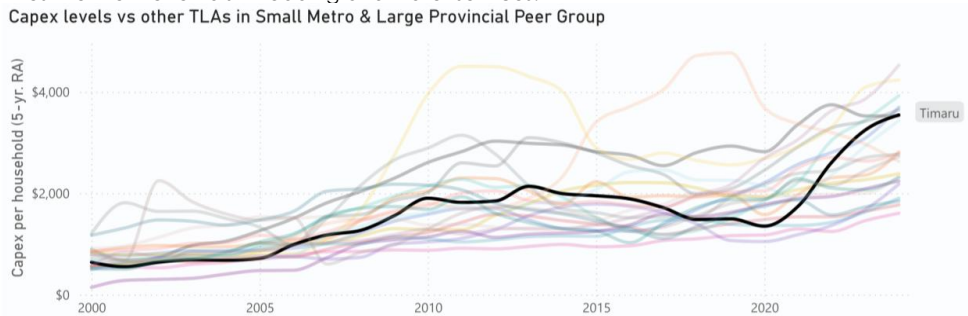


Figure 10 shows how this has resulted in a step change in per-household capex relative to peers.

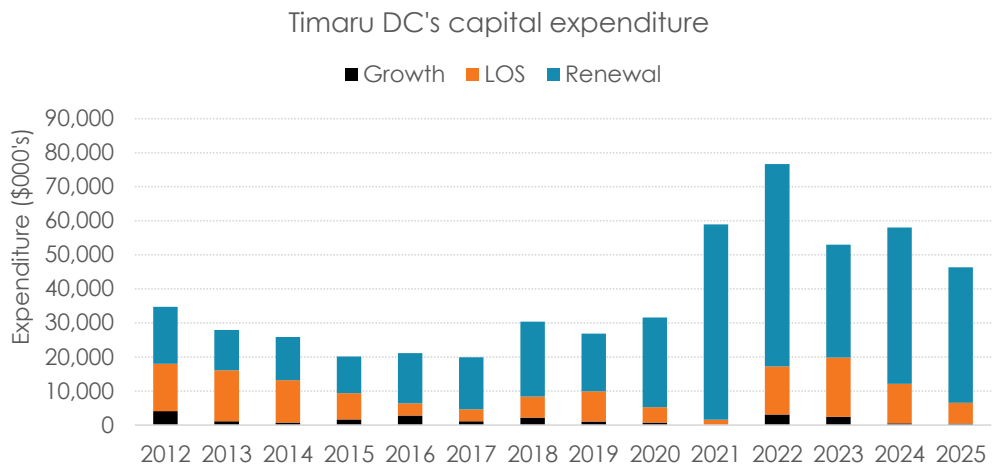


Figure 9: Timaru DC's capital expenditure over the last 10 years

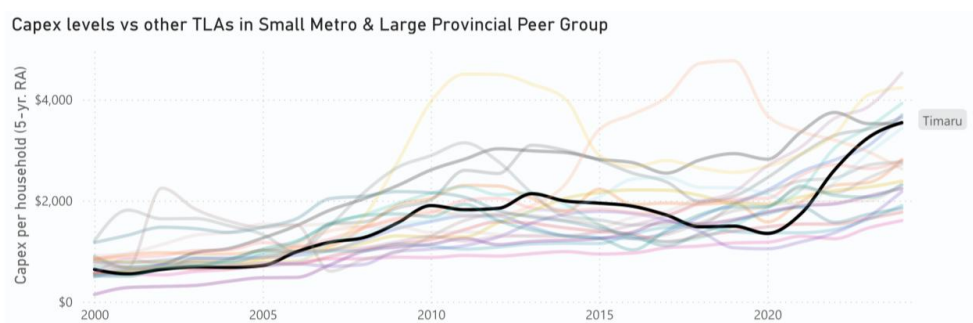


Figure 10: Capital expenditure levels for Timaru DC compared to other Territorial Local Authorities in DIA's Small Metro & Large Provincial peer group. Expenditure is sourced from Stats NZ Local Authority Financial Statistics. Household counts are based on Stats NZ Census figures, adjusted in between Census years using population growth estimates.

Operating expenditure has also trended upward since 2020 as shown in Figure 11, placing Timaru broadly in the mid-range of its peer group.

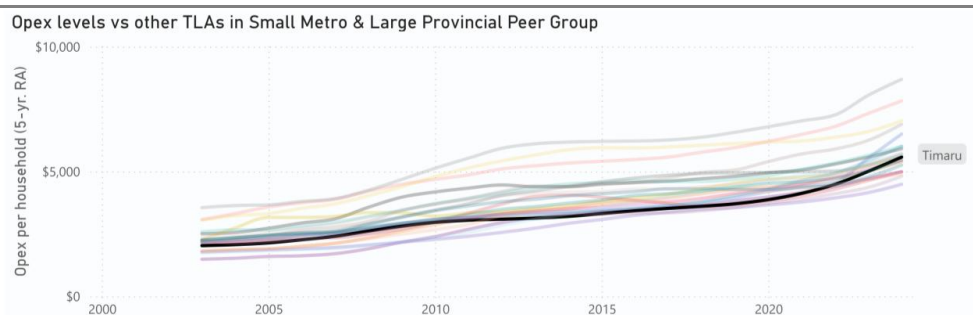


Figure 11: Operating expenditure levels for Timaru DC compared to other Territorial Local Authorities in DIA's Small Metro & Large Provincial peer group. Expenditure is sourced from Stats NZ Local Authority

FUNDING

The increase in capital investment has not been matched by a corresponding uplift in revenue. As a result, a significant proportion of expenditure has been debt-funded. Financial metrics indicate a rapidly tightening debt headroom as shown in Figure 12.

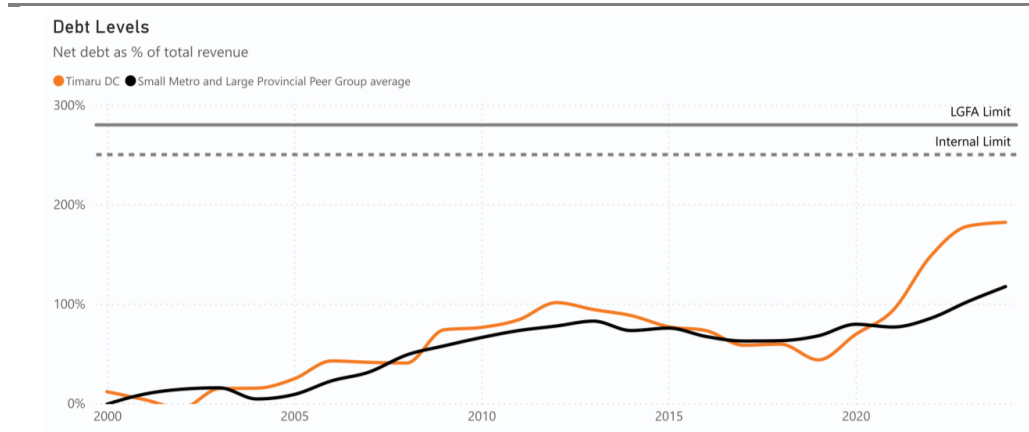


Figure 12: Net debt levels in Timaru DC versus selected TLAs. Source: Stats NZ local government financial statistics.

Timaru's revenue streams haven't lifted in line with the increase in capital expenditure, and its revenue sufficiency (revenue as a percentage of operating expenditure) figure of 89% as of FY24 remains the second lowest in the small metro & large provincial peer group, only above Waimakariri.

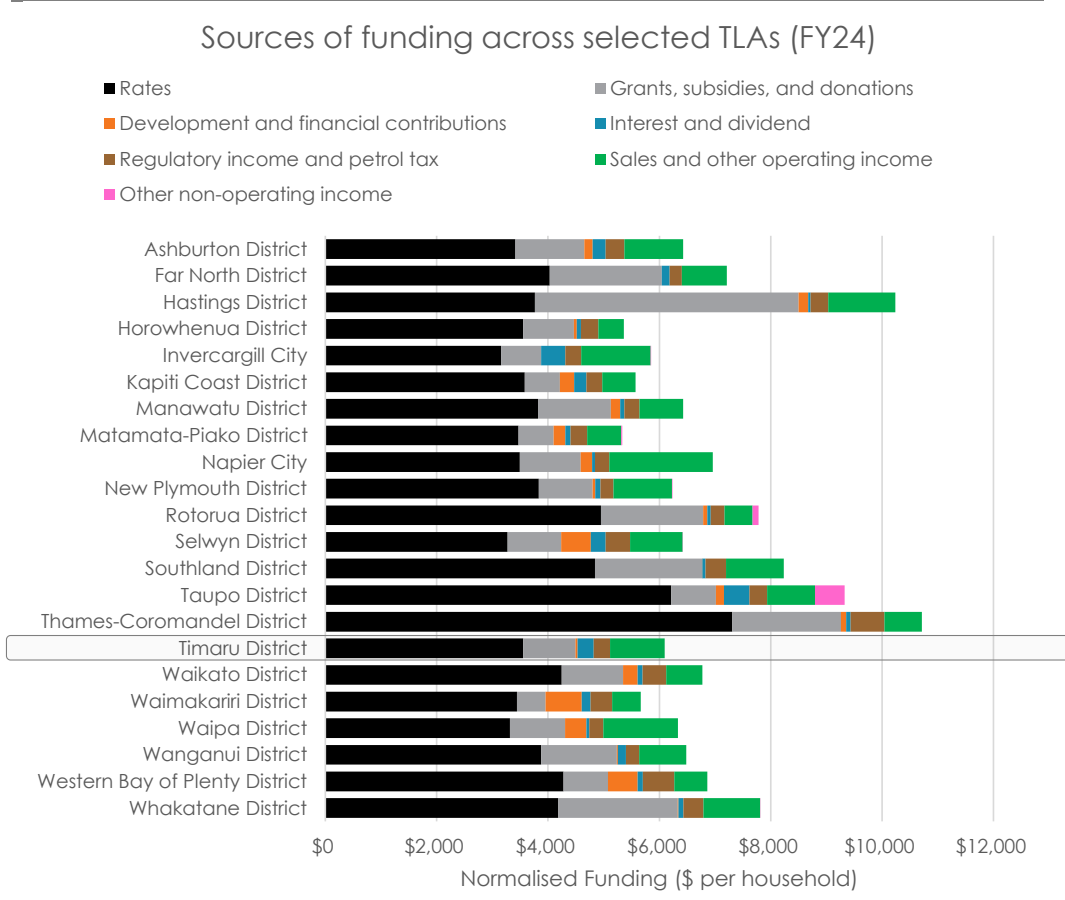


Figure 13: FY23/24 normalised funding for Territorial Local Authorities in DIA's Small Metro & Large Provincial peer group. Revenue figures based on Stats NZ Local Authority Financial Statistics. Household counts are based on Stats NZ Census figures, adjusted in between Census years using population growth estimates.

In terms of rates affordability, Timaru remains middle of the pack amongst its peer group, as shown in Figure 14 below.

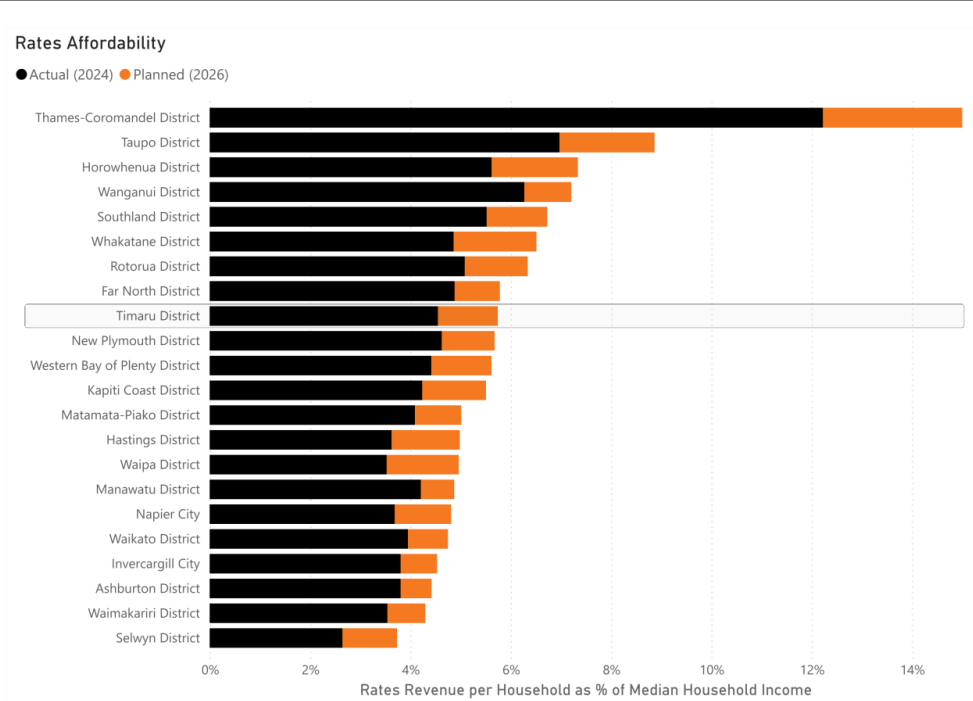


Figure 14: Rates affordability (average rates revenue per household over median household income) across selected TLAs. Rates revenue taken from DIA’s local gov. performance metrics. Household counts taken from Census 2023 and adjusted based on population growth. Median household income taken from Census 2023 and adjusted using regional indicators.

3 The Current Knowledge Ecosystem

3.1 Overview of the current knowledge ecosystem map

The knowledge ecosystem diagram presented in Figure 15 brings together Timaru District Council’s key data inputs, analytical processes, strategies, plans, and monitoring frameworks into a single view. It illustrates how information is intended to flow from foundational datasets through to strategic direction-setting and delivery.

At a high level, the ecosystem contains a wide range of inputs across housing, business, infrastructure, finance, environmental constraints, and organisational capability. These inputs feed into multiple strategies and statutory plans, which in turn inform investment and delivery decisions through annual plans, the LTP, AMPs, and related frameworks.

However, while the ecosystem is extensive, it is not fully integrated. The diagram highlights that several critical analytical processes sit at the centre of the system but are either underdeveloped or missing, resulting in weak alignment between data, strategy, and decision-making.

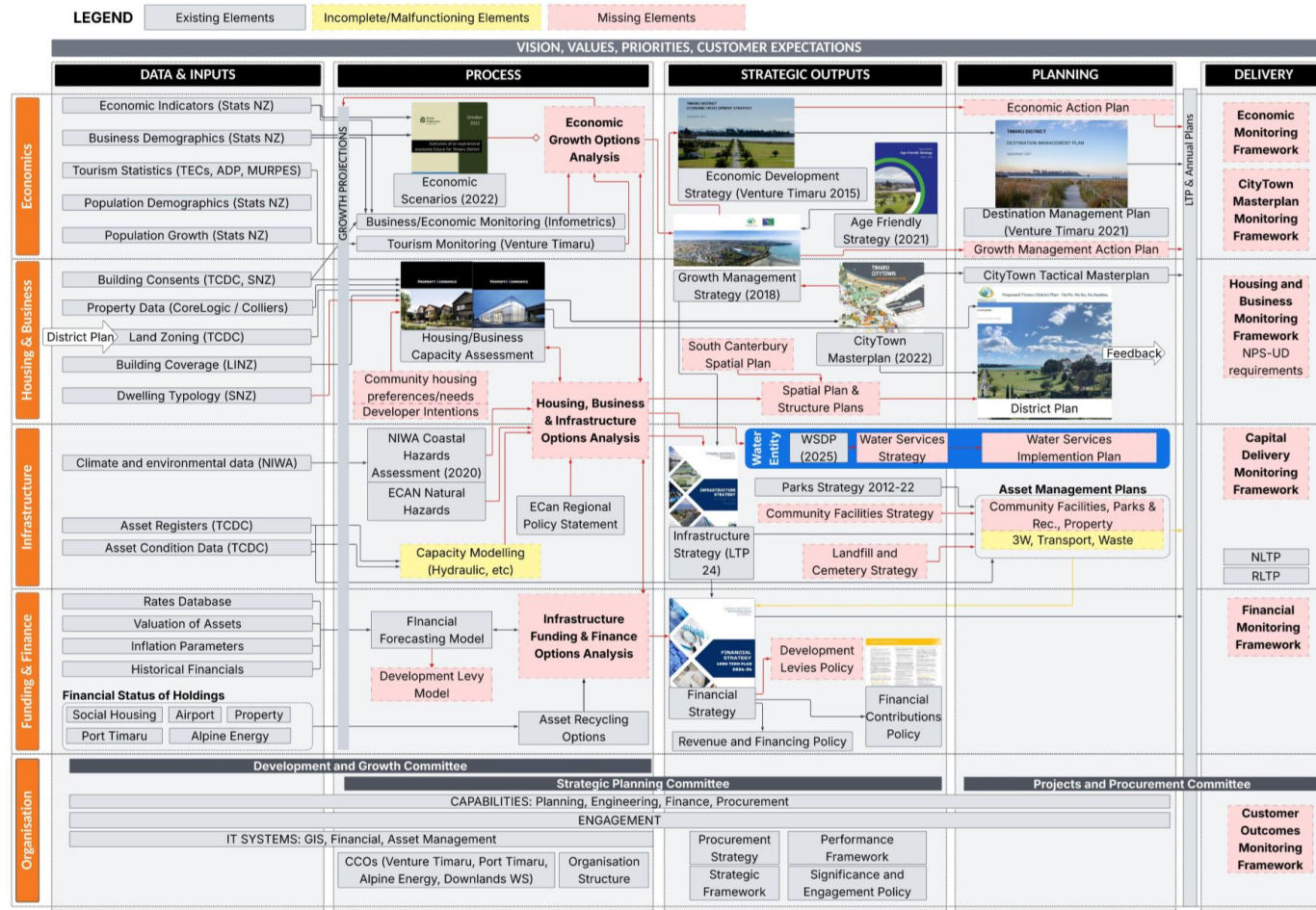


Figure 15: Timaru DC's knowledge ecosystem map

3.2 Growth Options

Growth assumptions are anchored to conservative baselines, with no integrated framework to test higher-growth pathways.

The knowledge ecosystem map identifies growth options analysis as a critical axis requiring further development. This element spans across housing, business, infrastructure, and finance, and fundamentally shapes long-term outcomes.

Currently, Timaru relies largely on Stats NZ figures as growth projections. While useful as a baseline, these projections are inherently conservative and reflect a continuation of recent trends rather than testing aspirational or higher-growth pathways. Reliance on this baseline effectively constrains downstream strategies and investment decisions. Infrastructure, land use, and funding plans are calibrated to accommodate existing trends rather than enable a different trajectory.

This creates a reinforcing cycle: conservative growth assumptions lead to cautious infrastructure provision, which limits development opportunities and, in turn, weakens the district's ability to attract population and investment.

The key gap is not a lack of data, but a lack of integrated, scenario-based analysis. There is no consolidated growth options framework testing alternative economic and population futures, nor clear articulation of how higher-growth scenarios would affect infrastructure costs, funding requirements, and service levels. As a result, decision-making defaults to reactively managing pressure rather than enabling opportunity. The document "Scenarios of an Aspirational Economic Future for Timaru District" illustrates this disconnect. While it explores potential growth trajectories, the analysis does not feed into any other planning frameworks.

There are meaningful comparisons that can be drawn between Timaru and other councils of similar scale and recent growth performance (see Section 2). The pattern that emerges is clear. In most cases, Stats NZ Medium projections provide a conservative outlook, reflecting limited growth over the coming decade. However, these councils have supplemented those projections with custom growth scenarios adopted through their Long-Term Plans, planning for growth rates broadly aligned with (or exceeding) their recent historical performance.

Timaru stands out as the exception. Its Long-Term Plan adopts a growth assumption of approximately 0.2% pa. over the first 10 years — materially lower than both its historical growth rate and the Stats NZ Medium projection. Notably, other strategic documents reference different growth assumptions, with the Financial Strategy citing 0.5% pa. and the Infrastructure Strategy referencing a range of 0.5–0.8%.

These inconsistencies highlight the absence of a clear, integrated growth options framework. Without a agreed set of growth scenarios informing financial, infrastructure, and spatial planning documents, assumptions diverge across strategies, producing misalignment in long-term decision-making.

Historical & Projected growth rates across selected TLAs

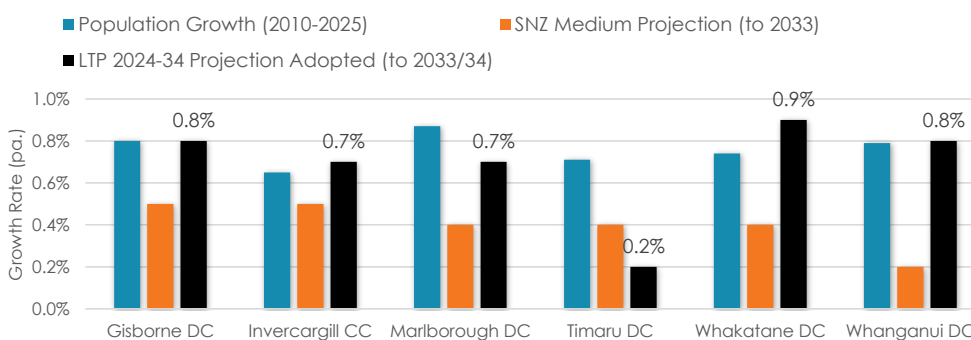


Figure 16: growth rate comparison across selected TLAs. Sourced from published LTP reports.

3.3 Housing and Business Capacity Assessment

The assessments meet baseline requirements but lack depth, integration, and ongoing monitoring.

A comparative review of housing and business capacity assessments across peer councils highlights meaningful differences in maturity, scope, and alignment with the National Policy Statement on Urban Development (NPS-UD).

Under the NPS-UD, councils are required to provide sufficient development capacity for housing and business land over the short, medium, and long term, and to monitor indicators that signal emerging capacity constraints. As a Tier 3 council, formal Housing and Business Capacity assessments (HBAs) are not an obligation but are highly encouraged to understand land sufficiency. Meanwhile, monitoring is required for all councils, with results published at least annually.

Table 1: Comparison of Housing & Business Capacity Assessment across selected TLAs

Assessment item	Gisborne DC	Invercargill CC	Marlborough DC	Timaru DC	Whakatane DC	Whanganui DC
Housing Assessment (Not a requirement)	Yes	Yes	Yes	Yes	Yes	No
Considers high growth scenario	Yes	Yes – Infometrics Aspirational	Yes - SNZ High	Yes - SNZ High	Yes	No
Community preferences surveyed	No	Yes	Only for business land needs	No	No	Only for business land needs
Considers typology	Yes	Yes	No	No	Yes	No
Business Assessment (Not a requirement)	Yes	No	Yes	Light-touch assessment	Yes	Yes
NPS UD Monitoring Report (Requirement)	No	Yes - Power BI dashboard	Yes - Power BI dashboard	No	Yes	Yes

HOUSING CAPACITY

Timaru has undertaken a residential capacity assessment; however, its depth and scope remain limited relative to best practice observed in comparable councils.

The housing capacity assessment tests sufficiency against the Stats NZ High population projection. However, this scenario remains an externally derived demographic forecast rather than the outcome of a locally determined growth options analysis.

Further, the assessment does not meaningfully disaggregate capacity by housing typology. This is increasingly important given Timaru's ageing demographic profile. Smaller dwellings, medium-density typologies, and affordable housing are likely to be more aligned with projected household demands. Assessing total dwelling yield without understanding the typology mix risks overstating effective capacity. Capacity that exists 'on paper' may not translate into demographically aligned supply.

Quality is another dimension not explicitly assessed. In a district characterised by low build rates and an ageing housing stock, the issue is not solely quantum of land but the feasibility and attractiveness of redevelopment. The NPS-UD emphasises feasibility and market responsiveness; however, there is limited evidence of systematic testing of whether zoned capacity is commercially viable under current price-cost dynamics.

Unlike some peer councils, Timaru has not undertaken structured community engagement to understand housing preferences. While engagement is not a requirement under the NPS-UD, understanding household preferences strengthens assumptions around typology demand and take-up rates. Even without engagement, it is possible to model typology-specific sufficiency based on demographic projections.

BUSINESS CAPACITY

The business land assessment is comparatively lighter in scope. The current work focuses primarily on overall industrial land demand derived from employment projections, themselves based on Stats NZ scenarios weighted toward existing economic trends.

The assessment only considers a single growth pathway (Stats NZ High). There is limited scenario testing of alternative economic futures - for example, transformational growth, sector diversification, which would be set throughout the growth options process.

In addition, the assessment does not assess infrastructure servicing constraints. Land may be zoned and theoretically vacant, but if wastewater, transport, or other bulk infrastructure capacity is constrained, effective development capacity is materially lower. The situation at Washdyke - where industrial activity has proceeded without coordinated wastewater servicing - illustrates the risk of a disconnect between zoning and infrastructure readiness.

The NPS-UD outlines that capacity be 'plan-enabled, infrastructure-ready, and feasible.' Without integrating infrastructure constraints into capacity modelling, there is a risk of overstating functional supply.

MONITORING AND RESPONSIVENESS

Another significant gap is monitoring. The NPS-UD requires all councils to monitor housing and business land indicators, including price efficiency, development activity, and capacity sufficiency, and to publish a report at least annually. Several peer councils have implemented dashboard-style monitoring, enabling high cadence tracking of indicators.

Timaru does not currently have a structured NPS-UD monitoring report. This limits the ability to identify early warning signals and respond proactively. Without monitoring, capacity assessments become static compliance exercises rather than their intended use as adaptive planning tools.

3.4 Other Key Issues

In addition to the matters outlined above, several further gaps were identified through review of the knowledge ecosystem map, supporting documentation, and discussions with Council officers:

- **Limited and potentially outdated infrastructure capacity modelling.** Existing infrastructure capacity figures are believed to rely on legacy modelling approaches. A robust, regularly updated capacity model is essential for testing growth scenarios and assessing infrastructure sequencing.
- **Missing or incomplete strategies** for Community Facilities, Landfill, or Cemetery provision.
- **Missing Asset Management Plans** for Community Facilities, Parks and Recreation, and Property, limiting lifecycle planning and visibility over long-term asset performance.
- **No explicit growth planning within AMPs.** Existing AMPs for Three Waters, Transport, and Waste are primarily renewal-focused and do not explicitly plan for growth-related capital expenditure. This is a downstream effect of the absence of structured growth optioneering.
- **Lack of practical, monitored implementation plans.** The Economic Development Strategy and Growth Management Strategy are not supported by clear action plans with measurable milestones and ongoing monitoring of delivery.
- **No overarching Spatial Plan.** There is no integrated spatial framework linking growth direction, land use, infrastructure sequencing, and investment priorities. This weakens alignment between strategic intent and regulatory settings in the District Plan.
- **Absence of a Development Contributions / Development Levy policy aligned to growth funding.** Without a clear mechanism to recover growth-related infrastructure costs, funding pressures fall disproportionately on rates and debt, constraining growth-enabling investment.

Collectively, these issues reflect a broader lack of integration between growth assumptions, infrastructure planning, land use regulation, and long-term financial strategy. Addressing them will require not only drafting of documents, but structural alignment across TDC's strategic, economic, planning, and infrastructure are

Timaru District Council

Timaru: Best Place for Families – Enhanced Lifestyle, Delivering Prosperity

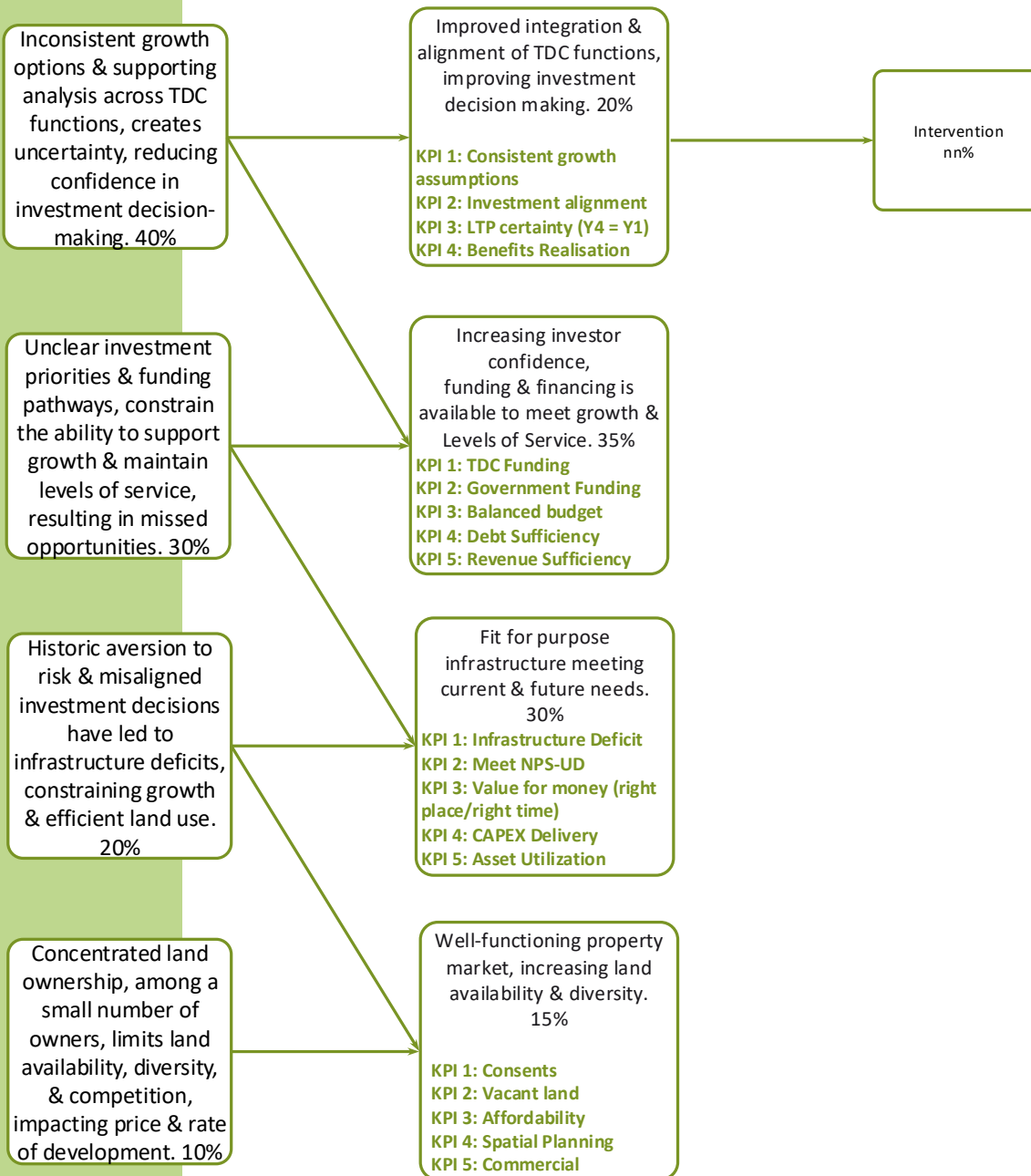
Timaru District Council Direction Setting

INVESTMENT LOGIC MAP
Program

PROBLEM

BENEFIT

RESPONSE



Investor: Timaru District Council
Facilitator: Edward Guy
Accredited Facilitator: Commenced

Version no: 0.2
Initial Workshop: 03/03/2026
Last modified by: Edward Guy 06/03/2026
Template version: 6.0

6.3 District Plan Review Update and Next Steps

Author: Aaron Hakkaart, Planning Manager

Authoriser: Paul Cooper, General Manager Regulatory Development and Growth

Recommendation

That Development and Growth Committee receive and note the District Plan Review Update and Next Steps report.

Purpose of Report

- 1 To provide the Development and Growth Committee an update on the progress of the District Plan Review including next steps following the publication of decisions by the Hearings Panel on 19 March 2026. It is intended that this paper will act as a starting point for discussion and that officers will be available to answer any specific questions that the committee may have.

Assessment of Significance

- 2 The information in this report is assessed as being of low significance in relation to Council's Significance and Engagement Policy it summarises a public process which is guided by legislation, having been commenced previously by Council resolution. This report.

Discussion

Background

- 3 The District Plan Review has been a multi-year project, having formally commenced via Council Resolution on 28 October 2014. The Timaru District Plan (ODP) was made operative on 8 March 2005, and Council was required to by Section 79 of the Resource Management Act 1991 to commence a review of any provisions of the District Plan, if it had not been subject to a review or change during the previous ten years.
- 4 In compiling the Proposed District Plan a multi-step process occurred including:
 - 4.1 Scoping:
 - 4.1.1 Consultation with statutory bodies, stakeholders and the public; and
 - 4.1.2 Town Centre Study; and
 - 4.1.3 Growth Management Strategy; and
 - 4.1.4 Monitoring the existing District Plan.
 - 4.2 Discussion Documents:
 - 4.2.1 Public engagement on the issues facing the district and options to resolve the issues.
 - 4.3 Draft District Plan:
 - 4.3.1 Non-statutory consultation. Release of a draft District Plan for feedback from the community.

4.4 Notification of the Proposed District Plan:

4.4.1 Formal consultation. Public notification of the proposed plan involving submissions, further submissions, hearings, decisions.

- 5 Council notified the Proposed District Plan (PDP) for submissions on 22 September 2022. Council notified decisions on the proposed plan on 19 March 2026. Decisions were required by legislation to be issued no later than 22 March 2026.
- 6 The usual period for completing the formal notification process and the subsequent issuing of decision is two years. Council had successfully sought an 18-month extension from the Minister for the Environment to allow for the decisions to be issued outside of the normal two years.

Current Application of the ODP and PDP

- 7 Since decisions have been issued, we are now in a 30-day appeal period, which closes on 6 May 2026. As decisions on the PDP have been issued, the rules contained within the decision version have legal effects – which means consents will be required for contravention of those rules. This is different to the notified version where only certain rules had legal effect.
- 8 The OPD rules also remain operative, and consents under these rules are also required, until such time as the PDP rules can be treated as operative. The PDP rules are not treated as operative until such time it can be confirmed that no appeals have been lodged, or that all appeals have been resolved.

Change in District Plan Settings

- 9 The current transition from the ODP to the PDP represents a significant shift in the planning framework for the Timaru District. As noted earlier the ODP became operative in 2005 and many of the provisions had not been reviewed since this date. The PDP represents a new set of provisions that have been consulted on through the required statutory process.
- 10 The PDP is also in a new format which gives effect to the National Planning Standards. Additionally, the PDP has recognised changes in higher documents that occurred prior to notification, this means that the PDP is a significant step towards meeting current statutory requirements. Subsequent changes to higher order documents will still need to be given effect to at a later date (where necessary).

Conclusion

- 11 A significant milestone was reached on 19 March 2026 with the public notification of decisions on the PDP. This represents the culmination of eleven plus years of work by officers, Councillors and the community. Further updates will be provided to this committee and Council once the appeal period has closed, and as the implications of RMA Reform become clearer.

Attachments

Nil

6.4 Update on Waitarakao/ Washdyke Catchment Projects - Underway and Potential

Author: Aaron Hakkaart, Planning Manager

Authoriser: Paul Cooper, General Manager Regulatory Development and Growth

Recommendation

That the Development and Growth Committee:

1. Receive and note the Update on Waitarakao/ Washdyke Catchment Projects report; and
2. Notes that further detailed project updates will be provided in association with the development of the Long Term Plan.

Purpose of Report

- 1 The purpose of this paper is to provide the Development and Growth Committee with an update on the implementation of *Our Waitarakao: Waitarakao Washdyke Lagoon Catchment Strategy* (Our Waitarakao); and, to update the Committee on the related Regional Infrastructure Fund Project to realign coastal stopbank and drainage infrastructure near the Washdyke Industrial area.

Assessment of Significance

- 2 This report is assessed as being of low significance in relation to Council's Significance and Engagement Policy.

Discussion

Background

- 3 *Our Waitarakao* is a collaborative strategy to restore the mauri of the Waitarakao Washdyke Lagoon catchment. Led by the Department of Conservation, Environment Canterbury, Te Rūnanga o Arowhenua, Timaru District Council, and the local community.
- 4 The *Our Waitarakao: Waitarakao Washdyke Lagoon Catchment Strategy* was formally adopted in March 2025. The strategy aims to realise five outcomes focused on restoring ecosystem health, protecting indigenous species, enhancing mahika kai resources, building natural hazard resilience, and supporting inclusive community participation.
- 5 This update, and associated presentation, highlights key implementation activity since strategy adoption and signals potential future projects currently under development or feasibility assessment.

Seadown Drain and Coastal Stopbank Adaptation

- 6 A project to retreat inland the existing drain and coastal stopbank between Waitarakao Washdyke Lagoon and Beach Road in the Seadown Drain scheme has commenced.
- 7 While this work was signaled in Environment Canterbury's 30-year Infrastructure Strategy adopted as part of the Long-Term Plan 2024 - 2034, Stage 1 was brought forward by about

three years due to significant one-off co-funding through the government's Regional Infrastructure Fund (RIF).

- 8 Relocating inland will reduce flood risk, protect the Seadown Drainage Network, and continue protecting farmland, businesses and key infrastructure, including Timaru wastewater plant. This is a long-term investment in flood and drainage resilience that protects the economic activity of the area.
- 9 Lodgement of Stage 1 consents is planned for April 2026, with design detail and a draft Assessment of Environmental Effects (AEE) is currently sitting with Timaru District Council staff for feedback.

Water quality improvements and options for future of Waitarakao Lagoon

- 10 In June 2025, Our Waitarakao engaged Earth Sciences New Zealand to assist with exploring options to improve the future of Waitarakao / Washdyke Lagoon.
- 11 The project involved developing options to restore the ecological form and function of the lagoon and improve water quality and included workshops with the Our Waitarakao partners.
- 12 All identified options were shown to be beneficial but deliver different levels of improvement for water quality and enhancement of the naturalness of the lagoon.
- 13 The next phase is to work with partner organisations to prioritise options for taking though to detailed work planning and an investment case.

Broader catchment projects

- 14 To support actions underway and future actions in the lagoon area, significant work has been occurring in the upper catchment to improve water quality before it reaches the coastal area and overall catchment health.
- 15 Strategy implementation includes a commitment to favour low-cost, permitted (consented), and voluntary actions whenever possible and to facilitate in-kind contributions. Projects have continued to enjoy a high level of community support over the last 12 months – with approximately half of the community members at each planting and beach clean-up event being new volunteers. And multiple landowners in active discussion to collaborate on their properties.
- 16 A recent beach clean-up attracted more than 40 community volunteers while our last riparian planting effort (one of 5 in recent months) involved half a day effort from more than 30 volunteers.
- 17 External funding applications, applied for or in development, further expand our catchment activity.

Attachments

Nil

6.5 Natural Hazards - Impact of the National Policy Statement for Natural Hazards 2025

Author: Aaron Hakkaart, Planning Manager

Authoriser: Paul Cooper, General Manager Regulatory Development and Growth

Recommendation

That the Development and Growth Committee receives and notes the Natural Hazards, - Impact of the National Policy Statement for Natural Hazards 2025 report.

Purpose of Report

- 1 The purpose of this report is to outline to the Development and Growth Committee the impacts of the National Policy Statement for Natural Hazards 2025 (the NPS), and to discuss the application of this document moving forward regarding Council operations.

Assessment of Significance

- 2 This report is assessed as being of low significance in relation to Council's Significance and Engagement Policy. This matter is operational and largely impacts on Councils statutory functions at the time of subdivision and land use being considered.

Discussion

Background

- 3 The NPS was enacted on 15 December 2025 and provides direction under the Resource Management Act 1991 (the Act) for managing natural hazard risk associated with subdivision, use and development. It must be applied to flooding, landslips, coastal erosion, coastal inundation, active faults, liquefaction, and tsunamis, and decision-makers may choose to use the same approach for other hazards.

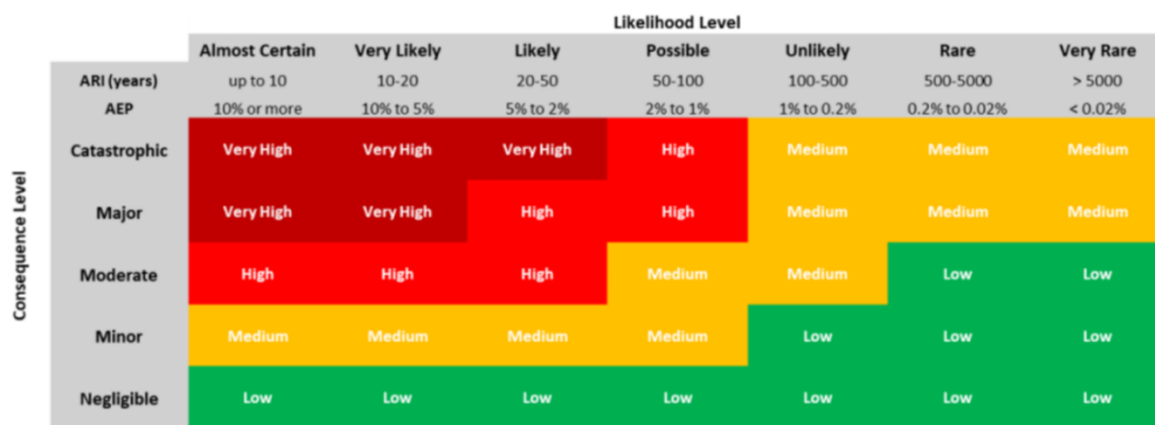
Rationale for the NPS

- 4 Poorly located or designed development can increase exposure to natural hazards, creating significant risks for people, property and communities. These risks will change over time, including through the effects of climate change. Consistent national direction helps reduce vulnerability and supports resilience.

Applying the NPS

- 5 The NPS requires decision-makers to assess risk using a risk matrix and manage it proportionately. Very high risk must be avoided, and other risks managed through mitigation measures. Decisions must be based on the best available information where that information is uncertain or incomplete.

Figure 1: Risk matrix



Note: The top end of the likelihood range includes the top end year, that is: Likely = over 20 years and up to and including 50 years.

Table 1: Likelihood table

Likelihood level	Annual exceedance probability (AEP)	Average recurrence interval (ARI) or 'return period'
Almost certain	10% or more	Up to and including 10 years
Very likely	10% to 5%	Over 10 and up to and including 20 years
Likely	5% to 2%	Over 20 and up to and including 50 years
Possible	2% to 1%	Over 50 and up to and including 100 years
Unlikely	1% to 0.2%	Over 100 and up to and including 500 years
Rare	0.2% to 0.02%	Over 500 and up to and including 5,000 years
Very rare	Less than 0.02%	More than 5,000 years

Table 2: Consequence table

Consequence level	Damage to property	Potential for injury or fatalities
Catastrophic	Severe damage to land and building(s), potential for collapse or total destruction of structures. Building(s) need to be demolished, rebuilt or relocated.	High threat to life safety, with probable fatalities and/or critical injuries.
Major	Major damage to land and building(s), including structural damage. Loss of use and substantial repair required.	Unsafe for people, with potential for many injuries, or critical injuries and/or fatalities.

Consequence level	Damage to property	Potential for injury or fatalities
Moderate	Some damage to land and non-structural damage to building(s). Limited loss of use, repairs required.	Unsafe for people, with potential for injuries, although expected to be minor.
Minor	Minor damage to land and building(s). No loss of use, minimal repairs required.	Isolated minor injuries possible.
Negligible	No loss of use, no building repairs required.	No injuries.

- 6 The NPS does not apply to infrastructure or primary production. Where conflict exists between the provisions of the New Zealand Coastal Policy Statement 2010 and this NPS, the New Zealand Coastal Policy Statement prevails. The NPS does not override existing use rights under Section 10 of the Act.

Implications of the NPS for Timaru District Council

- 7 The NPS provides a baseline for managing natural hazard risk through planning. Where councils already have more stringent provisions in place, these should be followed. Its purpose is to reduce creation or increase of significant natural hazard risk and support communities to adapt to changing conditions.
- 8 This means that as part of land use and subdivision consent processes the impacts of natural hazards are to be considered. The Act provides for this type of assessment already and the NPS subsequently provides the framework for considering each application.
- 9 It is important to note that local authorities are not required to initiate changes to regional policy statements, regional plans or district plans within a specific timeframe for the sole purpose of giving effect to this NPS.
- 10 As part of the District Plan Review process and prior to decisions being issued a high-level assessment of this new NPS was completed to understand any future works to align the two documents. It was concluded that the Natural Hazards Chapter of the Proposed District Plan gives effect to the NPS. No changes were identified as being required in light of the NPS being released.

Conclusion

- 11 The NPS has helpfully provided additional guidance to Council in how to address natural hazards through the creation of the above risk matrix. This is being applied through current processes and will continue to be applied. Looking forward to the resource management system the approach created by this NPS will be embedded within planning documents.

Attachments

Nil

6.6 Development and Growth Committee Work Program

Author: Aaron Hakkaart, Planning Manager

Authoriser: Paul Cooper, General Manager Regulatory Development and Growth

Recommendation

That the Development and Growth Committee note and receive the Development and Growth Committee Work Program report.

Purpose of Report

- 1 The purpose of this report is to seek direction and guidance from the Development and Growth Committee as to future reporting and the work program that is intended to support the committee.

Assessment of Significance

- 2 This report is assessed as being of low significance in relation to Council's Significance and Engagement Policy, as it is a discussion piece to ensure guidance is provided to officers in establishing future work programs for this committee.

Discussion

- 3 At the Development and Growth Committee on 10 February 2026 an indicative work program was discussed, this has been updated to reflect the works completed (underlined):

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. <p><u>This report was provided for the 10 February 2026 meeting.</u></p> <ul style="list-style-type: none"> • RMA and Development Levy reforms update. <p><u>This report was provided for the 10 February 2026 meeting.</u></p> <ul style="list-style-type: none"> • AMP updates for drinking water, wastewater, stormwater, transport, reserves and community infrastructure – considering development levy and water services reforms. <p><u>A report on the current state of asset management was provided for the 10 February 2026 meeting. Further work is underway but has been delayed due to a need to align with LTP timeframes.</u></p> <ul style="list-style-type: none"> • Current state of spatial planning for TDC, and Canterbury region.

		<p><u>An update on spatial planning was provided to the 10 February 2026 meeting.</u></p> <ul style="list-style-type: none"> • Environmental scan update. <p><u>A report on this was provided to the 10 February 2026 meeting.</u></p>
<p>2.</p>	<p>10 March 2026</p>	<ul style="list-style-type: none"> • Set scope of development capacity assessment for district’s industrial land with a focus on Washdyke. <p><u>A report is provided on today’s agenda that outlines where Council is at in delivering outputs in this space.</u></p> <ul style="list-style-type: none"> • Electricity capacity and demand across district, with a focus on Washdyke and port. <p><u>This report has been deferred with an approach to demand and growth management discussed on today’s agenda. There are challenges associated with gathering data which is not held by Council.</u></p> <ul style="list-style-type: none"> • Natural hazards, climate change impacts of recent reform changes. <p><u>A report was presented to the 10 March 2026 meeting with an additional report presented on today’s agenda.</u></p> <ul style="list-style-type: none"> • BCA – update on what they are up to. <p><u>A report was presented to the 10 March 2026 meeting.</u></p> <ul style="list-style-type: none"> • Stafford Street renewal program report. <p><u>This report has been delayed and is linked to the ability to understand all necessary work occurring in this area which involves third party utility operators. At this stage design for this work has not progressed to a level where a useful public discussion could take place.</u></p>
<p>3.</p>	<p>14 April 2026</p>	<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. <p><u>A report is presented on today’s agenda.</u></p> <ul style="list-style-type: none"> • Assessment of Commerce Commissions’ regulatory impact on water service AMPs. <p><u>A report is presented on today’s agenda but focused on the immediate impact of Commerce Commission’s rules on Council’s operations, which do not yet impact AMPs.</u></p> <ul style="list-style-type: none"> • Transport AMPs and capacity assessment. <p><u>This report has been deferred to ensure alignment with LTP workstreams.</u></p>

		<ul style="list-style-type: none"> • Waste management update. <p><u>A report is on today's agenda.</u></p>
4.	12 May 2026	<ul style="list-style-type: none"> • Water AMPs to inform transfer agreement planning. <p><u>This work is being considered alongside LTP workstreams.</u></p>
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 of Water Services Strategy
14.	May 2027	
15.	June 2027	

- 4 Much of the above work has now been instigated or has been deferred to due to an inability to gather necessary information from external sources. The work completed to date has highlighted the integrated nature of many of the individual pieces of work and has resulted in changes in approach to continue moving forward.
- 5 Officers now seek direction through a discussion with the Committee on future priorities to ensure a coherent work program is maintained. It is noted that there is need to be integrated across Council to inform work programs and projects with the same information.

Attachments

Nil

6.7 Commerce Commission Information Disclosure for Water Service Delivery

Author: Elliot Higbee, Legal Services Manager

Authoriser: Stephen Doran, General Manager Corporate

Recommendation

That the Development and Growth Committee receive and note the Commerce Commission Information Disclosure for Water Service Delivery report.

Purpose of Report

- 1 This report sets out the new rules that apply to Timaru District Council from 30 June 2026 because of the Commerce Commissions Water Services Information Disclosure Determination 2026 and identifies a pathway to ensuring compliance.

Assessment of Significance

- 2 The report is of very low significance to the public, as it is advisory for the Committee on future regulatory compliance by Council, and no decisions are sought.

Background

Regulatory Framework

- 3 On 20 February 2026 the Commerce Commission made the Water Services Information Disclosure Determination 2026 (the Determination). The Determination came into force on 27 February 2026 and applies to Council as a regulated supplier of water supply and wastewater services. Stormwater is not currently subject to Commerce Commission regulation.
- 4 The Determination imposes disclosure obligations in phases. This report focuses on obligations due by 30 June 2026, which are the immediate compliance priority. Later obligations are summarised at the end of this report.

Obligations Due by 30 June 2026

- 5 By 30 June 2026 Council must publicly disclose, and provide to the Commerce Commission, the following three items under clauses 4.6, 4.7 and 4.8 of the Determination:

Obligation	Clause	Content required	TDC position
Dividends policy	4.6	Council's dividends policy (or a statement that no dividends policy exists). If a policy exists, any changes must be disclosed within 10 working days of adoption.	Council does not have a dividends policy. A statement to that effect is to be filed. Action: Legal.
Policy for funding growth	4.7	A policy explaining: the approach to funding growth and reasons for it; how growth is self-funded; how	A unified single compliant policy is not yet in place. Work required

		projects attributable to growth (as well as renewal or improvement) are at least partly funded by connection charges, growth charges, or both; detail of each charge and the circumstances in which it applies.	across Legal, Finance, Drainage and Water, and Planning. See discussion below.
Charges schedule	4.8 / 4.9	A schedule of all charges by category: fixed and volumetric usage charges (residential and non-residential); connection charges; contaminant charges; serviceability charges; and any other charges. For each charge: the amount or rate, and the circumstances in which it applies. Clause 4.9 specifies the required content in detail.	Usage charges can be compiled from existing schedules and policies. Work required: Finance, Drainage and Water, with Legal input. See discussion below.

Policy for Funding Growth — Issues to Resolve

- 6 The Determination requires Council to publicly disclose a policy that demonstrates how growth is self-funded through charges. Council currently uses three mechanisms to fund growth in water services: financial contributions, vesting of assets under financial contributions or development agreements, and connection charges. Each presents issues for the purposes of compliance.
- 7 **Financial contributions.** Financial contributions under the Resource Management Act 1991 require a demonstrated adverse environmental effect as the lawful basis for the charge, and is assessed at the time a resource consent is sought. The rules for financial contributions are in the District Plan, the Council's financial contributions policy is set out in the Long-Term Plan. The recently notified Proposed District Plan has now been adopted and is subject to appeal. It is noted that the Planning Bill proposes the repeal of the Resource Management Act, and therefore references to financial contributions. There is sector wide uncertainty about the status of financial contributions as the RMA is repealed.
- 8 **Connection charges.** Council collects connection charges however its public-facing documents are not unified, nor have they been assessed against the new rules. The Determination requires a schedule with the amount or rate and the circumstances in which each charge applies. This needs to be documented and published before 30 June 2026. Given the Determination requires at least partial funding of growth-related projects through connection charges, the connection charges framework is central to any compliant growth funding policy.
- 9 **Vesting of assets.** Developer contributions through vesting of infrastructure assets are a recognised mechanism for growth funding and are referenced in the Determination. These

arrangements are relatively well-documented through financial contributions, or development agreements and can be incorporated into the policy with less preparatory work.

- 10 This report is not able to confirm whether Council’s current growth funding arrangements are, taken together, compliant with the Determination’s requirements. The work required to assess this and prepare a compliant policy document is underway but will need to be completed before 30 June 2026. Officers responsible are identified in the action items below.

Actions Required Before 30 June 2026

- 11 The following actions are required to meet the 30 June 2026 deadline:

Action	Officer responsible	Deadline
File nil dividends policy statement with Commerce Commission	Legal Services	30 June 2026
Document and publish connection charges schedule (amounts, rates, and circumstances for each charge)	Finance / Drainage and Water/ Legal Services	30 June 2026
Compile usage charges schedule from existing sources (fixed, volumetric, trade waste / contaminant charges)	Finance / Drainage and Water	30 June 2026
Draft and adopt growth funding policy, drawing on LTP policy, financial contributions policy, connection charges, and development agreements	Legal Services / Drainage and Water Finance / Planning	30 June 2026
Confirm whether any individual TDC-operated services qualify as “minor aspect” water services under s219 LG(WS)A 2025 and, if so, notify the Commerce Commission accordingly	Drainage and Water	As soon as practicable

Later Disclosure Obligations

- 12 The following obligations fall due after 30 June 2026. They are noted here because of the systems readiness implications for Finance and other officers.

Deadline	Obligation
On adoption of Water Services Strategy (cl 3.1 / A1); or 30 June 2027	10-year forecast disclosures and long-term planning documents (Asset Management Plan, Infrastructure Development Plan, Water Services Strategy). These obligations apply to Council or to the Water Organisation once established.
30 November 2027	First disclosure of actual financial and operational information for FY 2026/27 (clauses 5.1–5.36, subject to “basic disclosure” carve-outs for the first filing year under Schedule A clause A1). Because

	this filing covers the year ending 30 June 2027, systems must be capable of capturing the required data from 1 July 2026 — not merely assembled before the November 2027 filing date. Finance has indicated it is able to produce the required actuals. Officers should confirm the specific data fields required under clauses 5.1–5.36 against current Finance systems before 30 June 2026.
30 November 2028	First annual delivery report (for FY 2027/28) and full actuals disclosure including items deferred from the first filing year (non-network opex detail, financial sustainability indicators, related party transactions).

- 13 Note: The above obligations apply to Council for so long as it remains a regulated supplier. Once a Water Organisation is established (targeted for July 2027), the WO becomes the regulated supplier and assumes these obligations. However, any disclosure based on data collected while Council was the supplier will need to be completed by Council or transferred to the WO under a compliant transfer agreement.

Scope of This Report

- 14 This report puts officers on notice of the obligations that fall due by 30 June 2026 and the preparatory work required for later obligations. The Committee is not asked to make any decisions. Whether Council's growth funding arrangements are, in their current form, fully compliant with the Determination is a matter still under assessment; this report does not make that assessment.

Attachments

Nil

7 Consideration of Urgent Business Items

8 Consideration of Minor Nature Matters