

Project Number: 6-TWE03.00

Seadown Properties Limited

Proposed Private Plan Change to the Timaru District Plan

9 April 2020



EXISTING LAND AT LOT 6 DP 578 AND PART LOT 7 DP 557, WASHDYKE FLAT ROAD, TIMARU. (SOURCE: SEADOWN PROPERTIES LIMITED, 29 JANUARY 2020)

Rezone Rural 1 & 2 Land to Industrial L at Washdyke Flat Road



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Disclaimers and Limitations

In preparing the Report, WSP has relied upon data, surveys, analyses, designs, plans and other information ("**Client Data**") provided by or on behalf of the Client. Except as otherwise stated in the Report, WSP has not verified the accuracy or completeness of the Client Data. To the extent that the statements, opinions, facts, information, conclusions and/or recommendations in this Report are based in whole or part on the Client Data, those conclusions are contingent upon the accuracy and completeness of the Client Data. WSP will not be liable in relation to incorrect conclusions or findings in the Report should any Client Data be incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to WSP.

1 Introduction

Clause 21 of the First Schedule of the Resource Management Act 1991 (the Act) provides for any person may request a change to a district plan. Clause 22 of the same schedule requires that the person that has prepared the proposed private plan change must:

- Explain the purpose of, and reasons for, the proposed private plan change and contain an evaluation report prepared in accordance with section 32 of the Act for the proposed private plan change; and
- Where environmental effects are anticipated, the request shall describe those effects, taking into account clauses 6 and 7 of Schedule 4 of the Act, in such detail as corresponds with the scale and significance of the actual or potential environmental effects anticipated from the implementation of the proposed private plan change.

This report provides the purpose, reasons and evaluation, including addressing the required matters under section 32 of the Act, of Seadown Properties Limited's Proposed Private Plan Change to rezone Rural 1 & 2 land to Industrial L at Washdyke Flat Road in the Timaru District Plan 2005 (TDP).

2 Background to the Proposed Private Plan Change

2.1 Site Location

The site is located north of Timaru on Washdyke Flat Road, Washdyke as shown in Figure 2-1. It is located on Part Lot 7 DP 557 and the majority of Lot 6 DP 578 as shown in Figure 2-2.



Figure 2-1: Location of the land to be rezoned within the wider Washdyke area (shown in red).
(Source: Canterbury Maps)

2.2 Site Description

The site is approximately 9.3ha in area, with one landholder. Within this site, the available rural productive land after discounting the stormwater basin / swales, the road outside of a road reserve, stopbank and the area south of the stopbank is approximately 4.8ha. The 4.8ha is fragmented and split over three separate areas north of the stopbank as shown in the proposed Industrial L area on the Outline Development Plan in Appendix 3.

The site is located on Part Lot 7 DP 557 and the majority of Lot 6 DP 578 as shown in Figure 2-2.

Only one registered interest is recorded against the site. Registered interest 9656928.1 is for continued access for Environment Canterbury to maintain and repair the stopbank. Any new Records of Title generated for the site whereby they could affect access to the stopbank will include the registered interest.

The Record of Title, including registered interest for Lot 6 DP 578 and Part Lot 7 DP 557 is appended as Appendix 1.



Figure 2-2: Aerial photo of the land to be rezoned (shown in red) and property boundary of Part Lot 6 DP 578 and Part Lot 7 DP 557 (shown in orange). (Source: Canterbury Maps)

The area is physically flat to gently undulating and has historically been pasture used for low intensity grazing. A shelter belt runs along the western boundary, with Washdyke Creek partly running within the site to the south. Papaka Stream flows from the north and connects with Washdyke Creek to the west of the site. No part of Papaka Stream is located within or affects the site.

2.2.1 Electricity Transmission Powerlines

Transpower National Grid and Alpine Energy electricity transmission powerlines run through the site from north to south. Consultation with Transpower and Alpine Energy had occurred as part of obtaining the current resource consents held for the site (refer to section 2.2.11 of this report) with agreement reached on the location of the road and undergrounding of services. The National Grid overhead lines will run down the road to be constructed as authorised in the subdivision consent, veering off when the road bends to exit the site to the south. The Alpine Energy overhead lines are currently being undergrounded along the edge of the stormwater basin to exit the site to the south. Furthermore, as part of this work the sub-transmission for the Washdyke area is currently being upgraded.

A Flood Protection and Drainage Bylaw approval is currently being sought from Environment Canterbury (ECan) by the Proposed Private Plan Change Applicant (the Applicant) for the trenching through the stopbank to underground the lines.

2.2.2 Stopbank

An ECan stopbank runs through the southern end of the site from east to west, on the southern side of the stormwater basin and swales currently being constructed. Additionally, ECan hold a designation for soil conservation and river control purposes that run through the southern end of the site, extending to the landward side of the stopbank at its furthest point. Refer to the outline development plan in Appendix 3 for a visual impression of where the designation is identified within the Applicant's land.

Furthermore, the location of the stopbank marked on Planning Map 27 is incorrect, both on the site and on other land. Planning Map 27 in Appendix 3 has been updated accordingly to note this error and suggest Timaru District Council (TDC) should consider a minor error correction under the Act, Schedule 1, Clause 20A to fix this matter.

2.2.3 Archaeological Sites

No listed archaeological sites are recorded on New Zealand Archaeological Association Site Recording Database within the project area boundary, nor within 50 metres of the project area.

2.2.4 Heritage Buildings

No listed heritage buildings are recorded on Heritage New Zealand Pouhere Taonga Database within the project area boundary, nor within 50 metres of the project area. The project area currently contains no buildings.

2.2.5 Biodiversity

No listed biodiversity values are recorded within the TDP.

2.2.6 Landscape Values

No listed landscape values are recorded within the TDP or a regional plan. Furthermore, the project area is not within, nor near, a listed outstanding regionally significant landscape.

2.2.7 Productive Soils

The project area Land Use Classification is 2w 1. This means the land may be suitable for arable cropping, horticultural, pastoral grazing, tree crop or production forestry use, however, in this instance the area is limited by frequently saturated soils due to a high-water table, slow internal drainage and/or flooding.

2.2.8 Hazards

Nil risk exists for coastal erosion, coastal inundation, tsunami or liquefaction within the project area boundary. The lowest lying area of the project area closest to Washdyke Creek and south of the stopbank may be subject to flooding from time to time.

2.2.9 National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil to Protect Human Health

The proposed activity includes one of the five specified activities in the NES, being changing the use of the piece of land. However, the site is not listed as a HAIL site according to the ECan's Listed Land Use Register nor does it currently have or had an activity or industry occur on the site that is described in the HAIL list. Therefore, no consent is required in terms of the NES provisions.

2.2.10 Cultural Values

The Washdyke Lagoon and Creek are of strong cultural value to Arowhenua and Te Rūnanga o Ngāi. Arowhenua and Te Rūnanga o Ngāi Tahu relationship with the Washdyke Lagoon is not within the project boundary area however parts of Washdyke Creek is within the Applicant's property.

2.2.11 Site Zoning

Most of the site is zoned Rural 2 with a small southern section near Washdyke Creek is zoned Rural 1 as shown in Figure 2-3.

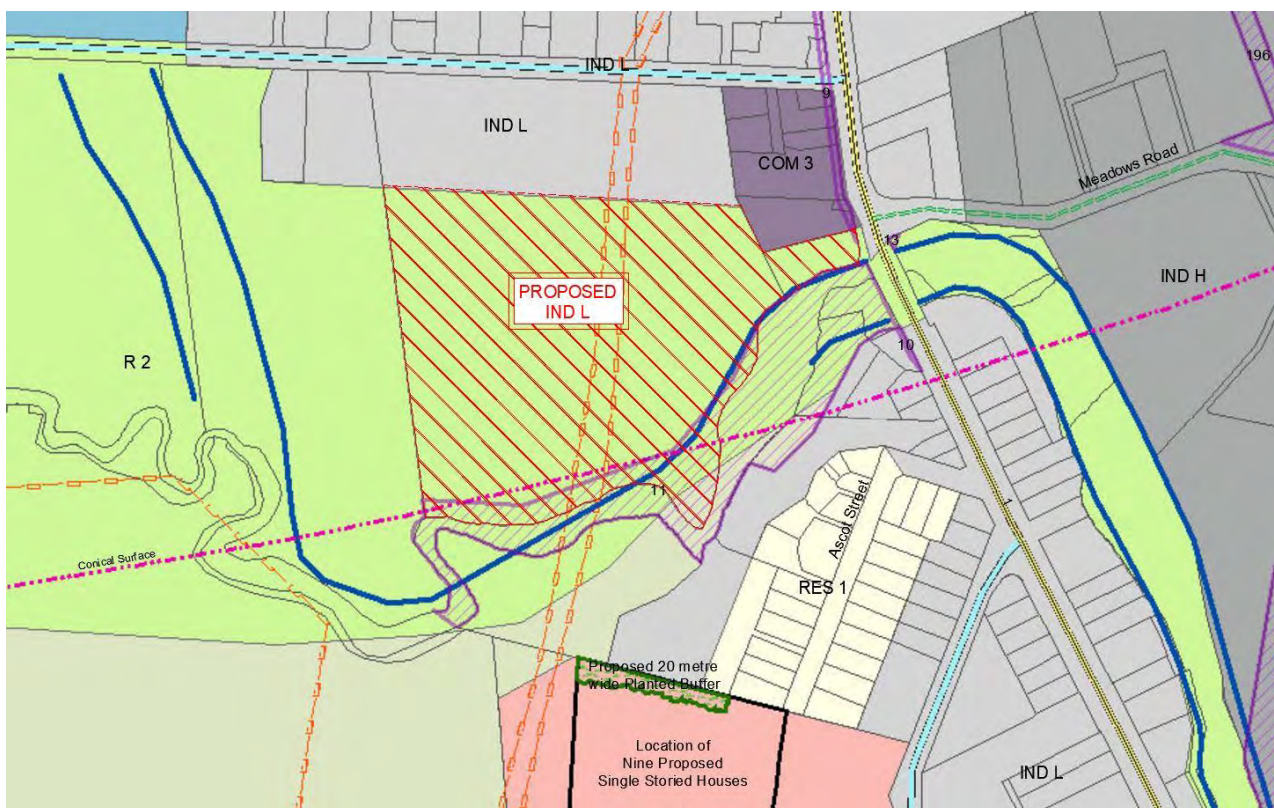


Figure 2-3: Zoning for land to be rezoned (shown in red hashed area) and surrounding area. (Source: Timaru District Plan Planning Maps)

2.2.11 Current Resource Consents Held for the Site

A water and discharge permit (refer to ECan resource consents CRC182776 & CRC182778 in Appendix 2) have been granted to construct a stormwater basin and swales in conjunction with TDC to service the Applicant's property and the nearby Industrial L area on the northern side of Washdyke Flat Road. This stormwater network is under construction. The stormwater basin and swales were designed and consented for the discharge of stormwater and land drainage water into land and surface water from the existing catchment and the Applicant's existing Industrial L zoned land and the proposed Industrial L land. This includes any stormwater runoff from hardstand areas and roof water within the proposed Industrial L area. The note on CRC182778 referring to 'separate roof discharge to ground within individual lots is not considered as part of this consent' is to clarify that any new landowner that wishes to discharge roof water to land via soak pits will need to obtain a resource consent under Rule 5.97 of the Land and Water Regional Plan.

Additionally, a subdivision consent (refer to TDC resource consent 101/102.2018.94.2 in Appendix 2) has been granted to create:

- nine new Industrial L lots at the northern end of the Applicant's property (within the currently zoned Industrial L area);
- the utility area to provide for the stormwater basin and swales (within the currently zoned Industrial L area and the proposed Industrial L area); and
- a balance lot that will have a road constructed outside of a road reserve (within the proposed Industrial L area).

Access to these lots will be from either Washdyke Flat Road or the new road authorised in the subdivision consent. This subdivision is under construction. The new Records of Title will include the consent notice requirements as stipulated in 101/102.2018.94.2.

Furthermore, engineering approval from TDC has been obtained for the construction of the water, sewerage and stormwater reticulated, and the new road, including footpaths, networks within the Applicant's existing Industrial L zoned land and the proposed Industrial L land.

Additionally, Washdyke Flat Road is currently being upgraded by TDC.

2.3 Surrounding Area

The surrounding area to the north, northwest, east and across Washdyke Creek to the southeast contain industrial and commercial businesses/developments, zoned Industrial L, Commercial 3 and further afield in the Washdyke Expansion area, Industrial H. To the west and southwest is pasture land, zoned Rural 2. Within the Industrial L zone to the northwest is a dwelling at 45 Washdyke Flat Road that is surrounded to the north, west and southwest with existing Industrial L activities. Further dwellings are scattered throughout the Industrial L zones to the north. South and further southwest is pasture land, zoned Rural 1. The section along Washdyke Creek is grassland with an ECan designation for soil conservation and river control purposes. Washdyke Flat Road is immediately north of the landowner's property, with State Highway 1 being situated at the eastern end of the site.

The area further south above the terrace is Ascot Street and consists of Residential 1 dwellings. Further south from this area is a Residential 4 area that remains in pasture. The area further east southeast contains Washdyke Lagoon, zoned Rural 3. Refer to Figure 2-3 for the TDP planning map zones of the surrounding area.

3 Purpose of the Proposed Private Plan Change

The purpose of the proposed Private Plan Change is to rezone Rural 1 & 2 land to Industrial L to enable investment in new Industrial L activities at Washdyke Flat Road.

4 Reasons for the Proposed Private Plan Change

To provide a viable use of the land, the Applicant is responding to demand from purchasers to convert the site to Industrial L lots. The demand is from purchasers who are finding they cannot purpose or lease any existing Industrial L land. The site has been zoned for Rural 1 & 2 for the life of the operative TDP (approximately 15 years) and historically been utilised for low intensity grazing. With the part of the site now being utilised for a stormwater basin and swales in conjunction with TDC and road outside of a road reserve the rural productive use of the site is now limited to approximately 4.8ha, resulting in a fragmented and unviable rural landholding. Any rural production will be difficult to achieve in terms of the small landholding and in terms of enabling a coherent connection to adjacent rural land.

Additionally, the site is generally surrounded by industrial and commercial businesses/developments, except for the west and southwest boundaries. The site therefore will

make an important contribution towards providing for Industrial L development for Timaru while being connected to existing Industrial L sites.

Furthermore, the site is within the small area of Industrial infill identified in the Growth Management Strategy Decision¹ to be accessed off Washdyke Flat Road.

5 Proposed Private Plan Change Provisions and Amendments

5.1 The Proposed Private Plan Change Site

The Proposed Private Plan Change applies to the area described in section 2.2 of this report. The Record of Title for the lots that form the Proposed Private Plan Change is attached in Appendix 1.

5.2 Proposed Amendments

The proposed amendments to the TDP are summarised below. These changes relate only to the following five matters:

- The introduction of an Outline Development Plan (ODP);
- Amendments to an existing policy to include reference to the Washdyke Flat Road ODP;
- The introduction of rules requiring future land use development to be in accordance with the ODP;
- Amendments to an existing natural hazard rule to clarify the stopbank setback provisions within the ODP do not apply; and
- Amendments to Planning Map 27 to change the zone from Rural 1 & 2 to Industrial L.

The full proposed amendments, including the proposed ODP and updated Planning Map 27 are appended as Appendix 3.

5.2.1 Proposed Outline Development Plan Appendix

It is proposed to introduce a new ODP which will be known as Appendix 4, Part D4. The ODP shows the following aspects within the subject site:

- Road that includes 2 x 1.5m wide pedestrian paths;
- Stormwater basin and swales;
- Sewer, water and stormwater services will be located in the road reserve, unless shown otherwise;
- ECan stopbank for flood protection;
- Soil Conservation and River Control Designation held by Environment Canterbury;
- Transpower National Grid 110kV transmission line, including corridor buffer area; and
- The portion of Part Lot 7 DP 557 frontage where access will not to be provided to State Highway 1.

5.2.2 Proposed Outline Development Plan Provisions

With the key purpose of the Proposed Private Plan Change to rezone Rural 1 & 2 land to Industrial L at Washdyke Flat Road in the TDP, the Industrial L performance standards, subdivision rules and financial contributions in the TDP will apply to the site. To enable the use of an ODP and additional performance standards capturing how roads (including footpaths), utility services and a buffer for the National Grid corridor are to be implemented the Industrial L policy and rules, and Subdivision rules need to be amended.

¹ Timaru District Council, Timaru Urban Growth Strategy, Hearing Panel Decision Report, 10 April 2018.
https://www.timaru.govt.nz/_data/assets/pdf_file/0009/200232/Growth-Management-Strategy-Final-Decision-April-Signed.pdf

The existing policy relating to the use of zones to provide industrial activities in appropriate locations is amended to include the policy reference to the new Washdyke Flat Road ODP. The proposed rules require development to be in general accordance with the ODP. The rules relate to land use that may occur as a result of the property being used as one development or if the land is subdivided to enable additional development to occur within the site.

Given that the environmental issues the ODP is seeking to address are able to be identified (e.g. they relate to the efficient provision of infrastructure services), it is considered that restricted discretionary status (for both Industrial L and Subdivision rules) is appropriate for proposals that are not in accordance with the ODP. This activity status and associated assessment matters enable the Council to assess the relevant matters, whilst concurrently providing certainty to the Applicant and future landowners as to the matters that are to be assessed. Restricted discretionary status (unlike controlled activities) also enables an application to be refused if the Applicant and/or future landowners wished to change the planned layout if it would prevent coherent development of the area or would frustrate the provision of infrastructure services. The restricted discretionary status is also consistent with the existing approach for the Washdyke Industrial Expansion Area ODP.

Furthermore, a non-complying activity status has been included for when:

- the buffer distances for the National Grid overhead lines are less than that required for safety reasons (for the Industrial L and Subdivision rules); and
- if access to the National Grid is not maintained (for the Subdivision rules).

This activity status enables the Council to assess the matter against the Section 104D of the Act ('the gateway test'), whilst concurrently providing certainty to the Applicant and/or future landowners as to the degree of effects it must eliminate. Non-complying status (unlike controlled activities) also enables an application to be refused if the Applicant or future landowners wished to change the planned layout if it would result in adverse effects of the activity on the environment that are more than minor. The non-complying status is also consistent with the existing approach for the Washdyke Industrial Expansion Area ODP and the Broughs Gully ODP.

5.2.3 Proposed Natural Hazard Provisions

Given the ECan Flood Hazard Assessment determined the stopbank setback provisions for development on the northern side of the stopbank need not be invoked it is proposed to amend natural hazard general rule to provide for an exception within the ODP for the site.

5.2.4 Planning Map 27 Amendments

It is proposed to amend Planning Map 27 to rezone the site from Rural 1 & 2 land to Industrial L.

The stopbank location error on Planning Map 27 is noted as being incorrected, with it suggested TDC should consider a minor error correction under the Act, Schedule 1, Clause 20A to fix this matter.

6 Assessment of Environmental Effects

6.1 Positive Effects

Significant economic benefits have been identified from potential industrial activities that could take place on the site. If the site is rezoned from Rural 1 & 2 to Industrial L it would enable the available rural productive land area to be subdivided into 17 Industrial L lots. Furthermore, each of the possible 17 Industrial L lots may have the ability to generate approximately five jobs, resulting in a total of approximately 85 jobs being generated through rezoning of the site. The employment possibilities are dramatically increased from the grazing ewes option that is discussed in section 6.8 of this report.

A report by Property Economics² noted the industrial employment projections for the Timaru District (modelled to 2048) is an estimated additional 1,192 FTE industrial employees. The provision of this additional workforce will be provided for over time. Some of this additional workforce will be provided for within Property Economics reported 15.65 ha of area within the Timaru urban area that is zoned Industrial L, usable and vacant. However, assessing the property market this land is not available for sale, with the parts that are available for lease having expensive lease arrangements. Additional serviced Industrial L land will be needed. The site subject to this Proposed Private Plan Change is currently having services installed and will be an ideal location to provide for some additional Industrial L space. The area rezoned through this Proposed Private Plan Change will be useable, vacant and for sale once the subdivision is authorised and implemented.

The economic benefits of attracting new industry to the rezoned Industrial L site could include a wide variety of employment options and higher rates of employment, social and economic benefits resulting from higher rates of employment, increased local spending (due to higher employment and potential increased population growth to the Timaru District), and therefore greater profits for local businesses. If local businesses increase their profit margins, it allows them to invest more into the Timaru District and in turn potentially increase wages or take on more staff.

Furthermore, this Proposed Private Plan Change is implementing the small area of Industrial infill identified in the Growth Management Strategy Decision³ to be accessed off Washdyke Flat Road. Making this area available now will provide supply for the demand of Industrial L lots for purchasers who cannot currently source Industrial L land to purchase or lease.

6.2 Cultural Values

The proposed rezoning is in an area of low archaeological and historical value. There are no archaeological and historic sites recorded on the site. The proposed rezoning is therefore considered low risk from an archaeological perspective. Furthermore, there is no change in potential effects if the site was zoned Rural 1 & 2 or Industrial L, particularly as there is no change in how earthworks is managed under the TDP if the site was zoned Rural 1 & 2 or Industrial L.

The proposed rezoning area includes parts of Washdyke Creek that is culturally significant to Arowhenua and Te Rūnanga of Ngāi Tahu. A cultural impact assessment was completed by Arowhenua as part of the Applicant recently obtaining the stormwater discharge permit from ECan. Other than the significance of Washdyke Creek, there are no significant cultural values recorded on the site. The proposed rezoning is therefore considered low risk, and there is no change in potential effects if the site was zoned Rural 1 & 2 or Industrial L. Additionally, there is no change in how cultural sites are managed under the TDP if the site was zoned Rural 1 & 2 or Industrial L.

Consultation with Arowhenua occurred during the development of this Proposed Private Plan Change, with no concerns raised regarding the proposed rezoning.

On this basis, it is considered that any adverse archaeological, historical and cultural effects associated with the proposed rezoning are less than minor.

6.3 Provision of Water, Sewerage, Stormwater and Road Infrastructure

TDC has confirmed the site can be serviced by the council's water, sewerage and stormwater reticulated networks, whether existing or currently being constructed. As outlined in section 2.2 of this report, the Applicant is currently upgrading the site in accordance with the consents and

² Property Economics, Timaru Growth Update – Economic Overview, November 2017. Attachment A of the Timaru District Council Draft Growth Management Strategy Officer's Recommendation Report, November 2017. https://www.timaru.govt.nz/_data/assets/pdf_file/0006/158784/Officers-Report-on-Submissions-to-the-Growth-Management-Strategy-10.11.17.pdf

³ Timaru District Council, Timaru Urban Growth Strategy, Hearing Panel Decision Report, 10 April 2018. https://www.timaru.govt.nz/_data/assets/pdf_file/0009/200232/Growth-Management-Strategy-Final-Decision-April-Signed.pdf

engineering approval granted by TDC and ECan to provide for the water, sewerage and stormwater reticulated networks and a road (i.e. infrastructure services). Construction of such networks will effectively enable the development of the site to the Industrial L densities anticipated through this rezoning proposal as well as providing a comprehensive, integrated and efficient approach to development of the adjacent western land ('Fraser' site) if zoning of that site should change in the future.

The effects of providing for the infrastructure services have already been assessed as being no more than minor for the site during the consideration of the currently held consents and engineering approval. With the services for the development currently being constructed it is considered they form part of the existing environment and are not subject to reassessment.

To future proof development at the site, the proposed ODP and associated provisions ensures the infrastructure services development occurs to a suitable standard (or if not is able to be properly assessed via a resource consent process) as well as providing a comprehensive, integrated and efficient approach to development of the adjacent 'Fraser' site if zoning of that site should change in the future.

Taking into account the existing environment, the adverse effects from rezoning the Rural 1 & 2 land to Industrial L on infrastructure services is considered to be less than minor.

6.4 National Grid and Local Electricity Network

As outlined in section 2.2 of this report, the Applicant is currently upgrading the site in accordance with the consents and engineering approval granted by TDC and ECan to:

- Ensure the National Grid overhead lines will run down the road being constructed, veering off when the road bends to exit the site to the south; and
- Underground the Alpine Energy overhead lines along the edge of the stormwater basin to exit the site to the south.

Construction of the road under the National Grid overhead lines and undergrounding of the Alpine Energy overhead lines will effectively enable the development of the site to the Industrial L densities anticipated through this rezoning proposal.

The effects of providing a corridor buffer for the National Grid and undergrounding Alpine Energy overhead lines have already been assessed as being no more than minor for the site during the consideration of the currently held consents and engineering approval. With the services for the development currently being constructed it is considered they form part of the existing environment and are not subject to reassessment.

To future proof development at the site, the proposed ODP and associated provisions ensures the electricity transmission line corridor buffer occurs to a suitable standard (or if not is able to be properly assessed via a resource consent process).

Taking into account the existing environment, the adverse effects from rezoning the Rural 1 & 2 land to Industrial L on the National Grid and Alpine Energy electricity lines is considered to be less than minor.

6.5 Transportation

The nearest intersection to the site is Washdyke Flat Road and State Highway 1, approximately 180m from the road being constructed. The next closest intersection to the site is Washdyke Flat Road and Laughton Street, approximately 230m from the road being constructed.

The intersection of Washdyke Flat Road and State Highway 1 does not currently cope with the existing traffic demand, having an overall level of service D (out of an A – F scale) for AM peak times

and E for PM peak times (refer to the Traffic Impact Assessment in Appendix 4). Furthermore, the intersection will not cope with the predicted traffic demand in 2029, indicating an overall level of service will be F. These issues are due to the actual and future predicted heavy northbound and southbound commute traffic in the AM and PM peak, which result in an excessive delay to right-turning traffic from Washdyke Flat Road.

The proposed rezoning from Rural 1 & 2 to Industrial L may exacerbate the capacity issue at the Washdyke Flat Road and State Highway 1 intersection. However, the Traffic Impact Assessment has determined:

- a capacity upgrade of the intersection will be required by 2029 even if the site is not rezoned; and
- given the traffic volumes and movements indicated the effects of the proposed rezoning are likely to be no more than minor.

To alleviate congestion at the Washdyke Flat Road and State Highway 1 intersection, the traffic from the site that wishes to travel south can turn left along Washdyke Flat Road, travel along Laughton Street and State Highway 8 to reach State Highway 1 and then turn south along State Highway 1. The traffic will flow more easily and faster this way as it will go through the traffic lights at the State Highway 1 & 8 intersection, instead of having to make a right-hand turn from Washdyke Flat Road onto State Highway 1.

To avoid any further effects on State Highway 1 there will be no direct exit from the site onto the state highway.

The adverse effects from rezoning the Rural 1 & 2 land to Industrial L on the transportation network is considered to be no more than minor.

6.6 Flood Hazards

The stopbank adjacent to Washdyke Creek protects the site on the northern side of the stopbank up to a 500-year Average Recurrence Interval (ARI) flood (refer to the Flood Hazard Assessment in Appendix 5). If a 500-year ARI flood occurred 500mm of freeboard would be available at the stopbank.

The Flood Hazard Assessment mentions a historic stormwater channel, carrying runoff from the land north of Washdyke Flat Road, running through the site, discharging water through the stopbank and floodgate culvert into Washdyke Creek. This stormwater channel is being incorporated into the stormwater basin being constructed on the site. The capacity of the stormwater basin during significant rain events (when the floodgate is closed due to high water levels in Washdyke Creek) has been developed to ensure localised flooding on the landward side of the stopbank does not occur from the historic stormwater channel.

Furthermore, the Flood Hazard Assessment has determined the stopbank setback provisions for development on the northern side of the stopbank need not be invoked due to the risk of a stopbank breach into the site on the north side of the stopbank during a major flood being minimal.

Additionally, when the stopbank was created no drainage was put in place to drain the southwest corner landward of the stopbank. Ponding has existed in this area historically since the stopbank was erected. The issue has been resolved with the area contoured to drain to the swale along the stopbank that then drains into the stormwater basin and out the outlet to Washdyke Creek.

With the existing stopbank and the stormwater basin for the development currently being constructed it is considered they form part of the existing environment and are not subject to reassessment.

Taking into account the existing environment, the adverse effects from rezoning the Rural 1 & 2 land to Industrial L on flood hazards is considered to be less than minor.

6.7 Biodiversity

Industrial L uses will require more intensive development or use of the site than the historic grazing practices that are unlikely to have retained any areas of high-quality biodiversity if it was present. There are no known rare or threatened species on the site.

The adverse effects from rezoning the Rural 1 & 2 land to Industrial L on biodiversity is considered to be less than minor.

6.8 Amenity Effects on Neighbouring Properties

6.8.1 Noise

Depending on the future industrial use of the site, activities of an Industrial L nature can emit more noise than historic grazing activities. However, all activities on the proposed rezoned site will need to comply with the Industrial L noise performance standards within the boundary of a Residential Zone (that are the same limits that exists for the current Rural 1 & 2 zoning on the site). In addition, the proposed rezoned site will need to comply with the Industrial L noise performance standards within the boundary of the Commercial Zone (that do not exist for the current Rural 1 & 2 zoning on the site).

The proposed rezoned site will not have any Industrial L noise performance standards for the dwelling at 45 Washdyke Flat Road (that currently has the same level of protection as Residential 1 Zone dwellings). However, section 16(1) of the Act requires a duty to avoid unreasonable noise which requires *“Every occupier of land (including any premises ...) ..., shall adopt the best practicable option to ensure that the emission of noise from that land or ... does not exceed a reasonable level”*. This will apply to any future activities on the rezoned site to Industrial L, including any effects on the dwelling at 45 Washdyke Flat Road.

Even though there is a less protection from noise effects in the proposed rezoned area, the possible effects are no different from what the dwelling at 45 Washdyke Flat Road is currently exposed to from directly adjacent Industrial L activities to the north, west and southwest, or could be exposed to from the directly adjacent Industrial L land to the east. A situation that is not isolated, with other dwellings be situated throughout the Industrial L Zone along Laughton Street. Taking this into account, it is considered no specific noise limits should be included in the Industrial L zone provisions for the dwelling at 45 Washdyke Flat Road.

6.8.2 Lighting / Glare

It is possible that the Industrial L activities will require flood lighting and 24-hour use of the site which would result in light spill from the site. With rezoning the site, the Industrial L light spill performance standards protect dwellings within Residential and Rural Zones from obtrusive light. These overall light spill performance standards are more restrictive than those for the current Rural 1 & 2 zoning for the site.

The proposed rezoned site will not have any Industrial L lighting performance standards for the dwelling at 45 Washdyke Flat Road (that currently has protection up to 20 lux measured in the horizontal or vertical plane to the dwelling). However, even though this protection exists on paper within the TDP, this protection will not eventuate due to current Industrial L zone that surrounds the dwelling. Buildings exist in the directly adjacent Industrial L activities to the north, west and southwest. Overtime, buildings will be erected within the current Industrial L zone to the east and southeast providing a buffer between the dwelling and the proposed rezoned area. A situation that is not isolated, with other dwellings be situated throughout the Industrial L Zone along Laughton Street. Taking this into account, it is considered no specific light spill limits should be included in the Industrial L zone provisions for the dwelling at 45 Washdyke Flat Road.

6.8.3 Odour and Air Discharges

No offensive or objectionable odour will be generated from rezoning the site. Industrial L activities are manufacturing activities that do not generate any trade waste. Furthermore, the site is not nor will be designed to treat and/or take trade waste.

Any future activities that generate an air discharge from the site will need to comply with the Canterbury Regional Air Plan. Any air discharge permits required will need to be obtained from the new landowners once the site has been subdivided and sold.

6.8.4 Landscape and Visual Amenity

A change from Rural 1 & 2 to Industrial L occurring on the site will change the visual landscape. Introduction of industrial activities will change the character from a small grazing area with open space to one that may accommodate large buildings, structures, storage areas, yards, depots, vehicle manoeuvring and parking areas.

With this Proposed Private Plan Change implementing the small area of Industrial infill identified in the Growth Management Strategy Decision⁴ to be accessed off Washdyke Flat Road, the below landscape and visual amenity assessment has been done by the writer of this report and not a technical expert. Photographs of the site from different views are shown in Photos 6-1 to 6-6. Figure 6-1 shows the location and direction of where the photographs were taken.



Figure 6-1: Location and direction of where the photographs in Photos 6-1 to 6-4 were taken.
(Source: Canterbury Maps)

⁴ Timaru District Council, Timaru Urban Growth Strategy, Hearing Panel Decision Report, 10 April 2018.
https://www.timaru.govt.nz/_data/assets/pdf_file/0009/200232/Growth-Management-Strategy-Final-Decision-April-Signed.pdf



Photo 6-1: View of where the proposed lots will be created that will allow for Industrial L activities in the middle of the photo as shown in red circle. Stormwater basin located to the left, stopbank and Washdyke Creek located in the foreground, and Washdyke Flat Road located in the background. Photo taken looking north. (Source: K. Galbraith, 15 January 2020)



Photo 6-2: View of where the proposed lots will be created that will allow for Industrial L activities located in the middle of the photo. Washdyke Flat Road located in the foreground, with the residential dwellings on the Ascot Street terrace and below Industrial L businesses in the background. Photo taken looking south. (Source: K. Galbraith, 15 January 2020)



Photo 6-3: View of where the proposed lots will be created that will allow for Industrial L activities in the background of the photo, between the treeline and the stormwater basin located in the middle and foreground. Photo taken looking west. (Source: K. Galbraith, 15 January 2020)



Photo 6-4: View of where some of the proposed lots will be created that will allow for Industrial L activities in the foreground of the photo. Industrial L businesses in the background. Photo taken looking south. (Source: K. Galbraith, 15 January 2020)



Photo 6-5: View of where some of the proposed lots will be created that will allow for Industrial L activities in the foreground of the photo. Residential dwellings on the Ascot Street terrace and below Industrial L businesses in the background. Photo taken looking south. (Source: K. Galbraith, 15 January 2020)



Photo 6-6: View of where some of the proposed lots will be created that will allow for Industrial L activities in the foreground of the photo. Residential dwellings on the Ascot Street terrace and below Industrial L businesses in the background. Photo taken looking south. (Source: K. Galbraith, 15 January 2020)

The area has no significant landscape features requiring protection set out in the TDP or regional plans. There are industrial and commercial buildings within the surrounding existing landscape to the south, east, north and northwest. One dwelling exists at 45 Washdyke Flat Road located within the currently zoned Industrial L area. Further west and southwest of this dwelling are buildings within the currently zoned Industrial L area. Residential dwellings are located further south upon the Ascot Street terrace.

The dwelling at 45 Washdyke Flat Road within the currently zoned Industrial L area will not have a view of the buildings (to be constructed) within the rezoned Industrial L area. This is due to the building (to be constructed) within the currently zoned Industrial L area to the east will block any view from the dwelling to the proposed rezoning site. Furthermore, a building may be constructed at the back of 45 Washdyke Flat Road further blocking any view from the dwelling to the proposed rezoning area.

The residential dwellings on the Ascot Street terrace that look across to the new development area will look across Washdyke Creek at the back of the buildings (to be constructed). The line of development will be closer to than that currently anticipated in the TDP, being the line of buildings (to be constructed) along Washdyke Flat Road that is already zoned Industrial L and is currently being subdivided into nine Industrial L lots. With the nine Industrial L lots for the development currently being constructed it is considered they form part of the existing environment and are not subject to reassessment. Overall, the development is not implementing a line of buildings that historically has not or could not be in their line of sight, it is bringing it closer while remaining a reasonable distance away. While the development will be partially visible from the residential dwellings that look across to the site (in that the back and roof of the nearest buildings will be visible), it will not be located adjacent to the residential dwellings.

Furthermore, with the rezoning of the site to Industrial L the maximum building height for the site will be no more than 10m (instead of 15m that is permitted in a Rural 1 & 2 zone). Additionally, the site once developed will be enhanced to the Industrial L landscaping provisions in the TDP. These measures assist in maintaining the wider amenity values of the area.

Additionally, any intensity of use, including buildings, on the site will only occur north of the stopbank, with the stopbank and area south of it remaining in grass and open space due to it being in a floodplain area – effectively retaining an open grass area and an undeveloped margin along Washdyke Creek. This measure assists in maintaining the wider amenity values of the area.

6.8.5 Summary

The adverse effects from rezoning the Rural 1 & 2 land to Industrial L on neighbouring properties amenity values is considered to be no more than minor.

6.9 Loss of Rural Productive Soils

The available rural productive land at the site (after discounting the stormwater basin / swales, road outside of a road reserve, stopbank and the area south of the stopbank) is approximately 4.8ha, being a small lifestyle block size. However, in this situation the 4.8ha is fragmented and split over three separate areas. With no residential dwellings being situated on the site the landowner will need to travel to and from the site or the land will need to be leased.

The type of use for the available productive land at the site will most likely be limited to sheep (i.e. ewe) grazing. This is due to the small site being surrounded by industrial and commercial businesses to the north, east and south, resulting in the site not being readily suitable for arable cropping, horticultural, tree cropping or production forestry use.

With the area being limited by saturated soils due to a high-water table and slow internal drainage the grass growth will be of low quality. Taking this into account, on average the site may be able to graze approximately 20 ewes at any one time utilising rotational grazing practices and bringing in

additional feed during the winter months or for feeding lambs. If 40 lambs are produced from the 20 ewes, approximately \$6,000 (\$150 per lamb) could be made per annum. Additionally, wool from one sheep could source approximately \$3 per kilogram of clean wool. Overall, a small income from the sheep should be achievable however the exact amount per year will depend on running costs of the land (i.e. fencing, additional feed, shearing, vehicle running costs). Such a grazing practice would be managed / overseen by 0.1 full-time equivalent (FTE).

Taking the above into account, foreclosing the productive use of the available rural productive land will have no impact on the generation of goods from the region's highly productive land.

In addition, the current TDP subdivision controlled activity requirements for a Rural 2 stipulate lots must have a minimum area of 10ha, with a Rural 1 lot requiring a minimum area of 40ha or the sites created as rural living sites and 10ha allotments. If this performance standard cannot be met a discretionary resource consent under Part D6.3.5(i) of the TDP would need to be obtained. Both existing Rural 1 & 2 areas within the Applicant's landholding is less than the minimum lot size requirements, resulting in any further subdivision applications to create smaller lots (other than that already authorised) will need to be processed as a discretionary activity.

The adverse effects from rezoning the Rural 1 & 2 land to Industrial L on loss of rural productive soils is considered to be no more than minor.

6.10 Integration with Surrounding Area

The Growth Management Strategy Decision⁵ noted that any rezoning of the site and the adjacent 'Fraser' site from Rural 1 & 2 to Industrial L needed to ensure a comprehensive, integrated and efficient approach to development was implemented through an ODP. As this Proposed Private Plan Change is only subject to the Applicant's property and not the adjacent 'Fraser' site, the ODP relates to the Applicant's property. However, efficient integration will be ensured through the provision of water, sewerage, stormwater and road infrastructure to the boundary of the adjacent 'Fraser' property, enabling it to be developed in an integrated manner in the future if the correct zoning and/or resource consents are obtained.

The adverse effects from rezoning the Rural 1 & 2 land to Industrial L on the integration with the surrounding area is considered to be less than minor.

6.11 Housing and Community Infrastructure

If the projected employment figures for future industry are realised there may be an increase to the population of Timaru and the surrounding area – this will depend on the aging population status of the Timaru District. If there is an increase in population without sufficient residential land and/or housing stock, there may be wider implications which could result in a housing shortage or housing affordability problems and pressure on existing community services. The implications of this Proposed Private Plan Change should be no more than minor, however, TDC will need to keep a watching brief on development in the Timaru District to assess the provision of land available for residential development and community facilities to ensure there is sufficient capacity.

The adverse effects from rezoning the Rural 1 & 2 land to Industrial L on housing and community infrastructure is considered to be no more than minor.

6.12 Summary

The above Assessment of Environmental Effects, when read in conjunction with the other material in this report, leads to the conclusion that the overall impacts of rezoning the site from Rural 1 & 2 to Industrial L will be no more than minor and the benefits considerable. The opportunity arises for

⁵ Timaru District Council, Timaru Urban Growth Strategy, Hearing Panel Decision Report, 10 April 2018. https://www.timaru.govt.nz/_data/assets/pdf_file/0009/200232/Growth-Management-Strategy-Final-Decision-April-Signed.pdf

any further site specific adverse effects to be considered at the time of any required resource consent application, remembering the overall development consents have already been obtained except for the outstanding subdivision consent. The overall impacts are considered no more than minor because they are largely contained within the site and the effects beyond the site itself are no more than minor and manageable.

The benefits include:

- Logical extension of the existing surrounding industrial and commercial business areas, making better use of the small grazing land and infrastructure currently being constructed.
- Provision of additional viable and available Industrial L land within the next 2-3 years where adverse effects are no more than minor.
- Provision of a range of opportunities for different types of light industry within the framework provided by the current rules for the Industrial L Zone.

Overall, the Proposed Private Plan Change will result in no more than minor effects for the site. These effects are associated with a loss of small grazing land, increased vehicle numbers and amenity effects on neighbours. However, these effects can generally be mitigated through the performance standards imposed for Industrial L sites, except for the capacity issue at the Washdyke Flat Road and State Highway 1 intersection that needs to be addressed by New Zealand Transport Agency. The site is adequate for Industrial L land use and no substantial residential dwellings are located in the near vicinity. Overall there are significant potential positive economic and social benefits of the new Industrial L development locating on the site, therefore the positive effects are considered to outweigh the adverse effects.

7 Section 32 Evaluation

Section 32 of the Act requires an assessment of the extent to which the objectives of any proposal being evaluated are the most appropriate way to achieve the purpose of the Act. Section 5 of the Act states the purpose of the Act is to promote the sustainable management of natural and physical resources.

The Act (First Schedule, Clause 22(1)) requires that an applicant that has prepared a proposed private plan change must prepare an evaluation report for the proposed private plan change in accordance with section 32 and publicly notify the proposed private plan change if the local authority decides to proceed. Therefore, the TDC must have particular regard to the section 32 evaluation when deciding whether to proceed with the Proposed Private Plan Change.

Section 32 of the Act details the requirements of evaluation reports; in summary, they must, in the context of the Proposed Private Plan Change:

- Examine the extent to which the objectives are the most appropriate way to achieve the purpose of the Act;
- Examine whether the provisions in the Proposed Private Plan Change are the most appropriate way to achieve the objectives; and
- Contain a level of detail commensurate to the scale and significance of the anticipated environmental, economic, social and cultural effects.

In assessing the appropriateness of provisions for achieving the objectives, the Applicant must:

- Identify other reasonably practicable options;
- Assess the efficiency and effectiveness of the provisions, including assessing the benefits and costs (where possible quantified) of anticipated effects, including effects on economic growth and employment, and the risk of acting or not acting;
- Summarise the reasons for deciding on the provisions.

An evaluation report must contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal (under section 32(1)(c) of the Act).

The Proposed Private Plan Change is considered to be of low scale and significance for the following reasons:

1. The reasons for the change is initiated by the Applicant.
2. The degree of shift from the status quo (i.e. current approach in the TDP) is changing the zoning from Rural 1 & 2 to Industrial L. The area of concern is approximately 9.3ha, of which only approximately 4.8ha is currently available fragmented rural productive land. The site is also surrounded by industrial and commercial businesses to the north, east and south.
3. Only the one landowner will be affected, whom is the Applicant.
4. The degree of impact on, or interest from, iwi from the rezoning is minimal.
5. The effects will be ongoing into the future in that Industrial L activities will occur at the site.
6. The geographic scale of the impacts will be localised to the single site that is surrounded by industrial and commercial businesses to the north, east and south.
7. The type of effect is associated with a loss of small grazing land, increased vehicle numbers and amenity effects on neighbours. However, these effects can generally be mitigated through the performance standards imposed for Industrial L sites. The site is adequate for Industrial L land use and no substantial residential dwellings are located in the near vicinity. Overall there are significant potential positive economic and social benefits of the new Industrial L development locating on the site, therefore the positive effects are considered to outweigh the adverse effects.
8. The degree of policy risk, implementation risk or uncertainty is minimal as the performance standards for the new Industrial L zone will be set within the TDP and have already been tested for existing Industrial L zones.

7.1 Examine whether the provisions in the proposal are the most appropriate to achieve the objectives of the existing District Plan to the extent that those are relevant (section 32(3))

As mentioned above an evaluation report must examine the extent to which the objectives are the most appropriate way to achieve the purpose of the Act. The Proposed Private Plan Change does not propose any new objectives, rather the proposed provisions are designed to assist in achieving existing objectives of the TDP. All objectives in the TDP are to be read in their entirety however the most relevant are included below in Table 7-1. The below assessment does not include Part B5(b) – *Liquid Waste Management*, Part B8 – *Roading* and Part B9 – *Services & Infrastructure* as these aspects are considered part of the existing environment with the services authorised through resource consents and currently being constructed.

Table 7-1: Assessment of Relevant Timaru District Plan Objectives and Policies

Relevant Plan Provisions	Assessment
Part B1 – Land Resources	
<p>Objective 1 Achieve the sustainability of the District's land resource by:</p> <ul style="list-style-type: none"> • maintaining the life-supporting capacity of soils • preventing induced land degradation • restoring degraded land • managing the stock of versatile land for the greatest benefit to present and future generations • maintaining a representative range of natural ecosystems <p>Policy 3 To discourage development that would result in irreversible adverse effects on versatile soils unless it is for the overall benefit of the community including future generations. Such effects may include coverage, compaction or removal of versatile land.</p>	<p>The relevant land resources objective (and its associated policy) relate to retention of rural production land where it has the greatest benefit to present and future generations. The available rural production land on the site is approximately 4.8ha of grazing land, an area shown to fragmented and unviable for productive use. The greatest benefit to present and future generations is to rezone the site Industrial L. It is therefore considered the Proposed Private Plan Change is consistent with the land resources policy direction in the TDP.</p>
Part B11(a) – Amenity Values – Amenity Planting	
<p>Objective 1 Improved visual quality of commercial and industrial sites.</p> <p>Policy 1 To promote enhancing the visual appearance of commercial and industrial sites and to protect the visual quality of adjoining Recreation, Residential or Rural Zones.</p>	<p>The relevant amenity planting objective (and its associated policy) relate to provision of landscaping for new industry sites. When the site is rezoned the Applicant will seek a subdivision consent to subdivide the 4.8ha into a number of lots that will have the Industrial L landscaping provisions implemented (albeit these requirements within the National Grid buffer corridor will be amended to be consistent with the National Policy Statement on Electricity Transmission (NPS-ET) as implemented in the subdivision consent requirements already imposed on the wider site). It is therefore considered the Proposed Private Plan Change is consistent with the amenity planting policy direction in the TDP, taking into account the requirements of the NPS-ET.</p>
Part B12 - Noise	
<p>Objective 1 Minimise the situations where there is conflict between noise emissions from land use activities and other more sensitive land uses.</p> <p>Policy 1 To avoid or mitigate effects of noise on residential uses and other sensitive areas, by limiting noise emissions within residential, rural and natural areas, and by discouraging residential and other sensitive uses from locating close to land zoned or used for noisy activities.</p> <p>Policy 2</p>	<p>The relevant noise objective (and its associated policies) relate to ensuring appropriate noise limits are in place for the type of activity occurring on the site. When the site is rezoned the landowner (currently and in the future) will need to comply with the Industrial L noise limits. These noise limits are considered appropriate for the site due to it being surrounded by industry and commercial businesses to the north, east and south, as well as the separation distance Washdyke Creek implements from the residential dwellings to the south of the site above the terrace, on Ascot Street. The land to the west is zoned Rural 2 with</p>

<p>To provide rules setting noise limits adequate for the protection of community health and welfare while enabling control of reasonable noise emissions from activities.</p>	<p>one dwelling on the site. This dwelling is already adjacent to an Industrial L zone, with no part of the rezoned area being adjacent to the dwelling. This minimises a situation where there would be a conflict between noise emissions from the new Industrial L land and the dwelling. Furthermore, any new Industrial L activity will need to meet the performance standard noise limits for the zone that includes noise limits at the notional boundary for any dwelling in a Rural zone. It is therefore considered the Proposed Private Plan Change is consistent with the noise policy direction in the TDP.</p>
Part B13 – Community Enablement and Physical Resources	
<p>Objective 1 To accommodate growth while protecting and enhancing the quality of the environment.</p> <p>Policy 1 To ensure that sufficient and appropriately zoned land is available to accommodate business and residential growth.</p> <p>Policy 2 To provide for a range of business activities and lifestyle choices, for example rural living sites, large lot residential, conventional residential development, and high density residential development in Timaru's inner city area.</p>	<p>The relevant community enablement and physical resources objective (and its associated policies) relate to providing for a range of business activities to accommodate growth in the district while protecting and enhancing the quality of the environment. The site is currently being connected to water, sewerage and stormwater reticulation and will have a road network in place. This makes the site readily available for accommodating Industrial L growth as well as providing choice in the location of industry for the wider Timaru District. The ODP and Industrial L performance standards will apply to the site, ensuring the environment is protected to a suitable standard. It is therefore considered the Proposed Private Plan Change is consistent with the community enablement and physical resources policy direction in the TDP.</p>
Part D – Industrial Zones	
<p>Objective 4.1.1.1 Minimising the situations where there is conflict between industry and other lands uses.</p> <p>Objective 4.1.1.2 Avoiding, remedying or mitigating the adverse effects of activities in the Industrial Zones.</p> <p>Policy 4.1.2.1 To distinguish between industrial areas according to their suitability for activities with two different levels of effects provided for.</p> <p>Policy 4.1.2.2 To use zones to provide for industrial activities in appropriate locations having regard to:</p> <ul style="list-style-type: none"> - location of existing industry 	<p>The relevant Industrial Zone objectives (and their associated policies) relate to minimising conflict of industry activities with other land uses, particularly residential, while avoiding, remedying or mitigating the adverse effects of the industrial activities. The site in question to be rezoned Industrial L from Rural 1 & 2 is fragmented and of an unviable rural production size (approximately 4.8ha of available grazing land of the approximately 9.3ha site) that will provide a connection the adjacent industry and commercial businesses to the north, east and south. The area south of the stopbank towards Washdyke Creek will not be developed due to possible flooding risks – this area is included in the rezoned area to provide consistency of</p>

<ul style="list-style-type: none"> - continuity with previous zoning controls - location of services especially sewerage and water supply - adjoining residential and other sensitive land uses - proximity to natural areas including the coastal environment and wetlands - exposure to natural hazard risk especially flooding and coastal erosion - transportation links (the roading hierarchy, port, and rail) - the versatility of land - need for expansion to be provided for the life of the District Plan <p>Industrial L: which is intended to provide for industrial activities having minor to moderate environmental effects and that these effects should be mitigated for neighbouring zones to the extent that is practical.</p> <p>Industrial H: which is intended for heavier industrial activities having more adverse environmental effects and which should be separated from residential and other sensitive activities.</p> <p>Access to high capacity water and sewerage services is also more readily available within the Washdyke area of the Industrial H Zone.</p> <p>Upon reclamation it is anticipated that the land at Evans Bay be zoned Industrial H.</p> <p>The Washdyke Industrial Expansion Area Outline Development Plan (ODP) includes a conceptual layout of through roading, its connection to the wider roading network, intersection treatments, existing and proposed rail crossings, and greenway and walk/cycle ways throughout the subject lands.</p> <p>The land is to be developed in accordance with the Staging Plan indicated on the ODP. The Staging recognises the sequential, orderly and progressive development of these lands in conjunction with the ability to provide service infrastructure.</p> <p>The planning maps are supplemented by the ODP. Development is required to be in general accordance with the ODP.</p> <p>Policy 4.1.2.3 To concentrate industrial activities where they will have limited adverse effects on nearby activities unless the adverse effects of industry can be avoided, remedied or mitigated.</p> <p>Policy 4.1.2.4 To manage the use of land adjacent to and within Industrial Zones in a way that avoids or mitigates adverse environmental effects without unreasonably inhibiting the continued use and development of industrial activities.</p>	<p>zoning across the Applicant's land as well as connection with the surrounding zoning.</p> <p>The servicing for the area is currently being constructed, suitable for Industrial L activities.</p> <p>The ODP and Industrial L performance standards (albeit these requirements within the National Grid buffer corridor are amended to be consistent with the NPS-ET) will be applied to the site. The ODP provides certainty for the location of road, including services up to the adjacent 'Fraser' boundary to enable integrated and connected development. The ODP also restricts any new vehicle access from the site onto State Highway 1. Additionally, the performance standards mitigate any possible adverse effect on the dwelling within the adjacent Rural 2 site and the Residential 1 zoned dwellings located further south of the site above the terrace, on Ascot Street. These standards mitigate any adverse environmental effects without unreasonably inhibiting the development of Industrial L activities at the site.</p> <p>It is therefore considered the Proposed Private Plan Change is consistent with the Industrial L policy direction in the TDP.</p>
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<p>Policy 4.1.2.6 To limit industrial development in or adjacent to natural areas containing significant indigenous vegetation, significant habitats of indigenous fauna, the coastal environment, rivers or wetlands, and in situations where development will significantly diminish the natural character of the landscape.</p> <p>Policy 4.1.2.7 To allow for more permissive noise and light levels in industrial areas than provided for elsewhere in the District while acknowledging that some restriction on noise and light levels is required when sensitive uses, e.g. residential or natural areas, or the Rural 2 Zone adjoining Lot 3 DP 58403, share a boundary with an industrial area.</p> <p>Policy 4.1.2.9 To ensure the visual quality of land adjoining industrial areas, especially Residential Zones and natural areas, and the Rural 2 Zone adjoining Lot 3 DP 58403, and of sites adjoining major routes in industrial areas is maintained or enhanced.</p> <p>Policy 4.1.2.10 To provide for appropriately designed road access to industrial sites.</p> <p>Policy 4.1.2.11 To provide for activities using or storing significant quantities of hazardous substances to locate in Industrial Zones subject to controls which mitigate any adverse effects.</p> <p>Policy 4.1.2.12 To set more permissive standards of environmental effects for industrial areas than for other parts of the District.</p> <p>Policy 4.1.2.13 To provide performance rules and standards to address the adverse effects of activities in Industrial Zones, including effects on neighbouring land uses.</p>	
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In summary, the Proposed Private Plan Change is considered to be consistent with the intent of the relevant strategic objectives and policies for the TDP. In particular, it is aligned with those objectives and policies that seek to:

- Recognise and provide for Industrial L growth;
- Provide for such growth to be connected to adjacent industry and commercial businesses reducing the potential for reverse sensitivity effects;
- Through the use of performance standards, mitigate any adverse effects on adjacent dwelling within the Rural 2 Zone and Residential 1 dwellings located further south of the site above the terrace on Ascot Street; and
- Through the use of an ODP, provide an efficient and safe road network with services up to the boundary of the adjacent 'Fraser' property to enable integration and connectivity at a later date, while avoiding creating any new vehicle access directly onto State Highway 1.

7.2 Are the objectives of the proposal the most appropriate way to achieve the purpose of the Act? (section 32(1)(a))

The Proposed Private Plan Change does not seek to change any existing objectives of the TDP or to add any new objectives. In circumstances where the objectives are not sought to be changed or new ones sought, section 32(6)(b) of the Act states that references to 'objectives' means the 'purpose' of the Proposed Private Plan Change. For clarity, the purpose of this Proposed Private Plan Change is to rezone Rural 1 & 2 land to Industrial L to enable investment in new Industrial L activities at Washdyke Flat Road.

Accordingly, the evaluation must consider the extent to which the inclusion in the TDP of an ODP, amendments to an existing policy to include reference to the Washdyke Flat Road ODP, the introduction of rules requiring future land use development to be in accordance with the ODP, and amendments to Planning Map 27 to change the zone from Rural 1 & 2 to Industrial L best achieve the purpose of the Proposed Private Plan Change, and ultimately the purpose of the Act.

The purpose of the Act is to promote sustainable management of natural and physical resources. This means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while:

- (a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and
- (b) Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and
- (c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment.

As explained in section 6.8 of this report, the current Industrial L Zone land supply in the Washdyke area is not considered appropriate to meet the needs of Industrial L businesses. Therefore, additional Industrial L land will be needed for any future activity of this nature. No alternative locations were considered as this Proposed Private Plan Change is specific to the subject site.

As outlined in section 8.8 of this report, the Proposed Private Plan Change amends the TDP in a way that will achieve the integrated management of the effects for the use and development of land for industrial purposes:

- The Proposed Private Plan Change seeks to enable people and communities to provide for their social and economic wellbeing by providing a greater area of Industrial L land enabling future investment in industrial activities in the Timaru District.
- The Proposed Private Plan Change does involve an additional loss of rural productive land from the Timaru District, which is a consideration when having regard to meeting the needs of future generations and safeguarding the capacity of soil, as well as the finite characteristics of natural and physical resources. However, the encroachment on productive soils would likely have a small impact on the Timaru District's farming in the long term since the 4.8ha grazing area is fragmented and of an unviable landholding size for economically viable rural production.
- The establishment of additional Industrial L land on a site surrounded by industry and commercial businesses to the north, east and south provides for the connection of like activities in an integrated way. Such consolidation of Industrial L activities lessens the potential for reverse sensitivity effects by reducing the potential for industrial activities to be located next to sensitive activities (as compared to a stand-alone industrial zone).
- Tools such as performance standards and the ODP help to avoid, remedy and mitigate any adverse effects on the environment, ensuring certainty in layout and integrated management of water, sewerage, stormwater, road, National Grid buffer zone and no access to State Highway 1. Additionally, the road layout with water and sewerage services will provide integration with the adjacent 'Fraser' property if they wish to

develop in the future. Furthermore, the ODP will ensure the cultural wellbeing of people and community are maintained as well as ensuring the communities health and safety is maintained around the Transpower National Grid overhead lines.

Ultimately, the Proposed Private Plan Change gives effect to section 5 of the Act, and is efficient and effective in providing for long term Industrial L growth in the Timaru District in a way and at a rate which enables people and communities to provide for their social, economic and cultural wellbeing; meets the reasonably foreseeable needs of future generations; safeguards the life-supporting capacity of air, water, soil and ecosystems; and avoids, remedies or mitigates adverse effects on the environment. As such, the Proposed Private Plan Change is confirmed as representing the most appropriate way to provide for the sustainable management of the Timaru District's resources – the purpose of the Act.

7.3 Examine whether the provisions in the proposal are the most appropriate to achieve the objective of the proposal by identifying:

7.3.1 *If there are other reasonably practicable options for achieving the proposal? (section 32(1)(b)(i))*

In considering whether the proposed amendments to the TDP to provide additional Industrial L land are the most appropriate way to enable new industrial investment activities at Washdyke Flat Road four options (taking into account the TDP Industrial L objectives) were identified as follows:

- Option 1: Rezone as Proposed
This option involves rezoning approximately 9.3ha of land (of which approximately 4.3ha is available grazing land) to Industrial L as proposed, utilising the existing Industrial L provisions with amendments as reflected in section 5 and Appendix 3 of this report.
- Option 2: Do Nothing / Resource Consent
This option involves retaining the Rural 1 & 2 zoning. Resource consent could be applied for to undertake industrial activities on the site.
- Option 3: Site Specific Bespoke Industrial Provisions
This option could include lessor amenity controls, such as higher building height limits.
- Option 4: Wait for 2nd Generation Timaru District Plan
This option involves waiting for the TDP review process to notify a 2nd generation plan whereby the rezoning may not be included and the Applicant could submit seeking such rezoning.

A fifth option of rezoning the site Industrial H has not been considered below. The site would need to extend the trade waste sewerage network from the Washdyke Industrial Area located on the eastern side of State Highway 1. Additionally, environmental adverse effects such as odour would need to be considered on the adjacent Rural 2 dwelling and the residential dwellings location south of the site upon the Ascot Street terrace. Such complexities are not deemed appropriate for the site and the Applicant is not interested in pursuing the option.

The following assessment of the above mentioned four options was undertaken based on all the information available.

7.3.1.1 Option 1: Rezone as Proposed

Table 7-2: Benefits and Opportunities, and Costs and Risks of Option 1

	Benefits and Opportunities	Costs and Risks
Environmental	<p>Industrial L activities are enabled in a manner that can be serviced, with servicing designed to manage water, sewerage, stormwater, roading, National Grid buffer corridor and access restriction to State Highway 1.</p> <p>Industrial L activities are enabled in a coherent and connected urban form that is will integrated with adjoining industry and commercial businesses to the north, east and south.</p> <p>Transport routes are provided that enable and facilitate active modes of transport and easy walking and cycling connections within and across the site (somewhat dependent on the adjacent 'Fraser' site being developed, extending the road to a through road).</p>	<p>Increased vehicle movements.</p>
Economic	<p>Increased likelihood of new Industrial L activities locating in the Timaru District with significant ongoing economic and employment benefits.</p>	<p>Loss of 4.8ha grazing area for the Timaru District.</p> <p>Additional infrastructure capacity required.</p> <p>Alternative development layouts are prevented without obtaining a resource consent.</p>
Social & Cultural	<p>Wider variety of employment options which could reduce unemployment in the Timaru District (potential increases to household incomes) as well as flow on benefits for other businesses.</p> <p>Industrial L zone provides controls to manage amenity effects.</p> <p>No known cultural effects.</p>	<p>Amenity effects / reverse sensitivity (e.g. visual) effects of future Industrial L activities on residential dwellings that look down onto the site from Ascot Street.</p> <p>No known cultural effects.</p>

7.3.1.2 Option 2: Do Nothing / Resource Consent

Table 7-3: Benefits and Opportunities, and Costs and Risks of Option 2

	Benefits and Opportunities	Costs and Risks
Environmental	Industrial L activities may be undertaken through a resource consent process with provisions managing water, sewerage, stormwater, roading, National Grid buffer corridor and access restriction to State Highway 1.	<p>If potential industrial light uses were undertaken through a resource consent process provisions may not be applied consistently with other Industrial L zones as it would not be anticipated in the TDP.</p> <p>Potentially lack of integration with adjacent sites.</p>
Economic	<p>If Industrial L activities are approved through a resource consent process, there will be significant ongoing economic and employment benefits for the Timaru District.</p> <p>Alternative development layouts could be considered through the resource consent application.</p>	<p>If a resource consent application was made there would be less certainty for the decision maker that the land could be used for Industrial L activities, resulting in a more onerous process which could discourage industrial activities taking place. This could result in the potential loss of industrial uses of significant higher economic value and financial return than the existing grazing use.</p> <p>Greater costs to TDC if the activity is not anticipated as infrastructure, particularly roading upgrades, may need to be incorporated into Long-term Plan.</p>
Social & Cultural	<p>If Industrial L activities are approved, a wider variety of employment options which could reduce unemployment in the Timaru District (potential increases to household incomes) as well as flow on benefits for other businesses.</p> <p>If Industrial Light activities were not approved, potential amenity / reverse sensitivity effects of industrial activities on residential dwellings that look down onto the site from Ascot Street will be avoided.</p> <p>No known cultural effects.</p>	<p>If Industrial L activities are not approved, the potential benefits from greater employment would not be realised.</p> <p>No known cultural effects.</p>

7.3.1.3 Option 3: Site Specific Bespoke Industrial Provisions

Table 7-4: Benefits and Opportunities, and Costs and Risks of Option 3

	Benefits and Opportunities	Costs and Risks
Environmental	<p>Industrial L activities are enabled in a manner that can be serviced, with servicing designed to manage water, sewerage, stormwater, roading, National Grid buffer corridor and access restriction to State Highway 1.</p> <p>Industrial L activities are enabled in a coherent and connected urban form that is will integrated with adjoining industry and commercial businesses to the north, east and south.</p> <p>Transport routes are provided that enable and facilitate active modes of transport and easy walking and cycling connections within and across the site (somewhat dependent on the adjacent 'Fraser' site being developed, extending the road to a through road).</p>	<p>Increased vehicle movements.</p>
Economic	<p>Increased likelihood of new Industrial L activities locating in the Timaru District with significant ongoing economic and employment benefits.</p>	<p>Loss of 4.8ha grazing area for the Timaru District.</p> <p>Additional infrastructure capacity required.</p> <p>Alternative development layouts are prevented without obtaining a resource consent.</p> <p>Different objectives and policies than in the existing Industrial L zone which could result in an inconsistent approach to industrial activities in the Timaru District and potentially more onerous for the community to object to.</p> <p>Need to formulate new and different objectives and policies and the ongoing interpretation and application costs for the developer(s) and TDC.</p>
Social & Cultural	<p>Wider variety of employment options which could reduce unemployment in the Timaru District (potential increases to household incomes) as well as flow on benefits for other businesses.</p> <p>Bespoke controls could provide higher building height limits than other Industrial L zones.</p> <p>No known cultural effects.</p>	<p>Amenity effects / reverse sensitivity (e.g. visual) effects of future Industrial L activities on residential dwellings that look down onto the site from Ascot Street.</p> <p>No known cultural effects.</p>

7.3.1.4 Option 4: Wait for 2nd Generation Timaru District Plan

Table 7-5: Benefits and Opportunities, and Costs and Risks of Option 4

	Benefits and Opportunities	Costs and Risks
Environmental	<p>If notified 2nd Generation TDP rezoned the site to Industrial L, Industrial L activities are enabled in a manner that can be serviced, with servicing designed to manage water, sewerage, stormwater, roading, National Grid buffer corridor and access restriction to State Highway 1.</p> <p>If notified 2nd Generation TDP rezoned the site to Industrial L, Industrial L activities are enabled in a coherent and connected urban form that is will integrated with adjoining industry and commercial businesses to the north, east and south.</p> <p>If notified 2nd Generation TDP rezoned site to Industrial L, transport routes are provided that enable and facilitate active modes of transport and easy walking and cycling connections within and across the site (somewhat dependent on the adjacent 'Fraser' site being developed, extending the road to a through road).</p>	<p>If notified 2nd Generation TDP rezoned site to Industrial L, increased vehicle movements.</p>
Economic	<p>If notified 2nd Generation TDP rezoned site to Industrial L, increased likelihood of new Industrial L activities locating in the Timaru District with significant ongoing economic and employment benefits.</p>	<p>If notified 2nd Generation TDP rezoned site to Industrial L, loss of 4.8ha grazing area for the Timaru District.</p> <p>If notified 2nd Generation TDP rezoned site to Industrial L, additional infrastructure capacity required.</p> <p>If notified 2nd Generation TDP rezoned site to Industrial L with an ODP, alternative development layouts are prevented without obtaining a resource consent.</p> <p>If notified 2nd Generation TDP does not rezone site to Industrial L, loss of opportunities and benefit of new Industrial L activities locating in the Timaru District with significant ongoing economic and employment benefits.</p> <p>If notified 2nd Generation TDP does not rezone site to Industrial L, the Applicant has lost approximately 4 years waiting for such a change to occur through the District Plan Review process, being no further ahead than the current position. Options for the Applicant would then be limited to submitting on the notified 2nd Generation TDP seeking the site to be</p>

	Benefits and Opportunities	Costs and Risks
		rezoned or to apply for a resource consent as per Option 2: Do Nothing.
Social & Cultural	<p>If notified 2nd Generation TDP rezoned site to Industrial L, wider variety of employment options which could reduce unemployment in the Timaru District (potential increases to household incomes) as well as flow on benefits for other businesses.</p> <p>If notified 2nd Generation TDP rezoned site to Industrial L, Industrial L zone provides controls to manage amenity effects.</p> <p>If notified 2nd Generation TDP did not rezone the site to Industrial L, potential amenity / reverse sensitivity effects of industrial activities on residential dwellings that look down onto the site from Ascot Street will be avoided.</p> <p>No known cultural effects.</p>	<p>If notified 2nd Generation TDP rezone site to Industrial L, amenity effects / reverse sensitivity (e.g. visual) effects of future Industrial L activities on residential dwellings that look down onto the site from Ascot Street.</p> <p>No known cultural effects.</p>

7.3.2 Assessing the efficiency and effectiveness of the provisions in achieving the objective of the proposal (sections 32(1)(ii) and 32(2)(a) & (b))

In considering whether the proposed amendments to the TDP to provide additional Industrial L land are the most efficient and effective way to enable new industrial investment activities at Washdyke Flat Road four options identified in section 7.3.1 of this report were utilised.

The following assessment of the four options was undertaken based on all the information available. The ranking utilised for the assessments is outlined in Table 7-6.

Table 7-6: Ranking Key for Option Assessment

Ranking Number	Ranking Detail
1	Low
2	Low to Medium
3	Medium
4	Medium to High
5	High

7.3.2.1 Option 1: Rezone as Proposed

Table 7-7: Efficiency and Effectiveness of Option 1

Efficiency		Effectiveness		
Ranking	Reason		Ranking	Reason
5	<p>The option provides the greatest certainty for the Applicant, TDC and wider community. The ODP and Industrial L performance standards (albeit these requirements within the National Grid buffer corridor are amended to be consistent with the NPS-ET) will be applied to the site. The ODP provides certainty for the location of road, including services up to the adjacent 'Fraser' boundary to enable integrated and connected development. The ODP also restrict any new vehicle access from the site onto State Highway 1. Additionally, the performance standards mitigate any possible adverse effect on the dwelling within the adjacent Rural 2 site and the Residential 1 dwellings located further south of the site above the terrace on Ascot Street. These standards mitigate any adverse environmental effects without unreasonably inhibiting the development of Industrial L activities at the site.</p> <p>The option can be implemented at a reasonable cost in a timely fashion.</p>	Relevance	5	The option achieves the highest contribution towards achieving the aim of rezoning the Rural 1 & 2 land as Industrial L within a responsible timeframe. The amended Industrial L provisions and associated ODP will address the problem this Proposed Private Plan Change is designed to resolve while managing any adverse effects that may occur to an appropriate standard.
		Feasibility	4	<p>The Proposed Private Plan Change is within TDC's powers and responsibilities.</p> <p>In processing the Proposed Private Plan Change, there is a low degree of risk and uncertainty in achieving the rezoning of Rural 1 & 2 land to Industrial L.</p> <p>TDC can implement, monitor and enforce the rezoning.</p>
		Acceptability	4	<p>There is a level of equity and fair distribution of impacts.</p> <p>There is likely to be community and political acceptance of the Proposed Private Plan Change.</p>

7.3.2.2 Option 2: Do Nothing / Resource Consent

Table 7-8: Efficiency and Effectiveness of Option 2

Efficiency		Effectiveness		
Ranking	Reason		Ranking	Reason
3	<p>The option does not provide the certainty for the Applicant, TDC and wider community. As a resource consent process would not be anticipated in the TDP any provisions imposed on a granted consent may not be applied consistently with other Industrial L zones.</p> <p>The option can be implemented at a reasonable cost in a timely fashion however there is no guarantee that a resource consent would be granted.</p>	Relevance	4	<p>If a resource consent is granted, the option achieves a medium to high contribution towards achieving Industrial L activities within a Rural 2 zone within a responsible timeframe. The uncertainty of possible provisions imposed being inconsistent with Industrial L provisions is what has reduced the ranking from high.</p>
		Feasibility	2	<p>Processing a resource consent application is within TDC's powers and responsibilities.</p> <p>There is a high degree of risk and uncertainty if a resource consent to undertake Industrial L activities within a Rural 2 site will be granted. Most likely the process will be more onerous than the Private Plan Change process, discouraging industrial activities taking place.</p> <p>TDC can implement, monitor and enforce any resource consent granted.</p>
		Acceptability	2	<p>If a resource consent is granted there may not be a level of equity and fair distribution of impacts due to the provisions imposed not being applied consistently with other Industrial L zones.</p> <p>Without the Industrial L zone being applied to the site, and potentially provisions imposed on any granted resource consent not being consistent with other Industrial L zones, there is a chance the community and political acceptance of the resource consent is low to medium.</p>

7.3.2.3 Option 3: Site Specific Bespoke Industrial Provisions

Table 7-9: Efficiency and Effectiveness of Option 3

Efficiency		Effectiveness		
Ranking	Reason		Ranking	Reason
2	<p>The option does provide some certainty for the Applicant, TDC and wider community. However, some of the site specific bespoke industrial provisions would not be anticipated in the TDP and would not be applied consistently with other Industrial L zones.</p> <p>The option can be implemented at a reasonable cost in a timely fashion.</p> <p>The Applicant does not want to implement any site specific bespoke industrial provisions (i.e. higher maximum height restrictions). Additionally, the different restriction for the National Grid buffer corridor than that imposed for the Washdyke Industrial Area can be provided for within the performance standards for the Industrial L provisions and do not require site specific bespoke provisions to implement.</p>	Relevance	3	The option achieves the medium contribution towards achieving the aim of rezoning the Rural 1 & 2 land as Industrial L within a responsible timeframe. Any site specific bespoke Industrial L provisions and associated ODP will create of a new zone and add unnecessary duplication to manage any adverse effects that may occur to an appropriate standard.
		Feasibility	3	<p>The site specific bespoke industrial provisions are within TDC's powers and responsibilities.</p> <p>In developing site specific bespoke industrial provisions, there is a medium degree of risk and uncertainty in achieving the rezoning of the Rural 1 & 2 land to Industrial L.</p> <p>TDC can implement, monitor and enforce the site specific bespoke industrial provisions.</p>
		Acceptability	2	<p>There is a low to medium level of equity and fair distribution of impacts if the impacts are greater than an anticipated Industrial L zone.</p> <p>There is likely to be low to medium community and political acceptance of the site specific bespoke provisions where it seeks a higher maximum height restriction.</p>

7.3.2.4 Option 4: Wait for 2nd Generation Timaru District Plan

Table 7-10: Efficiency and Effectiveness of Option 4

Efficiency		Effectiveness		
Ranking	Reason		Ranking	Reason
1	<p>The option does not provide the certainty for the Applicant, TDC and wider community. The Timaru District Plan Review process does not guarantee that the site will be rezoned from Rural 1 & 2 to Industrial L. If the site is not proposed to be rezoned the Applicant will then need to submit on, and maybe appeal, the 2nd Generation TDP seeking the rezone. If the rezoning request is not successful, the Proposed Private Plan Change Application would need to progress down Option 2 path of applying for a resource consent for Industrial L activities within a Rural 2 zone.</p> <p>The option can be implemented at a reasonable cost however it will not be in a timely fashion. Furthermore, if the option 2 path needed to be progressed there is no guarantee that a resource consent would be granted.</p>	Relevance	1	The option achieves the highest contribution towards achieving the aim of rezoning the Rural 1 & 2 land as Industrial L within the most responsible timeframe. The amended Industrial L provisions and associated ODP will address the problem this Proposed Private Plan Change is designed to resolve while managing any adverse effects that may occur to an appropriate standard.
		Feasibility	1	<p>The 2nd Generation TDP is within TDC's powers and responsibilities.</p> <p>In waiting for the 2nd Generation TDP to be notified and have its decision released, there is a high degree of risk and uncertainty in achieving the rezoning of the Rural 1 & 2 land to Industrial L. If the site zoning is not changed to Industrial L, any required option 2 resource consent process will most likely be more onerous than the 2nd Generation TDP process, discouraging industrial activities taking place.</p> <p>TDC can implement, monitor and enforce any rezoning implemented through the 2nd Generation TDP or granted resource consent.</p>
		Acceptability	1	There is a level of equity and fair distribution of impacts. However, the four-year timeframe to determine the 2 nd Generation TDP decision is not acceptable to the Applicant. Furthermore, this decision may be appealed by the Applicant if the rezoning sought is not implemented. Additionally, another submitter on the 2 nd Generation TDP could appeal any decision that relates to this site.

				There is likely to be community and political acceptance of the 2 nd Generation TDP.
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7.3.3 Summarising the reasons for deciding on the provisions (section 32(1)(b)(iii))

Overall the evaluation identifies Option 1 – *Rezone as Proposed* as the most effective and efficient at achieving the rezoning of Rural 1 & 2 land to Industrial L. It provides the highest degree of benefits and certainty while maintaining a reasonable cost to implement the change as follows:

- The Industrial L performance standards (albeit the associated ODP and requirements within the National Grid buffer corridor) have been tested through the process of preparing, including a section 32 evaluation process, and making operative the current TDP.
- The Industrial L objectives and policies have been specifically designed to relate to industrial areas. It is appropriate to apply them to the site subject of this Proposed Private Plan Change as it is a logical extension of existing industry and commercial businesses located to the north, east and south.

Option 2 – *Do Nothing / Resource Consent* and Option 3 – *Site Specific Bespoke Industrial Provisions* are the same in relation to the overall effectiveness of the option, albeit being less effective than Option 1. They are possible options but may result in conditions being imposed to a resource consent that are consistent with what is anticipated in the TDP for Industrial L activities. In regards to the efficiency, Option 2 is slightly more efficient than Option 3, albeit both still being less efficient than Option 1. In Option 2 the Applicant would need to obtain a resource consent for the industrial subdivision / activities where upon the activity is not anticipated in the TDP leading to any provisions imposed on a granted consent may not be applied consistently with other Industrial L zones and may prevent the type of Industrial L development that the Proposed Private Plan Change seeks to facilitate. Whereas, Option 3 site specific bespoke industrial provisions would not be as efficient as they would, in effect, create a new zone and the current objective and policies for Industrial L zones are appropriate, relevant and tested.

The least effective and efficient option is Option 4 – *Waiting for 2nd Generation TDP* as a four year wait to see if the decision on the 2nd Generation TDP is not effective, while if the rezoning is not applied to the site in the 2nd Generation TDP the Applicant would need to progress down the Option 2 path of applying for a resource consent for Industrial L activities in an area not anticipated by the TDP.

A visual presentation of how the four options compare to each other is shown in Figure 7-1.

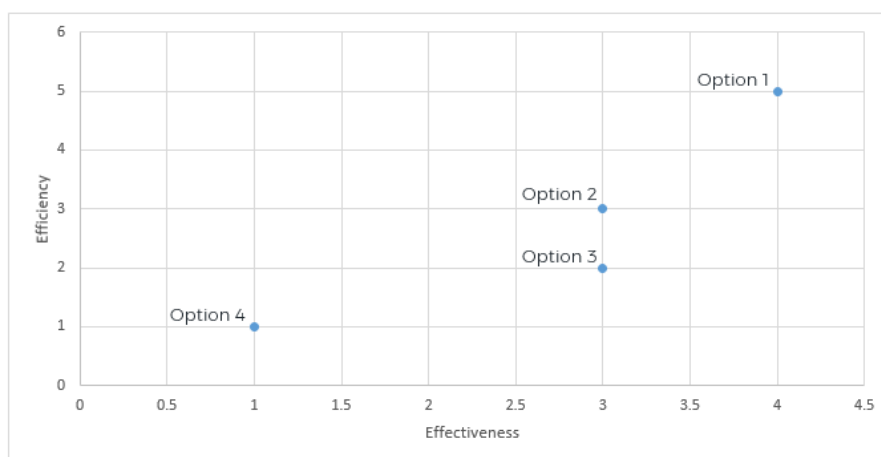


Figure 7-1: Consideration of efficiency and effectiveness for the four options

Overall, Option 1 – *Rezone as Proposed* to be the most appropriate option to assist in achieving rezoning the Rural 1 & 2 land to Industrial L. This option is the subject of this Proposed Private Plan Change.

7.3.4 Risk of acting or not acting (section 32(2)(c))

The Act requires assessment of the risk of acting or not acting if there is uncertain or insufficient information. In relation to this Proposed Private Plan Change there is no reason for not acting on the basis of insufficient or uncertain information. Sufficient information is available on the benefits and opportunities, and costs and risks of the Proposed Private Plan Change. Any potential adverse effect is managed through the ODP and performance standards.

The risk of not acting and instead continuing the status quo is that:

- Industrial L development does not occur at the site (with consequent loss of available industrial land / employment choice).
- The site, including the infrastructure that is currently being constructed, remains being underutilised.
- Development on the site is potentially undertaken in an ad-hoc manner through the resource consent process.

8 Statutory Considerations

8.1 Sections 73, 74 & 75 of the Act

Section 73(2) of the Act allows the Applicant to request TDC to change the operative TDP, whereupon the TDP may be changed in the manner set out in Part 2 of Schedule 1 of the Act.

Such a request shall explain the purpose of, and reasons for, the proposed private plan change and contain an evaluation report prepared in accordance with section 32 of the Act (Clause 22(1) of Part 2 of Schedule 1 of the Act).

Where environment effects are anticipated, the request shall describe those effects, taking into account clauses 6 and 7 of Schedule 4 of the Act, in such detail as corresponds with the scale and significance of the actual or potential environmental effects anticipated from the implementation of the change (Clause 22(2) of Part 2 of Schedule 1 of the Act).

Section 74(1) of the Act provides TDC must ensure a change to its TDP is in accordance with its functions under section 31, provisions of Part 2, its obligation to have particular regard to an evaluation report prepared in accordance with section 32, and any regulations. Furthermore, TDC must ensure any change must give effect to any national policy statement, the New Zealand Coastal Policy Statement, a national planning standard, and any regulations but is not inconsistent with a water conservation order or a regional plan (Section 75(3) & (4) of the Act). It is noted that the proposal does not involve any regulations. With respect to national policy statements, New Zealand Coastal Policy Statement and regulations, these are identified and addressed in section 8.3 of this report.

In addition to the requirements of Section 75(3) & (4) of the Act, TDC must ensure a change to its TDP shall have regard to any proposed regional policy statement, proposed regional plans, management plans and strategies prepared under other Acts, relevant entry on the New Zealand Heritage List, fisheries regulations or the plans (including proposed plans) of adjacent territorial authorities to the extent that these may be relevant. It is noted that the proposal does not involve any cross territorial issues, any matters of historical reference, matters addressed by management plans or strategies prepared under other Acts, or any fisheries regulations. With respect to Regional Policy Statements and Plans, these are identified and addressed in sections 8.4 & 8.5 of this report.

Section 74(2A) of the Act also requires TDC to take into account relevant planning documents recognised by an iwi authority (Arowhenua Rūnanga), to the extent that its content has a bearing on the resource management issues of the district. This is identified and addressed in section 8.6 of this report.

Section 75 requires the TDP to state objectives for the Timaru District, policies to implement the objectives and rules to implement the policies.

Assessment: The Proposed Private Plan Change does not introduce any new or alter any existing objectives. The proposal seeks to rezone a Rural 1 & 2 site to Industrial L zone and introduces a minor amendment to an existing Industrial L policy to recognise the need for development within the site to be in accordance with the proposed ODP. It also introduces amendments to the existing Industrial L rule package to ensure development occurs in accordance with the ODP and suitable electricity transmission line corridor buffer (or if not is able to be properly assessed via a resource consent process). The reasons for the amendments to the rules is provided in this Proposed Private Plan Change and is consistent with section 75(2) and the current format of the TDP.

8.2 Section 31 – Functions of Council

Any Proposed Private Plan Change must assist TDC to carry out its functions so as to achieve the purpose of the Act. The functions of TDC are set out in section 31 of the At and include:

- The establishment, implementation, and review of objectives, policies, and methods to achieve integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the district;
- The establishment, implementation, review of objectives, policies, and methods to ensure that there is sufficient development capacity in the respect of housing and business land to meet the expected demands of the district;
- The control and any actual or potential effects of the use, development, or protection of land, including for the purpose of the avoidance or mitigation of natural hazards, the prevention or mitigation of any adverse effects of the development, subdivision, or use of contaminated land, and the maintenance of indigenous biological diversity,

Assessment: The Proposed Private Plan Change clearly accords with these stated functions. The proposal provides for the use and development of Rural 1 & 2 land for Industrial L activities and provides for the growth of Timaru. The proposed ODP and its use of existing rules with minor amendments provide the methods for TDC to manage potential effects of this activity and demonstrates an integrated management approach. The ODP provides a high-level overview of the layout of development and sets in place those matters which must be implemented and maintained as mitigation measures (i.e. access locations, transmission line corridor buffer, road with footpath, location of services, stopbank and stormwater basin and swales).

8.3 National Policy Statements, New Zealand Coastal Policy Statement and Regulations

There are three national policy statements and one regulation to which consideration must be given. These are:

- National Policy Statement on Urban Development Capacity 2016 (NPS-UDC)
- National Policy Statement for Freshwater Management 2014 (amended 2017) (NPS-FM)
- National Policy Statement for Electricity Transmission 2008 (NPS- ET)
- Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009 (NES-ETA)

With respect to the National Policy Statement for Renewable Electricity Generation, the proposed rezoning of Rural 1 & 2 land to Industrial L land and associated ODP is not directly connected to or

within the geographic proximity of any renewable generation activities therefore this national policy statement does not apply to this Proposed Private Plan Change.

With respect to the New Zealand Coastal Policy Statement 2010, the proposed rezoning of Rural 1 & 2 land to Industrial L land and associated ODP is not part of the coastal environment therefore this national policy statement does not apply to this Proposed Private Plan Change.

Assessment: The rezoning of Rural 1 & 2 land to Industrial L land and associated ODP will assist TDC in providing for sufficient business land development capacity that is able to be sufficiently serviced for sewage, water and stormwater. Furthermore, the provision of rezoned land is assisting TDC in providing for choices that will meet the needs of people for a range of working environments and places to located businesses. The rezoning of Rural 1 & 2 land to Industrial L land and associated ODP proposes practices that are consistent with the NPS-UDC in that an effective and efficient urban environment is provided that enables people to provide for their economic wellbeing while managing any effects on the environment. As such the Proposed Private Plan Change is considered to give effect to the NPS-UDC.

The rezoning of Rural 1 & 2 land to Industrial L land and associated ODP does not propose practices or effects that are inconsistent with the NPS-FM. The sewage network will connect to TDC reticulated sewage network. Additionally, the stormwater from the rezoned land are subject to the obtained resource consents under the relevant regional plan. Stormwater from the roofs off buildings (once the land has been developed) will be the subject of any required future resource consents as required under the relevant regional plan.

The amended provisions avoid reverse sensitivity effects on the electricity transmission network and ensure that the operation, maintenance, upgrading and the development of the electricity transmission network is not compromised in accordance with the NES-ET. The proposed rule framework provides for a suitable electricity transmission line corridor buffer where it can be properly assessed via a resource consent process if the performance standards are not achieved. Additionally, the road within the ODP has been designed so that a portion of the road is located beneath the corridor to enable efficient use of land whilst concurrently providing for corridor access for maintenance purposes, and minimising the pressure to locate sensitive activities beneath the corridor. As such the Proposed Private Plan Change is considered to give effect to the NPS-ET.

Furthermore, the provisions provided to Transpower for activities that relate to the operation, maintenance, upgrading, relocation or removal of an existing transmission line under the NES-ETA are provided by the amended rule framework providing for a suitable electricity transmission line corridor buffer where it can be properly assessed via a resource consent process if the performance standards are not achieved. As such the Proposed Private Plan Change is considered to give effect to the NES-ETA.

8.4 Canterbury Regional Policy Statement

The relevant objectives and policies relating to the Proposed Private Plan Change are located in Chapter 5 – *Land Use and Infrastructure* of the Canterbury Regional Policy Statement 2013 (CRPS). Those most relevant to the proposal are discussed below:

Objective 5.2.1

Location, design and function of development (Entire Region)

Development is located and designed so that it functions in a way that:

1. achieves consolidated, well designed and sustainable growth in and around existing urban areas as the primary focus for accommodating the region's growth; and

2. enables people and communities, including future generations, to provide for their social, economic and cultural well-being and health and safety; and which:
 - (a) maintains, and where appropriate, enhances the overall quality of the natural environment of the Canterbury region, including its coastal environment, outstanding natural features and landscapes, and natural values;
 - (b) provides sufficient housing choice to meet the region's housing needs;
 - (c) encourages sustainable economic development by enabling business activities in appropriate locations;
 - (d) minimises energy use and/or improves energy efficiency;
 - (e) enables rural activities that support the rural environment including primary production;
 - (f) is compatible with, and will result in the continued safe, efficient and effective use of regionally significant infrastructure;
 - (g) avoids adverse effects on significant natural and physical resources including regionally significant infrastructure, and where avoidance is impracticable, remedies or mitigates those effects on those resources and infrastructure;
 - (h) facilitates the establishment of papakāinga and marae; and
 - (i) avoids conflicts between incompatible activities.

Policy 5.3.1

Regional growth (Wider Region)

To provide, as the primary focus for meeting the wider region's growth needs, sustainable development patterns that:

1. ensure that any
 - (a) urban growth; and
 - (b) limited rural residential development occur in a form that concentrates, or is attached to, existing urban areas and promotes a coordinated pattern of development;
2. encourage within urban areas, housing choice, recreation and community facilities, and business opportunities of a character and form that supports urban consolidation;
3. promote energy efficiency in urban forms, transport patterns, site location and subdivision layout;
4. maintain and enhance the sense of identity and character of the region's urban areas; and
5. encourage high quality urban design, including the maintenance and enhancement of amenity values.

Policy 5.3.2

Development conditions (Wider Region)

To enable development including regionally significant infrastructure which:

1. ensure that adverse effects are avoided, remedied or mitigated, including where these would compromise or foreclose:
 - (a) existing or consented regionally significant infrastructure;

- (b) options for accommodating the consolidated growth and development of existing urban areas;
 - (c) the productivity of the region's soil resources, without regard to the need to make appropriate use of soil which is valued for existing or foreseeable future primary production, or through further fragmentation of rural land;
 - (d) the protection of sources of water for community supplies;
 - (e) significant natural and physical resources;
 - 2. avoid or mitigate:
 - (a) natural and other hazards, or land uses that would likely result in increases in the frequency and/or severity of hazards;
 - (b) reverse sensitivity effects and conflicts between incompatible activities, including identified mineral extraction areas;
- and
- 3. integrate with:
 - (a) the efficient and effective provision, maintenance or upgrade of infrastructure; and
 - (b) transport networks, connections and modes so as to provide for the sustainable and efficient movement of people, goods and services, and a logical, permeable and safe transport system.

Assessment: The rezoning of Rural 1 & 2 land to Industrial L land and associated ODP is located within and adjacent to the existing urban edge of Washdyke, Timaru. The site is not subject to high natural hazard risk, and does not have significant landscape, natural features or cultural values. With the land being in private ownership no public access exists along Washdyke Creek. TDC is investigating an option of providing a walkway / cycleway along the top of the stopbank to connect with the esplanade reserve upstream, on the opposite side of the creek. The Applicant is happy for such an option to progress however TDC will need to get approval from ECan to implement it.

The proposed rezoning and associated ODP will help to facilitate a consolidated, well designed and sustainable growth by expanding the existing Industrial L area, providing for sufficient business opportunities that is able to be sufficiently serviced for sewage, water and stormwater. It will avoid conflicts with incompatible activities with the rezoned area continuing to be surrounded by Industrial L, Commercial 3 and Rural 1 & 2 land. This buffer area assists in maintaining the sense of identity and character of the region's urban residential areas. Overall, the proposed rezoning and associated ODP will help facilitate urban growth in a suitable location and in a coherent and coordinated manner that is efficiently serviced. As such the Proposed Private Plan Change is considered to be consistent with the CRPS.

8.5 Canterbury Regional Plans and Bylaws

The relevant regional plan relating to the Proposed Private Plan Change is the Canterbury Regional Land and Water Plan (LWRP) that identifies the resource management outcomes or goals (reflected as objectives in the plan) for managing land and water resources in Canterbury to achieve the purpose of the Act. It identifies the policies and rules needed to achieve the objectives, and provides direction in terms of the processing of resource consent applications.

The relevant bylaw relating to the Proposed Private Plan Change is the Canterbury Flood Protection and Drainage Bylaw 2013 (amended 2019) (FPDB) that provides for the ongoing management and

efficient operation of flood protection and flood control works that are owned or controlled by ECan. People undertaking activities within the vicinity of these flood protection and flood control works require approval from ECan under the FPDB where the activity could impact on the integrity or efficient operation of the works.

Assessment: Given that the site is within an existing urban environment, the relevance of the LWRP is limited to the need to appropriately manage the discharge of stormwater, including any effects on water quality. As noted in section 2.2 of this report, a water and discharge permit has been granted by ECan to construct a stormwater basin and swales in conjunction with the TDC to service the Applicant's property and the nearby Industrial L area on the northern side of Washdyke Flat Road. Roof stormwater once the land has been developed will be the subject of any required future resource consents as required under the LWRP. The Proposed Private Plan Change enables the land to be utilised as Industrial L land. The LWRP consents are required no matter whether the site is zoned Rural 1 & 2 or Industrial L.

Given that the site includes Alpine Energy electricity lines that need to be undergrounded, the relevance of the FPDB is limited to the need to appropriately manage the integrity of the stopbank from the trenching to underground the lines within 7.5m of the landward side of the stopbank. As noted in section 2.2 of this report, a FPDB approval is currently being sought from ECan by the Applicant for trenching through the stopbank to underground the lines. New landowners will not need to apply for any FPDB approval as any construction of buildings will be more than 7.5m of the landward side of the stopbank. In fact any construction of buildings will be more than 15m of the landward side of the stopbank due to the location of the swale between the any potential adjacent lots and the stopbank. These approvals are the only approvals required under the Bylaws. The Proposed Private Plan Change enables the land to be utilised as Industrial L land. The Bylaw approvals are required no matter whether the site is zoned Rural 1 & 2 or Industrial L.

8.6 Canterbury Regional Land Transport Plan

The Canterbury Regional Land Transport Plan 2015-2025 (RLTP) sets the strategic direction for land transport within the Canterbury region over the next ten years. It identified the region's transport needs, who will undertake the required work and timeframe for implementing the upgrades.

Assessment: The provisions of the rezoning and associated ODP accord with the RLTP in that the new access point is onto a principal road and no new access points will be created from the site onto State Highway 1. The design of the internal road network also facilitates active transport modes such as walking and cycling both within and across the site. Accordingly, the safety and efficiency of local roads and principal road will be protected and can respond, as necessary, to any changes to the RLTP. In regards to any impacts on the State Highway 1 network, this will be minimised with any south bound traffic from the site heading left along Washdyke Flat Road and around through Laughton Street and State Highway 8 onto State Highway 1 at the traffic lights. As such the Proposed Private Plan Change is considered to be consistent with the RLTP.

8.7 Iwi Management Plan

Te Rūnanga o Ngāi Tahu is the iwi authority, with Arowhenua as the local rūnanga, for the site. There are no statutory acknowledgement areas, silent file areas, mataitai reserves or waahi taonga areas identified in the TDP that could be directly affected by this Proposed Private Plan Change.

The Iwi Management Plan (IMP) of Kati Huirapa for the area Rakaia to Waitaki has been prepared for the area in which the Proposed Private Plan Change is located. This document outlines all inland waters and coastal waters are wāhi mahika kai, places where the Takata Whenua sought food. The direction of the IMP is for all waters to be the highest classified standard of water quality, with no waste discharges. Furthermore, it provides Washdyke Lagoon and creek are important mahika kai areas.

Assessment: The key matter is consideration in relation to the protection and sustainable use of freshwater, and in particular the maintenance of water quality discharging into Washdyke Creek that flows into Washdyke Lagoon. The provisions of the rezoning and associated ODP accord with the IMP in that the sewage network will connect to TDC reticulated sewage network. Additionally, the stormwater from the rezoned land are subject to the obtained resource consents under the LWRP. Roof stormwater once the land has been developed will be the subject of any required future resource consents as required under the LWRP. As such the Proposed Private Plan Change is not considered to significantly impact upon the cultural values of Washdyke Lagoon and creek. Provided the current resource consents are retained and, if necessary, resource consents obtained for roof runoff, it is considered to be consistent with the principles articulated in the IMP.

8.8 Part 2 of the Act

Part 2 sets out the purpose and principles of the Act. The Section 5 purpose of the Act is to promote the sustainable management of natural and physical resources which enables communities to provide for social, economic and cultural wellbeing and for their health and safety while avoiding, remedying or mitigating any adverse effects of activities on the environment.

The key matters for this assessment are will the Proposed Private Plan Change:

- (In terms of the management of use, development and protection of natural and physical resources) enable people and communities to provide for their social, economic and cultural wellbeing as well as for their health and safety?
- (In terms of sustaining the potential of natural and physical resource, excluding minerals) meet the reasonably foreseeable needs of future generations?
- Safeguard the life-supporting capacity of air, water, soil and ecosystems?
- Avoid, remedy or mitigate any adverse effects of activities on the environment?

In order to achieve the purpose of the Act, it is necessary for this Proposed Private Plan Change to:

- Recognise and provide for the following matters of national importance set out in Section 6:

Section 6(a)	The preservation of rivers and their margins, and the protection of them from inappropriate subdivision, use and development.
Section 6(d)	The maintenance and enhancement of public access to and along rivers.
Section 6(e)	The relationship of Māori and their culture and traditions with their ancestral water.
Section 6(h)	The management of significant risks from natural hazards.
- Have particular regard to the following matters set out in Section 7:

Section 7(b)	The efficient use and development of natural and physical resources.
Section 7(c)	The maintenance and enhancement of amenity values.
Section 7(f)	The maintenance and enhancement of the quality of the environment.
- Take into account the principles of the Treaty of Waitangi as set out in Section 8.

Assessment: The Proposed Private Plan Change is able to achieve the purpose of the Act. The current zoning of the site in the TDP is not considered to be efficient, as evidenced by the fragmented and unviable landholding size for rural production. The absence of rezoning the land, with an associated ODP, continues to result in considerable time and cost delays to the development of individual lots suitable for light industry / businesses. The current zoning of the site makes it extremely difficult and expensive, and maybe impossible, to subdivide the area into smaller lots for Industrial L purposes.

The provisions of the Proposed Private Plan Change will clearly enable the use and development of the site for light industry / businesses that connects in an integrated way to adjacent Industrial L areas, while managing potential effects of the activity to an appropriate standard. This will assist in ensuring the life-supporting capacity of air, water, soil and ecosystems are safeguarded.

The people and community economic wellbeing will be met by providing for Industrial L sites that are in demand, covering the reasonable foreseeable needs. The associated ODP will ensure the cultural wellbeing of people and community are maintained as well as ensuring the communities health and safety is maintained around the Transpower National Grid overhead lines.

This Proposed Private Plan Change recognises the site is on the edge of existing Industrial L areas and the expectation that it will be developed to Industrial L performance standards.

Furthermore, the Proposed Private Plan Change has recognised and provided for Section 6 matters, had particular regard to Section 7 matters and taken into account the Treaty of Waitangi principles in accordance with Section 8.

In regards to Section 6:

- The margin along Washdyke Creek is being preserved through the restriction that occurs by the FPDB that controls the use (i.e. activities / structures) of the area between the stopbank and creek. The Applicant intends to retain the margin area as a balance lot and not a lot to be developed with a building.
- No public access exists along Washdyke Creek since the land is in private ownership. As outlined in section 8.4 of this report, TDC is investigating an option of providing a walkway / cycleway along the top of the stopbank to connect with the esplanade reserve upstream, on the opposite side of creek. This option would enhance public access to and along the creek. The Applicant is happy for such an option to progress however TDC will need to get approval from ECan to implement it.
- The relationship of Māori, including their culture and traditions, with their ancestral water has been taken into account during granting of the ECan water and discharge permit to construct a stormwater basin and swales in conjunction with TDC to service the Applicant's land and the nearby Industrial L area on the northern side of Washdyke Flat Road. Additionally, if the roof stormwater is discharged to Washdyke Creek and require a resource consent under the LWRP Arowhenua will be consulted. And lastly Arowhenua has been consulted during the development of this Proposed Private Plan Change – refer to section 9 of this report for their feedback.
- As outlined in section 6.4 of this report there is no significant risks from natural hazards at the site.

In regards to Section 7, the rezoning of Rural 1 & 2 land to Industrial L land and associated ODP provides for efficient use and development of the site while maintaining the quality of the environment. The ODP enables the efficient provision and use of TDC's sewerage, water and stormwater reticulated networks, while managing any potential effects on Transpower National Grid overhead lines and the efficient and safe functioning of State Highway 1. The amenity values within the site will be enhanced with the rezoned area being subject to the Industrial L landscaping provisions in the TDP. The wider amenity values are being maintained through the margin of Washdyke Creek being preserved and the maximum building height for the site being restricted to

no more than 10m. A decrease in maximum building height from 15m that is permitted in the Rural 1 & 2 Zones. Furthermore, the development is not implementing a line of buildings that historically has not or could not be in their line of sight, it is bringing it closer while remaining a reasonable distance away. While the development will be partially visible from the residential dwellings that look across to the site (in that the back and roof of the nearest buildings will be visible), it will not be located adjacent to the residential dwellings.

In regards to Section 8, there are no known sites of significant to Arowhenua within the site. Arowhenua does have cultural values for Washdyke Lagoon and Creek. These values have been taken into account during the development of this Proposed Private Plan Change – refer to section 8.7 of this report. Additionally, Arowhenua has been consulted during the development of this Proposed Private Plan Change – refer to section 9 of this report for their feedback.

Overall, it is concluded that this Proposed Private Plan Change achieves Part 2 of the Act and is a more efficient and effective use of the fragmented and unviable landholding size for rural production as currently zoned in the operative TDP.

9 Consultation

Consultation has been initiated with the following parties during the development of this Proposed Private Plan Change:

- Minister for the Environment
- Te Rūnanga o Arowhenua
- Environment Canterbury
- Transpower New Zealand Ltd
- Alpine Energy
- New Zealand Transport Agency

A copy of the draft Proposed Private Plan Change was circulated to the above parties for feedback. A summary of feedback received and how it was given due consideration during the development of this Proposed Private Plan Change is appended in Appendix 6.

10 Conclusion

This report, including an assessment of environmental effects and section 32 evaluation report, presents the relevant information required to enable this Proposed Private Plan Change to be accepted for public notification by TDC. The information provided is at a level of detail that is appropriate to the scale and significance of the issues concerned. Potential environmental effects have been identified and appropriately avoided, remedied or mitigated through the proposed provisions. Although no changes are proposed to any TDP objectives, and only a minor amendment to a policy, all of the matters of policy and statutory consideration have been identified and addressed, including for all relevant higher order documents. Consultation with stakeholders has also been initiated and will be on-going as required, noting that all interested parties will have a formal opportunity to lodge submissions as part of the statutory proposed private plan change process.



Appendix 1 Seadown Properties Limited Proposed Private Plan Change to the Timaru District Plan

Record of Title, Including Registered
Interest



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier 363062
Land Registration District Canterbury
Date Issued 06 September 2007

Prior References

CB379/191

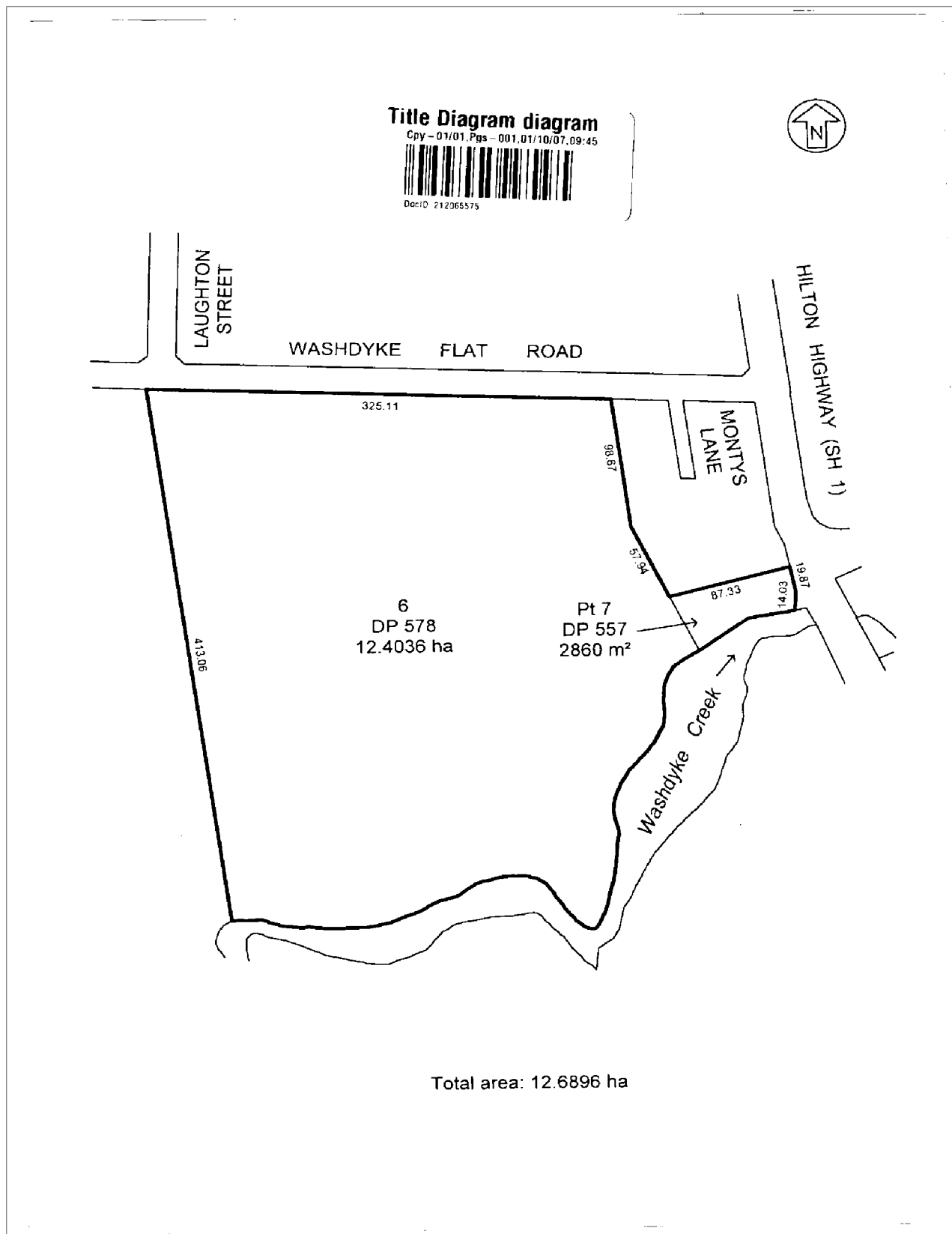
Estate	Fee Simple
Area	12.6896 hectares more or less
Legal Description	Lot 6 Deposited Plan 578 and Part Lot 7 Deposited Plan 557

Registered Owners

Seadown Properties Limited

Interests

9656928.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Canterbury Regional Council - 18.7.2014 at 12:32 pm





View Instrument Details

Instrument No. 9656928.1
Status Registered
Date & Time Lodged 18 Jul 2014 12:32
Lodged By Yee, Jane Margaret Roulston
Instrument Type Compensation Certificate

Toitu te
Land whenua
Information
New Zealand



Affected Computer Registers	Land District
-----------------------------	---------------

363061	Canterbury
363062	Canterbury
560804	Canterbury
CB23A/1470	Canterbury
CB2A/601	Canterbury
CB8F/400	Canterbury

Annexure Schedule: Contains 2 Pages.

Signature

Signed by Jane Margaret Roulston Yee as Crown or Local Authority Representative on 18/07/2014 12:30 PM

*** End of Report ***

Compensation Certificate Pursuant to Section 19 Public Works Act 1981.

File Reference: AG5C/992

To the Registrar General of Land
for the Land Registration District of
CANTERBURY

This Compensation Certificate is forwarded to you, pursuant to Section 19 of the Public Works Act 1981. Please deposit it in your Registry and arrange a memorial of it to be registered against the title to all land affected by it.

(a) Description of the land affected by the Certificate:

Lot 1 DP 390487 being all the land comprised in Computer Freehold Register 363061, Lot 6 DP 578 & Part Lot 7 DP 557 being all the land comprised in Computer Freehold Register 363062, Lot 2 DP 445656 being all the land comprised in Computer Freehold Register 560804, Pt RS 7457 being all the land comprised in Computer Freehold Register CB23A/1470, Lot 2 DP 20104 & Pt Lot 2 DP 7935 being all the land comprised in Computer Freehold Register CB2A/601 and Lot 1 DP 26185 being all the land comprised in Computer Freehold Register CB8F/400.

(b) Brief particulars of the Agreement:

Date: 10 July 2013

Agreement reached between Canterbury Regional Council and Thornhill Holdings Ltd for Canterbury Regional Council to enter and re-enter the land subject to the Protection Works Contract to undertake any act in relation to the construction of the works (including their maintenance and repair) which are commonly known as the Washdyke Creek Flood Protection Works.

Within this Contract are obligations placed on the landowner and occupier of the land, including, not doing any damage to the stopbank.

The Protection Works Contract that recognises this agreement was drafted in recognition of the Public Works Act 1981.

Compensation paid is \$20,390.00 plus GST, if any. Settlement is to be prior to commencement of the Works by Canterbury Regional Council.

(c) Names and addresses of parties to the Agreement (*other than Minister of Lands*)

Canterbury Regional Council
Ellesmere Centre
24 Edward Street
Lincoln

Thornhill Holdings Ltd
C/- Maurice Matthews & Co Ltd
First Floor
18 Woolcombe Street
Timaru 7910

(d) (i) Place where Copy of the Protection Works Contract may be inspected:

Please call 0800 324 636 to arrange a viewing time at your nearest Environment Canterbury Office.

(ii) Hours during which a copy of the Protection Works Contract may be inspected:

Monday to Friday: 9am – 5pm

(iii) Reference by which the Protection Works Contract may be identified:

AG5C/992

Dated at CHRISTCHURCH this 11th day of July 2014

Signed by:


Signature of Authorised Officer
Bill Bayfield

**Chief Executive
 Environment Canterbury**

Name and Designation of Authorised Officer (print)

*Acting pursuant to section 19 of the Public Works
 Act 1981.*

Compensation Certificate

.....

.....

.....

Particulars entered in the Register Book,

Vol. Folio

The day of 20

At o'clock.

Registrar-General of Land for the District of:

.....



Appendix 2 Seadown Properties Limited Proposed Private Plan Change to the Timaru District Plan

Current Resource Consents Held for the
Site

RESOURCE CONSENT CRC182776

Pursuant to Section 104 of the Resource Management Act 1991

The Canterbury Regional Council (known as Environment Canterbury)

GRANTS TO:	Seadown Properties Limited
A WATER PERMIT (S14):	To take water to drain land.
COMMENCEMENT DATE:	13 Apr 2018
EXPIRY DATE:	13 Apr 2038
LOCATION:	Washdyke Flat Road, Timaru

SUBJECT TO THE FOLLOWING CONDITIONS:

Limits

- 1 The take and use of water under this consent shall be only for the operation of a stormwater management system within Lot 6 DP 578 and Part Lot 7 DP 557, located at Washdyke Flat Road, Timaru, labelled "Site" on Plan CRC182775D attached to and forming part of this consent.
- 2 The take shall be via a low flow channel within a stormwater basin invert located at NZTM2000 1459488 mE 5086923 mN.

Administration

- 3 The Canterbury Regional Council may, on the last five working days of May each year, service notice of its intention to review the conditions of this consent for the purposes of:
 - a. Dealing with any adverse effect on the environment which may arise from the exercise of this consent and which it is appropriate to deal with at a later stage; or
 - b. Requiring the adoption of the best practicable option to remove or reduce any adverse effect on the environment.
- 4 The lapsing date for the purposes of Section 125 of the Resource Management Act 1991 shall be 30 June 2023.

Issued at Christchurch on 16 April 2018
Canterbury Regional Council



Washdyke Flat Road

Site - map reference NZTM2000: 1459488 mE 5086923 mN

Existing 600 mm Culvert
map reference NZTM2000: 1459610 mE 5086891 mN

Meadows Road

Ascot Street

Exercising of resource consent CRC182776

It is important that you notify Environment Canterbury when you first start using your consent.

GRANTED TO:	Seadown Properties Limited
A WATER PERMIT (S14):	To take water to drain land.
LOCATION:	Washdyke Flat Road, Timaru

Even if the consent is replacing a previous consent for the same activity, you need to complete and return this page.

Providing this information will:

- Validate your consent through to its expiry date
- Minimise compliance monitoring charges
- Help provide an accurate picture of the state of the environment.

If consent CRC182776 is not used before 30 Jun 2023 this consent will lapse and no longer be valid.

Declaration:

I have started using this resource consent.

Action taken: (e.g. pasture irrigated, discharge from septic tank/boiler/spray booth etc).

Approximate start date (*Note: this may be different to the date the consent was granted*): _____

Signed: _____ **Date:** _____

Full name of person signing (please print): _____

Please return to:

Environment Canterbury
PO Box 345
Christchurch 8140

File: CRC182776

RESOURCE CONSENT CRC182778

Pursuant to Section 104 of the Resource Management Act 1991

The Canterbury Regional Council (known as Environment Canterbury)

GRANTS TO:	Seadown Properties Limited
A DISCHARGE PERMIT (S15):	To discharge stormwater and land drainage water into land and surface water.
COMMENCEMENT DATE:	17 Apr 2018
EXPIRY DATE:	17 Apr 2038
LOCATION:	Washdyke Flat Road, Timaru

SUBJECT TO THE FOLLOWING CONDITIONS:

Limits

- 1 The discharge shall be only stormwater generated from the areas identified as the Existing Catchment and Seadown Properties Stage 1 and 2 as shown on CRC182778A which forms part of this consent, and any land drainage water intercepted via the stormwater system.

Advice note: Separate roof discharge to ground within individual lots is not considered as part of this consent

- 2 Stormwater shall be discharged onto and into land within the boundary of the site and into Washdyke Creek at or about NZTM2000: 1459610 mE 5086891 mN as shown on Plan CRC182778B.
- 3 Land drainage water shall be discharged into Washdyke Creek at or about NZTM2000: 1459610 mE 5086891 mN.

Stormwater system

- 4 Stormwater shall be managed via the following systems:
 - a. Stormwater generated from the 'Existing Catchment' area from the reticulated stormwater network along Washdyke Flat Road shall be redirected to a stormwater basin at or about map reference NZTM2000: 1459488 mE 5086923 mN.
 - b. Stormwater from Stage 1 and Stage 2 of the proposed Seadown Properties

development shall be directed to swales and then the stormwater basin.

- c. Stormwater from the basin shall discharge into Washdyke Creek via the existing culvert through the stopbank.
- d. At times of high surface water levels events in Washdyke Creek that restrict stormwater discharging to Washdyke Creek or flows are in excess of the capacity of the existing 600 millimetre diameter culvert, stormwater shall back up in the basin and swale 2 until discharge to the Washdyke Creek is possible.
- e. During significant storm events the 'existing catchment' flows may continue to the existing Meadows Road stormwater outlets to Washdyke Creek.
- f. Designed in general accordance with Plans CRC182778B which form part of this consent.

5 The swales shall:

- a. Allow soakage into land as far as practicable for Swales 1 and 2;
- b. Be sized to treat the runoff generated from a rainfall event of at least five millimetres per hour intensity from the contributing catchment (water quality flow);
- c. Provide at least nine minutes residence time of the water quality flow;
- d. Be lined with at least 100 millimetres of topsoil with sufficient organic content layer to maintain vegetation;
- e. Be vegetated with grass or ground cover plants;
- f. In accordance with one of the following design standards, or any update to these documents:
 - i. Christchurch City Council Waterways, Wetlands and Drainage Guide;
 - ii. Auckland Regional Council Technical Publication Number 10 (2003); or
 - iii. New Zealand Water Environment Research Foundation - On-Site Stormwater Management Guideline (2004).

6 The attenuation basin shall:

- a. Have a sediment forebay and weir.
- b. Have low flow channels to the outlet that are lined with gravel material and planted with wet tolerant species.
- c. For the remainder of the basin:
 - i. Be lined with at least 100 millimetres of topsoil with sufficient organic content layer to maintain vegetation; and
 - ii. The vegetated area be vegetated with grass or groundcover plants.

- d. Be designed to provide extended detention of the first flush volume generated from the existing and proposed catchments, being the runoff from an 18 millimetre rainfall from any rain event.
- e. Attenuate flood flows to not exceed pre-developed and the existing catchment discharge rates to Washdyke Creek for the following design storms:
 - i. the 10 percent Annual Exceedance Probability (10%AEP) event of 1 hour duration; and
 - ii. the 1% AEP event of 24 hours duration.
- f. Be in accordance with on of the following design standards, or any update to these documents:
 - i. Christchurch City Council Waterways, Wetlands and Drainage Guide;
 - ii. Auckland Regional Council Technical Publication Number 10 (2003); or
 - iii. New Zealand Water Environment Research Foundation - On-Site Stormwater Management Guideline (2004).

- 7 The stormwater system combined shall provide at least 17,000 cubic metres of storage up to a level of 4.5 metres above mean sea level for the 1% AEP event of 24 hour duration when runoff exceeds the capacity of the outlet (600 mm diameter culvert), and/or when the Washdyke Creek is in flood with a surface water level of 3.7 metres above mean sea level.
- 8 The inlet(s) to the swales and basin shall be designed and constructed with appropriate protection to minimise erosion and scour.

Land drainage system

- 9 Land drainage of shallow subsurface water intercepted from the low flow channel of the stormwater basin shall be directed to the existing 600 millimetre diameter culvert to Washdyke Creek.

Design plans and certification

- 10 At least 10 days prior to the installation of the stormwater system within each stage of the development, the consent holder shall submit to the Canterbury Regional Council Attention: Regional Leader - Monitoring and Compliance, the following documents:
 - a. Design plans of the stormwater system to be installed; and
 - b. A certificate signed by a Suitably Qualified Engineer with stormwater system design experience to certify that the stormwater system has been designed in accordance with Conditions (6) to (7) of this consent. This Engineer shall also sign a statement

confirming that they are competent to certify the engineering work.

- 11 Within 20 working days of the installation of the stormwater system, a certificate signed by a Suitably Qualified Engineer with stormwater design and construction experience (Engineer) shall be submitted to the Canterbury Regional Council, Attention: Regional Leader – Monitoring and Compliance, to certify that the stormwater system has:
- a. Been installed in general accordance with the construction design plans submitted; and
 - b. Therefore, the constructed design complies with Conditions (6) to (7) of this consent.

The Engineer shall also sign a statement confirming that they are competent to certify the stormwater design and construction supervision work.

- 12 The consent holder shall monitor and record the compliance of the stormwater system with the design capacity as described in conditions (6) and (7). In the event that the system does not operate as expected, a Suitably Qualified Engineer with stormwater system design experience shall review the system design to ensure that every aspect of the stormwater treatment system operates at the design capacity.

Inspection and maintenance

- 13 Any collection sumps, shall be inspected at least once every twelve months. After each inspection:
- a. Any visible hydrocarbons, and debris or litter shall be removed within five working days of the inspection; and
 - b. Any accumulated sediment in the sumps shall be removed when the sediment occupies more than one quarter of the depth below the invert of the outlet pipe.
- 14 The consent holder shall complete the following maintenance of the grassed swales and attenuation basin:
- a. Inspecting swales and attenuation basin at least once every six months;
 - b. Maintaining swales and attenuation basin to ensure grass or vegetation is in a healthy and uniform state with the exception of seasonal browning off in the summer and autumn;
 - c. Replanting where erosion or die-off has resulted in bare or patchy soil cover; and
 - d. Mowing regularly to ensure grass is at a length between 100 and 200 millimetres.

- 15 In the event stormwater is observed to be present in the swales and basin (excluding the

low flow channel) for greater in than 48 hours after cessation of a rainfall event, the stormwater system affected shall be remediated to prevent ponding.

- 16 Any material removed from a stormwater system in accordance with the maintenance conditions of this consent shall be disposed of a facility authorised to receive the material.
- 17 Records of the inspection and maintenance of the stormwater system shall be kept and provided to the Canterbury Regional Council, Attention: Regional Leader – Monitoring and Compliance, upon request.

Spill Response

- 18 In the event of a spill within the catchments entering the reticulated stormwater system or stormwater systems, the spill shall be cleaned up as soon as practicable to minimise migration into the stormwater systems and Washdyke Creek.
- 19 All practicable measures shall be taken to avoid spills of fuel or any other hazardous substances entering the stormwater system. In the event of a spill of fuel or any other hazardous substance:
- a. The spill shall be cleaned up as soon as practicable, the stormwater system shall be inspected and cleaned, and measures shall be taken to prevent a recurrence;
 - b. The Canterbury Regional Council, Regional Leader – Monitoring and Compliance shall be informed within 24 hours of a spill event exceeding five litres entering the stormwater system and the following information provided:
 - i. The date, time, location and estimated volume of the spill;
 - ii. The cause of the spill;
 - iii. The type of hazardous substance(s) spilled;
 - iv. Clean up procedures undertaken;
 - v. Details of the steps taken to control and remediate the effects of the spill on the receiving environment;
 - vi. An assessment of any potential effects of the spill; and
 - vii. Measures to be undertaken to prevent a recurrence.

Stormwater Discharge Monitoring

- 20 The consent holder shall ensure that the discharges do not, at any time, result in:
- a. The production of oil or grease films;

- b. The production of floatable or suspended materials; or
- c. A change in the visual clarity (a change shall be defined as a change greater than 20 percent, as measured by clarity tube; within Washdyke Creek.

21 Within one year following the commencement of this consent water quality sampling shall be undertaken:

- a. on at least three occasions per year;
- b. during rainfall events that generate at least 5 millimetres of rainfall, as measured at the closest rain gauge to the site *or* when a discharge is occurring from the stormwater basin;
- c. with a period of at least 1 month between each sample *or* with at least one sample collected between the months of December and March (Summer) and at least one sample taken between June and September (Winter).

22 Monitoring of the stormwater discharge to Washdyke Creek shall be collected as follows:

- a. Representative samples shall be taken from the following location:
 - i. The discharge of stormwater at the outlet from the stormwater basin labelled stormwater basin as shown on Plan CRC182778B, which forms part of this consent.
- b. Samples shall be collected as soon as practical after the commencement of the discharge to obtain a representative sample of first flush concentrations.
- c. At least three samples shall be collected from the discharge for each rainfall event at the discharge point. Each sample shall be collected at least 15 minutes after the previous sample.
- d. Samples shall be collected using grab sampling by a person who has at least one years work experience in water sampling.
- e. Samples shall be analysed for the following contaminants:
 - i. Dissolved and Total Copper
 - i. Dissolved and Total Zinc
 - ii. Dissolved and Total Lead
 - iii. Total Suspended Sediments
- f. All water samples shall be analysed by a laboratory accredited for that method of analysis by International Accreditation New Zealand or an equivalent authority.

- g. After three years of sampling compare annual average results with the following trigger levels:

Contaminant	Trigger Concentration (mg/L)
Dissolved Copper	0.083
Dissolved Zinc	0.56
Dissolved Lead	0.05
Total Suspended Sediments	100

- h. Should the trigger levels be exceeded, the consent holder shall undertake the following:
- i. Compare the results against the trigger levels
 - ii. Identify the risk to the environment from the exceedances;
 - iii. Assessment of the performance of the stormwater system;
 - iv. Identify and undertake mitigation and actions to prevent further exceedances; and
 - v. Provide a report on 30 June the following year to the Canterbury Regional Council, Attention: Regional Leader – Monitoring and Compliance, that includes, but is not limited to, the following:
 - Identification of the source of contaminants.
 - The mitigation implemented and actions undertaken.
 - An assessment of any potential effects of the discharges.
 - Measures undertaken to prevent reoccurrence.

Recording and Reporting

- 23 a. Following the first three-year period from the commencement of this consent, the consent holder shall provide the Canterbury Regional Council, Attention: Regional Leader – Monitoring and Compliance, with a monitoring report for the preceding 36-month period. This report shall include:
- i. All monitoring results required by the conditions of this consent.
 - ii. An analysis of all monitoring results against relevant guidelines and the determination of any trends in the results.
 - iii. An assessment of any adverse effects from the discharge and the actions taken to remedy or mitigate these effects.
 - iv. Recommended changes to the monitoring programme, if applicable.
 - v. An assessment of the performance of the stormwater system, whether it is performing the way expected and whether additional steps are required to

meet the trigger levels.

- b. Following the first four-year period from the commencement of this consent, the consent holder shall provide to the Canterbury Regional Council, Attention: Regional Leader – Monitoring and Compliance, by the 30 June each year, a monitoring report for the preceding 12-month period. This report shall include the information described in Condition (23)(i)-(v).

24 Details of sampling and results of the analyses undertaken in accordance with the conditions of this consent, including:

- a. The name of the person who collected the samples, the date and time the samples were collected;
- b. Details of the rainfall event sampled including rainfall depth, duration, and a plot or table of hourly rainfall from the rainfall gauge located nearest the site.
- c. The method of analysis and laboratory used; and
- d. The results of analyses; shall be provided to the Canterbury Regional Council, Attention: Regional Leader – Monitoring and Compliance, within 10 working days of receipt of the results by the consent holder.

25 The consent holder shall keep records of all inspections and maintenance of the stormwater system. These records shall be submitted to the Canterbury Regional Council on request.

- 26
- a. The consent holder shall record any instances where stormwater overflowed from the attenuation basin.
 - b. This information shall be recorded in conjunction with the information recorded in accordance with condition (17) and provided to the Canterbury Regional Council, Attention: Regional Leader – Monitoring and Compliance, by the 31 of December each year.

27 Details of sampling and results of the analyses undertaken in accordance with conditions (21) and (22) of this consent, including:

- a. The name of the person who collected the samples, the date and time the samples were collected;
- b. Details of the rainfall event sampled including rainfall depth, duration, and a plot or table of hourly rainfall from the rainfall gauge located nearest the site.
- c. The method of analysis and laboratory used; and
- d. The results of analyses;

shall be provided to Aoraki Environmental Consultancy Limited at team.aec@hotmail.com or via an alternative forum agreed upon by the applicant and Aoraki Environmental

[Consultancy Limited, within 10 working days of receipt of the results by the consent holder.](#)

Administration

- 28 The Canterbury Regional Council may, on the last five working days of May each year, service notice of its intention to review the conditions of this consent for the purposes of:
- a. Dealing with any adverse effect on the environment which may arise from the exercise of this consent and which it is appropriate to deal with at a later stage; or
 - b. Requiring the adoption of the best practicable option to remove or reduce any adverse effect on the environment.
- 29 The lapsing date for the purposes of Section 125 of the Resource Management Act 1991 shall be 30 June 2023.

Issued at Christchurch on 17 April 2018

Canterbury Regional Council



Legend

- Seadown Properties Development
- Existing Catchment
- Reserve & Stormwater Management Area
- District Planning Zones & Boundaries
- Roads
- Stopbank
- Rivers
- Transpower_Lines
- Transpower_Structures

Plan CRC182778A

REC 2

RES 4

IND L

IND H

COM 3

IND L

R 2

R 1

Stage 1

Stage 2

Papaka Stream

Washdyke Creek

WASHDYKE FLAT ROAD

MARTIN STREET

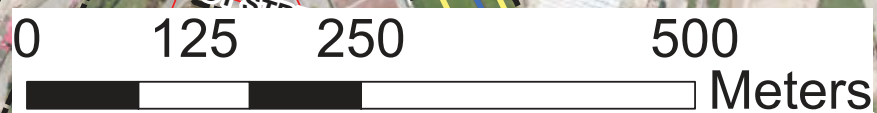
DONCASTER STREET

LAUGHTON STREET

RACECOURSE ROAD

HILTON HIGHWAY

ASCOT STREET



Meters



Exercising of resource consent CRC182778

It is important that you notify Environment Canterbury when you first start using your consent.

GRANTED TO: Seadown Properties Limited
A DISCHARGE PERMIT (S15): To discharge stormwater and land drainage water into land and surface water.
LOCATION: Washdyke Flat Road, Timaru

Even if the consent is replacing a previous consent for the same activity, you need to complete and return this page.

Providing this information will:

- Validate your consent through to its expiry date
- Minimise compliance monitoring charges
- Help provide an accurate picture of the state of the environment.

If consent CRC182778 is not used before 30 Jun 2023 this consent will lapse and no longer be valid.

Declaration:

I have started using this resource consent.

Action taken: (e.g. pasture irrigated, discharge from septic tank/boiler/spray booth etc).

Approximate start date (*Note: this may be different to the date the consent was granted*): _____

Signed: _____ **Date:** _____

Full name of person signing (please print): _____

Please return to:

Environment Canterbury
PO Box 345
Christchurch 8140

File: CRC182778

8 November 2019

Seadown Properties Limited
C/- WSP Opus
3 King George Place
Timaru 7910

Attention: Kylie Galbraith

Email: kylie.galbraith@wsp.com

Dear Kylie

Application to Change Conditions of Resource Consent 101/102.2018.94
Change Conditions 1, 5, 8 and 37
Washdyke Flat Road Timaru, Hilton Highway Timaru

I advise that your application to change conditions of resource consent no. 101.2018.94 was granted under delegated authority by Timaru District Council on 8 November 2019. Please find attached the decision on the application and the approved plans.

Right of Objection

If you do not agree with any of the conditions of this consent, you have a right to object to the decision under section 357A of the Resource Management Act 1991 (the Act). Notice of any objection must be in writing, set out the reasons for the objection, and be lodged with the Timaru District Council within 15 working days of receipt of this decision.

You may, when making an objection, under section 357A(1)(f) or (g), request that the objection be considered by a hearings commissioner(s), who is not a member of the consent authority.

Subsequent Right of Appeal to the Environment Court

Any person who has made an objection under section 357A of the Act may appeal to the Environment Court against the decision on the objection pursuant to section 358 of the Act.

Notice of such an appeal must be in the prescribed form, state the reasons for the appeal and be lodged with the Environment Court (PO Box 2069, Christchurch 8013) within 15 working days after the decision on the objection being notified to that person, or within such further time as allowed by Timaru District Council.

Appeal Direct to the Environment Court

If you do not agree with the decision, an alternative to a section 357A objection, or if section 357A does not apply, is to appeal the decision under section 120 of the Act to the Environment Court.

However, there is no right of appeal under this section against the whole or any part of a decision of a consent authority to the extent that the decision relates to 1 or more of the following, but no other, activities:

- (a) a boundary activity, unless the boundary activity is a non-complying activity;
- (b) a subdivision, unless the subdivision is a non-complying activity;
- (c) a residential activity as defined in section 95A(6), unless the residential activity is a non-complying activity.

A person who made a submission on the application or review of consent conditions may appeal only in respect of a matter raised in the person's submission (excluding any part of the submission that is struck out under section 41D).

The notice of appeal shall be in the prescribed form; state the reason for the appeal and the relief sought; state any matters required by the regulations; and be lodged with the Environment Court (PO Box 2069, Christchurch 8013) within 15 working days of notice of the decision being received. Notice of the appeal must also be served on Timaru District Council within 15 working days within the same period. Notice of the appeal must also be served on any person who made a submission in relation to the application within 5 working days of the notice being lodged with the Environment Court. If you are in any doubt about the correct procedures, you should seek legal advice.

Minor Correction of Resource Consents

Section 133A of the Act provides the consent authority with the discretion to issue an amended consent that corrects minor mistakes or defects in the consent within 20 working days of the grant. If you consider that the consent contains a minor mistake or defect, you may advise the Timaru District Council within 20 working days of consent being granted.

Monitoring of Consents

Pursuant to section 35 of the Act, the local authority shall monitor the exercise of this resource consent. Should all the conditions of consent be complied with, a single monitoring visit will occur and therefore no further monitoring charges will be incurred. However, should conditions of consent not be met, further monitoring will be required which will generate additional costs as outlined above. Please note that some consents will require periodic or on-going monitoring and therefore despite compliance, monitoring will occur and costs will be charged for that monitoring.

If you have any queries on this matter, please do not hesitate to contact me at the details listed below.

Yours faithfully



Nathan Hole

Team Leader Consents and Compliance

e. nathan.hole@timdc.govt.nz
p. 03 6877223



**Report on an Application to
Change Conditions of Resource Consent 101/102.2018.94**

Original Consent Reference No:	101/102.2018.94.1
Change of Conditions Reference No:	101/102.2018.94.2
Original Decision Date:	8 April 2019
Commencement Date:	8 April 2019
Applicable Conditions:	1, 5, 8 and 37
Applicant:	Seadown Properties Limited
Location:	Washdyke Flat Road Timaru, Hilton Highway Timaru
Zoning:	Industrial L and Rural 2
Legal Description:	Lot 6 DP 578, Part Lot 7 DP 557

1.0 Introduction

This report has been prepared under section 42A of the Resource Management Act 1991 to document the assessment of the application to change some conditions of the resource consent. This report also constitutes the decision and reasons for the decision as required under section 113 of the Act.

2.0 Summary of Consent

Subdivision and land use consent was granted under resource consent no. 101/102.2018.94 on 8 April 2019 for a 13 allotment subdivision creating 9 industrial allotments at Washdyke Flat Road, Timaru.

This application proposes a variation to conditions 1, 5, 8 and 37 to change the timing for when Lot 100 vests as legal road, and also to provide for the construction of the balance of Road 1 within Lot 10 ahead of stage 2 of the development being applied for.

The road to be constructed within Lot 10 has approval from Council's infrastructure department. The changes to the consent are changes relating to timing to allow construction of all of Road 1 and the associated infrastructure to occur at once.

There is also a minor change proposed to clarify that the landscape strip on Road 1 within Lot 10 is not required. The application clarifies that the landscape strip will be completed at the time of the road construction, but should not be a requirement for section 224(c) certification. The reason being that the landscape strip will be included when subdivision consent is applied for stage 2 at a later date and will be certified at that time that road vests in the future.

3.0 Applicable Conditions & Proposal

The application proposes the following condition changes:

1. The development shall be carried out in accordance with the plans (Subdivision Stage One Layout Plan, prepared by WSPsp- Opus, date amended 3.5.2018 attached and stamped as approved on 8 April 2019, 3 Waters Layout Plans 1 & 2 and Roading Typical Details Plan, prepared by WSP Opus, date 9 October 2019 attached and stamped as approved on XX XXXXXX 2019) and the application as submitted under reference 101/102.2018.94, with the exception of the amendments required by the following conditions of consent.
5. Prior to the commencement of on-site works, an Engineering Construction Design shall be submitted to and accepted by the Timaru District Council's Infrastructure Unit. The Engineering Construction Design shall:
 - (i) The carriageway is required to be designed with a minimum AC depth of 50mm and Chip Seal beneath. The AC surfacing must be completed within 18 months of the Chip Seal being completed and may occur after the section 224c Certification.
8. Once the road is constructed in accordance with Condition 46, Lot 100 shall be vested to the Timaru District Council as road reserve.
37. Prior to 224(c) certification the applicant shall submit a Landscape Plan to Council's Team Leader: Consents and Compliance for acceptance: The Landscape Plan shall include the following:
 - a) A one metre landscape strip of native grasses on both sides of the ~~proposed~~ road within Lot 100 (excluding accesses).

In terms of the changes sought, the changes to conditions 5(i) and 8 go together, as do the changes to conditions 1 and 37(a)

4.0 Statutory Consideration

Section 127 of the Act sets out the criteria for assessing applications to change or cancel conditions. Such applications are considered as a discretionary activity. With regard to this application the survey plan has not yet deposited, and the application is not to vary the duration of the consent. Transpower New Zealand provided their written approval to the original subdivision after draft conditions were agreed to by the Seadown Properties Ltd. The conditions relate to activities in relation to Lot 10 (the balance lot), and most will be registered

as consent notices as well. It is considered that the changes sought do not affect Transpower NZ, as their matters of concern from the original application continue to be addressed by the existing conditions. It is considered that there are no other affected persons regarding the change sought.

5.0 Assessment of Application Under Sections 95a, 95b, 95e, 104 And 127(4)

There are not considered to be any adverse effects resulting from the changes sought.

The changes sought are for timing purposes and clarification. Road 1 within Lot 10 is able to be constructed as a permitted activity and does not require a separate land use consent. Council's Infrastructure Department has approved the engineering design of this road.

The changes to the timing for AC surfacing of the road in Lot 100 and vesting will not have any adverse effects. This change will have a positive effect as it will result in a more efficient use of resources by enabling the consent holder to work in with Council when an upgrade is undertaken on Washdyke flat Road.

The change to Condition 37 regarding the landscape plan is for clarification and practicable purposes in relation to Road 1 within Lot 10. The grass strip is included in the road design and is intended to be provided when this road vests at some stage in the future when Stage 2 of the development is consented. This change will not result in any adverse effects.

6.0 Notification Provisions Sections 95a, 95b And 95e

I have concluded that there will be no adverse environmental effects resulting from the changes sought and that there are no special circumstances or other aspects of the application that warrant notification of this application under sections 95A or 95B.



Nathan Hole

Team Leader Consents and Compliance

Date: 8 November 2019

7.0 Proposed Changes to Conditions

The changes to the conditions sought are shown below. I agree that the changes are appropriate.

1. The development shall be carried out in accordance with the plans (Subdivision Stage One Layout Plan, prepared by ~~WSP~~ Opus, date amended 3.5.2018 attached and stamped as approved on 8 April 2019, 3 Waters Layout Plans 1 & 2 and Roding Typical Details Plan, prepared by WSP Opus, date 9 October 2019 attached and stamped as approved on XX XXXXXX 2019) and the application as submitted under reference 101/102.2018.94, with the exception of the amendments required by the following conditions of consent.

5. Prior to the commencement of on-site works, an Engineering Construction Design shall be submitted to and accepted by the Timaru District Council's Infrastructure Unit. The Engineering Construction Design shall:
 - i. The carriageway is required to be designed with a minimum AC depth of 50mm and Chip Seal beneath. The AC surfacing must be completed within 18 months of the Chip Seal being completed and may occur after the section 224c Certification.
8. Once the road is constructed in accordance with Condition 46, Lot 100 shall be vested to the Timaru District Council as road reserve.
37. Prior to 224(c) certification the applicant shall submit a Landscape Plan to Council's Team Leader: Consents and Compliance for acceptance: The Landscape Plan shall include the following:
 - a) A one metre landscape strip of native grasses on both sides of the ~~proposed~~ road within Lot 100 (excluding accesses).

8.0 Decision

Acting under delegated authority from Timaru District Council, I have assessed the application to change conditions 1, 5, 8 and 37 in accordance with the criteria in section 127, and that pursuant to sections 104 and 104B of the Act my decision is to grant the change to the conditions as shown in Section 7.0 above.

The conditions of consent now read as follows:

Subdivision

General

1. The development shall be carried out in accordance with the plans (Subdivision Stage One Layout Plan, prepared by WSP Opus, date amended 3.5.2018 attached and stamped as approved on 8 April 2019, 3 Waters Layout Plans 1 & 2 and Roading Typical Details Plan, prepared by WSP Opus, attached and stamped as approved by Timaru District Council on 8 November 2019) and the application as submitted under reference 101/102.2018.94, with the exception of the amendments required by the following conditions of consent.

Reason: To ensure that the development is carried out in accordance with the application.

Land Transport

2. The consent holder shall pay a financial contribution of \$8,162.50 + GST to Council for the installation of industrial type vehicle kerb crossings and industrial type vehicle accessway aprons to service Lots 1 to 7, to and from Washdyke Flat Road, utilizing the following formula:

$$= \$8,162.50 \times (\text{NZTA Indexation at the Time of Payment/NZTA Indexation at March 2019}) + \text{GST}$$

Reason: To provide safe pedestrian and vehicle access to the development.

3. Lots 8 and 9 are required to have vehicle crossings located, designed and constructed in accordance to the standards of the Timaru District Council.

Reason: To provide safe pedestrian and vehicle access to the development.

4. The consent holder shall pay a financial contribution of \$3,300.00 + GST to Council for the installation of new concrete kerb and channel along the length of the property frontage with Washdyke Flat Road.

$$= \$3,300.00 \times (\text{NZTA Indexation at the Time of Payment/NZTA Indexation at March 2019}) + \text{GST}$$

Reason: To improve the infrastructure of the carriageway and stormwater network along Washdyke Flat Road

5. Prior to the commencement of on-site works, an Engineering Construction Design shall be submitted to and accepted by the Timaru District Council's Infrastructure Unit. The Engineering Construction Design shall:

- a. Include a completed Application for Engineering Design Acceptance form.

Note: The Application for Engineering Design Acceptance form is available from Timaru District Council.

- b. Include full plans, specifications and calculations developed by a suitably qualified person.
- c. Include details of who will carry out the construction supervision, including names of supervisors and their relevant experience.
- d. Include plans of any structures (including retaining walls) that are to be located within the road reserve.
- e. Show that where practical, all services are to be located in berm areas clear of the carriageways and footpaths.
- f. Show the type, size and location of all wastewater, water and stormwater infrastructure that is to be installed, in accordance with the Timaru District Council's Infrastructure Unit requirements.
- g. Show locations of the Fire Hydrants along Lot 100, spaced no more than 90 metres apart, and installed according to the requirements of Standard New Zealand Publicly Available Specification 4509: 2008 for New Zealand Fire Service Firefighting Water Supplies Code of Practice.

- h. Show that the proposed road shall be formed, sealed and drained to Timaru District Council standards including a minimum carriageway width of 12.0m (2 x 4.0m lanes + 2 x 2.0m wide parking lane) and a minimum combined 4m wide berm and footpath installed on both sides of the road.
 - i. The carriageway is required to be designed with a minimum AC depth of 50mm and Chip Seal beneath. The AC surfacing must be completed within 18 months of the Chip Seal being completed and may occur after the section 224c Certification.
 - j. Show the road markings and traffic signage (including street name plates) to be installed throughout the development comply with the requirements of the New Zealand Transport Agency Manual of Traffic Signs and Markings.
 - k. A Street Lighting Plan designed to the requirements of the Timaru District Council.
6. The consent holder shall construct the required works in accordance with the Engineering Design developed in the previous condition. Upon the completion of the required works, the consent holder shall submit the following completed certificates to Timaru District Council:
- a. Contractors Certificate upon Completion of Land Development; NZS 4404:2010, to certify that the required works were constructed as per the requirements of the Engineering Design and the Timaru District Council.
 - b. Certification upon Completion of Land Development; NZS 4404:2010, to certify that the construction of the required works was supervised by a suitably qualified person.

Reason: To ensure that the required works are designed and constructed to an appropriate standard.

7. The applicant shall submit proof to the Timaru District Council from the network utility operator that the street lighting is operational and compliant with the requirements of the Timaru District Council prior to section 224c Certification.

Reason: To ensure that street lighting is installed appropriately.

8. Once the road is constructed in accordance with Condition 6, Lot 100 shall be vested to the Timaru District Council as road reserve.

Reason: To ensure that the identified land is vested to Council for the appropriate purpose.

9. Prior to occupation of the allotment, the landowner shall form, seal and drain a minimum of the first nine metres of the vehicle access at a minimum width of six metres.

Reason: To ensure compliance with the access requirements of the District Plan.

Advice Note: As this condition is to be applied with on a continuing basis by the subdividing owner or any subsequent owners, in accordance with section 221 of the Resource Management Act 1991, a consent notice will be issued in relation to this condition for Lots 1-9.

Water Supply

10. Lots 1-9 shall be connected to Timaru District Council's reticulated water supply. The connections shall extend to at least one metre inside the boundary of the lot, and be designed and constructed to meet the requirements of the Timaru District Council.

Reason: To ensure that the required water connections are designed and constructed to an appropriate standard.

Firefighting

11. All new water mains shall comply with the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice (SNZ PAS 4509:2008). Proof of compliance shall be supplied with the section 224(c) certification application advising that the water supply is operational and compliant with the New Zealand Fire Service standards.

Reason: To ensure that all new firefighting mains comply with the relevant standard.

Stormwater

12. The applicant shall submit proof to the Timaru District Council from Environment Canterbury that the stormwater infrastructure has been constructed in accordance with CRC 182778.

Reason: To ensure that stormwater infrastructure is constructed appropriately.

13. The proposed stormwater infrastructure shall be vested with the Timaru District Council upon the completion at the time of 224(c) certification.

Reason: To ensure that the development is carried out in accordance with the application.

14. Lots 1-9 shall be connected to Timaru District Council's stormwater disposal network. The connections shall extend to at least one metre inside the boundary of the lot, and be designed and constructed to meet the requirements of the Timaru District Council.

Reason: To ensure that the required water connections are designed and constructed to an appropriate standard.

Cross Boundary Service Connections

15. Applications for certifications under section 224(c) of the Resource Management Act 1991 shall attach correspondence from a suitably qualified person stating that all

services that pass over or through any other lots have been disconnected or are protected by an appropriate easement.

Reason: To ensure that any underground service rights will be protected.

Transmission Lines

General

16. All land use activities, including the construction of new buildings/structures, earthworks, fences, any operation of mobile plant and/or persons working near exposed line parts shall comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001) or any subsequent revision of the code.

Advice Note: As this condition is to be applied with on a continuing basis by the subdividing owner or any subsequent owners, in accordance with section 221 of the Resource Management Act 1991, a consent notice will be issued in relation to this condition for Lots 5, 6, 8,9 and 10.

17. The consent holder shall ensure that access is maintained to the Ashburton – Timaru A (ASH-TIM-A) and the Ashburton – Timaru B (ASH-TIM-B) 110 kV National Grid transmission lines, including support structures, for maintenance at all reasonable times, and emergency works at all times.

Advice Note: As this condition is to be applied with on a continuing basis by the subdividing owner or any subsequent owners, in accordance with section 221 of the Resource Management Act 1991, a consent notice will be issued in relation to this condition for Lots 5, 6, 8,9 and 10.

Buildings/structures

18. No buildings shall be located within 12m of the centreline of the Ashburton – Timaru A (ASH-TIM-A) and the Ashburton – Timaru B (ASH-TIM-B) 110 kV National Grid transmission lines.

Advice Note: As this condition is to be applied with on a continuing basis by the subdividing owner or any subsequent owners, in accordance with section 221 of the Resource Management Act 1991, a consent notice will be issued in relation to this condition for Lots 5, 6, 8,9 and 10.

19. No buildings or structures shall be located within 12m of any outer visible edge of any National Grid support structure; except for non-conductive fencing, which can be located 6m from any outer visible edge of the support structure foundation.

Advice Note: As this condition is to be applied with on a continuing basis by the subdividing owner or any subsequent owners, in accordance with section 221 of the Resource Management Act 1991, a consent notice will be issued in relation to this condition for Lots 5, 6, 8,9 and 10.

20. Lighting shall be designed to ensure compliance with NZECP 34: 2001, or any subsequent revision of the code, including (but not limited to) Section 9.2.1 relating to the ability to maintain safe approach separation distances for people maintaining the lighting, including changing light bulbs.

Note: For specific clearance restrictions, refer to Section 4.2.5 (Street Light Clearance Guidance) within the Electrical Clearance Report "Report on Road and Building Clearances for Seadown Development, Washdyke Road, Timaru", Issue 1 by LineTech Limited, dated 2 November 2018.

As this condition is to be applied with on a continuing basis by the subdividing owner or any subsequent owners, in accordance with section 221 of the Resource Management Act 1991, a consent notice will be issued in relation to this condition for Lots 5, 6, 8, 9 and 10.

Notification

21. The consent holder shall provide Transpower 10 working days' notice in writing prior to commencing the proposed works.

Note: Written notice should be sent to: transmission.corridor@transpower.co.nz

Site standover

22. A Transpower representative shall be allowed access to the site during the proposed excavation works to provide a stand-over for those works within 5 metres of the Ashburton – Timaru A (ASH-TIM-A) and the Ashburton – Timaru B (ASH-TIM-B) 110 kV National Grid transmission line support structures. This stand-over shall be at the consent holder's cost.

Note: Please contact Transpower's Service Delivery Manager, Alison Fechney on 03 590 6588 or alison.fechney@transpower.co.nz, to arrange the site stand over.

Vegetation

23. Any proposed new trees or vegetation within 12m either side of the centreline of the Ashburton – Timaru A (ASH-TIM-A) and the Ashburton – Timaru B (ASH-TIM-B) 110 kV National Grid transmission lines, must not exceed 2 metres in height at full maturity; and must comply with the Electricity (Hazards from Trees) Regulations 2003, or any subsequent revision of the regulations.

Advice Note: As this condition is to be applied with on a continuing basis by the subdividing owner or any subsequent owners, in accordance with section 221 of the Resource Management Act 1991, a consent notice will be issued in relation to this condition for Lots 5, 6, 8, 9 and 10.

24. Any proposed new trees or vegetation outside of 12m either side of the centreline of the Ashburton – Timaru A (ASH-TIM-A) and the Ashburton – Timaru B (ASH-TIM-B) 110 kV National Grid transmission lines, must be setback sufficiently to ensure the tree cannot fall within 4 m of the lines; and must comply with the Electricity (Hazards from Trees) Regulations 2003, or any subsequent revision of the regulations.

Advice Note: As this condition is to be applied with on a continuing basis by the subdividing owner or any subsequent owners, in accordance with section 221 of the Resource Management Act 1991, a consent notice will be issued in relation to this condition for Lots 5, 6, 8,9 and 10.

Construction Management Plan

25. Prior to the commencement of the earthworks and any construction on site, the consent holder shall prepare and submit to the Council for approval, a Construction Management Plan (CMP) to ensure the protection of the Ashburton – Timaru A (ASH-TIM-A) and the Ashburton – Timaru B (ASH-TIM-B) 110 kV National Grid transmission lines and support structures. The CMP must be given to Transpower NZ Ltd for its certification at least 20 working days prior to being submitted to the Council.

Note: The CMP shall be sent to Transpower at transmission.corridor@transpower.co.nz.

26. The CMP must include the following (but is not limited to):
- a) The name, experience and qualifications of the person/s nominated by the consent holder to supervise the implementation of, and adherence to, the CMP.
 - b) Details of the contractor's liability insurance held to cover any costs, direct or indirect, associated with any damage to the Ashburton – Timaru A (ASH-TIM-A) and the Ashburton – Timaru B (ASH-TIM-B) 110 kV National Grid transmission lines and support structures, directly or indirectly caused by works undertaken to give effect to this consent.
 - c) Construction drawings, plans, procedures, methods and measures to demonstrate that all construction activities undertaken on the site will meet the safe distances within the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34: 2001) or any subsequent revision of the code; and the recommendations within the Electrical Clearance Report "Report on Road and Building Clearances for Seadown Development, Washdyke Road, Timaru", Issue 1 by LineTech Limited, dated 2 November 2018; including (but not limited to) those relating to:
 - ii) Excavation and Construction near Poles (Section 2);
 - iii) Building to conductor clearances (Section 3);
 - iv) Ground to conductor clearances (Section 4);
 - v) Mobile Plant to conductor clearances (Section 5); and
 - vi) People to conductor clearances (Section 9).
 - d) Details of any areas that are "out of bounds" during construction and/or areas within which additional management measures are required, such as fencing off, entry and exit hurdles, maximum height limits, or where a safety observer may be required (a safety observer will be at the consent holder's cost).

- e) Demonstrate how the existing transmission lines and support structures will remain accessible during and after construction activities;
 - f) Demonstrate how the effects of dust (including any other material potentially resulting from construction activities able to cause material damage beyond normal wear and tear) on the transmission lines will be managed;
 - g) Demonstrate how changes to the drainage patterns, runoff characteristics and stormwater will avoid adverse effects on the foundations of any support structure;
 - h) Demonstrate how construction activities that could result in ground vibrations and/or ground instability will be managed to avoid causing damage to the transmission lines, including support structures.
 - i) Details of proposed contractor training for those working near the transmission lines.
27. All works/activities are to be undertaken in accordance with the approved CMP.
28. Prior to 224(c) certification the Alpine Energy transmission lines shall be relocated underground.

Access

29. All buildings, structures and vegetation must be located to ensure existing vehicle access is maintained to the Ashburton – Timaru A (ASH-TIM-A) and the Ashburton – Timaru B (ASH-TIM-B) 110 kV National Grid transmission line support structures.

Advice Note: As this condition is to be applied with on a continuing basis by the subdividing owner or any subsequent owners, in accordance with section 221 of the Resource Management Act 1991, a consent notice will be issued in relation to this condition for Lots 5, 6, 8,9 and 10.

Electrical safety

30. Standard high voltage insulating shields (Transpower drawing TP111904 sheet 2) shall be fitted to each concrete National Grid support structure.

Note: As these shields are being attached to National Grid assets, they must be installed by a Transpower approved contractor. Please contact Transpower to arrange this (transmission.corridor@transpower.co.nz)

31. A minimum 100 mm thick asphalt surface treatment shall be installed within 2 metres of each concrete National Grid support structure.
32. Fencing constructed within 34 metres of the National Grid support structures, measured at ground level, shall not comprise metal posts or metal wires/sheets/bars.

Advice Note: As this condition is to be applied with on a continuing basis by the subdividing owner or any subsequent owners, in accordance with section 221 of the Resource Management Act 1991, a consent notice will be issued in relation to this condition for Lots 5, 6, 8,9 and 10.

33. Telecommunication cables buried within 25 metres of the National Grid support structures, measured at ground level, shall be fibre optic only, with no metal cable components.
34. Pipelines constructed within 62 metres of the National Grid support structures, measured at ground level, shall be of non-metallic construction only.
35. Kiosk-type electrical distribution equipment installed within 34 metres of the National Grid support structures shall include a minimum 50mm thick asphalt surface treatment installed to 1.4 metres around the perimeter of the metal enclosure.
36. Street light poles constructed within 34 metres of the National Grid support structures, measured at ground level, shall either be insulated from touch using a durable insulating material or shall have a minimum 50mm thick asphalt surface treatment installed to 1.4 metres around the base of the pole.

Note: Conditions 29 to 35 are in accordance with 'Washdyke Flat Road Subdivision: Earth Potential Rise Assessment' report, prepared by Beca Limited, dated 30 January 2019.

Landscaping

37. Prior to 224(c) certification the applicant shall submit a Landscape Plan to Council's Team Leader: Consents and Compliance for acceptance: The Landscape Plan shall include the following:
 - a) A one metre landscape strip of native grasses on both sides of the road within Lot 100 (excluding accesses).
 - b) Landscape strips (excluding accesses) with an average width of three metres along the road boundary of Lots 1-9. Landscaping strips shall be densely planted and consistent across Lots 1-9.

Reason: To ensure effects of the proposed development are appropriately mitigated.

38. Prior to Occupation of the allotment, the landowner shall establish landscaping in accordance with the approved Landscape Plan.

Reason: To ensure effects of the proposed development are appropriately mitigated.

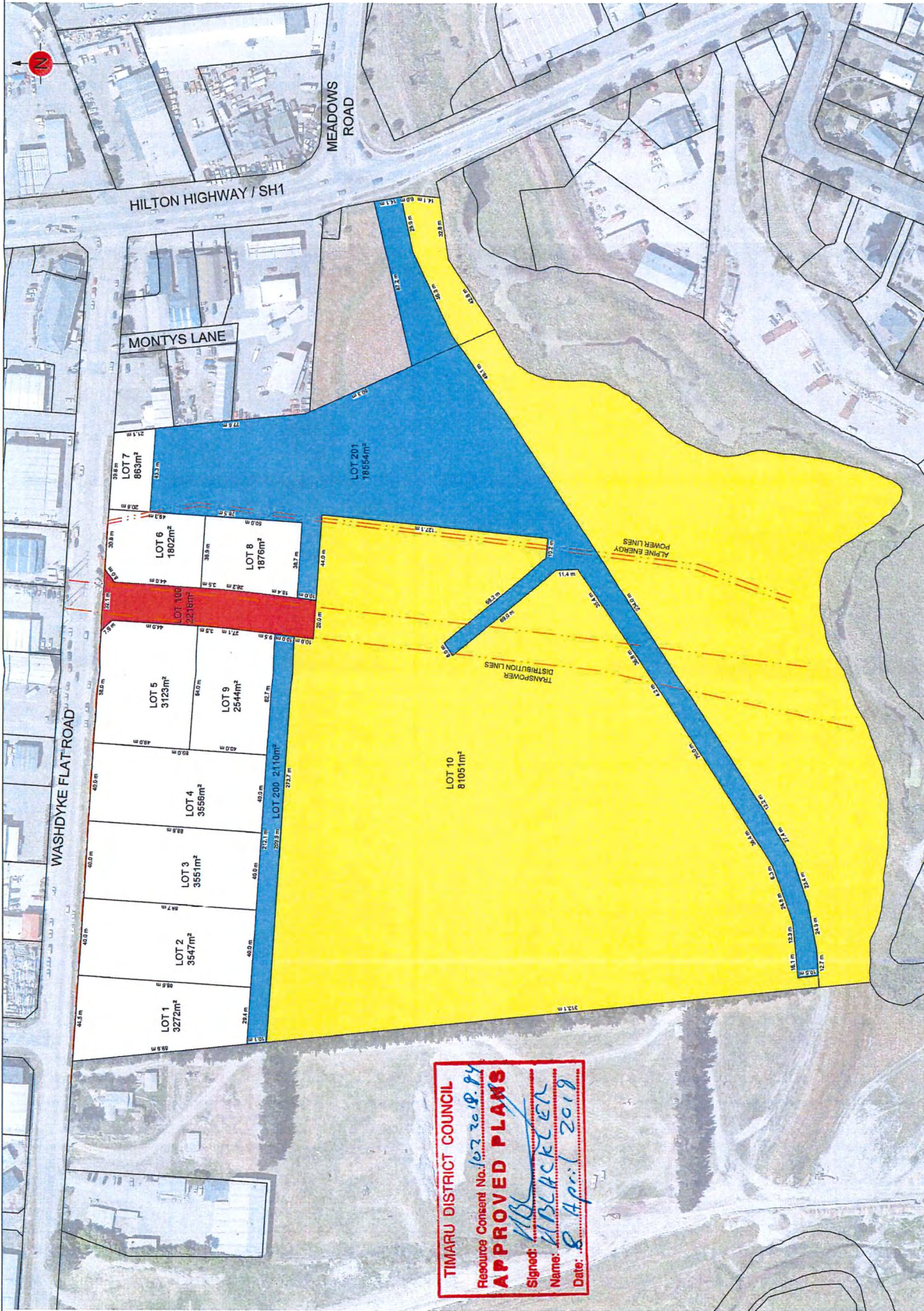
Advice Note: As this condition is to be applied with on a continuing basis by the subdividing owner or any subsequent owners, in accordance with section 221 of the Resource Management Act 1991, a consent notice will be issued in relation to this condition for Lots 1-9.



Nathan Hole

Team Leader Consents and Compliance

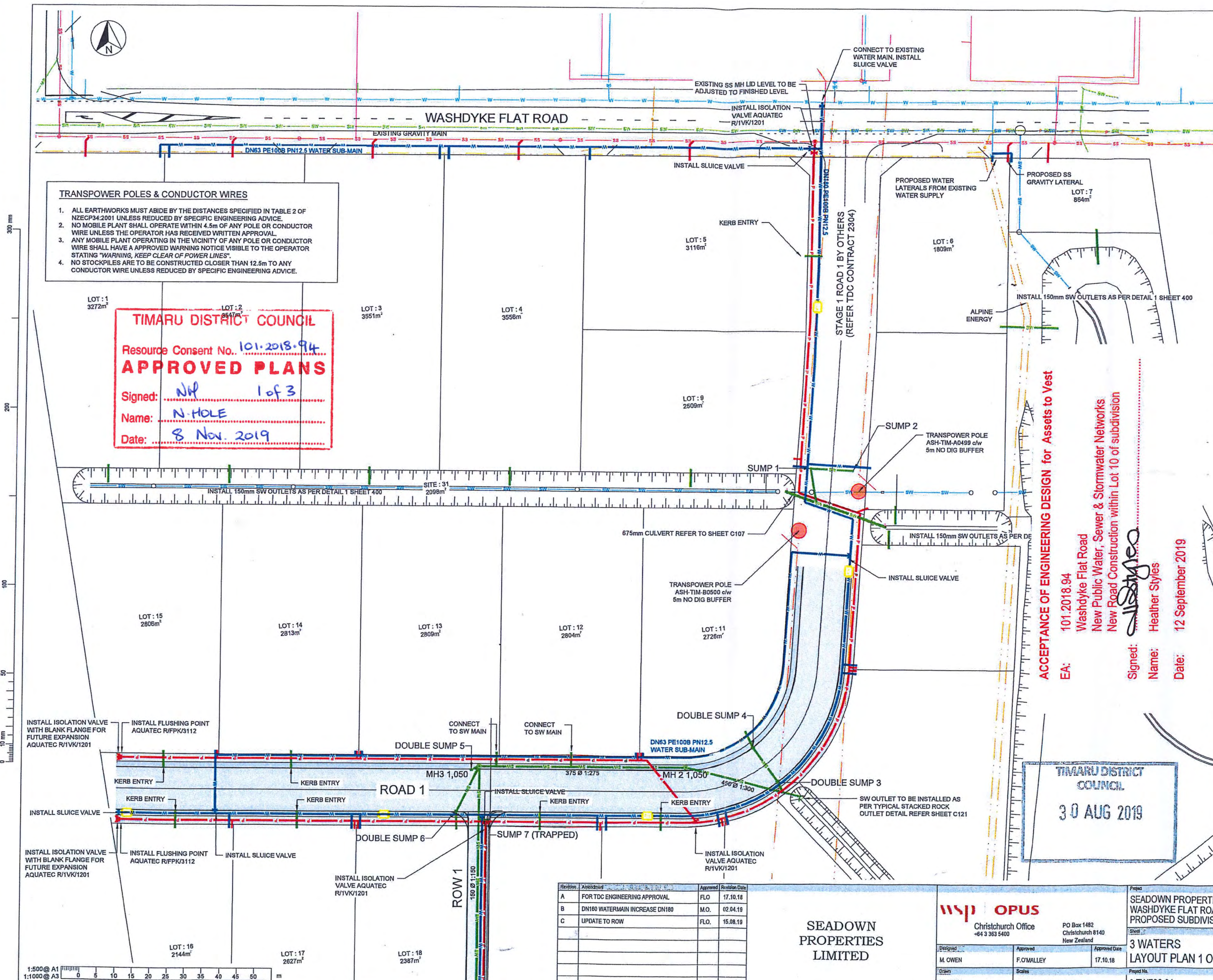
Date: 8 November 2019



TIMARU DISTRICT COUNCIL
 Resource Consent No. 16730018.94
APPROVED PLANS
 Signed: *ABBA KIRK*
 Name: *ABBA KIRK*
 Date: *8 April 2019*

FOR CONSENT (2)

		SEADOWN PROPERTIES LIMITED PROPOSED SUBDIVISION OF LOT 6 DP 578 & PT LOT 7 DP 557 WASHDYKE FLAT ROAD, TIMARU	
Registered	F. O'MALLEY	Formed	15.02.2019
Form	K. FRANK	Form No.	6-TWED00.00
Timaru Office 44-45 Ballantyne PO Box 822 Timaru 766 New Zealand		SUBDIVISION STAGE ONE LAYOUT PLAN	



TRANSPOWER POLES & CONDUCTOR WIRES

1. ALL EARTHWORKS MUST ABIDE BY THE DISTANCES SPECIFIED IN TABLE 2 OF NZEP34:2001 UNLESS REDUCED BY SPECIFIC ENGINEERING ADVICE.
2. NO MOBILE PLANT SHALL OPERATE WITHIN 4.5m OF ANY POLE OR CONDUCTOR WIRE UNLESS THE OPERATOR HAS RECEIVED WRITTEN APPROVAL.
3. ANY MOBILE PLANT OPERATING IN THE VICINITY OF ANY POLE OR CONDUCTOR WIRE SHALL HAVE A APPROVED WARNING NOTICE VISIBLE TO THE OPERATOR STATING "WARNING, KEEP CLEAR OF POWER LINES".
4. NO STOCKPILES ARE TO BE CONSTRUCTED CLOSER THAN 12.5m TO ANY CONDUCTOR WIRE UNLESS REDUCED BY SPECIFIC ENGINEERING ADVICE.

TIMARU DISTRICT COUNCIL
Resource Consent No. 101.2018.94
APPROVED PLANS
Signed: *NH* 1 of 3
Name: *N. HOLE*
Date: *8 Nov 2019*

- NOTES:**
1. ALL WORKS SHALL COMPLY WITH TIMARU DISTRICT COUNCIL (TDC) DRAINAGE AND WATER UNIT AND LAND TRANSPORT UNIT SPECIFICATIONS.
 2. DRAWINGS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION.
 3. ALL WORKS SHALL COMPLY WITH THE ECAN EROSION AND SEDIMENT CONTROL GUIDELINES.
 4. EXISTING SERVICES SHOWN INDICATIVELY. CONTRACTOR MUST LOCATE ALL EXISTING SERVICES PRIOR TO EXCAVATION.
 5. EXISTING POWER LINES OMITTED FOR CLARITY. ALL LATERALS TO TERMINATE 1m WITHIN LOT BOUNDARIES WITH MARKER STAKE.

- WASTEWATER**
1. STAGE ONE WASTEWATER LATERALS TO CONNECT TO EXISTING GRAVITY MAIN IN WASHDYKE FLAT ROAD AT A DEPTH OF APPROX 1.4m
 2. ALL GRAVITY LATERALS TO BE 150mm PVC-u INSTALLED AT A GRADE OF 1 IN 80.
 3. ALL LOW PRESSURE (LPS) LATERALS TO INCLUDE AQUATEC BOUNDARY CONNECTION ASSEMBLY AS PER DRAWING PE-SS-BC-STD-T3.
 4. LOW PRESSURE SEWER TO BE INSTALLED WITH MINIMUM COVER OF 0.9m
 5. LOW PRESSURE SEWER TO BE 50mm PE100 PN16
 6. ALL LOW PRESSURE SEWER PARTS TO BE AS PER SUPPLIED AQUATEC DETAILS

- STORMWATER**
1. ALL STORMWATER LATERALS/OUTLETS TO BE 150mm PVC-u
 2. SW LATERALS/OUTLETS DISCHARGING TO SWALES OR DETENTION BASIN TO BE INSTALLED AS PER SHEET C127
 3. KERB ENTRY SW LATERALS TO BE INSTALLED AS PER TDC DRAWING 5302 WITH 1X150mm LATERAL AND 2X100mm KERB ENTRY.
 4. SUMPS TO BE INSTALLED AS PER TDC DRAWING 5302 IN THE LOCATION SHOWN ON THIS PLAN.
 5. ALL SUMP LEADS TO BE 225mm PVC-u AT A MINIMUM GRADE OF 1 IN 300
 6. ALL SW PIPES TO BE INSTALLED AT THE LEVELS SHOWN ON RELEVANT LONGSECTIONS.
 7. ALL SW PIPES TO ACHIEVE A MINIMUM COVER OF 0.75m
 8. SW MAN HOLES TO BE INSTALLED AS PER TDC 5302

- WATER**
1. NEW 180mm PE100B PN12.5 WATER MAIN TO BE INSTALLED IN THE LOCATION SHOWN ON THIS PLAN WITH 1.2m MINIMUM COVER.
 2. ALL VALVES AND FIRE HYDRANTS TO BE INSTALLED IN THE LOCATION SHOWN ON THIS PLAN AS PER TDC DRAWINGS 5304.
 3. SUB-MAINS TO BE 63mm PE100B PN12.5 WITH 800mm COVER IN BERM OR 900mm COVER IN ROAD.
 4. ALL LATERALS TO BE 20mm PE 100B PN12.5
 5. RIGHT OF WAY SHARED LATERAL TO BE 50mm PE 100B PN12.5
 6. ALL VALVES GREATER THAN 50mm ARE TO BE SLUICE VALVES AND HAVE ANCHOR BLOCKS AS PER TDC PLAN 5304 SHEET 2 AND NZS 4404.

LEGEND

EXISTING SERVICES

- PROPERTY BOUNDARY
- SS SEWER PIPE
- SW STORMWATER PIPE
- W WATER SUPPLY
- SEWER MANHOLE
- STORMWATER MANHOLE
- x VALVE
- FD FIRE HYDRANT

PROPOSED SERVICES

- PROPERTY BOUNDARY
- P LPS PIPE
- SW STORMWATER PIPE
- W WATER SUPPLY
- SEWER MANHOLE
- STORMWATER MANHOLE
- S SUMP
- x VALVE
- FD FIRE HYDRANT

Revision	Amended	Approved	Revision Date
A	FOR TDC ENGINEERING APPROVAL	FLO	17.10.18
B	DN160 WATERMAIN INCREASE DN180	M.O.	02.04.19
C	UPDATE TO ROW	FLO	15.08.19

SEADOWN PROPERTIES LIMITED

wsp OPUS
Christchurch Office
+64 3 363 5400
PO Box 1482
Christchurch 8140
New Zealand

Designed	Approved	Approved Date
M. OWEN	F. O'MALLEY	17.10.18
Origin	Scales	
M. OWEN	1:500 @ A1, 1:1000 @ A3	

Project
SEADOWN PROPERTIES LIMITED
WASHDYKE FLAT ROAD, TIMARU
PROPOSED SUBDIVISION OF LOT 6 DP 578

Sheet
3 WATERS
LAYOUT PLAN 1 OF 2

Project No.
6-TWE00.01

Sheet No.	Revision
C300	C

FOR ENGINEERING APPROVAL



300 mm
200
100
50
0 10 mm

TRANSPOWER POLES & CONDUCTOR WIRES

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TIMARU DISTRICT COUNCIL
Resource Consent No. 101.2018.94
APPROVED PLANS
Signed: *NH* 2 of 3
Name: *N.Hole*
Date: *8. Nov. 2019*

ACCEPTANCE OF ENGINEERING DESIGN for Assets to Vest
EA: 101.2018.94
Washdyke Flat Road
New Public Water, Sewer & Stormwater Networks
New Road Construction within Lot 10 of subdivision
Signed: *Heather Styles*
Name: *Heather Styles*
Date: *12 September 2019*

TIMARU DISTRICT COUNCIL
30 AUG 2019

NOTES:

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LEGEND

EXISTING SERVICES

- PROPERTY BOUNDARY
- SS — SEWER PIPE
- SW — STORMWATER PIPE
- W — WATER SUPPLY
- SEWER MANHOLE
- STORMWATER MANHOLE
- × VALVE
- PH FIRE HYDRANT

PROPOSED SERVICES

- PROPERTY BOUNDARY
- P — LPS PIPE
- SW — STORMWATER PIPE
- W — WATER SUPPLY
- SEWER MANHOLE
- STORMWATER MANHOLE
- SUMP
- × VALVE
- PH FIRE HYDRANT

FOR ENGINEERING APPROVAL

Revision	Amendment	Approved	Revision Date
A	FOR TDC ENGINEERING APPROVAL	FLO	17.10.18
B	DN160 WATERMAIN INCREASE DN180	M.O.	02.04.19
C	UPDATE TO ROW	FLO.	15.08.19

SEADOWN PROPERTIES LIMITED

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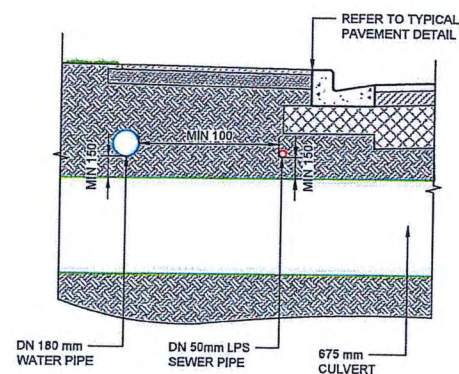
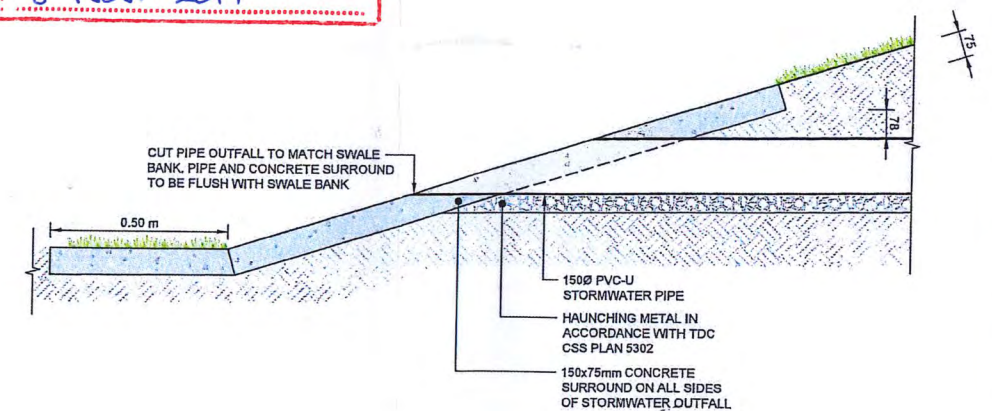
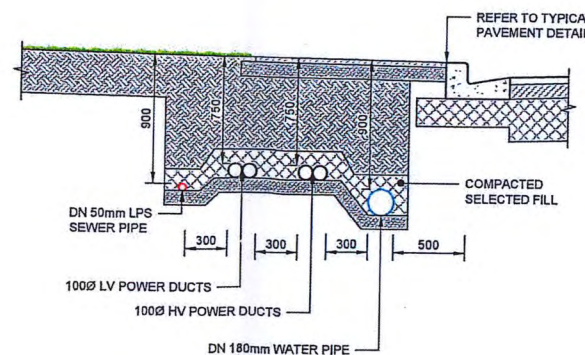
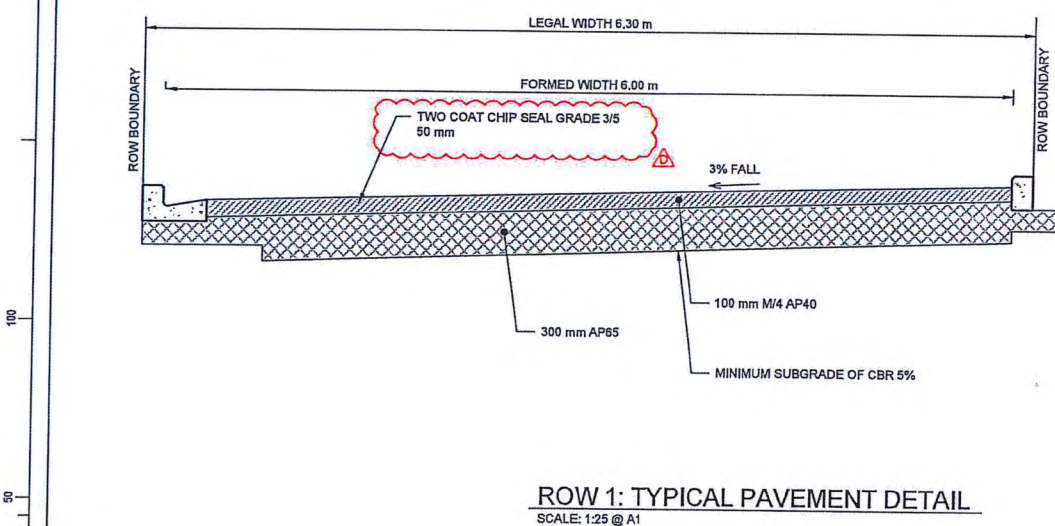
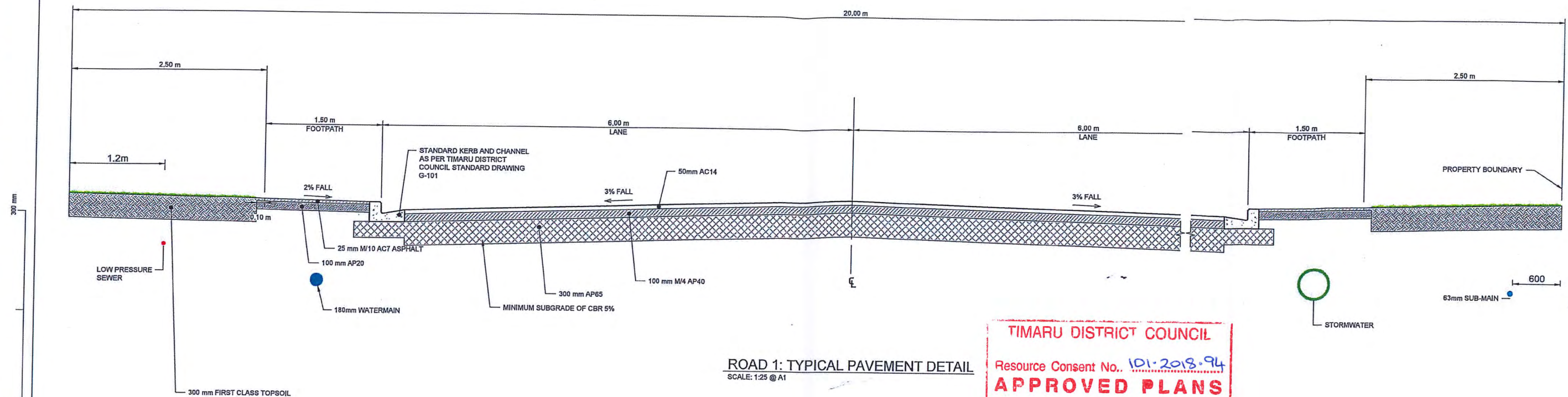
Project
SEADOWN PROPERTIES LIMITED
WASHDYKE FLAT ROAD, TIMARU
PROPOSED SUBDIVISION OF LOT 6 DP 578

Sheet
3 WATERS
LAYOUT PLAN 2 OF 2

Designed	Approved	Approved Date
M. OWEN	F. O'MALLEY	17.10.18
Drawn	Scale	
M. OWEN	1:500 @ A1, 1:1000 @ A3	

Project No.	Sheet No.	Revision
6-TWE00.01	C301	C

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1:1000 @ A3
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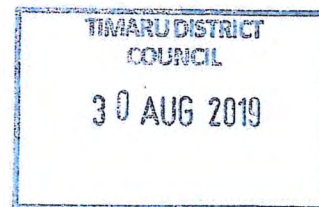
ACCEPTANCE OF ENGINEERING DESIGN for Assets to Vest

EA: 101.2018.94
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Signed: *Heather Styles*

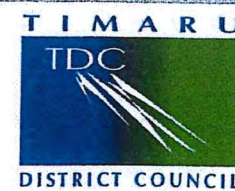
Name: Heather Styles

Date: 12 September 2019



FOR ENGINEERING APPROVAL

Revision	Amendment	Approved	Revision Date
A	FOR TDC ENGINEERING APPROVAL	A.S.	03-08-18
B	SHARED TRENCH DETAIL ADDED	A.S.	07-08-19
C	RFI UPDATES AS CLOUDED	A.S.	29-07-19
D	UPDATES AS CLOUDED	F.O.M.	08-08-19



WSP OPUS
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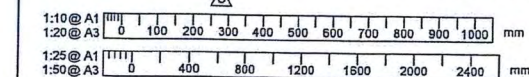
PO Box 1482
Christchurch 8140
New Zealand

Project: SEADOWN PROPERTIES LIMITED
WASHDYKE FLAT ROAD, TIMARU
PROPOSED SUBDIVISION OF LOT 6 DP 578

Sheet: ROADING
TYPICAL DETAILS

Project No: 9-TWE00.00

Sheet No: C400
Revision: D





Appendix 3 Seadown Properties Limited Proposed Private Plan Change to the Timaru District Plan

Proposed Provisions for the Timaru
District Plan



Appendix Three – Proposed Provisions for the Timaru District Plan

The changes are shown as “tracked changes” (i.e. additions are underlined while deletions are ~~struck through~~).

The suggested amendments will take legal effect when they become operative at the end of the appeal period in accordance with Section 86F of the Resource Management Act 1991.

Amend Part D4, Industrial Zones, Policy 4.1.2.2 as follows:

To use zones to provide for industrial activities in appropriate locations having regard to:

- location of existing industry
- continuity with previous zoning controls
- location of services especially sewerage and water supply
- adjoining residential and other sensitive land uses
- proximity to natural areas including the coastal environment and wetlands
- exposure to natural hazard risk especially flooding and coastal erosion
- transportation links (the roading hierarchy, port, and rail)
- the versatility of land
- need for expansion to be provided for the life of the District Plan

Industrial L: which is intended to provide for industrial activities having minor to moderate environmental effects and that these effects should be mitigated for neighbouring zones to the extent that is practical.

Industrial H: which is intended for heavier industrial activities having more adverse environmental effects and which should be separated from residential and other sensitive activities.

Access to high capacity water and sewerage services is also more readily available within the Washdyke area of the Industrial H Zone.

Upon reclamation it is anticipated that the land at Evans Bay be zoned Industrial H.

The Washdyke Industrial Expansion Area Outline Development Plan (ODP) includes a conceptual layout of through roading, its connection to the wider roading network, intersection treatments, existing and proposed rail crossings, and greenway and walk/cycle ways throughout the subject lands.

The land is to be developed in accordance with the Staging Plan indicated on the ODP. The Staging recognises the sequential, orderly and progressive development of these lands in conjunction with the ability to provide service infrastructure.

The Washdyke Flat Road ODP includes a conceptual layout of through roading, including footpaths, and its connection to the wider roading network. Development is required to be in general accordance with the ODP.

The planning maps are supplemented by the ODP. Development is required to be in general accordance with the ODP.

Explanation and Principal Reason

Zoning provides a degree of certainty to future developers about the character of activities in specified areas of the District and the environmental effects these activities may produce. This



also enables the efficient provision of servicing infrastructure and maximises the use of the existing servicing infrastructure where designed for industrial use.

These zones reflect the type and level of environmental effects expected as part of the activities. The Industrial L Zone provides for a range of industrial and some commercial activities having less noxious actual or potential effects. In some localities this zone will provide a transition area between a residential area and the Industrial H Zone.

A large part of the Industrial H Zone is concentrated at Washdyke where the public sewer, high capacity water supplies, and access to major road and rail transport is available. Expansion of this zone is proposed at Washdyke to provide an area that can be readily serviced adjacent to the existing industrial area. This area is also relatively more isolated from sensitive land uses than other serviced industrial areas of the District. Other areas incorporated in this zone are parts of the existing industrial areas at the Port, Redruth, Clandeboye dairy factory, and existing meat processing facilities in Timaru and Pareora. Noxious industries involving the use, storage, production, or disposal of significant quantities of hazardous substances will in general be confined to this zone.

Those activities which Council has identified as likely to give rise to some adverse effects are made the subject of rules. Where rules can be specified with precision they are included as performance standards. Where the effects are likely to vary according to the location and scale of the activity or land use, consent for a discretionary activity is generally required. Those activities which are non-complying are either of a type which are individually or more often cumulatively with other proposals of the same or similar nature, anticipated to have inappropriate adverse effects within the zone. Reference to other policies in the District Plan was made in determining which activities are appropriate in the Industrial Zones.

Amend Part D4, Industrial L Zone, Rule 4.2.1(3A) as follows:

The following are restricted discretionary activities provided that they are not listed as a permitted, controlled, discretionary or non-complying activity and they comply with all the relevant Performance Standards and General Rules:

...

3A.4 Development not in compliance with the indicative road, including footpath, provisions of the Washdyke Flat Road Outline Development Plan (as set out in Part D4 Industrial Zones, Appendix 4). Discretion shall be limited to the matter(s) not complied with.

Amend Part D4, Industrial L Zone, Rule 4.2.1(4) as follows:

All activities not provided for as a permitted, controlled or discretionary activity in this zone are non-complying unless they are provided for by a General Rule.

...

4.3 In the Washdyke Flat Road - Outline Development Plan area (as set out in Part D4 Industrial Zones, Appendix 4), any building, fence, earthworks or activity that does not meet Performance Standards 5.42, 5.43 or 5.44 is non-complying.



Amend Part D4 Industrial L Zone, Performance Standards 4.2.1(5) as follows:

...

- Washdyke Flat Road Outline Development Plan

5.41 Development of the site indicated in Outline Development Plan – Washdyke Flat Road, shall proceed in compliance with the Outline Development Plan (Part D4 Industrial Zones, Appendix 4: Outline Development Plan, Washdyke Flat Road).

The following Performance Standards shall also apply to the land within the area defined by the Outline Development Plan – Washdyke Flat Road (Part D4 Industrial Zones, Appendix 4: Outline Development Plan, Washdyke Flat Road). All other Industrial L Zone Performance Standards apply, except for when there is conflict with these Performance Standards, in which case these Performance Standards prevail:

Electricity Transmission Line Buffer Corridor:

5.42 No building or activity sensitive to the National Grid shall be located within:

- (i) 10 metres of the centre line of a National Grid transmission line on single poles;
- (ii) 12 metres of the centre line of a National Grid transmission line on pi poles; and
- (iii) 12 metres of the foundation of a National Grid transmission line support structure.

5.43 Fences shall be located greater than 6 metres from a National Grid transmission line support structure.

5.44 Earthworks:

- (a) shall not destabilise a National Grid transmission line support structures;
- (b) shall not result in a reduction in the ground to conductor clearance distances below what is required by table 4 of NZCEP34:2001; and
- (c) shall be no deeper than:
 - (i) 300mm within 2.2m of a National Grid transmission line support structure or stay wire; and
 - (ii) 750mm within 2.2m to 5m of a National Grid transmission line support structure; except where the earthworks are vertical holes not exceeding 500mm in diameter beyond 1.5m of a National Grid transmission line support structure or undertaken by a network utility operator.

NOTE 1: Vegetation to be planted around the National Grid should be selected and managed to ensure that it will not breach the Electricity (Hazards for Trees) Regulations 2003.

NOTE 2: Buildings and structures in the vicinity of the National Grid must also comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZCEP34:2001).

Roads, Including Footpaths:

5.45 At the time of land use and development, new roading shall be constructed in general accordance with the layout shown on the Washdyke Flat Road Outline Development Plan (as set out in Part D4 Industrial Zones, Appendix 4). It is the developer's responsibility to:

- (i) Construct the portion of road contained within their land to be developed. This shall include kerb and channel, street lighting, footpaths, load drainage systems, berms and landscaping required.
- (ii) Design and construct these roads in general accordance with Council's standards. All roads shall have a road reserve no less than 20 metres wide.



- (iii) Ensure no methods are used to hinder or restrict the ability for adjoining land to link to the new road.

Utility Services:

5.46 At the time of land use and development, utility services shall be constructed within the Outline Development Plan – Washdyke Flat Road area. It is the developer’s responsibility to:

- (i) Design and construct any required utility services contained within their land to be developed in general accordance with Council’s standards. Utility services include any stormwater, water and sanitary sewer systems required to service the lands through reticulated systems.

NOTE 1: The actual cost of stormwater basin and swales construction will be apportioned between the developer and Council, with that apportionment to be determined on the basis of the percentage of public versus private benefit.

NOTE 2: The Council will require specific designs to be completed by a suitably qualified chartered professional engineer and these engineering plans and specifications will require Timaru District Council approval prior to the commencement of any work.

NOTE 3: Quality control during construction shall also be documented to check compliance with the relevant engineering design.

Insert Appendix 4: Outline Development Plan, Washdyke Flat Road as follows at the end of these provisions.

Amend Planning Map 27 as follows at the end of these provisions.

Amend Part D6.3, Subdivision General Rule, Rule 6.3.5A as follows:

The following shall be Restricted Discretionary Activities provided that they are not listed as a Prohibited, Non-Complying or Discretionary Activity, and they comply with all the relevant Zone standards:

...

- (vi) Any subdivision not in compliance with the Washdyke Flat Road Outline Development Plan (as set out in Part D4 Industrial Zones, Appendix 4). Discretion shall be limited to the matter(s) not complied with.

Amend Part D6.3, Subdivision General Rule, Rule 6.3.6 as follows:

The following are non-complying activities in all zones unless they are provided for by a General Rule:

...



- (v) Any subdivision in the Washdyke Flat Road Outline Development Plan area (as set out in Part D4 Industrial Zones, Appendix 4) that does not meet the Performance Standard in Rule 6.3.9(6).

Amend Part D6.3, Subdivision General Rule, Performance Standards 6.3.9 as follows:

...

Washdyke Flat Road Outline Development Plan

- (6) In the Washdyke Flat Road Outline Development Plan area (as set out in Part D4 Industrial Zones, Appendix 4) any lots created must maintain access to the National Grid and must show a building platform that is greater than:
- (i) 10 metres from the centre line of a National Grid transmission line on single poles;
 - (ii) 12 metres from the centre line of a National Grid transmission line on pi poles; and
 - (iii) 12 metres from the foundation of a National Grid transmission line support structure.

NOTE 1: Consultation with Transpower New Zealand Limited is necessary when considering subdivision within 20 metres of a high voltage electricity transmission line. The New Zealand Electrical Code of Practice (NZECP34:2001) contains restrictions on the location of structures and activities in relation to the lines.

Amend Part D6.16, Natural Hazards General Rule, Rule 6.16.2.3 as follows:

The following are discretionary activities subject to complying with the other General Rules:

- (1) Other than for non-habitable accessory buildings, public utilities and utility services, and any building or structure within the Washdyke Flat Road Outline Development Plan area, the erection of a building or structure on the landward side of a Regional Council stopbank within 100 metres of the centreline of that stopbank identified on the District Plan maps.

...

NEW ROAD

LEGAL WIDTH: 20m.
TO BE FORMED AND SEALED WITH 2 X 1.5m WIDE
PEDESTRIAN PATHS.







VEHICLE ACCESS ONTO S.H.1

NEW VEHICLE ACCESS ONTO STATE HIGHWAY 1 WILL BE
RESTRICTED AS SHOWN ON THIS PLAN
FOR TRAFFIC SAFETY REASONS. THE EXTENT OF NO
ACCESS EXTENDS 34m ALONG THE EASTERN BOUNDARY
OF PART LOT 7 DP 557

LOCATION OF SERVICES

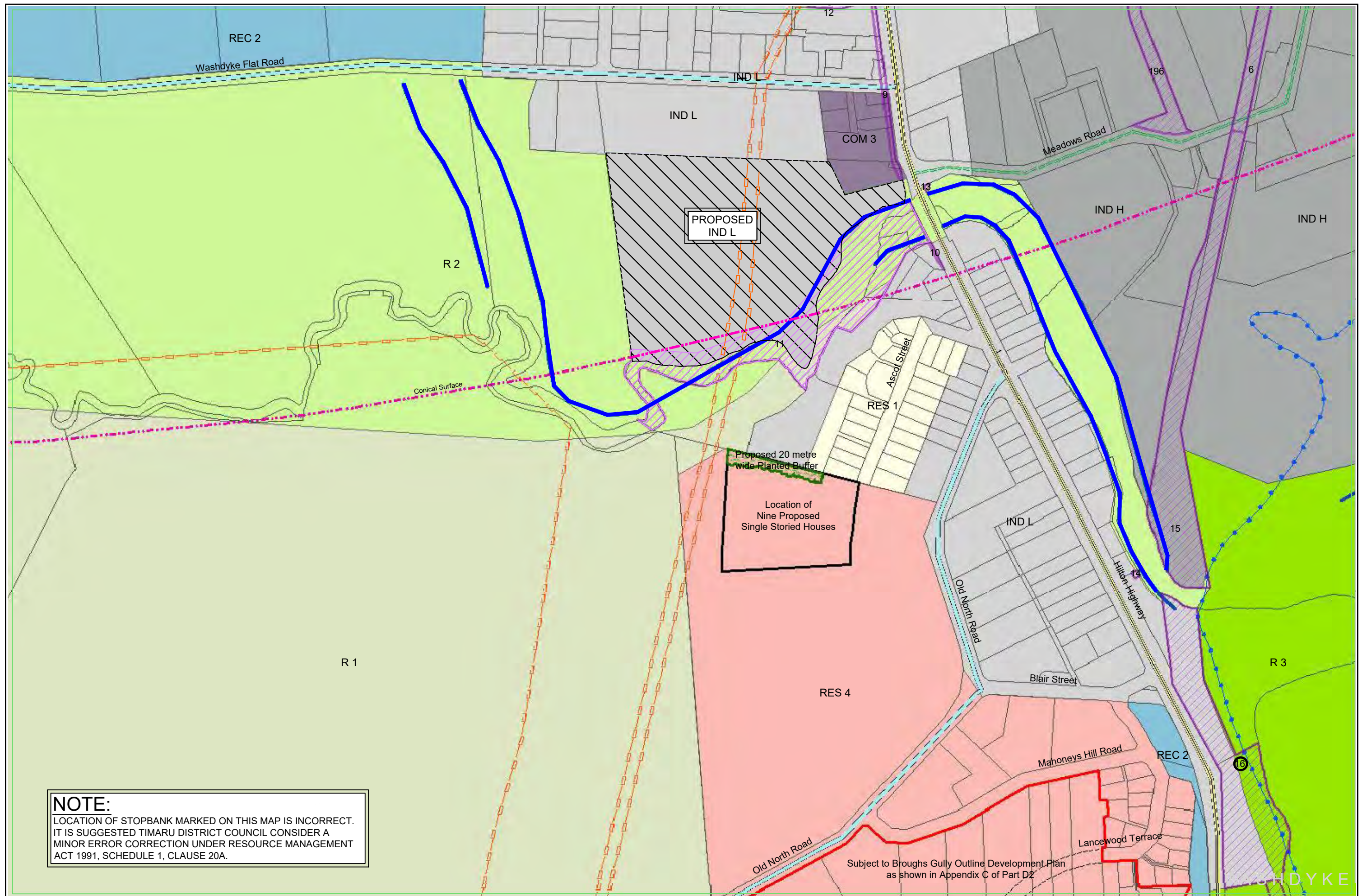
WATER, SEWER AND STORMWATER SERVICES SHALL BE
LOCATED IN THE ROAD RESERVE UNLESS SHOWN
OTHERWISE.

SOIL CONSERVATION AND RIVER CONTROL DESIGNATION
ANY ACTIVITY OCCURRING WITHIN THE AREA WILL NEED
TO MEET OR NOT AFFECT THE DESIGNATION PURPOSE.

- KEY
-  NEW ROAD
 -  STORMWATER BASIN AND SWALES
 -  STOPBANK
 -  NO ACCESS TO STATE HIGHWAY 1.
 -  NATIONAL GRID 110kV TRANSMISSION LINE AND BUFFER ZONE
 -  SOIL CONSERVATION AND RIVER CONTROL DESIGNATION HELD BY ENVIRONMENT CANTEBURY



APPENDIX 4: OUTLINE DEVELOPMENT PLAN, WASHDYKE FLAT ROAD



NOTE:
LOCATION OF STOPBANK MARKED ON THIS MAP IS INCORRECT.
IT IS SUGGESTED TIMARU DISTRICT COUNCIL CONSIDER A
MINOR ERROR CORRECTION UNDER RESOURCE MANAGEMENT
ACT 1991, SCHEDULE 1, CLAUSE 20A.

SCALE 1:5,000
(on A3 page)

0 50 100 200 300 m



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PROPOSED TIMARU DISTRICT PLAN



Map No 25	Map No 26
Map No 27	Map No 28
Map No 30	Map No 31
Map No 32	

Map
27

Version Date: October 2019

Appendix 4 Seadown Properties Limited Proposed Private Plan Change to the Timaru District Plan

Traffic Impact Assessment

Memorandum

To Kylie Galbraith

Copy

From Grant R Patterson

Office Timaru Office

Date 9 March 2020

File 6TWE04.00

Subject Traffic Impact Assessment; Washdyke Flat Rd subdivision Lot 6 and Pt Lot 7 DP 578.

I have been requested to provide comments on the effects on the road network of proposed stage two of a subdivision for Seadown Properties at Washdyke Flat Rd (Lot 6 and Pt Lot 7 DP 578).

I have been provided with plan 6TWE00.00 C100/A for the subdivision.

The key considerations at this site relate to access to roads, and the effects of the increase in traffic on the intersection of Washdyke Flat Rd with SH 1, with visibility (at the intersection of the new road with Washdyke Flat Rd) having been assessed as acceptable in the Impact Assessment Report for Stage 1.

1. Crash History

There have been no reported crashes on Washdyke Flat Rd between SH 1 and Laughton Street within the last five years.

2. Access

Access to proposed Lots 11 to 26 will have access via the access road which will be vested in Timaru District Council. The access road will access Washdyke Flat Road which is a principal road under the District Plan.

The construction standard of the new road will meet or exceed the minimum requirements for access and loading. The locations of access to each of these allotments will be shown on the construction drawings for the development.

There is informal access from proposed (previous) Lot 201/Lot 10 direct to State Highway 1. This land no longer forms part of the subdivision.

If monitoring of the SH 1/ Washdyke Flat Rd shows delay or capacity problems at this intersection or if it is made left-turn in/out, the use of access via SH 8 and Laughton St is likely to be increasing (see section 4). It is possible that a right-turn-bay would need to be installed into the subject site. However, as a RTB is proposed to be installed for vehicles right-turning into Laughton St, the extension of this as a flush median up to the subject site would be recommended. This can be achieved with roadmarking changes only, however, it may result in the loss of some parking in the vicinity. This would need to be the subject of design.

3. Traffic Assessment

The future use of the subject allotments is unknown; therefore, it is difficult to assess the traffic likely to be generated. However, in the absence of data, the NZ Trips and Parking Database Bureau Research Report indicates industrial land use generated 0.28 per 100 m² of site area for the AM peak, and 0.35 for the PM peak. (see 4.2)

The effects of the traffic generated will be somewhat diluted via the local road network West of Washdyke Flat Rd, North West of Laughton St and the State highway to the East.

The Traffic Impact Assessment report for stage 1 of the development indicated that there are likely to be effects to the intersection of Washdyke Flat Road with SH 1.

Now that the proposed number and layout of the proposed allotments for stage 2 of the subdivision is known, and the volume of traffic generated assessed, we have modelled the intersection.

The intersection has been modelled using SIDRA. Several assumptions need to be made and these are detailed in the following section of the report.

4. Traffic Operation Modelling

Section 4 of this report has been completed by Euan Fairbairn, WSP in Christchurch.

4.1. Traffic Counts

No traffic turning counts have been undertaken at the intersection of Washdyke Flat Road and SH1 intersection. Therefore, Transport Agency continuous State Highway 1 counts located just south of Washdyke Creek Bridge has been used to infer peak turning traffic counts at the intersection. This has assumed that approximately 10% of AADT occurs during the peak period and that the directional flow 47: 53 (northbound: southbound) for the State Highway and 30: 70 (eastbound: westbound) in the AM peak and vis versa in the PM peak, as observed in the Transport Agency count. The AADT for SH1 is 19,277 and Washdyke Flat Road is 2,911.

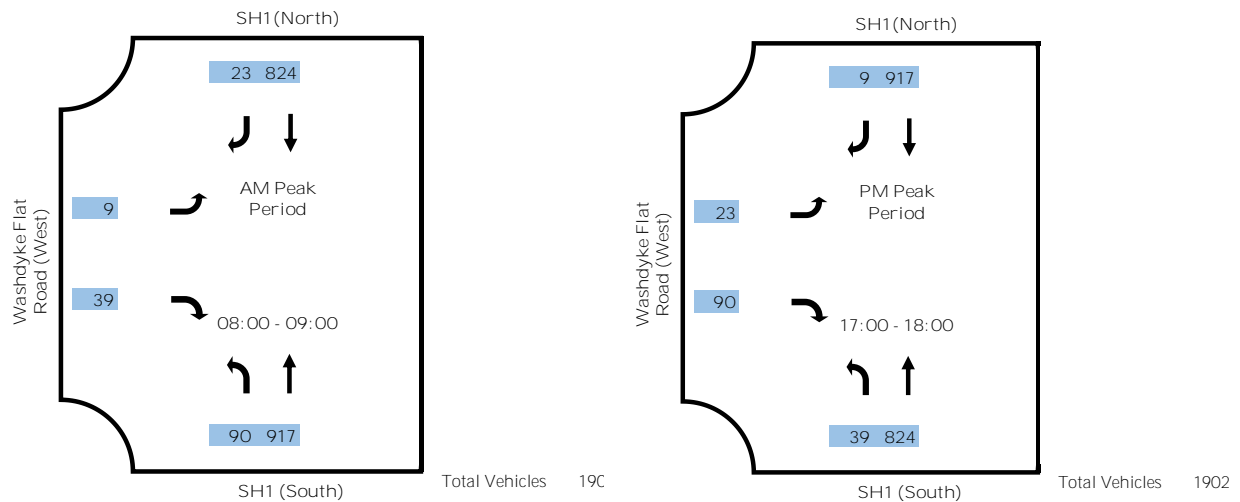


Figure 4-1. Assume existing traffic counts for Washdyke Flat Road / SH1 intersection.

4.2. Traffic Generation

According to the 2015 NZ Trips and Parking Database Bureau (NZTPDB) Research Report each industry land use group typically generates 0.28 trip per 100 m² of site area in the AM peak and 0.35 trip per 100 m² of site area in the PM peak.

The full site development area for the Seadown Properties at Washdyke Flat Road (Lot 6 and Pt Lot 7 DP 578) is approximately 80,000 m² (excluding roading and stormwater basin). This suggest that there will be 224 additional AM peak trips and 280 addition PM trips. At this stage, the future development rate of the site is unknown, and the site has assumed to be full developed by 2029.

To simulate a worst-case scenario, it has been further assumed that all the additional traffic generated by the industrial development commute into the area in the AM peak and commute out of the area in the PM peak. It is to be noted that there will be some split between arrivals and departures to/from the site in both peak periods. This is supported by the travel to work census data, discussed in the next section, for Washdyke survey zone which shows that the split between outgoing commute and incoming commute from and to the zone to be 9% and 91% respectively.

4.3. Trip Distribution Assumptions

The existing commuting travel patterns around the site have been obtained from the StatsNZ¹ 2013 travel to work survey data for the Washdyke zone. This location is the census area unit that are geographically most relevant to the site.

The key survey data from the above two area units are summarised below:

Washdyke Unit Area

- 58% of commuters to the Washdyke zone live south of the unit area;
- 27% of commuters to the Washdyke zone live east of the unit area; and
- 15% of commuters to the Washdyke zone live north of the unit area.

A similar commuting travel pattern has been assumed for the proposed subdivision for Seadown Properties at Washdyke Flat Road (Lot 6 and Pt Lot 7 DP 578).

The future 'with development' scenario for the traffic modelling include the additional trips generated by the development in addition to background growth rates. The assumed distribution of the development trips in the peak hours are illustrated in Table 4-1 below.

Table 4-1. Development trip generation origin in AM peak and destination in PM peak.

	North (From WFR)	South (From WFR)	West
AM Peak	34	130	60
PM Peak	42	162	76

4.4. Modelling Scenarios

The traffic operation assessment considers the current and future capacity of the Washdyke Flat Road / SH1, considering the traffic distribution and development growth assumptions contained in the previous sections.

The performance of the intersection has been modelled using SIDRA 7 software. This assessment considers that the minimum acceptable Level of Service² (LoS) for each intersection approach is LoS D.

The modelling has been undertaken for the following scenarios:

- **Existing Scenario – Year 2019: The 'Base Case'**

Under this scenario no development has occurred, and existing traffic volumes are used.

- **Future Scenario a – Year 2029 with no development growth**

This scenario assumes that the development has not taken place and therefore no development traffic is included but that an underlying traffic growth of 2% p.a. is included based on SH1 traffic growth rates.

- **Future Scenario b – Year 2029 with development growth**

This scenario assumes that by 2029 that full development of the Seadown Properties industrial zone.

¹ The StatsNZ commuter platform provides an indication of existing travel patterns at a census block level.
<http://archive.stats.govt.nz/datavisualisation/commuterview/index.html#>

² Level of Service (LoS) is an index of the operational performance of traffic on a given roadway, traffic lane, approach, intersection route or network, based on measures such as delay, degree of saturation, density, speed, and congestion during a given flow period. This provides a quantitative stratification of a performance measure that represent quality of service, measured on an A to F scale, with LoS A representing the best operating conditions from the traveller's perspective.

4.5. Modelling Inputs

4.5.1. Bunching

Extra bunching is a function of the distance to upstream signals. The upstream signal for the southbound lane of State Highway 1 is approximately 200 m upstream of Washdyke Flat Rd. Therefore a 20% extra bunching was selected. Northbound State Highway traffic is uninterrupted.

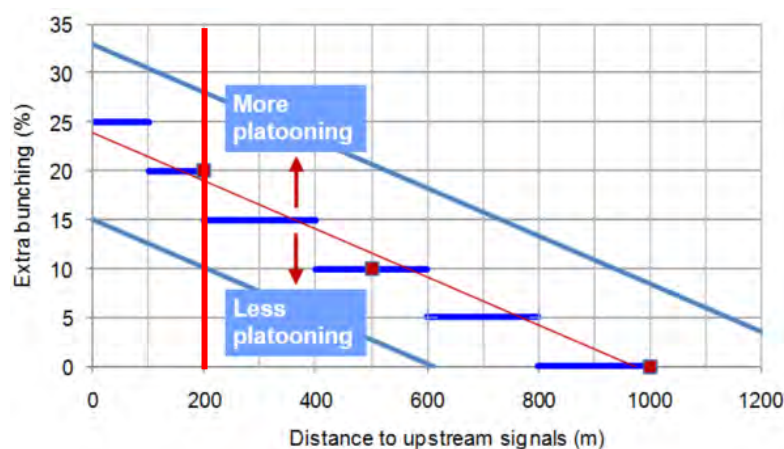


Figure 4-2: Extra bunching function in SIDRA 7.

4.5.2. Acceptance Gaps

The SIDRA standard critical acceptance gaps and follow-up headways was adjusted to recommendation in the Austroads Guide to Road Design. For a right-hand turn from a minor road the critical acceptance gap was adjusted from 7 seconds to 5 seconds and the follow-up headway from 5 seconds to 3 seconds.

4.6. Intersection Performance

The capacity and performance of the Washdyke Flat Road and SH1 intersection near the site has been modelled for the scenarios discussed in the previous section. The outcomes of the modelling are summarised in Table 4-2.

Table 4-2. Intersection Performance – LoS

Scenario	Base Case: 2019 - existing		1a: 2029 without development		1b: 2029 with development	
	AM	PM	AM	PM	AM	PM
Washdyke Flat Road / SH1						
SH1 (north)	A	A	A	A	A	A
Washdyke Flat Road (East)	D	E	F	F	F	F
SH1 (south)	A	A	A	A	A	A

Washdyke Flat Road / State Highway 1

The performance of the intersection of Washdyke Flat Road and State Highway 1 in the AM peak currently does cope with the existing traffic demand, indicated with an overall LoS D. However, the existing PM peak traffic demand does not cope, indicated with an overall LoS E.

Under all scenarios in 2029, the Washdyke Flat Road (west) leg will no longer cope with predicted traffic demand, indicated with an overall LoS F. This is due to the heavy northbound and southbound commute traffic in the AM and PM peak, which will result in an excessive delay to right-turning traffic from Washdyke Flat Road.

This suggests that there is a need for monitoring and possibly upgrading in the long term, to ensure appropriate capacity and performance for this intersection.

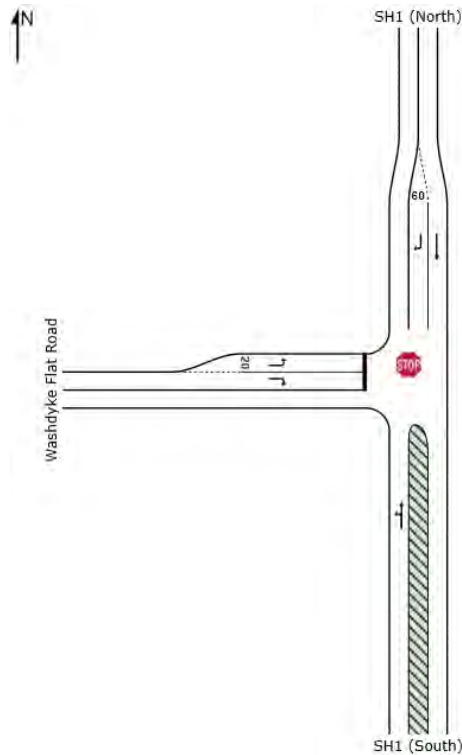


Figure 4-3: Washdyke Flat Road / SH1 intersection as modelled in SIDRA.

5. Conclusions and Recommendations

The future traffic demand around the road network, both with or without the development traffic in place, gives rise to a potential need for capacity upgrade of the Washdyke Flat Road / SH1 intersection.

Based on our assessment of the site, a capacity upgrade of the Washdyke Flat Rd intersection with SH 1 would be required by 2029 whether, or not the subject development traffic is taken into account. Modelling has not been undertaken to show if the subdivision will bring forward the date when the intersection performance becomes inadequate as a 10-year period is used. However, given the traffic volumes and movements indicated the effects of this are likely to be no more than minor.

If Washdyke Flat Road were to be made left-turn in/out operating, the existing signalised intersection with SH1 / SH8 could be utilised (via Laughton St) to reduce congestion. Traffic travelling south could then use SH8 (via Laughton St), which has a fraction of the ADT (SH8 is 3,910 compared to that of SH1, which is 19,277). The SH 1/8 intersection has not been modelled as it would require SCATS data and traffic volumes using Laughton Street.

We recommend appropriate long-term monitoring of the performance of the SH 1/ Washdyke Flat Rd intersection.

If monitoring of the SH 1/ Washdyke Flat Rd intersection shows delay or capacity problems or if it is made left-turn in/out, the use of access via SH 8 and Laughton St is likely to be increasing.

It is possible that a right-turn-bay would need to be installed into the subject site. However, as a RTB is proposed to be installed for vehicles right-turning into Laughton St, the extension of this as a flush median up to the subject site would be recommended.

Grant Patterson
Senior Engineer



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Appendix 5 Seadown Properties Limited Proposed Private Plan Change to the Timaru District Plan

Flood Hazard Assessment

11 October 2016

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Dear Fraser

**Flood Hazard Assessment – 34 Lot Industrial Subdivision
45 Washdyke Flat Road, Washdyke Lot 6 DP578 and Lot 2 DP20104
Valuation No. 24930 174 00 and 24840 125 00**

This 20 ha property is located on the south side of Washdyke Flat Road, about 300m from State Highway One. The west and south boundaries of the property are the Washdyke Creek stopbank and flood channel.

This property is protected from flooding by the flood protection works adjacent to Papaka Stream and Washdyke Creek up to the 500 year Average Recurrence Interval (ARI) flood with 500mm of freeboard. These works were upgraded to this standard in late 2014.

A storm water channel carrying runoff from the north side of Washdyke Flat Road runs through the western side of the subdivision and discharges water through the stopbank and into Washdyke Creek via a floodgated culvert. This may cause some local flooding in significant rain events when the floodgate is closed due to high water levels in the creek. Environment Canterbury has no specific information relating to local flooding on the property.

The lots adjacent to the stream stopbanks are within the 100m setback distance as required by the Timaru District Plan. There are several factors that need to be considered when assessing the risk of the adjacent stopbank breaching in a major flood:

- design floodwater velocities are not high – 1.0 m/s up to a maximum of 2.3 m/s (Design Report U10/6, Matt Surman)
- the banks on the true right side are lower and in major floods water will always tip to the right flood plain – very low risk of overtopping the true left bank stopbanks in a super design flood
- very little risk of a stopbank breach due to lateral erosion as it is a single thread channel
- any local bank erosion that occurs in a flood will be quickly repaired by the rating district

When considering the above it can be assumed that the risk of a stopbank breach into this property during a major flood is minimal and the stopbank setback provisions for this development need not be invoked.

There are some factors relating to the proximity of the proposed development to the flood protection works which need to be considered (including the proposed wetland or pond shown on your plan – attached). I have passed this to the Environment Canterbury Southern Area Engineer, Hilary Fraser and Senior River Engineer, Shaun McCracken. Their comments are as follows:

- The Canterbury Regional Council Flood Protection and Drainage Bylaw 2013 requires that any works within 7.5m of a stopbank requires the written authority of the Council.
- The proximity of the proposed wetland or pond to the stopbank requires a suitable setback be placed between the pond and the stopbank to ensure the integrity of the stopbank is not compromised. We suggest a 10m bench be maintained between the toe of the stopbank and the crest of the pond cutting. The side slope of the pond adjacent to the stopbank should be cut at a slope no steeper than 2H:1V. Within 20m of the toe of the stopbank, the pond shall be constructed no deeper than the adjacent low flow water level in the creek (For reference: Existing paddock elevation approx. 5m and Stopbank Crest elevation approx. 6.5m, Adjacent low flow water elevation approx. 3m). This is shown on the attached sketch SK1.
- If the applicant wishes to locate the pond closer, deeper, or steeper than the above parameters, we will request a slope stability analysis be carried out by a geotechnical engineer (CP Eng).
- Fig 1 below shows the nature of the underlying soil. It is described as a clayey silt with low permeability. This soil was also used to construct the stopbank. If any other more permeable lenses of soil are encountered when constructing the pond, the applicant must contact the Southern Area Engineer immediately for inspection.
- The stormwater attenuation pond will be located on the landward side of the stopbank at an elevation lower than design flood level. It will be common, when the river is in flood, that water will not be able to exit the pond by gravity flow alone. Consider a pump station in this location or ensure the pond is sized adequately.
- From a habitat perspective, it is our opinion that the best place to install a wetland would be on the river side of the stopbank as it could be connected to both the low flow channel of Washdyke Creek and the outlet of the attenuation pond thereby having a more reliable source of water all year round. The wetland would be inundated in a flood event. This was always seen as a future option when the scheme was designed. Approval under the flood protection bylaw would be required if this option were to proceed.



Fig 1. Stopbank under construction Feb 2014

Please find below some planning comments from Julia Forsyth (Environment Canterbury Principal Planner in the Timaru office)

- The site is a mix of Industrial (Light) and Rural 2 Zoning, with the Rural 2 zoning adjacent to Washdyke Creek
- There are significant areas of vacant land already zoned for industrial development at Washdyke
- The Timaru District Plan has a policy of limiting industrial development in or adjacent to areas where there are natural values, including the coastal environment, rivers or wetlands (Policy 4.1.2.6)
- Washdyke Creek is one of the two main inputs to the Waitarakao Washdyke lagoon
- The cultural and environmental values of the stream and the lagoon are currently poor.
- Environment Canterbury is part of joint agency taskforce with Timaru District Council, Te Runanga O Arowhenua, Department of Conservation, and the local Zone Committee. The taskforce is working to identify priorities actions to achieve improved outcomes for the lagoon, and coordinate joint agency actions. This is in line with the requirements of the Regional Policy Statement (for example Policy 7.3.7). The proposed subdivision and the development it would facilitate needs to be viewed in this wider context.

When considering the figures and comments given above, it is important you understand the following matters:

1. The information provided is the best information Environment Canterbury has available at this time. Flood depths, flows and return periods may change as further investigations into flooding in this area are completed.
2. Environment Canterbury is not the only organisation holding information on flooding. The Timaru District Council or neighbours may have further details of flooding which has occurred at this site.
3. This assessment assumes the river control works are maintained at least in their present standard in the future.
4. **There are many uncontrollable factors that influence flooding. The prediction of flood depths requires many assumptions and is not an exact science.**

I hope this information is of assistance. Please do not hesitate to contact me if you require any clarification.

Yours sincerely



Philip Lees
Natural Hazards Officer

cc: Chief Building Inspector
Timaru District Council

Attachments:

- Topographical map of area
- Aerial photograph showing property
- Subdivision layout (provided by you)
- SK1, SK2 Stopbank sketch plans
- Timaru District Map No. 27

Appendix 6

Seadown Properties Limited Proposed Private Plan Change to the Timaru District Plan

Consultation Feedback




Summary and Response to Feedback Received on Proposed Private Plan Change

No.	Name	Specific aspect feedback relates to	Feedback	Response
1	Te Rūnanga o Arowhenua	Stormwater discharge quality	<p>As outlined in the private plan change application, the site adjoins the northern bank of Washdyke Creek. The Creek discharges into Washdyke Lagoon located approximately 1.2 km south east of the application site. Both the Washdyke Creek and Lagoon have significant cultural importance to Te Rūnanga o Arowhenua and Te Rūnanga o Ngāi Tahu. The Lagoon is the brackish shallow coastal lagoon that was a renowned kāinga mahinga kai (food-gathering area) for local iwi, with foods gathered there including eels, whitebait, and fish. Washdyke Creek provides a critical fresh water source to the lagoon, which encouraged fish species to migrate up the Creek to spawn their young.</p> <p>In recent years, both the Washdyke Creek and Lagoon have been significantly degraded due to the discharge of stormwater from industrial premises directly into the local waterways, including the Creek and Lagoon. The change in land use from rural based activities to industrial has the potential to contribute to the ongoing degradation of the Creek and Lagoon.</p> <p>Te Rūnanga o Arowhenua and AEC understand resource consents have been obtained by the Applicant from Environment Canterbury and Timaru District Council to discharge wastewater to the District Council network, build a substantial stormwater detention basin to capture stormwater during periods of heavy rainfall, and to discharge stormwater to Washdyke Creek via existing infrastructure.</p> <p>Te Rūnanga o Arowhenua and AEC have the expectation that the Applicant and the Councils will work together to ensure the stormwater discharged from the proposed site will not degrade Washdyke Creek and Lagoon further and</p>	<p>The Applicant (and Timaru District Council once the stormwater basin and associated swales are vested to them) will ensure the discharge of stormwater and land drainage water into land and surface water will occur in accordance with Discharge Permit CRC182778 granted by Environment Canterbury. This discharge permit stipulates the water quality of the discharge to be achieved.</p>

No.	Name	Specific aspect feedback relates to	Feedback	Response
			regular monitoring will be undertaken to ensure water quality is enhanced going forward.	
		Whole Proposed Private Plan Change	On this basis, Te Rūnanga o Arowhenua and AEC support the proposed private plan change to rezone the application site to Industrial L under the Timaru District Plan.	Noted.
2	Environment Canterbury	Outline Development Plan	<p>The application report specifies that land to the south of the stopbank will remain grassland and comprise open space. It is noted however that the proposed Outline Development Plan (ODP) presently shows this as unconstrained Industrial L zoned land, notwithstanding the presence of the designation which is not shown on the ODP. For the avoidance of doubt, we suggest the ODP be amended to show the land to the south of the stopbank as an area of open space.</p> <p>As the subject land is located upstream of Waitarakao / Washdyke Lagoon, we recommend the comments of nga rūnanga be obtained on the proposed plan change request.</p> <p>The CRPS requires the maintenance or improvement of the quality of freshwater and the safeguarding of ecosystem processes and indigenous species. It also requires the improvement of the quality of Canterbury's coastal waters in degraded areas, which may include Waitarakao. Furthermore, it promotes, and where appropriate requires the protection, restoration and improvement of wetlands, their riparian zones and associated Ngai Tahu values.</p> <p>The application report notes that the designation (for soil conservation and river control) includes land partially landward of the stopbank. Can you please amend the application report to clarify whether the land subject to the designation includes land identified in the ODP as subject to future constraints, e.g. stormwater infrastructure. If this is the case, please provide comments the proposed activities are considered to fit with the purpose of the designation.</p>	<p>'Open Space' indicates public access which is not appropriate in this instance since the land is privately owned. The proposed Industrial L zone has been applied to the whole lots, similar in how other lots along a waterway have been dealt with in the Timaru District Plan. Reflection of the soil conservation and river control designation on the ODP is considered appropriate to reflect constraints occur within that area for any future development. The ODP in Appendix 3 of the proposed private plan change report has been updated accordingly.</p> <p>Te Rūnanga o Arowhenua was consulted at the same time as Environment Canterbury. Refer to feedback No. 1 above for their feedback and how responded to.</p> <p>Reflection of the soil conservation and river control designation on the ODP is considered appropriate to reflect constraints occur within that area for any future development. The ODP in Appendix 3 of the proposed private plan change report has been updated accordingly.</p>

No.	Name	Specific aspect feedback relates to	Feedback	Response
		Flood Hazard and River Engineering	The subject site includes land identified as having a flood risk notwithstanding the presence of the stopbank. From a natural hazard perspective, Environment Canterbury has few concerns relating to the proposal because of recent upgrades to the stopbank. However, we would draw to your attention to the remaining risk that future industrial activities located in a flood risk area may be flooded at some point in time, which has the potential to contribute to a water pollution event. In this regard, we would draw to your attention our comments below on infrastructure services provision.	Noted. Refer to response in Infrastructure Servicing point below.
		Infrastructure Servicing	<p>As you are aware, discharge permit CRC182778 relates to the discharge of stormwater and land drainage water into land and surface water. It does not include roof discharges from future buildings enabled by the proposed rezoning. In view of the high groundwater level, we would be grateful if the application report would provide further details of how roof runoff will be managed. If partial on-site detention is required during high flows in the Washdyke Creek it would be helpful if further details can be provided to show that the stormwater basins are appropriately sized, and the extent of the stormwater basin and swales shown on the proposed ODP is sufficient.</p> <p>It is also noted the application report does not detail how wastewater and potable water services will be provided to the subject land (although details are provided of the infrastructure servicing proposed in connection with the nine industrial allotment subdivision of adjacent land to the north).</p> <p>As such, we would be grateful if the application report would provide further details of the options for managing anticipated roof stormwater discharges as well as how wastewater and potable water will be managed to ensure potential adverse effects are appropriately managed.</p>	<p>The stormwater basin and swales were designed and consented for the discharge of stormwater and land drainage water into land and surface water from the existing catchment and the Applicant's existing Industrial L zoned land and the proposed Industrial L land. This includes any stormwater runoff from hardstand areas and roof water within the proposed Industrial L area. The note on CRC182778 referring to 'separate roof discharge to ground within individual lots is not considered as part of this consent' is to clarify that any new landowner that wishes to discharge roof water to land via soak pits will need to obtain a resource consent under Rule 5.97 of the Land and Water Regional Plan. Section 2.2.11 of the proposed private plan change report has been updated to clarify this.</p> <p>The proposed Industrial L land will be serviced by the TDC water, sewerage and stormwater reticulated networks. Section 2.2.11 of the proposed private plan change report has been updated to clarify this.</p>

No.	Name	Specific aspect feedback relates to	Feedback	Response
		Waterbodies	Washdyke Creek, which runs adjacent to the site to the south, is one of two main inputs into Waitarakao /Washdyke Lagoon. The lagoon is ecologically and culturally significant. Increased stormwater inputs into the lagoon have the potential to impact upon its values.	Noted.
			The application mentions that Papaka Stream passes through the site. Please can you provide a full description of this waterbody, including its location and what, if any, activities are planned in relation to it and its management.	Papaka Stream flows from the north and connects with Washdyke Creek to the west of the subject site. No part of Papaka Stream is located within or affects the subject site. Section 2.2 of the proposed private plan change report has been updated to clarify this. References to Papaka Stream in sections 2.2.8, 2.3 & 6.5 of the report have been removed.
			Based on aerial photography, there appears to be an area in the southwest corner of the subject land where ponding occurs (refer to Figure A below). Please can you provide a description of this and what if any activities are planned in relation to it and its management.	When the stopbank was created no drainage for put in place to drain the area of concern. Ponding has existed in this area historically since the stopbank was erected. The issue has been resolved with the area contoured to drain to the swale along the stopbank that then drains into the stormwater basin and out the outlet to Washdyke Creek. Section 6.5 of the proposed private plan change report has been updated to clarify this.
			 <p>Figure A: Potential waterbody located in the south west corner of the subject site.</p>	
		Roading and Traffic	We note the application report identifies that there will be implications to the roading network if an industrial subdivision is established on the subject land compared to the current rural use. It is further noted that the report identifies alternative options for access and egress, which do not involve access directly onto State Highway 1 or	Noted.

No.	Name	Specific aspect feedback relates to	Feedback	Response
			additional pressure on the SH1 – Washdyke Flat Road intersection. On the basis these options provide a satisfactory level of service, the proposed plan change request does not appear to be inconsistent with the transportation provisions of the CRPS.	
		High Productive Land	We would draw your attention to the proposed National Policy Statement for Highly Productive Land (pNPS-HPL). It is noted the pNPS-HPL has not been finalized or gazetted at the present time and Environment Canterbury does not wish to predict the outcome of recent consultation on this document. Notwithstanding, it is worth noting that since part of the subject land is presently zoned Rural 2 there remains the potential for it to be considered highly productive land. The pNPS-HPL provides policy direction in this regard and we suggest consideration be given as to whether rezoning the site could have the effect of irreversibly foreclosing the productive use of highly productive land and if so what the significance of this might be.	Noted. TDC must ensure any plan change must give effect to any national policy statement, the New Zealand Coastal Policy Statement, a national planning standard, and any regulations but is not inconsistent with a water conservation order or a regional plan (Section 75(3) & (4) of the Act). With respect to national policy statements these are identified and addressed in section 8.3 of the proposed private plan change report. This section does not deal with the pNPS-HPL as decision makers are not to take it into account when deciding on the proposed private plan change. However, the decision makers are to consider the environment effects of the loss of rural production soils, which is covered in section 6.8 of the proposed private plan change report. This section has been amended to reflect in this instance the foreclosing of the productive use of the available rural productive land will have no impact on the generation of goods from the region's highly productive land.
		General Comments	The proposed replacement planning map (Planning Map 27) appears to have incorrectly plotted the stopbank location, which is an error in the current District Plan. This creates potential for confusion to plan readers when read alongside the proposed ODP. We suggest the proposed plan change request is an appropriate opportunity to ensure the proposed ODP and the appropriate planning maps align. We can provide the correct location on request.	The location of the stopbank marked on Planning Map 27 is incorrect, both on the Applicant's land and other land. This is a TDC error and should not fall onto the Applicant to pay to fix. TDC should consider a minor error correction under the Act, Schedule 1, Clause 20A to fix this matter. Sections 2.2.2 & 5.2.3, and Planning Map 27 in Appendix 3, of the proposed private plan change report has been updated accordingly to note this error and suggested action to resolve the matter.
			Record of Title 363062 identifies the land proposed to be rezoned as subject to a Compensation Certificate pursuant to s.19 of the Public Works Act 1981 (registered interest 9656928.1). Please can you provide a copy of this legal document with the Plan Change Request and comment, as	Only one registered interest is recorded against the site. Registered interest 9656928.1 is for continued access for Environment Canterbury to maintain and repair the stopbank. Any new Records of Title generated for the site whereby they could affect access to the stopbank will

No.	Name	Specific aspect feedback relates to	Feedback	Response
			necessary, whether this imposes constraints on the land relevant to the proposal.	include the registered interest. Section 2.2 and Appendix 1 of the proposed private plan change report has been updated accordingly to note registered interest.
			The subject land is not presently listed on the Listed Land Use Register as land that is known to have previously been used, is presently being used by a hazardous activity or industry however the land is likely to be added to the LLUR as a result of future industrial activities enabled by the proposed rezoning.	Noted. Future LLUR listings will be dependent on the type of industrial activity that occurs on the site.
			Groundwater in Washdyke is generally high, and maybe encountered during earthworks undertaken in the course of future development. These activities are likely to require resource consent from Environment Canterbury.	Noted. It has been determined that any dewatering required for the construction of the stormwater basin / swales and the road with infrastructure & utility services meet Rule 5.119 of the Land and Water Regional Plan. Additionally, any building construction to set up businesses on the site will be prior to any of the potential lots being a future LLUR listing. Therefore, any dewatering required for the construction of building foundations should be able to meet Rule 5.119 of the Land and Water Regional Plan.
			As stated in the application report, we note the proposed rezoning involves activities that require approval in accordance with the Canterbury Flood Protection and Drainage Bylaw. The Bylaw protects the Washdyke Creek stopbank by restricting what activities occur within 7.5 metres of the toe of the stopbank and ensuring Environment Canterbury access is maintained to the stopbank for inspection and maintenance. We request that the Bylaw is acknowledged within the Plan Change provisions.	<p>7.5m landward from the toe of the stopbank will approximately to the southern side of the swale / stormwater basin that is being constructed on the site. The northern side of the swale being constructed on the site will be approximately 15m from the toe of the stopbank. Activities occurring within the new Ind L lots yet to be created will not trigger any rules in the Canterbury Flood Protection and Drainage Bylaw. Section 8.5 of the proposed private plan change report has been amended to reflect this.</p> <p>The acknowledgement of the Canterbury Flood Protection and Drainage Bylaw within the proposed private plan change report relates to trenching through the stopbank to underground the Alpine Energy electricity transmission lines is already made in sections 2.2.1 & 8.5 of the proposed private plan change report.</p>

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3	Transpower New Zealand Ltd	Whole Proposed Private Plan Change	Transpower does not have a view in relation to the change of zone.	Noted.
		National Grid	It is noted that Resource Consent 101/102.2018.94 includes a requirement for a number of conditions relating to the Ashburton – Timaru A and Ashburton to Timaru B 110kV National Grid transmission lines to be the subject of a consent notice under section 221 of the Resource Management Act 1991 (“RMA”). The proposed plan change documentation does not clearly set out the consent holder’s intention in respect of this subdivision consent and the issuing of the consent notice specifying the conditions. Transpower seeks clarification in this regard and notes that if such consent notices are issued the need for district plan provisions is somewhat diminished.	The new Records of Title will include the consent notice requirements as stipulated in 101/102.2018.94.2. Section 2.2.11 of the proposed private plan change report has been updated to clarify this.
		National Grid	It is acknowledged that the proposed provisions for the Timaru District Plan (included as Appendix 3) generally reflect the provisions that apply to the area subject to the Washdyke Industrial Expansion Area Outline Development Plan. Unfortunately, these provisions do not reflect Transpower’s current approach to the management of activities in the vicinity of the National Grid (for instance, Transpower does not support the restricted discretionary activity status for buildings and structures located between 8 and 12 metres from the centerline of the transmission lines in 4.2.1(3A.4)). Transpower would support provisions that reflect the conditions imposed on Resource Consent 101/102.2018.94, or alternatively an approach akin to that included in the recently determined Plan Change 21 to the Timaru District Plan.	<p>Accept concern raised over the proposed restricted discretionary activity where it relates to the buffer distances not being met for the National Grid overhead lines. Restricted discretionary activity option has been deleted from the proposed provisions.</p> <p>With the consent notice requirements to be registered on the new Records of Title the proposed provisions have been updated to reflect the approach taken in the recently determined Plan Change 21 to the Timaru District Plan.</p> <p>Section 5.2.2 and Appendix 3 proposed provisions of the proposed private plan change report have been updated to clarify and reflect these aspects / changes.</p>



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