



AGENDA

Temuka Community Board Meeting Monday, 24 May 2021

Date Monday, 24 May 2021

Time 5pm

Location Temuka Library/Service Centre
King Street
Temuka

File Reference 1423649

Temuka Community Board

Notice is hereby given that a meeting of the Temuka Community Board will be held in the Temuka Library/Service Centre, King Street, Temuka, on Monday 24 May 2021, at 5pm.

Temuka Community Board Members

Cr Paddy O'Reilly (Chairperson), Alison Talbot (Deputy Chairperson), Cr Richard Lyon, Stephanie McCullough, Lloyd McMillan, Charles Scarsbrook and Gaye Broker

Local Authorities (Members' Interests) Act 1968

Community Board members are reminded that if you have a pecuniary interest in any item on the agenda, then you must declare this interest and refrain from discussing or voting on this item, and are advised to withdraw from the meeting table

Bede Carran
Chief Executive

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- 1 Apologies**
- 2 Public Forum**
- 3 Identification of Items of Urgent Business**
- 4 Identification of Matters of a Minor Nature**
- 5 Declaration of Conflicts of Interest**
- 6 Chairperson's Report**

7 Confirmation of Minutes

7.1 Minutes of the Temuka Community Board Meeting held on 12 April 2021

Author: Jo Doyle, Governance Advisor

Recommendation

That the Minutes of the Temuka Community Board Meeting held on 12 April 2021 be confirmed as a true and correct record of that meeting and that the Chairperson's electronic signature be attached.

Attachments

1. Minutes of the Temuka Community Board Meeting held on 12 April 2021



MINUTES

Temuka Community Board Meeting Monday, 12 April 2021

Ref: 1423649

**Minutes of Timaru District Council
Temuka Community Board Meeting
Held in the Temuka Library/Service Centre, King Street, Temuka
on Monday, 12 April 2021 at 5pm**

Present: Cr Paddy O'Reilly (Chairperson), Alison Talbot (Deputy Chairperson), Cr Richard Lyon, Stephanie McCullough, Lloyd McMillan, Charles Scarsbrook, Gaye Broker

In Attendance: Mayor Nigel Bowen, Strategy & Corporate Planning Manager (Mark Low), Manager of Property Services & Client Representative (Nicole Timney), Transportation Team Leader (Simon Davenport), Elizabeth Mullan (Communications Advisor), Executive Assistant People and Digital (Ange Lumsden)

1 Apologies

It was noted that Cr Barbara Gilchrist was an apology.

2 Public Forum

There was no public forum.

3 Identification of Items of Urgent Business

There were no items of urgent business.

4 Identification of Matters of a Minor Nature

The Board agreed to discuss the following items of a minor nature:

- Winchester meeting
- Footpath sign policy
- Framed painting of old grandstand in Alpine Stadium
- Anzac Day
- Community car

5 Declaration of Conflicts of Interest

There were no conflicts of interest.

6 Chairperson's Report

The Chairperson reported on duties he had carried out since the last meeting including attending Council meetings, met residents about various issues in Temuka, attended Three Waters reform workshop, attended Theatre Royal / Heritage presentation, met with District Planning Manager around Vine Street.

7 Confirmation of Minutes**7.1 Minutes of the Temuka Community Board Meeting held on 8 March 2021****Resolution 2021/35**

Moved: Alison Talbot

Seconded: Lloyd McMillan

That the Minutes of the Temuka Community Board Meeting held on 8 March 2021 be confirmed as a true and correct record of that meeting and that the Chairperson's electronic signature be attached.

Carried

8 Reports**8.1 Temuka Central Business District Northern Area Parking**

The Community Board considered if time designated kerbside parking should be installed on the currently undesignated time kerbsides in the northern area of the Temuka Central Business District (CBD), following two requests from property owners / occupiers.

The Community Board raised some concerns with safety of carparking on the corner of Wood Street and King Street on the South side.

Resolution 2021/36

Moved: Charles Scarsbrook

Seconded: Lloyd McMillan

That the Temuka Community Board endorse Option 2, moving to consultation of the installation of time designated parking – 'P60 - 8am to 5pm – Monday to Friday' on both sides of King Street between Wood Street and Dyson Street, and to both kerbsides on Wood Street from King Street through to Hally Terrace, in the northern area of the Temuka Central Business District, with the exception of the two parks outside Hammer Hardware which are proposed to be removed for safety reasons.

Carried

8.2 Refurbishment of Thomas Hobson Memorial

The Community Board were presented with photos and an invoice for the maintenance of the Thomas Hobson Gravestone.

Resolution 2021/37

Moved: Gaye Broker

Seconded: Stephanie McCullough

That the update be received and noted.

Carried

8.3 Update on Property Matters

The Temuka Community Board were updated on the offer from the Temuka Netball Centre to vest or gift the ownership of the building in the Temuka Domain and their request for continued support in booking the site thereafter at a reduced rate for Netball and the Temuka Tennis Club.

The building will require a new roof at some point and work done on the toilet facilities. The Community Board requested a building report prior to making a decision on this matter.

Resolution 2021/38

Moved: Alison Talbot

Seconded: Lloyd McMillan

1. That this report is received.
2. The offer to gift the Temuka Netball Centre building was discussed.
3. The Temuka Community Board requested a detailed building report prior to making any decision on this matter.

Carried

8.4 Long Term Plan 2021-31 Consultation

The Community Board were provided an update on the Long Term Plan 2021-31 consultation.

Discussion was held around the Governments proposed water reform.

Resolution 2021/39

Moved: Richard Lyon

Seconded: Charles Scarsbrook

That the Temuka Community Board receive and note this report.

Carried

9 Consideration of Urgent Business Items

There were no items of urgent business.

10 Consideration of Minor Nature Matters

The following items were discussed as matters of minor nature:

Winchester Meeting

The Chair asked the Community Board to consider holding a Community Board meeting in Winchester.

It was agreed that the 5 July Community Board meeting will be held at the Winchester Hall at 5.00pm, then inviting residents to meet the Community Board members for an open forum at 6.00pm.

Footpath Sign Policy

Several residents have asked about the rules of signage on footpaths. The Bylaws Monitoring Officer is to distribute communications to business owners.

Framed Painting of Old Grandstand in Alpine Stadium

A resident queried whether there should be a plaque on this painting. Chair to find out whether we are able to get this replaced.

Anzac Day Parade

Starts at Domain gates at 10.45am. Charles Scarsbrook and Alison Talbot are to attend this on behalf of the Community Board.

Community Car

Around five years ago the RSA approached the Community Board for funding for the operating costs of a community car that the RSA owns. Funding was provided by the Projects Trust but it never proceeded and funds were held by the Projects Trust. The Projects Trust currently funds residents to attend medical appointments in Timaru via the Geraldine community van. The RSA has now approached the Community Board to restart the van for this transport and Projects Trust have agreed to help fund this but will not be assisting with providing drivers etc.

11 Public Forum Issues Requiring Consideration

There was no public forum.

The Meeting closed at 6.25pm.

.....
Cr Paddy O'Reilly
Chairperson

8 Reports

8.1 District Plan Review - Planning Approach to Vine Street Temuka

Author: Megan Geng, Senior Planner

Authoriser: Mark Geddes, District Planning Manager

Recommendation

That the Community Board supports:

1. The zoning of the land between Vine Street and King Street as Town Centre Zone with specific controls in this area, with the exception of no.s 2 and 3 Wood Street and Lot 2 DP10501, which will be finalised after consultation with the landowner.

Purpose of Report

- 1 To brief the Temuka Community Board on:
 - 1.1 the District Plan Review consultation on Vine Street;
 - 1.2 planning options to enable potential development identified during the consultation; and
- 2 To seek the Temuka Community Board's support on the recommended approach.

Assessment of Significance

- 3 This matter is considered to be of low significance under the Council's Significance and Engagement Policy.

Background

- 4 This report and discussion covers land on the eastern side of Vine Street, Temuka. It is currently characterised by narrow, long sections which front both Vine Street and King Street. The portion of the sites fronting Vine Street remains largely undeveloped and generally perform more like a back/service area to the established buildings facing King Street, being the main street of Temuka.
- 5 During discussion with the community board and Council Planners, there is agreement that the land is underutilised and that action should be taken to make the area more attractive to attract passing traffic to the Town centre which would otherwise bypass Temuka.
- 6 This area is currently zoned Light Industrial in the Operative Plan. The draft District Plan proposes to rezone the area Large Format Retail (LFRZ) to enable commercial development. The proposed zoning was included with the hope it would complement the Town Centre Zone along King Street Road frontage, and to bring activity to the Vine Street area.

- 7 The area is shown in pink in figure 1 below.

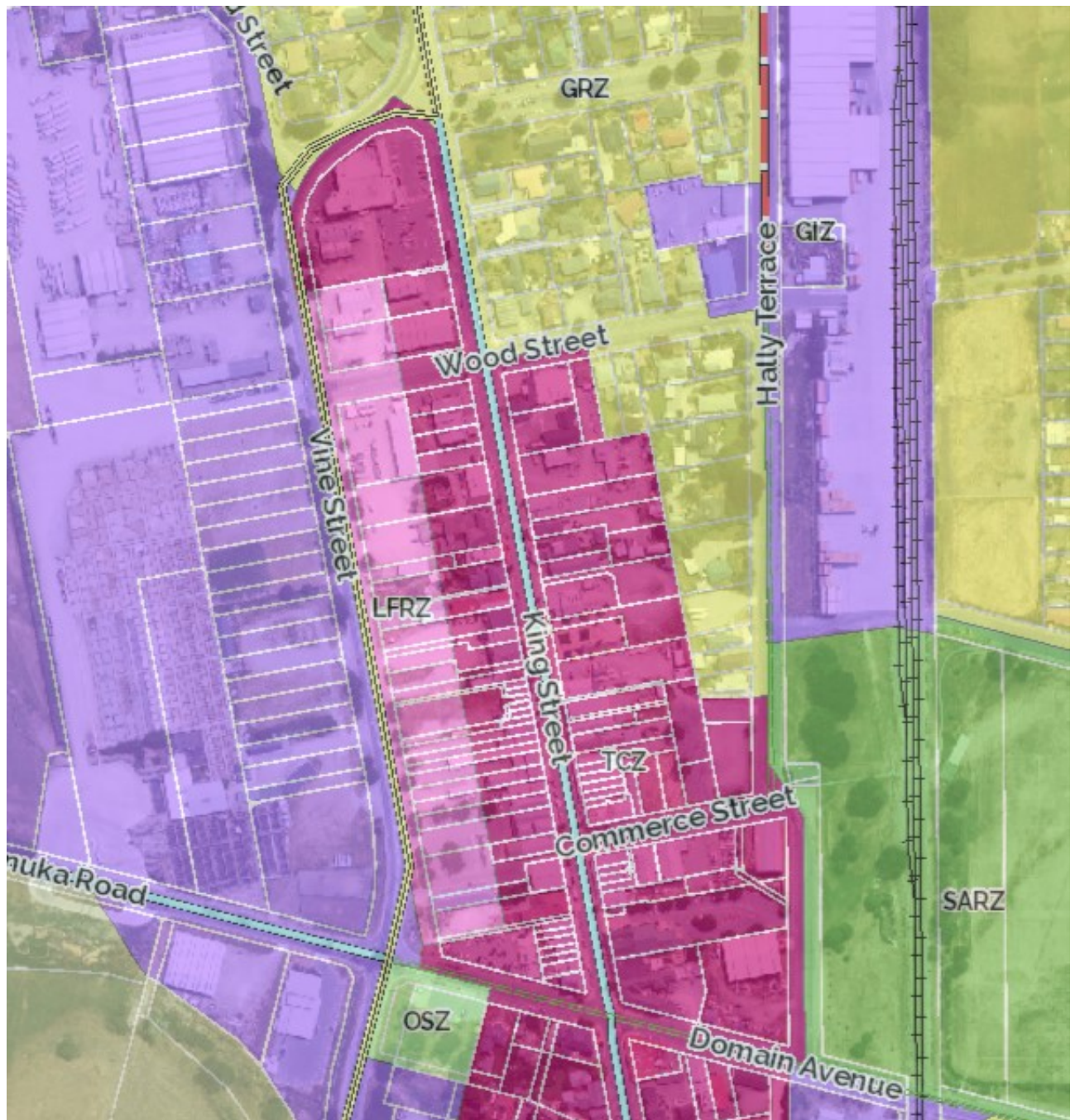


Figure 1 - Draft District Planning Map

Consultation

- 8 The general public, landowners, Council's Infrastructure Unit and Waka Kotahi NZ Transport Agency have been consulted on the future use of the area. The summary of the consultation is attached in Appendix I. The feedback raised the following key points:
- 8.1 Large Format Retail is not the appropriate zone for this area;
 - 8.2 The status quo would not encourage development and would not contribute to the viability of the town;
 - 8.3 Zoning the area 'Town Centre Zone' is supported by landowners and Waka Kotahi NZ;

- 8.4 Suggested potential uses identified includes a shared car park, commercial and residential development and an integrated commercial complex with shared parking and accesses.
- 8.5 Most parties who have been involved in the consultation have agreed that a shared car park and/or integrated development would be the best outcome. However, the narrow shape, fragmented land ownership and the potential cost to form the shared car park means this use is unlikely to be feasible or practical at this stage. Neither the landowners nor Council's Infrastructure Unit is willing to invest to form the car park as the investment required has not been justified or formally scoped.

Planning Options

Status Quo

- 9 In this approach, the area would transfer from Light Industrial Zone in the operative Plan to General Industrial Zone (GIZ) in the draft District Plan. GIZ is aimed to provide for the establishment, operation and growth of a range of industrial activities and other compatible activities that contribute to the economic wellbeing of Timaru District. Under the GIZ rules:
 - 9.1 Industrial and ancillary activities are permitted.
 - 9.2 Commercial activities need resource consent unless they are ancillary to an industrial operation on the same site;
 - 9.3 Residential activities are not anticipated in the area and need a resource consent;
 - 9.4 Stand-alone parking is not anticipated in the zone and needs a resource consent.
 - 9.5 There is no limitation on integrated development under the draft District Plan.
- 10 None of the preferred land use options identified through the consultation are permitted under the GIZ. Although resource consent can be lodged for those activities, the policy framework of the zone does not support these activities meaning it would be difficult to obtain resource consent for such uses.

Large Format Retail Zone

- 11 The Large Format Retail Zone (LFRZ) provides for, and aims to, ensure the primary use of land is large-scale retail that requires larger floor or yard areas. Under the LFRZ rules:
 - 11.1 New individual retailing activity must have a floor area of over 500 square metres.
 - 11.2 Other commercial activities are permitted with no limitation on their scale.
 - 11.3 New residential activity is not anticipated in the zone and needs a resource consent.
 - 11.4 Car parking activities, including stand-alone car parks are permitted.
 - 11.5 Existing industrial activities can extend by 25% as a permitted activity.
 - 11.6 There is no limitation on integrated development under the draft District Plan.

Although many of the potential uses identified during the consultation could be accommodated by the LFRZ, the potential for residential and small scale retail activities is limited. This means, resource

consent would be required for those activities and are not supported by policy framework of the Draft District Plan.

Town Centre Zone

- 12 The purpose of the TCZ is to provide a focal point for local urban and rural community, providing a diverse range of activities. It is intended to be a pleasant, pedestrian-focused environment that includes public spaces, buildings of a moderate scale and density, with associated car parking and storage areas. Under the TCZ rules:
 - 12.1 Commercial activities, (with some limitations on their scale) community facilities and visitor accommodation are permitted.
 - 12.2 New residential activities are permitted where they are above the ground floor level, or otherwise require consent.
 - 12.3 Car parking activities (i.e. where a site is solely used for car parking) require consent with Council's consideration limited to the design and location of the car park.
 - 12.4 There is no limitation on integrated development under the draft District Plan.
- 13 The TCZ zone could accommodate all of the potential uses identified during the consultation. Although resource consent is required for a stand-alone car park, this process is to ensure such car park is appropriately designed and located to serve the town, rather than preclude the use.
- 14 There is the potential however, that such a wide range of commercial activities along the Vine Street frontage, has the potential to dominate the street frontage and could create a quasi Main Street. To ensure development in the area would not detract from the existing town centre, additional control on building setback and provisions of pedestrian access to King Street is recommended.

Conclusion – The Preferred Option

- 15 In light of the feedback and the analysis of planning options, it is recommended that a Town Centre Zone with specific controls is the preferred option to accommodate the potential uses and ensure the area serves the town centre other than overwhelms it.
- 16 The only exception to this is the land at 2 and 3 Wood Street and Lot 2 DP10501. This land is currently used as a transport yard and storage and therefore will likely be zoned General Industrial Zone. The owner of this land has not been consulted to date and will be consulted before the zoning is finalised as part of the Proposed District Plan.

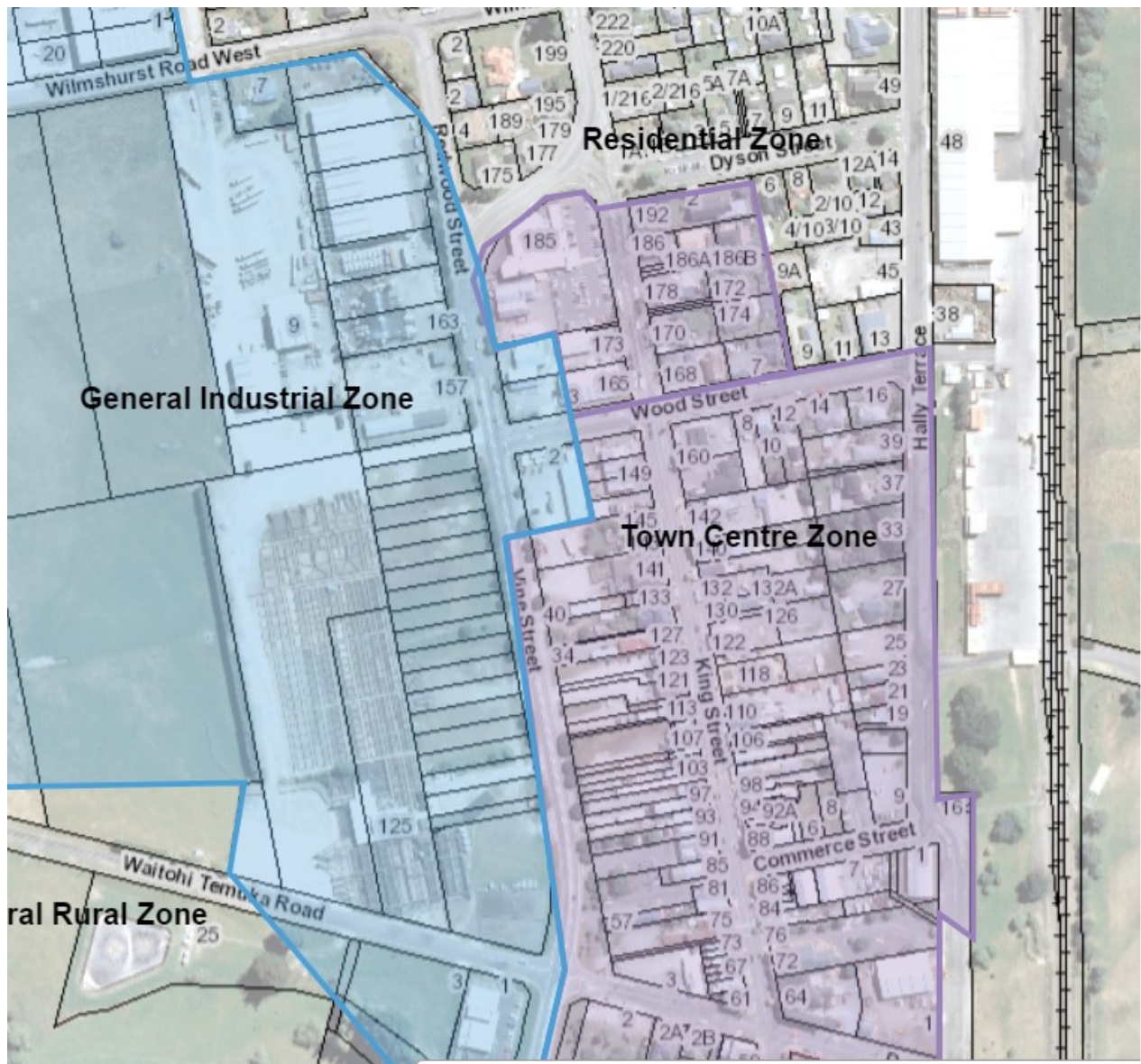


Figure 2 – Proposed Zoning

Consultation

- 17 As discussed, the public, landowners, Waka Kotahi NZ, Council's Infrastructure Unit have been consulted. The Group Manager Environmental Services and the Pleasant Point-Temuka Ward Councillors were also consulted and support the recommendation.

Relevant Legislation, Council Policy and Plans

- 18 Relevant legislation includes
- Timaru District Plan 2005
 - Draft Timaru District Plan 2020
 - Resource Management Act 1991
 - Local Government Act 2002

Financial and Funding Implications

- 19 No. Cost of changes to the draft District Plan is already included in the District Plan Review budget.

Other Considerations

- Not applicable

Attachments

1. **Vine Street Consultation summary**

Appendix I - Summary of Consultation on Vine Street

Feedback on Draft Plan

- 1 Feedback on the draft District Plan including landowner consultation has indicated that LFRZ is not supported. The feedback received are summarised below:
 - 1.1 The land is underutilised and unattractive and the status quo does not encourage development.
 - 1.2 Council shall take a leadership role for an integrated development with an outline development plan. This will require Council to acquire land, develop an additional large car park with reduced access point onto Vine Street, a service lane and pedestrian access to King Street, as well as allowing a service station in the area;
 - 1.3 Split zoning makes the land less appealing to developers and investors hence the Town centre zone should continue into this area;
 - 1.4 Request rules to encourage amalgamation of land parcels to create bigger sites.
 - 1.5 Request access onto Vine Street be retained and activity on Vine Street to enable pedestrians walkthrough to King Street from passer-by traffic that would otherwise by-pass Temuka.
 - 1.6 There is present and future demand for residential development on Vine Street, which would positively affect the economic viability of Temuka town centre. Request for allowing residential activity on the ground level in order for commercial development to be financially viable.
 - 1.7 Desire to keep facades on King Street but request development be allowed to increase economic viability and gain investor confidence.
 - 1.8 Landowners support the idea of a shared carpark but not prepared to invest to form it. Some expressed the willingness to gift land to Council to form the car park.
 - 1.9 Concerns were raised by landowners on the difficulty to get approval from New Zealand Transport Agency on any signage along Vine Street.
 - 1.10 Generally agreement between the landowners consulted that the Town centre zone is a more appropriate zone for the area in question.

Consultation with Infrastructure Units

- 2 The Council's Infrastructure Group Manager was consulted on the future use of the land. He indicated that development of this land for parking purposes is not considered to be a good use of rates funding as there is plenty of car parking available in Temuka. The area has few linkages to the main street and shopping centre, that further shopping development is unlikely and Council should not be investing to assist such future retail development. It should also be noted that parking is not charged for in Temuka and therefore there is no corresponding revenue stream. The purchase and or development of a car park on the land in question cannot be justified.
- 3 Council's Infrastructure Group Manager has further expressed concern and does not support the development of this land for residential development, due to the likely reverse sensitivity issues from the state highway and the surrounding industrial land use on the other side of Vine Street, particularly the sale yards and heavy transport depots.

Consultation with Waka Kotahi NZ Transport Agency

- 4 Waka Kotahi NZ Transport Agency have concerns about any change to the zoning and land use that would result in additional vehicle movements to and from Vine Street, due to the multiple access points in this area. The following comments were provided by Waka Kotahi:
 - 4.1 They would support the sections be zoned TCZ over LFRZ.
 - 4.2 There are approximately 15-20 vehicle crossings to State Highway 1 in this area. Waka Kotahi is concerned if additional commercial and residential development occurs in this area with individual access points. A shared space over the section south of Wood Street with two/three access points onto State Highway is the preferred option.
 - 4.3 Given there are multiple landowners, a Development Area Plan is recommended to enable a shared space and integrated development. If this is the case, a signage advertising all businesses in this complex can be erected at the entrances to the car park. Provisions to disallow standalone signage along State Highway would need to be included in the Plan.
 - 4.4 It is further suggested that the development can occur in segments. E.g. divide the land south of Wood Street into three segments each has one access point to Vine Street with walking/cycling to the town centre. This would allow the area to be developed independently where each segment would involve fewer landowners.
 - 4.5 Waka Kotahi is interested in any residential development in this area due to potential reverse sensitivity effects generated from the State Highway. Waka Kotahi considers appropriate residential development could be identified at the time of preparing a Development Area Plan for this area.
 - 4.6 The provision for right turn bays into the vehicle crossings for the parking area would need to be considered. This is currently a flush median and needs a remarking to provide the passing bay.

- 9 Consideration of Urgent Business Items**
- 10 Consideration of Minor Nature Matters**
- 11 Public Forum Issues Requiring Consideration**