



COUNCIL MEETING

Commencing at 3pm

on

Tuesday 28 October 2014

**Council Chamber
District Council Building
King George Place
Timaru**

TIMARU DISTRICT COUNCIL

Notice is hereby given that a meeting of the Timaru District Council will be held in the Council Chamber, District Council Building, King George Place, Timaru on Tuesday 28 October 2014, at 3pm.

LOCAL AUTHORITIES (MEMBERS' INTERESTS) ACT 1968

Councillors 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.

Peter Nixon
CHIEF EXECUTIVE

TIMARU DISTRICT COUNCIL MEETING

28 OCTOBER 2014

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TIMARU DISTRICT COUNCIL
FOR THE MEETING OF 28 OCTOBER 2014

Report for Agenda Item No 3

Prepared by **Amanda Dodd** **Martin Witt**
 Healthy Policy Advocate **Health Promotion Manager**
 Cancer Society of New Zealand (Canterbury West Coast
 Division)

Smokefree Community Spaces in Timaru

Purpose of Report

- To present the findings of the recent regional smokefree public perceptions telephone survey conducted by the Cancer Society.
- To present findings from the Cancer Society and Heart Foundation Timaru business perceptions on smokefree outdoor areas survey (conducted September 2014)
- To highlight the work of the Cancer Society Youth Ambassadors in their observational studies of smoking behaviours.
- To initiate discussion within Timaru District Council regarding possible options for building upon the success of its current smokefree policy.

Background

In March 2011 the NZ government committed to a goal of New Zealand becoming smokefree by 2025.ⁱ

Smokefree Aotearoa 2025 is not a ban on smoking; it is a commitment to reducing smoking rates to very low levels [less than 5% of the population] by 2025. The 2013 Census reported an overall smoking rate of 15% which indicates a reduction from 20.7% in the 2006 census.ⁱⁱ The number of people from Timaru, Mackenzie and the Waimate Districts who smoke has dropped by 20 per cent in the past seven years, according to the latest Census.

There are 5406 smokers in Timaru, 447 in Mackenzie and 966 in Waimate. Those figures are lower than the 2006 Census when 6822 people from Timaru smoked, as well as 558 from Mackenzie and 1188 from Waimate.ⁱⁱⁱ

The younger generation appears to be making the most effort to quit the habit, or not take up smoking in the first place. Young People smoking in the 15 to 19 age bracket seem to have made the biggest effort. In 2006 there were 744 smokers of that age across South Canterbury. There are now 366.^{iv}

These figures are reflected in our Youth Ambassadors own local knowledge of youth perceptions on smokefree. Whilst this is testimony to changing attitudes and effective local stop smoking services and communications, the influence on young people's behaviour from peer pressure, adults smoking in the home and influence of tobacco packaging as a marketing tool still exists.

Brand imagery has been found to facilitate smoking experimentation among young people^v. Adults smoking around children influences childrens smoking behaviour. Indeed a 2007 survey found that students who had at least one parent who smoked were three times more likely to be daily smokers, compared with those whose parents did not smoke.^{vi}

New Zealand has an international reputation for tobacco control. However it is important that health agencies, community oranisations, local government and business work together to ensure the next generation grows up in a country where smoking is rarely seen and perceived as “unusual”.

To achieve smoking rates of less than five percent we need to provide the best possible support for those who want to quit smoking, and stronger protection for children against all exposure to tobacco and tobacco promotions.

Increasing the number of public open spaces (community spaces) in which smoking is discouraged will underpin the goal by reducing the visibility and normality of smoking.

The Cancer Society and the Heart Foundation have enjoyed a long association working collaboratively on a wide range of tobacco control initiatives in South Canterbury. As well as supporting advocacy strategies to both central and local government, the two organisations have been active in community smokefree initiatives such as World Smokefree Day smokefree family events and smokefree cars. The Cancer Society and Heart Foundation are working in partnership with other members of the local smokefree coalition to make the goal of a Smokefree Aotearoa 2025 a reality.

The Cancer Society Smokefree Youth Ambassador project has been in place since 2007. It is a youth led initiative that has provided a number of young people the opportunity to have a voice and advocate for change around smokefree issues relevant to their community. Youth Ambassadors have been instrumental in advocating for smokefree parks, playgrounds and sports grounds policy over the years and are seen as a very important arm of the Cancer Society.

With a Smokefree outdoor areas policy in place since 2011, covering playgrounds (Adopted December 2011) and sports grounds (adopted June 2012) Timaru District Council has made positive steps towards the Smokefree 2025 goal.

We welcome Timaru District Council’s willingness to “**make more prominent reference to our smokefree policy in community spaces**” and we welcome continued collaborative working to achieve the Council commitment to “**continue to work with the Cancer Society and Heart Foundation in the future**”,^{vii} and we hope this can be set in the context of the Long Term Plan development.

Regional Public Perceptions Smokefree survey

During April to June 2014, Cancer Society Canterbury-West Coast Division, in partnership with



Canterbury District Health Board, conducted a telephone survey to obtain current data on the degree of support for smokefree community spaces by the community that live in

the Canterbury/West Coast region.

From a total 800 telephone contacts, accounting for non answers and refusals to participate, our team of volunteers spoke to 445 people (completed surveys) and asked a series of questions about people's knowledge of smokefree policies and views on a range of smokefree community spaces.

Awareness of council smokefree community spaces policy:

When asked if they knew if their local council had a smokefree policy for their parks and/or playgrounds, nearly two thirds of respondents (63%) were not aware of council smokefree policies.

Acceptability of smokefree community spaces:

When asked which public places should be smokefree an overwhelming 94% of respondents supported smokefree playgrounds. Over 80% thought that the entrances of buildings and outdoor eating places should be smokefree and three quarters of respondents thought bus stops, train stations and outdoor music or sporting events should be smokefree. Interestingly, only less than half (44%) of respondents thought that beaches, river and lake shores should be smokefree.

Likelihood of visiting smokefree facilities:

An encouraging statistic was the fact that 96% of respondents would be more likely to visit outdoor areas in town centres, outdoor music or sporting events and outdoor eating places, if they were smokefree.

Similarly, 40% of respondents would be more likely to patronise outdoor dining areas if they were smokefree and 55% said a smokefree designation meant that their decision would be 'just the same'. Only 1.5 % would be less likely to visit a smokefree outdoor dining area.

Timaru Business perceptions survey

At a recent hearing for the TDC Annual Plan a member of council asked what business perceptions were of smokefree outdoor areas. Although the Cancer Society has prepared a business case for smokefree outdoor dining drawing on successfully implemented policies around the world, it was recognised that local study for Timaru was required.

Reflecting the call made by The Cancer Society smokefree Youth Ambassadors for a Smokefree Stafford Street, (made to council during the recent Annual Plan oral hearings process) the Cancer Society and the Heart Foundation decided to develop a project to find out more about business perceptions.

A survey of managers/owners of businesses on Stafford Street (Timaru) was conducted to gauge their views on smokefree outdoor areas, smokefree policies and their views on the feasibility of a 'pilot' project to trial a smokefree Stafford Street in the future. The Cancer Society smokefree Youth Ambassadors also conducted their own small scale observations of smoking in outdoor areas on Stafford Street.

The area of Stafford Street surveyed was defined because it includes a range of diverse retail stores, financial services and hospitality businesses. All businesses within the proposed smokefree survey area received early notification of survey intentions and were contacted prior to surveying and invited to participate in the survey. The survey area is included as Appendix 1.

In total, 55 businesses (70.5%) of the target 78 businesses, agreed to participate, while eight (10.3%) declined and 15 (19.2%) could not be contacted. Of the 55 interviewees, 46 were the business owner or manager.

At the time of writing this report, data collected from the survey process is being analysed by the information and support team at Community Public Health Christchurch and a complete analysis report will be available to council by mid November. However, there are some key headlines from the findings that can be highlighted:

- Strong support for staff, customers, children and adults being protected from second hand smoke (SHS)
- Encouraging levels of awareness of the smokefree by 2025 goal and the fact that TDC has a smokefree policy in playgrounds and sportsfields. Positive signs that some businesses would consider participating in a smokefree Stafford Street pilot.
- Very few businesses believed that a smokefree outdoor designation would have a negative impact on their business.

Discussion

The TDC Annual Plan highlights the council's commitment to make Timaru a 'valued, healthy and accessible environment' (Draft Annual Plan P8). Endorsing smokefree outdoor environments (community spaces) is consistent with this aspiration.

Smokefree community spaces are now an established part of many local authority policies with the majority of local councils having adopted policies covering green space over past 5 years.

With all twelve councils in Canterbury West Coast having adopted policies and a number of these policies due for review, local smokefree coalitions have opportunities to engage council staff and elected members in considering future direction. There are good signs that this engagement is already occurring. Elsewhere councils such as Palmerston North and Whangarei have already extended their policies, whilst others like Auckland have made a strong commitment to extensions and the role of the council in achieving 2025.

The case for developing more comprehensive smokefree policies is strong with high levels of community support for both current policies and potential new areas. The Cancer Society's regional study also revealed an increasing likelihood of use of smokefree spaces if given the choice.

Understandably businesses may be cautious about non green space becoming smokefree due to commercial considerations and possible loss of trade. However the evidence suggests businesses should be reassured rather than concerned. Indeed, businesses promoted as smokefree venues or trading in a smokefree area may well benefit by extra footfall.^{viii} Bringing the views of both the community and business together on this issue underpins any consideration by a council on extending smokefree policy.

As well as recognising the importance of commercial views, it is also appreciated that smokefree community spaces could be misrepresented in the media as being anti smoking and penalising smokers. However as advocacy is framed around policies that are **voluntary** and **unenforceable**, in practice smokers are given the **choice** to smoke or not. Evidence indicates that voluntary policies do work in an educative way and with

well planned media releases, smokefree community spaces can be presented positively and not be portrayed incorrectly as 'smoking bans'.

The Stafford Street survey offers a valuable insight into the views of local businesses and suggests synergy with public views on smoking. Firstly, the survey highlights the wholesale agreement that second hand smoke is harmful to both children and adults. Whether seen in terms of smoking outside shops or patrons eating outside, smoking can be seen as an undesirable feature observed daily on Stafford Street. Secondly, the willingness of local business to consider a smokefree pilot resonates well with public support for community smokefree spaces.

In the case of outdoor dining, ten years after the introduction of smokefree bars and restaurants via the amendment to the Smoke-free Environments Act 1990 (in 2003),^{ix} an unintended consequence has been that recreational dining remains spoilt for many by the effects of second hand smoke. Public health concerns are a good motivation for encouraging outdoor dining as available evidence reinforces the harm caused by second hand smoke on patrons and employees.

The risks to public health from second hand smoke have been well documented. Around 350 New Zealanders die each year from exposure to other people's tobacco smoke. This makes second-hand smoke the leading environmental cause of death in NZ.^x However advocacy framed around this evidence, despite its strength may be regarded as insufficient for councils being asked to consider policies that will impact on local businesses. The need to frame any case to councils in the context of business is critical and the Stafford Street survey is an encouraging sign that locally businesses are receptive to being part of this case.

Local businesses working in partnership with TDC, the Cancer Society and the Heart Foundation have the potential for Timaru to take a lead in helping achieve the goal of a Smokefree Aotearoa by 2025, a goal that can be seen to be entirely consistent with Council's vision for a lifestyle that is

'second to none...better for ourselves, our children and their children'.
(Timaru District Council Draft Annual Plan P 6).

Recommendations

The Cancer Society, Heart Foundation and Cancer Society smokefree Youth Ambassadors value the partnership with Council and based on this, request that the following recommendations are considered:

1. That Council formally endorse the goal for Smokefree Aotearoa by 2025
The goal reflects the steps already taken by TDC and provides a strong framework to support the Long Term Planning process in 2015.
2. Council continue to promote their existing smokefree policy which covers playgrounds, sports grounds and facilities via councils own communication channels including www.timaru.govt.nz, council noticeboard, council intranet, media releases, public newsletters and public events.
3. Council agree to participate in a smokefree policy workshop with the Cancer Society and the Heart Foundation on options for extending the current Smokefree

Outdoor Areas policy for playgrounds and sportsgrounds and facilities

4. That Council support appropriate council staff to work with the Cancer Society and the Heart Foundation on progressing options for extending the current Smokefree Outdoor Areas policy post workshop.
5. Council consider a smokefree Stafford Street pilot based on support indicated in findings from the recent business perceptions of smokefree outdoor spaces survey.

Support for the recommendations:

The Cancer Society and the Heart Foundation are happy to offer their support to help develop, promote and evaluate any pilot programme and can make funding of up to \$1,000 available for promotion

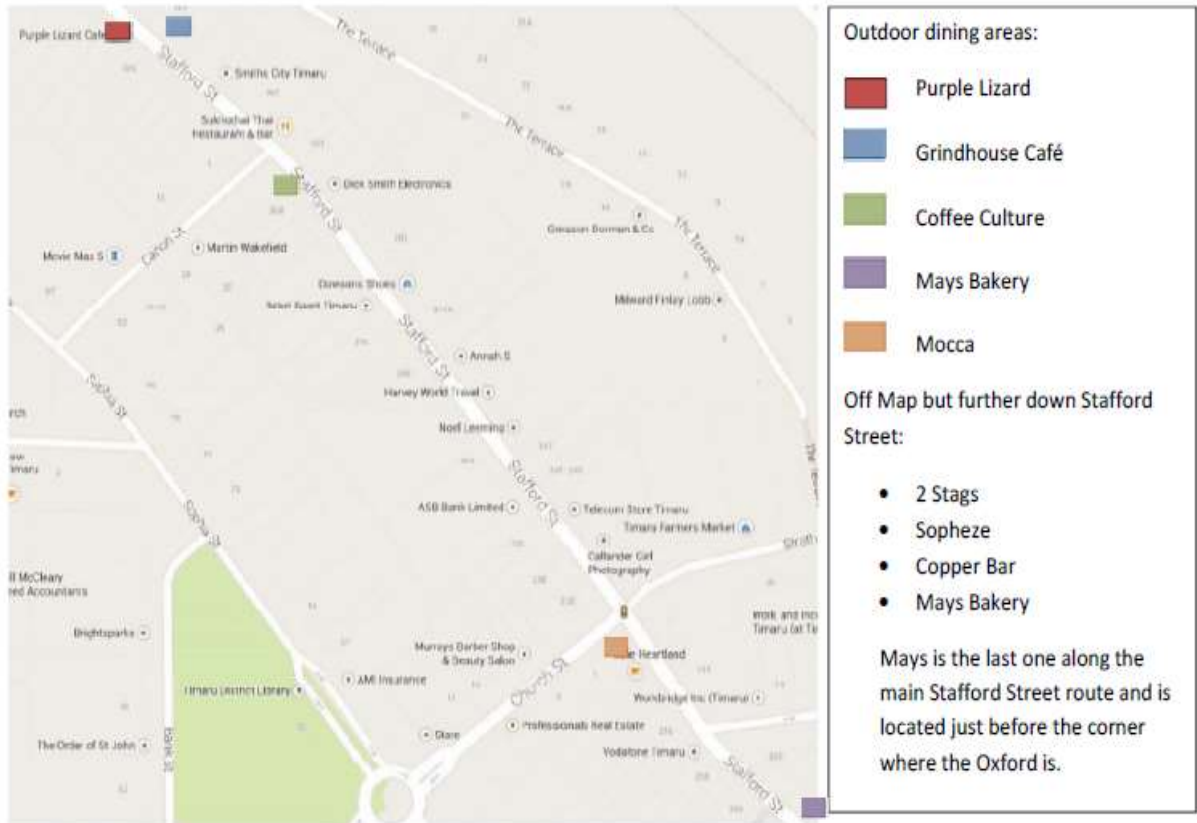
References

- ¹ Outline of Smokefree 2025 goal accessed via <http://smokefree.org.nz/smokefree-2025>
- ¹ NZ Census 2013 <http://www.stats.govt.nz/Census/2013-census.aspx>
- ¹ <http://www.stuff.co.nz/timaru-herald/news/9712910/Local-smokers-stubbing-it-out>
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- ¹ Ibid
- ¹ Hoek J, Wong C, Gendall P, Louviere J, K C. Effects of dissuasive packaging on young adult smokers. *Tobacco Control* 2011;20(3):183-188
- ¹ Paynter, J. (2007). National Year 10 ASH snapshot survey, 1999-2007: Trends in tobacco use by students aged 14-15 years. Wellington: Ministry of Health, Action on Smoking and Health, Health Sponsorship Council
- ¹ Letter from Timaru District Council in response to Cancer Society and Heart foundation submission to TDC Annual Plan 2014.
- ¹ VicHealth Centre for Tobacco Control, Melbourne, Australia :Summary of Studies Assessing the Economic Impact of Smoke-Free Policies in the Hospitality Industry :Produced by Michelle Scollo and Anita Lal, February 2008 source: <http://www.vctc.org.au/tc-res/Hospitalitysummary.pdf> accessed 7.08.2014
- ¹ <http://smokefree.org.nz/legislation> accessed 13.10.2014 @1.56pm
- ¹ Woodward, A. and M. Laugesen, How many deaths are caused by second hand cigarette smoke? *Tobacco Control*, 2001. 10(4): p. 383-8.

Appendix 1

Stafford Street Business survey area – locations are best estimates

Stafford Street Business survey area – locations are best estimates





In March 2011 the NZ government committed to a goal of New Zealand becoming smokefree by 2025.

What does Smokefree Aotearoa 2025 actually mean?

- That our children and grandchildren will be free from tobacco and enjoy tobacco free lives
- That almost no-one will smoke (less than 5%)
- It will be very difficult to sell or supply tobacco

It will be achieved by:

- Providing the best possible support for quitting
- Protecting children from exposure to tobacco marketing, promotion & visibility of tobacco
- Reducing the supply of, and demand for tobacco i.e. increasing tax excise

Why is Smokefree Aotearoa 2025 important?

- Smoking causes nearly a quarter of all cancer deaths.
- Tobacco smoking is the single most preventable cause of death and disease in New Zealand (and the world).

Why is it important for Timaru District Council to endorse Smokefree Aotearoa 2025?

- Local government is one of the most important influences on health and wellbeing
- Large areas of council managed open space is already promoted as smokefree
- Smokefree by 2025 is consistent with the vision for a lifestyle "second to none"

What can you do to support a smokefree future?

- Support the continued partnership with the Cancer Society and Heart Foundation
- Ensure the current smokefree policy is promoted
- Support the creation of more smokefree community spaces
- Ensure the goal for Smokefree Aotearoa 2025 is incorporated into the LTP process in 2015

Once endorsed, what does mean?

- Timaru District Council demonstrating leadership on a significant community issue
- A strong framework supporting the forthcoming long term planning process

Smokefree Aotearoa 2025 means the next generation of New Zealanders will be the first smokefree generation.

Circular Letter to Age Concern Chairs + Managers

Dear

Preamble

Evelyn Weir's address to the last Annual Conference, as well as Robyn Scott's e-mail of 28 July, highlighted the significantly changing environment in which Age Concern operates. The difficulties experienced by some Age Concerns over the last few years as well as changes in the operating environment for the Charitable sector make it clear that there is a strong case for modernizing Age Concern nationwide. As recorded in the minutes of the last Board meeting (August 13, Item 10) the Board has agreed that a consultation should be held with member Age Concerns on the issue. This letter is the first of a number of steps in this consultation.

Age Concern's Strengths

We have great strengths as a network of Age Concerns including:

- The volunteer engagement, both in governance and service provision. Our recent survey shows we have thousands of volunteers all across New Zealand and local Age Concerns interact with thousands in the community every week.
- Age Concern's broad constituency. The organization is secular, not party-political and meets the needs of many older people who would otherwise 'fall between the cracks' because they don't have any special needs (Alzheimers, stroke survivors, Parkinsons etc.)
- Carefully thought-out and presented submissions on issues affecting older people to Government. This means that we are becoming the 'go to' organization for Government departments dealing with older persons' issues.
- The local focus. While Age Concerns provide a number of core services, many provide services tailored to meet local demand that may not be required or appropriate for other Age Concerns.

Recent Service Delivery Initiatives

In the last few years our organisation has taken a number of initiatives to try and achieve a more prominent national presence as well as a wider and more consistent service delivery, as follows:

- By engaging in a branding exercise to ensure a consistent visual presence wherever in the country there is an Age Concern.
- By agreeing on a set of standards of membership which must be met by all Age Concerns if they wish to be associated with the brand.
- By instituting a peer review system which is designed to ensure that Age Concerns comply with the standards.

- By embarking on a nationwide campaign to raise our profile as well as substantial funding additional to income derived from Government, DHB and Local Government contracts.

... but Much Still Remains to be Done

However, not all these initiatives have been completely successful and therefore are not sufficient to ensure the future viability of Age Concern nationwide. In particular, the following issues need to be addressed as a matter of urgency:

- There are very large differences in the resourcing of individual Age Concerns, some have been able to accumulate large reserves, while others struggle to survive financially.
- Local Age Concerns properly have a focus on local issues and may thus find it hard at times to set these in the context of the bigger picture of Age Concern's place as a national organisation.
- The turnover of local AC personnel, both volunteer and paid staff, means that the role of the national office often has to be restated.
- There is intense competition for the philanthropic dollar, both at national and local level. There is a question of just how competitive we are and whether at times local and national Age Concern interests actually compete not just with other competitors but with each other. Funders increasingly want to see 'back office type functions' joined up wherever possible, including the best use of technology to support this. Funders are looking for efficiency: efficient use of skilled and experienced governors, efficient use of premises and resources. The general push is to make funding go further by avoiding all duplication.
- Our brand, owned collectively by Age Concerns and ACNZ is at risk of damage by the actions of individual Age Concerns. No effective controls or sanctions are available to prevent or minimise such damage. Conversely, of course, well performing Age Concerns contribute to enhancing the brand.
- There is a perception that ACNZ is not 'nimble' enough to be able to react quickly to what is a rapidly changing environment in the NGO and not-for-profit sector.
- Contracting to deliver services for the Government. The Government on the one hand asks for collaboration between social service providers, on the other hand it allocates funding for contracts on a competitive basis. Increasingly the Government is interested in contracting with not only one organisation that then sub-contracts (as we do presently), but one whole of organisation approach where standards of service are consistently maintained across New Zealand and there is a centralised 'back office function', e.g. one set of accounts etc.
- The reliance on such competitive contracts to fund much of the activities of Age Concerns means that we need to be concerned with the demands of Government agencies.

- The current structure creates risks for the fulfilment of contract obligations that so far have had to be managed on an ad hoc basis, often at the expense of National Office that is not funded for direct service provision at the local level.
- Inadequate resourcing for the National Office. The vast percentage of contract income that is received by ACNZ is passed on to Age Concerns to deliver services to be delivered. It is now very difficult to fund National Office when funders are largely interested in organisations that deliver directly to clients in the community
- Changes in the external environment including changes to the Financial Reporting Act and the planned changes to the Incorporated Societies Act (draft legislation will be out for submission in 2015; will be based on the Law Society Review) may mean that the thresholds for accountability are being raised and greater accountability, such as for example increased responsibility for health and safety is likely to be placed on governors.
- NGOs in other sectors have moved to models that transfer at least some of the onus for compliance and accountability to national office level so that locally the focus can be on delivering services and meeting the local need.

Crunch Time!

There is no question that Age Concern as presently constituted is at the crossroads. Many of our 'competitors' have modernised and have become successful organisations in the changed political and social environment. A number of these organisations have attracted significantly enhanced government funding through contracts as a result. Unless we modernise, we may well go out of existence, at least in our present functions which include services the Government contracts us to undertake.

We would be grateful if you could discuss this document with your Council at its next meeting. You will be contacted in the next month by a member of the Board of ACNZ who will discuss these issues with you and will be interested in your views and those of your Council. We would like to assure you that you and your Council will be kept informed of progress throughout the whole exercise.

We are aware that this is the first step in what could well turn out to be a long and at times arduous journey. What is driving us is the conviction that Age Concern has a proven track record as the lead provider of services and advocacy for the older population of New Zealand and that, as long as it meets the challenge of the changed environment, it can continue in that role.

Peter Oettli
Vice-President ACNZ
For the Modernisation Working Group

**TIMARU DISTRICT COUNCIL
FOR THE MEETING OF 28 OCTOBER 2014**

Report for Agenda Item No 6

**Prepared by Peter Nixon
Chief Executive**

Confirmation of Minutes – Extraordinary Council Meeting 10 September 2014

Minutes of the Extraordinary Council meeting.

Recommendation

That the minutes of the Extraordinary Council meeting held on 10 September 2014, be confirmed as a true and correct record.

TIMARU DISTRICT COUNCIL

MINUTES OF AN EXTRAORDINARY MEETING OF THE TIMARU DISTRICT COUNCIL HELD IN THE COUNCIL CHAMBER, DISTRICT COUNCIL BUILDING, KING GEORGE PLACE, TIMARU ON WEDNESDAY 10 SEPTEMBER 2014 AT 9AM

PRESENT Mayor Damon Odey (Chairperson), Cirs Anthony Brien, Peter Burt, Steve Earnshaw, Dave Jack, Richard Lyon, Pat Mulvey, Kerry Stevens, Tracy Tierney and Steve Wills

IN ATTENDANCE Chief Executive (Peter Nixon), Electoral Officer (Mark Low), Council Secretary (Joanne Brownie)

1 ELECTORAL SYSTEM FOR 2016 AND 2019 ELECTIONS

The Council considered a report by the Electoral Officer on electoral systems for the next two triennial elections in 2016 and 2019.

Proposed Clr Jack
Seconded Clr Lyon

“That Council uses the First Past the Post system for the next two local authority elections in 2016 and 2019.”

MOTION CARRIED

The meeting concluded at 9.10am.

Chairperson

TIMARU DISTRICT COUNCIL
FOR THE MEETING OF 28 OCTOBER 2014

Report for Agenda Item No 7

Prepared by Peter Nixon
Chief Executive

Confirmation of Minutes – Council Meeting 16 September 2014

Minutes of the September Council meeting.

Recommendation

That the minutes of the Council meeting held on 16 September 2014, excluding the public excluded section, be confirmed as a true and correct record.

TIMARU DISTRICT COUNCIL

MINUTES OF A MEETING OF THE TIMARU DISTRICT COUNCIL HELD IN THE COUNCIL CHAMBER, DISTRICT COUNCIL BUILDING, KING GEORGE PLACE, TIMARU ON TUESDAY 16 SEPTEMBER 2014 AT 3PM

PRESENT Mayor Damon Odey (Chairperson), Cirs Anthony Brien, Peter Burt, Steve Earnshaw, Dave Jack, Richard Lyon, Pat Mulvey, Kerry Stevens, Tracy Tierney and Steve Wills

APOLOGY John McDonald – Pleasant Point Community Board (for in attendance)

IN ATTENDANCE Chief Executive (Peter Nixon), Group Manager District Services (Ashley Harper), Group Manager Corporate Services (Tina Rogers), Group Manager Community Services (Sharon Matson), Group Manager Regulatory Services (Chris English), Environmental Health Manager (Jonathan Cowie) (for items 1 and 8), Council Secretary (Joanne Brownie)

OPENING PRAYER Rev Rory Grant of Timaru Presbyterian Parish offered a prayer for the work of the Council.

1 PUBLIC FORUM

Psychoactive Substances Act 2013 – Draft Local Approved Products Policy

McGregor Simpson

Mr Simpson expressed his concern at the damage legal highs cause and the effect the sale of the substances will have in our District. He would prefer to see the substances totally banned. While he understands this is not possible under current legislation, he suggested central government be lobbied to request a change to legislation to enable a total ban.

Stu Jackson

Mr Jackson distributed a map of the south end of Stafford Street where he is a resident, identifying further sensitive sites such as the SC District Health Board, St Vincent de Paul Society, Parenting Centre, Red Cross shop, IDEA services, Alternative Education Centre and the Resene automotive paint shop which sells substances restricted to over 18 year olds. He suggested these sites need to be included as part of the draft policy which goes out for public consultation.

Mr Jackson is worried that the south end of Stafford Street will be negatively affected if it is deemed an area where psychoactive substances can be sold, especially as there are a number of properties which are also residences in this area.

2 CONFIRMATION OF MINUTES – COUNCIL MEETING – 12 AUGUST 2014

Proposed Clr Jack
Seconded Clr Stevens

“That the minutes of the Council meeting held on 12 August 2014, excluding the public excluded section, be confirmed as a true and correct record.”

MOTION CARRIED

3 SCHEDULE OF FUNCTIONS ATTENDED BY THE MAYOR, DEPUTY MAYOR AND COUNCILLORS

Proposed Clr Burt
Seconded Clr Wills

“That the schedule of functions attended by the Mayor, Deputy Mayor and Councillors be received.”

MOTION CARRIED

4 SCHEDULE OF FUNCTIONS ATTENDED BY THE CHIEF EXECUTIVE

Proposed Clr Lyon
Seconded Clr Brien

“That the schedule of functions attended by the Chief Executive be received and noted.”

MOTION CARRIED

5 AFFIXING OF THE COMMON SEAL

Proposed Clr Mulvey
Seconded Clr Wills

“That the affixing of the Common Seal to the following documents be noted:

Date	Document
7 August 2014	Warrant of Appointment Bylaws Monitoring Officer – Karlee Cook
18 August 2014	Debenture Trust Deed – Computershare Investor Services Ltd.”

MOTION CARRIED

6 CONTRACTS LET BY THE CHIEF EXECUTIVE UNDER DELEGATED AUTHORITY

Proposed Clr Tierney
Seconded Clr Stevens

“That the following information on contracts let by the Chief Executive under delegated authority, be received –

Contract Number / Description	Number of Tenders	Price Range \$	Successful Tenderer and Price
Contract 2135 – Pleasant Point Parks Grounds Maintenance	4	\$99,882.80 to \$221,505.88	Sicon Ferguson Ltd \$99,882.80
Tenders were evaluated by the Weighted Attributes Method			
Contract 2117 – Waitohi-Temuka Road Kerb and Channel Extension and Pavement Rehabilitation	5	\$327,148.78 to \$389,356.15	Whitestone Contracting Ltd \$327,148.78
Tenders were evaluated by the Lowest Price Conforming Method			

All prices exclude GST.”

MOTION CARRIED

7 SAFER COMMUNITIES COMMITTEE – APPOINTMENT OF AORAKI MIGRANT CENTRE REPRESENTATIVE

The Council considered a recommendation from the Safer Communities Committee to appoint a representative from the Aoraki Migrant Centre to the Safer Communities Committee.

Proposed Clr Earnshaw
Seconded Clr Burt

“That a representative from the Aoraki Migrant Centre be appointed to the Safer Communities Committee.”

MOTION CARRIED

8 PSYCHOACTIVE SUBSTANCES – DRAFT LOCAL APPROVED PRODUCTS POLICY

Recommendation from Resource Planning and Regulation Committee – 2 September 2014

The Council considered a report by the Environmental Health Manager recommending the adoption of the Statement of Proposal containing the Local Approved Products Policy for public consultation. He explained that the draft has been based on the LAPPs of other Councils and the LGNZ template.

The Council also considered comments made at the public forum. The Environmental Health Manager noted that in regard to lobbying central government for a total ban on legal highs, councils have already had an effect through earlier lobbying which resulted in an amendment to the Act and the further restrictions. Having a LAPP is the only control Council has and allows Council to influence where the substances can be sold. The LAPP will be considered by the Psychoactive Substances Regulatory Authority.

Council was of the view that the substances should be banned from sale altogether but acknowledged that current legislation does not allow for a total ban, even if that is the wish of the community. There was disappointment expressed that central government does not allow for the banning of the products. It was clarified that even if the buffer zone around sensitive areas results in no suitable available sites, this would not be acceptable as Council is required to identify somewhere where the substances are permitted to be sold.

Proposed Clr Earnshaw
Seconded Clr Stevens

- (a) "That this report be received.
- (b) That the Statement of Proposal for the Draft Local Approved Products Policy, be adopted for public release and submissions be invited in accordance with sections 83 and 87 of the Local Government Act 2002 and Section 69(1) of the Psychoactive Substances Act 2013, subject to the map accompanying the draft policy being amended to clarify the retail area available and to include additional sensitive sites consistent with the draft policy."

MOTION CARRIED

9 RECEIPT OF COMMUNITY BOARD AND COMMITTEE MINUTES

Proposed the Mayor
Seconded Clr Tierney

"That the minutes of the following meetings be received:

Temuka Community Board	18 August 2014
Pleasant Point Community Board	19 August 2014
Geraldine Community Board	20 August 2014
Community Development Committee	2 September 2014
Resource Planning and Regulation Committee	2 September 2014
District Services Committee	2 September 2014
Policy and Development Committee	2 September 2014."

MOTION CARRIED

10 SUFFRAGE DAY ACKNOWLEDGEMENT

The Mayor acknowledged the white camellias on the council tables, provided by members of the National Council of Women to mark Suffrage Day on 19 September.

11 EXCLUSION OF THE PUBLIC

Proposed Clr Jack
Seconded Clr Stevens

"That the Council resolves to exclude the public on the grounds contained in Section 48(1) of the Local Government Official Information and Meetings Act:

**Confirmation of Minutes
Council meeting**

- Section 7(2)(a) The withholding of the information is necessary to protect the privacy of natural persons.
- Section 7(2)(b)(ii) The withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information.
- Section 7(2)(h) The withholding of the information is necessary to enable the Council to carry out, without prejudice or disadvantage, commercial activities.

ADBT Appointments

- Section 7(2)(a) The withholding of the information is necessary to protect the privacy of natural persons.”

MOTION CARRIED

12 READMITTANCE OF THE PUBLIC

Proposed the Mayor
Seconded Cllr Jack

“That the public be readmitted to the meeting.”

MOTION CARRIED

The meeting concluded at 4.10pm.

Chairperson

TIMARU DISTRICT COUNCIL
FOR THE MEETING OF 28 OCTOBER 2014

Report for Agenda Item No 8

Prepared by Peter Nixon
Chief Executive

Schedule of Functions Attended by the Mayor, Deputy Mayor and Councillors

Functions Attended by the Mayor

- 8 September* Met with PrimePort Timaru Ltd Chief Executive
- 10 September* Attended District Plan Review workshop
Attended Long Term Plan workshop
Met with ADBT representatives
Attended Youth Initiatives Subcommittee meeting
- 11 September* Read to Grantlea Downs School pupils
Took part in the Ice Challenge for motor neurone disease
- 12 September* Met with local Mayors and stakeholders regarding St John Ambulance
- 13 September* Attended Barkers Fruit Processors 45th Anniversary celebrations
- 15 September* Attended meeting at PrimePort Timaru Ltd
Attended tree planting for 150th anniversary of Botanic Gardens
Attended PrimePort Timaru Ltd Annual General Meeting and function
- 16 September* Conducted citizenship ceremony
Chaired Council meeting
- 17 September* Radio interview
Met with Commissioner David Bedford at Ashburton, on air quality
Met with SC District Health Board Chief Executive
- 18 September* Attended Sport South Canterbury Volunteers Breakfast
Visited Arowhenua Marae for meeting regarding consultation
- 19 September* Breakfast with Principals
Attended Gigatown meeting
Met with Alpine Energy Ltd Chief Executive
Met with SC Women's Refuge
- 23 September* Attended ADBT meeting

<i>24 September</i>	Met with ADBT Chief Executive Met with digital technology consultants
<i>25 September</i>	Met with Principal of Craighead School Spoke at Rotary North meeting
<i>26 September</i>	Radio interview Presented awards at Grantlea Downs School
<i>30 September</i>	Attended Gigatown meeting Met with Aoraki Polytechnic Chief Executive Attended SC Rural Fire stakeholders meeting
<i>1 October</i>	Photo shoot at Mountainview High School Attended International Day for the Elder Person Attended Events Strategy Working Group meeting
<i>2 October</i>	Met with PrimePort Timaru Ltd Acting Chief Executive Met with PrimePort Timaru Ltd board member Chaired TDHL meeting Hosted Industry Training Organisation graduation ceremony
<i>3 October</i>	Met with Maori Rock Art curator
<i>4 October</i>	Attended Cure Kids event at Temuka Attended 100 year anniversary of Aorangi Croquet Club Presented awards at fire station
<i>6 October</i>	Attended ADBT lunch meeting Attended Gigatown meeting
<i>10 October</i>	Met with PrimePort Timaru representatives
<i>12 October</i>	Opened new Parent Centre premises Attended SC Drama League play
<i>13 October</i>	Met with Long Term Plan facilitator
<i>14 October</i>	Attended Standing Committee meetings and Long Term Plan workshop Met with PrimePort Timaru Ltd Acting Chief Executive
<i>15 October</i>	Radio interview Attended Gigatown meeting Attended Holcim commencement of construction function
<i>16 October</i>	Attended Dairy NZ Annual General Meeting Attended Mackenzie County Patriotic Committee unveiling of statue and celebration
<i>17 October</i>	Met with PrimePort Timaru Ltd and fishing industry representatives

18 October Attended new ambulance dedication ceremony

19 October Attended Trafalgar Day celebration

In addition to the above duties I met with 15 members of the public on various matters.

Functions Attended and Duties Undertaken by Deputy Mayor in Addition to Councillor Duties

1 September Attended Orari-Opihi-Pareora Water Management Committee meeting

27 September Attended National Daffodil Society South Island Show

6 October Attended Orari-Opihi-Pareora Water Management Committee meeting

Recommendation

That the report be received and noted.

TIMARU DISTRICT COUNCIL
FOR THE MEETING OF 28 OCTOBER 2014

Report for Agenda Item No 9

Prepared by Peter Nixon
Chief Executive

Schedule of Functions Attended by the Chief Executive

Functions Attended by the Chief Executive

<i>8 September</i>	Met with PrimePort Timaru Ltd Acting Chief Executive
<i>10 September</i>	Attended District Plan Review workshop Attended Long Term Plan workshop
<i>15 September</i>	Attended PrimePort Timaru Ltd Annual General Meeting
<i>16 September</i>	Met with Holcim representatives Attended citizenship ceremony Attended Council meeting
<i>18 September</i>	Visited Arowhenua Marae for meeting regarding consultation
<i>19 September</i>	Attended Chief Executives' meeting in Waimate
<i>23 September</i>	Attended South Canterbury Water Infrastructure update
<i>30 September</i>	Attended South Canterbury Rural Fire stakeholders meeting
<i>1 October</i>	Attended Events Strategy working group meeting
<i>2 October</i>	Attended TDHL Board meeting
<i>10 October</i>	Met with PrimePort Timaru Ltd representatives
<i>13 October</i>	Attended Institute of Directors function
<i>14 October</i>	Attended Standing Committee meetings and Long Term Plan Workshop
<i>15 October</i>	Attended Holcim commencement of construction function
<i>17 October</i>	Met with PrimePort Timaru Ltd and fishing industry representatives Attended SC Arts Society exhibition opening

Recommendation

That the report be received and noted.

**TIMARU DISTRICT COUNCIL
FOR THE MEETING OF 28 OCTOBER 2014**

Report for Agenda Item No 10

**Prepared by - Peter Nixon
Chief Executive**

Affixing of the Common Seal

Recommendation

That the affixing of the Common Seal to the following documents be noted:

Date	Document
2 October 2014	Warrant of Appointment - Nick Houston – Water Services Technician
2 October 2014	Warrant of Appointment – Jason Dinsdale – Trade Waste Officer
15 October 2014	Warrant of Appointment – Shelley Jones – Compliance Administrator

TIMARU DISTRICT COUNCIL
FOR THE MEETING OF 28 OCTOBER 2014

Report for Agenda Item No 11

Prepared by Peter Nixon
Chief Executive

Contract Let by the Chief Executive Under Delegated Authority

Recommendation

That the following information on a contract let by the Chief Executive under delegated authority, be received.

Contract Number / Description	Number of Tenders	Price Range \$	Successful Tenderer and Price
Alexandra Street and Matilda Street Kerb and Channel Renewal	4	\$190,544.00 to \$216,274.28	Beeby Contracting Ltd \$190,544.00
Tenders were evaluated by the Lowest Price Conforming Method			

All prices exclude GST

TIMARU DISTRICT COUNCIL
FOR THE MEETING OF 28 OCTOBER 2014

Report for Agenda Item No 12

Prepared by **Tina Rogers**
 Group Manager Corporate Services

Mark Low
 Corporate Planning Manager

Timaru District Council Annual Report 2013/14

Purpose of Report

The purpose of this report is to approve and adopt the 2013/14 Annual Report (separately circulated).

Background

An annual report is a statutory requirement of Section 98 of the Local Government Act 2002. It outlines the achievements of Council and financial performance against the work programme proposed in the second year of the 2012-22 Long Term Plan.

The purposes of an Annual Report are:

- a) *to compare the actual activities and the actual performance of the local authority in the year with the intended activities and the intended level of performance as set out in respect of the year in the long-term plan and the annual plan; and*
- b) *to promote the local authority's accountability to the community for the decisions made throughout the year by the local authority.*

(Local Government Act 2002 S98:2)

The report must be formally adopted by the Council by 31 October. It includes summarised information of the Council's achievements and performance across its Groups of Activities. It also provides overall financial information on the performance of the Council and against each Group of Activities. The content of the Annual Report is specific in Schedule 10 of the Local Government Act 2002.

Financial benchmarks

A new requirement this year is the inclusion of new financial reporting benchmarks that outline the Council's financial performance to enable the assessment of whether the Council is prudently managing its revenues, expenses, assets, liabilities, and general financial dealings. These can be found from Page 133 of the document.

Annual Report Summary

A summary of the Annual Report is also prepared and available for the community.

Audit New Zealand

Our auditors, Audit New Zealand have conducted their annual audit of Council activities. An unqualified opinion is expected and will be provided to Council on 28 October 2014 after the Annual Report is approved by the Council.

Recommendations

- 1. That the Council approves the Annual Report 2013/14.**
- 2. That the Timaru District Council Annual Report 2013/14 be adopted under Section 98 of the Local Government Act 2002.**

TIMARU DISTRICT COUNCIL
FOR THE MEETING OF 28 OCTOBER 2014

Report for Agenda Item No 13

Prepared by **Mark Low**
 Corporate Planning Manager

Draft Significance and Engagement Policy

Purpose of Report

The purpose of this report is to adopt a Draft Significance and Engagement Policy (separately circulated) for consultation with the community.

Background

Amendments to the Local Government Act 2002 (*the Act*) this year require local authorities to adopt a Significance and Engagement Policy (SEP) by 1 December 2014. The new SEP replaces the Council's previous policy on Significance and must also now cover processes for engaging with communities.

The new section 76AA of the Act specifies that the SEP must set out:

- the local authority's general approach to determining the significance of proposals and decisions in relation to issues, assets or other matters
- any criteria or procedures that are to be used by the local authority in assessing the extent to which issues, proposals, decisions or other matters are significant
- how the local authority will respond to community preferences about engagement on decisions relating to specific issues, assets or other matters, including when use of the special consultative procedure is desirable
- how the local authority will engage with communities on other matters.

The purpose of the SEP is:

- to enable the local authority and its communities to identify the degree of significance attached to particular issues, assets or other matters
- to provide clarity about how and when communities can expect to be engaged in decisions about different issues, assets or other matters
- to inform the local authority from the beginning of a decision-making process about
- the extent of any public engagement that is expected before a particular decision is made
- the form or type of engagement required.

The SEP must also list the assets considered by the local authority to be strategic assets.

Development of the draft Timaru District Council SEP

The draft SEP is based on work including:

- a workshop with Council on the SEP
- the existing Timaru District Council policy on significance

- feedback from the LTP pre-consultation and two year community survey on community engagement
- work of the Canterbury Regional Policy and Strategy Forum (CRPSF)
- advice from SOLGM
- examples of other draft SEPs from other local authorities.

The new policy outlines what the Council will consider when deciding what is significant in terms of decision-making and when the community will have an opportunity to contribute to decision-making and how. It reflects the intent of the new legislation to be deliberately less prescriptive about how we consult so that we can assess the significance of issues and engage appropriately on them using a range of possible tools.

Options

Council is required under Section 76AA of the Local Government Act to adopt a Significance and Engagement Policy.

Identification of Relevant Legislation, Council Policy and Plans

Local Government Act 2002

Significance Policy 2012

Assessment of Significance

This policy is not considered significant in terms of Council's existing Significance Policy. However as it is important to the wider community, it will be consulted on under Section 82 of the Local Government Act, namely that:

- (1) *Consultation that a local authority undertakes in relation to any decision or other matter must be undertaken in accordance with the following principles:*
- (a) *that persons who will or may be affected by, or have an interest in, the decision or matter should be provided by the local authority with reasonable access to relevant information in a manner and format that is appropriate to the preferences and needs of those persons:*
 - (b) *that persons who will or may be affected by, or have an interest in, the decision or matter should be encouraged by the local authority to present their views to the local authority..."*

Consultation

The Council has consulted on preferred consultation mechanisms through the recent LTP pre-consultation, and has received feedback on the effectiveness of existing mechanisms through the NRB Community Survey.

Section 76AA of the Act requires that when adopting or amending an SEP, the local authority must consult in accordance with section 82 unless it considers on reasonable grounds that it has sufficient information about community interests and preferences to enable the purpose of the policy to be achieved.

To confirm the Council has captured the community interests and preferences to, it is proposed that the policy is available for a short consultation period. This will enable the legislative deadline to be met. It does not include a Special Consultative Procedure (SCP) which is unachievable in the time available.

The policy will be consulted on under the following timetable:

Task	Deadline
Policy consultation	Oct 29 – Friday 14 Nov
(Extraordinary) Council Adoption	November 28

Tools to enable engagement will likely include:

- Advertising
- Mailout to key groups
- Publicly available consultation document
- Website
- Community Board feedback
- Brief online survey

Feedback will be able to be provided online and in writing. The feedback and a schedule of resulting recommended changes will be considered in deliberations when Council adopts the final policy in November 2014.

Other Considerations

The policy will be legally reviewed to ensure legal compliance and assess any unintended consequences or risks.

Funding Implications

Consultation on the policy will be funded from the Long Term Plan 2015 budget.

Conclusion

The Significance and Engagement Policy is a new policy that will enable what the Council will consider when deciding what is significant in terms of decision-making and when the community will have an opportunity to contribute to decision-making and how.

Recommendations

- 1 That the report be received; and**
- 2 That Council adopt the Draft Significance and Engagement Policy for consultation; and**
- 3 That Council adopt the consultation approach and timing as detailed in the report.**

**TIMARU DISTRICT COUNCIL
FOR THE MEETING OF 28 OCTOBER 2014**

Report for Agenda Item No 14

**Prepared by Peter Nixon
Chief Executive**

Council Meeting Calendar 2015

The draft meetings calendar for next year has been separately circulated.

The calendar is based on the normal six weekly schedule, where possible.

Management Team has reviewed and approved the calendar.

Recommendation

For adoption

TIMARU DISTRICT COUNCIL
FOR THE MEETING OF 28 OCTOBER 2014

Report for Agenda Item No 15

Prepared by - Mark Geddes
District Planning Manager

Road Naming

Report Purpose

To refer to Council two separate road naming proposals.

Background

At the meeting of 14 October 2014, the Resource Planning and Regulatory Committee considered two separate road naming proposals.

The first was a proposal from Argyle Holdings Limited, which relates to subdivision consent no. 2014.43 that will create a small cul-de-sac off Pages Road adjoining Mountainview High School. Argyle Holdings Limited has proposed the name Lochern Drive/Road/Street. The Committee resolved to accept the name 'Lochern', but did not accept the road type name proposed (Drive/Road/Street) on the basis the subdivision created a short cul-de-sac, which in accordance with Council's policy on road naming, are normally named Close, Place, Rise, Grove or Way. Accordingly, the Committee requested that the applicant specifies their preference for the road type name - either Close, Place, Rise, Grove or Way.

The applicant informed the writer on 15 October 2014 that they prefer 'Rise' as the road type name. Therefore the proposed name is now 'Lochern Rise.'

The second was a proposal from Ryno Properties Limited, which relates to a subdivision that creates a cul-de-sac off Mahoney's Hill Road. Ryno Properties Limited proposes the name 'Lancewood Terrace'. The Committee resolved to recommend that name to Council.

Options

1. Accept the proposed names.
2. Amend the proposed names.
3. Ask the applicant(s) for revised names.

Identification of Relevant Legislation, Council Policy and Plans

Policy on the Naming of Streets, Roads and Private Ways

Assessment of Significance

This matter is not deemed significant under the Council's Significance Policy.

Consultation

I am not aware that either applicant has conducted any consultation on this matter.

Other Considerations

There are no other relevant considerations.

Funding Implications

The road naming policy states that the developer shall pay Council for the required sign and installation. Therefore, the road naming proposal should not affect Council funding.

Conclusion

The Council considers the proposed road names in the context of the RP&R Committees recommendation of 14 October 2014.

Recommendation

- 1 That the report be received.**
- 2 That the Council resolves to accept both road names, being Lochern Rise and Lancewood Terrace.**
- 3 That the subdividers shall pay Council for the required road name signs and their installation.**

TIMARU DISTRICT COUNCIL
FOR THE MEETING OF 28 OCTOBER 2014

Report for Agenda Item No 16

Prepared by - Mark Geddes
District Planning Manager

District Plan Review

Report Purpose

The purpose of the report is to obtain Council approval on several matters relating to the pending Timaru District Plan Review (DPR).

Background

The provisions of a District Plan (DP) are required by the Resource Management Act 1991 (RMA) to be reviewed every 10 years. As the current DP became operative in 2005, a review of the majority of its provisions is required to commence by 2015. DPRs are significant projects and therefore it is important that Council carefully plans for the review to ensure it goes as smoothly as possible. All Councillors attended a workshop on 10 September 2014 in respect of the DPR. Each topic discussed at the workshop is addressed in turn below.

The Resource Planning and Regulatory (RP&R) Committee does not have power to determine all the matters that are the subject of this report and therefore this report has been referred to the full Council.

Commencement

As the DP was made operative on 8 March 2005, Council is required by Section 79 of the RMA to commence the review of any provision of the District Plan, if it has not been subject to a review or change during the previous 10 years. As the majority of the provisions of the DP have not been reviewed or changed in the previous 10 years, Council must commence the review of the majority of the DP's provisions before 8 March 2015.

Although the RMA does not provide a definition as to what constitutes the commencement of a review, reasonable progress should be made by 8 March 2015 to ensure statutory compliance. Accordingly, it is recommended that Council resolves to commence the review in accordance with Section 79 RMA.

Review Type

There are two different types of DPRs Council can undertake. The first option is a full review, which means every provision of the plan is reviewed. The second option is to review all provisions simultaneously with the exception of certain provisions, which are not due for review. There are a number of provisions in the DP that are not due for review. This includes all the provisions of the 18 plan changes which have been processed since the DP became operative. It is likely that many of the provisions of recent plan changes will not require amending. For instance, it is unlikely that the

provisions of Plan Change No. 17 (Geraldine Downs) will require amendment. The first stage of the DPR (scoping what needs to be changed) will make it clearer which provisions of recent plan changes will remain unchanged or otherwise. However, it should be noted that the extent of the review and the type of review required will not be finalised until Council's agreement on the Proposed DP. This will likely be post the 2016 elections. Only at this stage will it be certain what provisions will change and what will not. Accordingly, the review type, whether it be a full review, or whether it will exclude certain provisions, will be finalised by the Council at the stage of notifying the Proposed DP.

Note that a rolling or sectional review of the DP cannot be carried out as most provisions are due to expire shortly. Legal advice has confirmed this matter.

Representation

Council passed a resolution on 12 August 2014 that confirmed the representation model for the DPR. Amongst other things this required Council to engage a consultant acceptable to iwi who specialises in Maori resource management to liaise with local iwi on behalf of Council. Following this, the Mayor and Chief Executive met with Te Runanga o Arowhenua representatives at the Marae on the 18 September where numerous topics, including DPR representation were discussed. The Runanga representatives made it clear the recommended approach of using a consultant was not acceptable to them. Arowhenua have stated that they would prefer to be engaged by maintaining their place on the RP&R Committee and any relevant sub-committee. Accordingly, I recommend that the Council resolution of 12 August 2014 is amended to delete the reference to the consultant.

Timing of the Review

The political election cycle should be considered in relation to the timing of the DPR. It is possible for one Council to approve a plan for notification and a new Council to withdraw or make significant changes to it. To a certain extent this issue cannot be avoided as Council can withdraw or vary a plan at most stages in the DPR process. However the likelihood of this occurring can be reduced by ensuring that any Draft/Proposed Plan is not publically notified until after any election takes place. This gives newly elected Councillors an opportunity to review and provide input into the Draft/Proposed Plan, which should ensure their ownership of the plan. Therefore, Council should aim to issue any Draft/Proposed Plan after the 2016 election.

The second phase of the RMA amendments is likely to bring significant changes which will consequently affect the DPR. It is therefore prudent to schedule work on the DPR that is likely to be affected by the RMA amendments until such time as there is certainty regarding the RMA amendments.

It is considered pragmatic to incorporate any current draft plan changes into the DPR. This includes a draft plan change to give effect to the National Policy Statement for Electricity Transmission and the National Policy Statement for Renewable Electricity Generation.

Combined Approaches

The RMA provides local authorities with options to develop combined regional and district planning documents e.g. combined District Plan with another Council, or a combined Regional Policy Statement, Regional Plan and District Plan. On the basis that no other Local Authorities have offered to prepare a combined plan and that producing combined plans can add significant cost and complication to the DPR, it is recommended that the DPR does not involve preparing a combined plan.

Notwithstanding, Council staff will still work with Environment Canterbury collaboratively in accordance with the extant *'Memorandum of Understanding Between Timaru District Council and Canterbury Regional Council in Relation to Collaboration and Co-operation on Resource Management Planning Matters'*, signed on 27 August 2014.

Scope and Process

The RMA requires that the scope of a DPR includes changing its provisions to give effect to any amendments to the RMA and any relevant provision of a National and Regional Policy Statement. As the RMA requires that DP's not be inconsistent with a Regional Plan, the scope of the DPR also has to address any relevant Regional Plan. Good practice dictates that the scope of the DPR should include reviewing any existing provisions which are ineffective or inefficient and any provisions that have been influenced by or address changing environmental and demographic matters. However, despite this, it is acknowledged that some existing provisions will require very little, if any, changes. With these matters in mind, it is recommended that the DPR generally follow the process set out below.

1. Scoping (Establishing what needs to be done).
 - a. Undertake consultation with statutory bodies and Council Unit Managers.
 - b. Public notice to requiring authorities and heritage protection authorities.
 - c. Undertake background studies.
 - d. Review relevant statutory planning documents.
 - e. Undertake plan and state of the environment monitoring to ascertain what provisions work well and which do not.
 - f. Undertake some general public consultation to identify broad issues.
 - g. Develop a draft work programme.
 - h. Report and workshop the draft work programme with Council.
 - i. Agree and schedule the work programme.

2. Implemented Work Programme
 - a. Prepare discussion document on each chapter/topic identified as requiring significant changes.
 - b. Prepare draft consultation plan for each chapter/topic identified as requiring significant changes.
 - c. Workshop and agree discussion document and consultation plan with RP&R committee.
 - d. Release discussion document to public.
 - e. Undertake consultation in accordance with consultation plan.
 - f. Summarise consultation, prepare section 32 evaluation and draft plan provisions and workshop with Council.
 - g. Peer review section 32 and draft plan provisions.

3. Draft Plan
 - a. Combine chapters and complete formatting to form Draft DP.
 - b. RP&R Committee approval of Draft DP.
 - c. Release Draft DP for public comment.
 - d. Public comments summarised.
 - e. Workshop public comments with Council.
 - f. Undertake additional targeted consultation where identified.
 - g. Summarise targeted consultation and amend Draft Plan provisions as required.

4. Proposed District Plan
 - a. Staff finalise Proposed DP.
 - b. Workshop final Proposed DP with Committee.
 - c. Approval of Proposed DP for notification by RP&R Committee.
 - d. Notification of Proposed DP.

The use of a Draft Plan is generally desirable because it provides a more specific basis on which to consult. It can often be difficult for people to understand how they might be affected by an issue if consultation is too generic. However, the decision on whether to prepare a Draft Plan or not can be revisited following Stage One of the review, after which the scope of the review will be known. If only minor changes are required then the use of a Draft Plan may be of little benefit.

The exact process for the DPR is likely to be iterative and therefore likely to change as the DPR progresses. Council can change the process prior to notification as it sees fit, therefore the above process is indicative only. Following notification of the Proposed DP, the DPR will follow the statutory process as set out in Schedule 1 RMA.

Consultation

It is recommended that a consultation plan be prepared for each major chapter/topic of the DPR so that consultation can be tailored to the chapter/topic. A consultation plan will be submitted to the RP&R Committee for approval before Stage 1(a) of the DPR (as stated above) to undertake general consultation. All other consultation plans (for each major chapter/topic) will be submitted and workshopped with the RP&R Committee at Stage 2(c) of the DPR.

Background Studies

Two key matters that will likely arise in the DPR are growth management and the role and future of the District's town centres. Accordingly, two background studies that will be required as part of the DPR are a Growth Strategy and study of the future of the District's town centres.

A Growth Strategy will inform the location and extent of landuse zonings, manage growth, integrate landuse planning and infrastructure provision and assist in controlling infrastructure expenditure. The Growth Strategy will build on work that has been completed for the Long Term Plan.

The proposed amendments to the Building Act 2004 regarding earthquake prone buildings, along with the pressure from out of town large format retail developments and a trend towards internet shopping, are likely to affect the viability of the District's town centres. Accordingly, it is considered important that the DPR addresses town centres and retail development across the district comprehensively. To inform this, a study of the District town centres and retail development in the district is required. This study will help inform the growth strategy and the DPR.

Identification of Relevant Legislation, Council Policy and Plans

- Resource Management Act 1991
- Timaru District Plan
- Long Term Plan

Assessment of Significance

This matter is not deemed significant under the Council's Significance Policy.

Consultation

A Council workshop was held on 10 September 2014 to discuss this matter. Public consultation for the DPR has been addressed above.

Other Considerations

There are no other relevant considerations.

Funding Implications

The DPR review will likely have significant funding implications. Funding for the DPR will be addressed in the LTP and Annual Plan process.

Conclusion

The DPR is a significant project and therefore it is important that Council carefully plans for the review to ensure it goes as smoothly as possible.

Recommendation

- 1 That the report be received.**
- 2 That a review of the Timaru District Plan is commenced in accordance with Section 79 of the Resource Management Act 1991.**
- 3 That resolution 6(c), agenda item 11 of the Timaru District Council meeting dated 12 August 2014, that requires Council to engage a consultant to liaise with local iwi on behalf of Council, be deleted.**
- 4 That work on particular chapters/topics of the District Plan Review likely to be significantly affected by the second phase of the Resource Management Act 1991 amendments is delayed until after there is more certainty about the amendments.**
- 5 That to enable the 2016 Elected Members to take ownership of any Draft/Proposed District Plan, no Draft/Proposed District Plan should be publically notified until after the 2016 Elections.**
- 6 That no Council led plan changes are conducted before the District Plan Review is complete.**
- 7 That the District Plan Review does not involve preparing a combined plan under Section 80 of the Resource Management Act 1991.**
- 8 That the District Plan Review generally follows the process outlined in this report.**
- 9 That a consultation plan is submitted to the Resource Planning and Regulatory Committee in respect of the initial general consultation for the District Plan Review and a separate plan is submitted approval for every major chapter/topic of the District Plan.**
- 10 That a Growth Strategy is prepared to inform the District Plan Review.**
- 11 That a study of the District's Town Centres is conducted.**

TIMARU DISTRICT COUNCIL
FOR THE MEETING OF 28 OCTOBER 2014

Report for Agenda Item No 17

Prepared by - Karina Morrow
Senior Planner (Policy)

Timaru District Plan Change No.14 (Washdyke Industrial Expansion Area)

Purpose of Report

This report seeks Council's final approval of Timaru District Plan Change No.14 (PC 14).

Background

PC 14 is a Council led plan change that proposes to rezone approximately 73 hectares of land at Washdyke to increase the availability of industrial zoned land in Timaru. The land which is subject to the plan change is generally located east of State Highway 1 and south of Aorangi Road (as shown in Figure 1 below). The plan change proposes to rezone land currently zoned Rural 1, Rural 2 and Recreation 2 to Industrial L and Industrial H.



Figure 1: PC14 - Washdyke Industrial Expansion Area (shown in red)

PC14 was publically notified on 5 December 2009. Independent Commissioner, Mr Allan Cubitt, made a decision to grant PC14 with modifications on 25 November 2011.

Following notification of the decision one appeal was lodged with the Environment Court by the Washdyke Action Group Incorporated. Rooney Holdings Limited became included in proceedings as a party to the appeal.

The Environment Court proceedings involved two mediation sessions and two hearings. Following this a joint memorandum was presented to the Court which included an amended plan change, agreed to by the various parties, and a limited number of continued points of disagreement.

On 4 August 2014 the Environment Court determined the remaining points of disagreement and directed the parties to submit a final version of PC14 to the Court for approval. This was undertaken, and agreed to by all parties. The final provisions and planning maps are attached as Appendix 1.

Options

Clause 17, Schedule 1 of the Resource Management Act 1991 (RMA) prescribes that the only available option to Council is to approve PC14 and affix its seal.

Once Council has approved PC14, the Planning Unit will publically notify the date on which PC14 becomes operative.

Identification of Relevant Legislation, Council Policy and Plans

- RMA
- Timaru District Plan

Assessment of Significance

This matter is not deemed significant under the Council's Significance Policy.

Consultation

- Pre-notification consultation including letter and pamphlet mail outs, a community open day, meetings, phone calls and newspaper advertising.
- Public Notice to statutory bodies and landowners and through the Timaru Herald, Council's website and Council service centres and libraries.
- A written submission period.
- Environment Court mediation.
- On-going discussions with Washdyke Action Group and other landowners.

No further consultation is required or necessary.

Other Considerations

There are no other considerations relevant to this matter.

Funding Implications

There are no funding implications.

Conclusion

Council's final approval of PC14 is a statutory requirement.

Recommendations

- 1. That this report be received.**
- 2. That Timaru District Council Plan Change No.14 be approved and that Council's seal is affixed to a copy of the resolution.**

**Appendix One
Final provisions**

Provisions introduced by Plan Change 14 are shown in **yellow**

4 INDUSTRIAL ZONES

4.1 ISSUE

The adverse effects of industry on adjacent communities and the natural environment.

Explanation

Many industrial activities have significant adverse effects related to noise, air quality, use and storage of hazardous substances, heavy vehicle use, and visual appearance, only some of which can be avoided or mitigated.

Within the District there are many existing industries which form a substantial part of the local economy. It is anticipated that additional industrial activities will seek to become established within the District. Means need to be found of avoiding, remedying or mitigating these effects.

4.1.1 OBJECTIVES

4.1.1.1 Minimising the situations where there is conflict between industry and other lands uses.

Principal Reason

Ensures that the conflicts between industry and its neighbours are confined to as few areas within the District as possible recognising those industrial areas that exist.

4.1.1.2 Avoiding, remedying or mitigating the adverse effects of activities in the Industrial Zones.

Principal Reason

Reduces the impact on neighbouring activities and the surrounding environment.

4.1.1.3 Providing for development which requires a high level of servicing in a limited number of locations.

Principal Reason

To make efficient use of physical resources it is desirable that bulk servicing suitable for industrial activities is limited to only a few locations.

4.1.2 POLICIES

4.1.2.1 To distinguish between industrial areas according to their suitability for activities with two different levels of effects provided for.

Principal Reason

Makes provision for industrial use but distinguishes between light and heavy or noxious industry. The more noxious industries can be located further from residential areas and concentrated in areas where such activities are already located. The servicing needs for water and sewerage of heavy industry can be better met if they are concentrated.

4.1.2.2 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 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 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.

- 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.

Principal Reason

Reduces the impact of industrial activities on other uses by limiting the areas where they may establish. Where practicable these should be associated with existing industrial areas or remote from more sensitive land uses.

- 4.1.2.3.A To ensure the development of the Washdyke Industrial Expansion area (as set out in Planning Map 26A of Part C) where it adjoins the Residential 1 Zone is undertaken in a manner that avoids, remedies or mitigates any significant adverse effects on the residential amenity values occurring within the Residential 1 zone.

- 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.

Principal Reason

Problems arise where environmentally sensitive activities establish within close proximity to existing industrial activities that create or have the potential to create significant adverse environmental effects.

The term "reverse sensitivity" is used to describe situations where residential activities locate within close proximity to industrial activities producing effects such as odour, noise and dust. In such situations provision should be made for avoiding the creation of nuisance situations which inhibit continued use and development of existing industrial activities.

There is an additional benefit of retaining land able to be served with bulk water and sewerage services for industrial activities as such land is itself a physical resource.

- 4.1.2.5 To promote the efficient use of existing services and to discourage non-industrial development from locating in Industrial Zones.

Principal Reason

The Industrial Zones incorporate existing industrial activity and make provision for future industrial development. By concentrating industrial activities within Industrial Zones the adverse effects of these activities are limited to specified areas of the District and are able to be serviced in a comprehensive way e.g. for reticulated water and sewerage. By limiting the occurrence of non-industrial activities new industrial activities need not be forced to locate in un-serviced areas.

- 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.

Principal Reason

Recognises the priority given by the Resource Management Act to natural areas and the natural character of the landscape, and the importance the community attributes to these values.

- 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.

Principal Reason

Recognises that many industrial activities are inherently noisy or generate high light levels but that it is possible to provide for many of these activities in less sensitive locations.

- 4.1.2.8 To encourage industrial activities making significant discharges to air to locate in those industrial areas which provide for heavy industry.

Principal Reason

Enables industries producing odour and dust emissions to locate away from more sensitive activities such as residential.

- 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.

Principal Reason

Industrial activities in the District are often unsightly and contribute to a downgrading of the visual appearance of the locality.

- 4.1.2.10 To provide for appropriately designed road access to industrial sites.

Principal Reason

Gives certainty of access to developers and ensures a minimum standard for roading development is maintained.

- 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.

Principal Reason

Enables activities using, producing, or storing hazardous substances to locate in appropriate areas of the District subject to controls.

- 4.1.2.12 To set more permissive standards of environmental effects for industrial areas than for other parts of the District.

Principal Reason

Establishes areas where activities which produce adverse environmental effects can be located without being in conflict with other land uses.

- 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.

Principal Reason

These rules and standards include measures to address:

- Effects on air quality, including dust and odour;*
- Noise effects;*
- Effects associated with the storage, use, or transportation of hazardous substances;*
- Traffic effects; and*
- Unsightliness and amenity effects.*

Council will take into account the extent to which the use of any proposed building and its surrounds will detract from the pleasantness or amenity of adjoining residential activities. In having regard to appropriate activities in each zone Council will also take into account effects on air quality and potential ground and water quality contamination. It should be noted that air quality issues are addressed by the Canterbury Regional Council which has a specific statutory jurisdiction to manage discharges to air. However, it is within the statutory jurisdiction of Timaru District Council to manage amenity and nuisance effects associated with air quality.

Performance Standards establish maximum levels of effects acceptable in each zone. They focus controls on the adverse environmental effects of an activity rather than on the activity itself.

- 4.1.2.14 To minimise the extent of further development in the most hazard prone areas.

Principal Reason

Recognises the adverse effects of natural hazard occurrence throughout the history of settlement in this District and the continuing threat that flood hazard poses to property in some Industrial Zones. This policy is consistent with policies in Part B, 4.

4.1.3 METHODS

- 4.1.3.1 A financial contribution shall be required to recover the cost of providing services and to ensure efficient use of the servicing infrastructure (see General Rule 6.5-6.8).

Principal Reason

Requires those activities using servicing infrastructure to contribute to the cost of providing and maintaining services.

- 4.1.3.2 Except where there are existing industrial activities, providing a buffer between industrial activities and areas with high natural values.

Principal Reason

Aims to reduce the impact of industrial activities on natural areas in an effort to retain the integrity of these areas while recognising existing industry as an important physical resource. (This is implemented through the District Plan Maps in Volume II).

- 4.1.3.3 Identify specific activities producing odour or dust effects and list as discretionary activities in the Industrial L Zone and as permitted activities in the Industrial H Zones (see Rules for Industrial Zones).

Principal Reason

To ensure activities producing odour or dust emissions are located away from more sensitive locations while acknowledging that the Canterbury Regional Council sets rules for discharges which will be the only means of addressing environmental effects in the Industrial H Zone.

- 4.1.3.4 Include provisions which require environmentally sensitive activities such as residential or general retailing, or subdivision for such activities, to require a resource consent where there is likely to be conflict over amenity values.

Principal Reason

Recognises the potential for conflict over amenity values and provides the resource consent process as a means of assessing the potential for adverse effects and determining means of avoiding, mitigating, or remedying such effects.

- 4.1.3.5 Provide performance standards or rules for:

- landscaping and screening of industrial sites
- bulk and location of buildings

- a high standard of roading
- vehicle access, loading and car parking
- obtrusive light
- noise
- hazardous substances
- natural hazards
- filled sites
- Washdyke Industrial Expansion Outline Development Plan area (as set out in Planning Map 26A of Part C), occurring in general accordance with the Outline Development Plan.

(See Rules for Industrial Zones)

Principal Reason

Basic standards of amenity should be retained especially for effects that may be experienced outside the zone or to apply to the visual appearance of land for people travelling through the zone.

- 4.1.3.6 Identify where building should be limited or prohibited because of the very high risk of natural hazard occurrence arising from coastal inundation, coastal erosion and river sourced inundation and exclude these areas from Industrial Zones where they are not already developed (see Planning Maps, Volume II).

Principal Reason

Seeks to avoid the exposure of people and property to natural hazards in areas of high risk. In implementing this method Council has liaised with the Canterbury Regional Council to establish the level of risk in certain areas.

There were some areas of vacant land with an industrial zoning under the previous Transitional District Plan which is unsuitable for industrial development because they are subject to a high flood risk.

- 4.1.3.7 Require compliance with the General Rules for hazardous substances and require that consideration be given to the cumulative effects of providing for activities using these substances in this zone in relation to other activities in the area (see General Rule 6.9).

Principal Reason

Provides for industrial activities using hazardous substances while isolating them from sensitive land uses and containing their effects.

- 4.1.3.8 A community liaison group shall be established consisting of:
- a representative of Timaru District Council;
 - a representative from each landowner in the Washdyke Industrial Expansion Outline Development (hereafter the 'subject area')
 - Any resident whose house is located within 200m of the subject area.

The purpose of the liaison group is to provide a forum for this community to discuss any concerns they may have regarding the management of adverse effects of subdivision and landuse activities in the subject area and to inform residents of future development proposals.

4.2 RULES FOR INDUSTRIAL ZONES

4.2.1 INDUSTRIAL L ZONE

1 PERMITTED ACTIVITIES

The following are permitted activities subject to complying with all the Performance Standards for this zone and the General Rules:

- 1.1 Any industry or goods storage which does not require an Offensive Trade Licence under the Health Act 1956.
- 1.2 Retailing of: goods produced on the site, building or plumbing supplies, automotive parts, electrical parts, mechanical parts, licensed premises, restaurants, takeaway food outlets, furniture, gardening supplies, antiques, second hand goods, vehicles, boats, caravans, machinery sales, floor and wall coverings, veterinary and farm supplies.
- 1.3 Offices.
- 1.4 Utility Services.
- 1.5 Public Utilities.
- 1.6 Car Parking.
- 1.7 Places of Assembly.
- 1.8 Hire of Equipment.
- 1.9 Road and bridge construction and maintenance within road reserves.
- 1.10 Consulting Rooms for Health Practitioners and Veterinary Clinics.
- 1.11 Emergency Services Facilities.
- 1.12 Meteorological Activities.
- 1.13 Buildings accessory to any of the above.
- 1.14 Residential accommodation for employees whose duties require them to live on the site.
- 1.15 Prospecting and Exploration.
- 1.16 Maintenance and minor upgrading of existing utility services except that the activity shall not be subject to compliance with performance standards 5.5 - 5.9.
- 1.17 Telecommunication and radio communication facilities.
- 1.18 Those activities provided for in the General Rules as permitted activities.
- 1.19 On land described as Lot 3 DP 58403 CB34C/288 (12.955ha), food manufacture, storage, distribution, and ancillary activities including (but not necessarily limited to) administration and office support.

2 CONTROLLED ACTIVITIES

The following are controlled activities subject to complying with all the Performance Standards for this zone and the General Rules, with the exercise of Council's discretion restricted to the matter(s) specified:

2.1 Those activities provided for in the General Rules as controlled activities.

2.2 Any Permitted Activity under Rule 4.2.1 located within 50 metres of the northern boundary of the Residential 1 Zone at Washdyke Industrial Expansion Area (as set out in Planning Map 26A of Part C) that complies with the Performance Standards for the zone and the General Rules shall be a Controlled Activity and shall not be publicly notified. Residents shall be informed of future development proposals for the zone via the community liaison group to be established pursuant to rule 4.1.3.8. The Council shall restrict its control to the following matters:

- Hours of operation;
- The effects of noise;
- The effects on air quality
- The length and alignment of boundary bunding and landscaping.
- Privacy.

Note:

The control on air quality should be limited to measures to ensure that any air discharge does not cause an objectionable or offensive effect on adjacent residents. Note that the Regional Plan addresses air discharges and that any industry or goods storage that requires consent for a discharge to air requires landuse consent under Rule 4.2.1, 3.3.

- A range of dust control measures may be considered including (but not limited to):
 - Watering;
 - Surface improvement, including but not limited to chemical stabilisation, compaction, application of gravel and sealing of surfaces (taking into account cost-benefit issues);
 - Surface maintenance;
 - Vehicle speed controls;
 - Not overloading trucks;
 - Covering trucks;
 - Wheel wash facilities;
 - The location of activities within the site and their orientation in relation to prevailing winds and sensitivity of the downwind receptors;
 - The presence of buffer distances to the site boundary and to sensitive land uses;
 - Contingency measures;
 - The implementation of a dust management plan.
- A range of odour control measures may be considered including (but not limited to):
 - Storage and handling methods of odorous materials;

- o Odour containment and treatment methods;
- o Process control;
- o The location of activities within the site and their orientation in relation to prevailing winds and sensitivity of the downwind receptors;
- o The presence of buffer distances to the site boundary and to sensitive land uses;
- o The implementation of an odour management plan;
- o Contingency measures.

3 DISCRETIONARY ACTIVITIES

The following activities are discretionary activities in this zone subject to complying with the General Rules:

- 3.1 Service Stations.
- 3.2 Any activity listed as a permitted, controlled or discretionary activity which does not comply with the performance standards for this zone.
- 3.3 Any industry or goods storage which requires consent from the Regional Council for a discharge to air.

NOTE: The Natural Resources Regional Plan addresses air discharges and therefore air quality effects from activities requiring consent under this rule will principally be managed through that plan and any consent to discharge to air. The assessment of a landuse consent under this rule will focus on investigating the appropriateness of:

- the site to accommodate the air discharge;
- the location and design of buildings and activities; and
- the management of onsite activities.

- 3.4 Those activities provided for in the General Rules as discretionary activities.
- 3.5 The processing of animal by-products, together with buildings or activities accessory thereto on land at Washdyke between Ascot Street and Washdyke Creek, being Lots 1-2 DP 55915.
- 3.6 Telecommunication facilities and radio communication facilities, which do not meet the performance standards for the zone. The Council shall restrict its discretion to potential visual effects.

NOTE: When considering applications for discretionary activities regard shall be had to the Performance Standards for this zone.

3.7 In relation to the Electricity Transmission Line Buffer Corridor - Seadown Road (as set out in Planning Map 26A of Part C): Buildings and structures located between 8m and 20m either side of the centre point of the electricity transmission line designed to operate at or above 110kV which does not comply with Performance Standard 5.20. Council shall restrict its discretion to the following:

- The proximity of buildings and structures to electrical hazards;
- The risk of electrical hazards affecting public safety, and risk of property damage;

- The risk of electrical faults causing disruption to electricity supply;
- The extent of earthworks required, and use of mobile machinery near the transmission line which may put the line at risk;
- The risk of radio interference or earth potential rise;
- Any other matters set out in plans for buildings; and
- Extent of compliance with NZECP34: 2001.

3A RESTRICTED DISCRETIONARY ACTIVITIES

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.1 Development not in compliance with the indicative road, greenway and walk/cycleway provisions of the Washdyke Industrial Expansion Outline Development Plan (as set out in Planning Map 26A of Part C). Discretion shall be limited to the matter(s) not complied with.

4 NON-COMPLYING ACTIVITIES

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.

- 4.1 Any activity out of sequence with the Stages identified within the Washdyke Industrial Expansion Outline Development Plan area (as set out in Planning Map 26A of Part C).

NOTE: When considering applications for out of sequence development, the following shall apply:

- developers to fund the full cost of infrastructure;
- developers to provide at their own cost an internal buffer from surrounding rural landuse activities.

- 4.2 In relation to the Electricity Transmission Line Buffer Corridor - Seadown Road (as set out in Planning Map 26A of Part C), buildings and structures located within 8m either side of the centre point of an electricity line designed to operate at or above 110kV.

4A DEFERRED ZONES

- 4A.1 The Rules and Performance Standards applicable to the land zoned Rural 1, Rural 2 and Recreation 2 at Washdyke Industrial Expansion area continue to apply until such a time as the prerequisite of the staged development steps have been achieved in each of the applicable previous stages (as set out in Planning Map 26A of Part C).

The principal elements of the Outline Development Plan, such as the road alignment, greenway and walk/cycleways and new railway crossing shall apply to all land within the Outline Development Plan.

5 PERFORMANCE STANDARDS FOR ALL ACTIVITIES IN THIS ZONE

- **Sunlight and Outlook**

- 5.1 The maximum height of buildings shall be 10 metres except that communication and hose drying towers for Emergency Services Facilities may be erected to 20 metres.
- 5.2 No part of any building shall project beyond a building envelope constructed by recession planes set out in Appendix 2 where the site shares a boundary with a Residential Zone, or where Lot 3 DP 58403 adjoins the boundary of an allotment in the Rural 2 Zone on which a dwelling is located.
- 5.3 All buildings shall be set back 5 metres from boundaries common with residentially zoned sites, or in the case of new buildings on Lot 3 DP 58403, 5 metres from the boundary of an allotment in the Rural 2 Zone on which a dwelling is located.
- 5.4 All buildings shall be set back 3 metres from boundaries with a road frontage.

- **Visual Amenity**

- 5.5 Provide a landscaped strip which has an average width of not less than 3 metres wide along those parts of the road frontage of a site not occupied by buildings or access points (see also General Rule 6.19).
- 5.6 Where a site adjoins the Rural 3 Zone, or where Lot 3 DP 58403 adjoins the boundary of an allotment in the Rural 2 Zone on which a dwelling is located, a buffer area of not less than 3 metres shall be provided and shall be planted with species compatible with the amenity and function of the natural area or coastal environment.
- 5.7 All storage of goods or materials shall be screened from adjoining Residential Zones, from dwellings on allotments in the Rural 2 Zone adjoining Lot 3 DP 58403 and public spaces including roads.
- 5.8 There shall be no storage in the building set back.
- 5.9 Where a site adjoins a Residential Zone boundary a screen fence not less than 2 metres in height shall be provided for the length of the common boundary, except that in the Washdyke Industrial Expansion Area (as set out in Planning Map 26A of Part C), where no Residential Zone boundary screen fence is required

- **Obtrusive Light**

- 5.10 All exterior lighting shall be directed away from residentially zoned land from dwellings on allotments in the Rural 2 Zone adjoining Lot 3 DP 58403 and from roads.
- 5.11 Other than street lighting, no spill light from a permanently fixed artificial light source shall exceed 10 lux, measured in the vertical plane at the windows of household units in Residential Zones between the hours 10.00pm and 7.00am, and 20 lux at all other times; and
- 1 lux measured in the vertical plane at the windows of household units on any other sites in Rural Zones, between the hours 10.00pm and 7.00am, and 10 lux at all other times.

- **Traffic Safety at Intersections**

5.12 Notwithstanding any other provision in the Plan no person shall construct or reconstruct any building, accessory building, structure, erection or fence, (except for the maintenance and minor upgrading of utility services' poles) or shall permit to grow a hedge, tree or other growth, whether on the boundary or not, over 900 millimetres in height above the average ground level within 6 metres of a road intersection, except for clear stemmed trees, which are pruned to maximise visibility for traffic safety.

- **Noise**

5.13 All activities shall be conducted so as to ensure that noise arising from such activities does not exceed the following noise limits unless specific noise levels are provided for the activity elsewhere in this Plan:

(a) At any point within the boundary of any Commercial Zone:

At any time	65 dBA L ₁₀
On any day between 10.00pm and 7.00am the following day	75 dBA L _{max}

(b) At any point within the boundary of any Residential 1 or Residential 3 Zone:

7.00am to 10.00pm	50 dBA L ₁₀
At all other times	40 dBA L ₁₀
On any day between 10.00pm and 7.00am the following day	70 dBA L _{max}

(c) At any point within the boundary of any Residential 2 or Residential 4 Zone or at any point within the notional boundary of any dwelling in a Rural Zone:

7.00am to 10.00pm	55 dBA L ₁₀
At all other times	45 dBA L ₁₀
On any day between 10.00pm and 7.00am the following day	75 dBA L _{max}

5.14 See General Rule 6.21 for measurement and assessment of noise, standards for construction and maintenance noise, and General Rule 6.10 for Temporary Buildings and Activities.

- **Hilton Highway Outline Development Plan (ODP)**

5.15 Development of the site indicated in Outline Development Plan - 300 Hilton Highway, shall proceed in compliance with the Outline Development Plan (Part D4 Industrial Zones, Appendix 1: Outline Development Plan, 300 Hilton Highway).

The following Performance Standards shall also apply to the land within the area defined by the Outline Development Plan - 300 Hilton Highway (Part D4 Industrial Zones, Appendix 1: Outline Development Plan, 300 Hilton Highway):

5.16 The landscaping to be established in the landscape strips shall be agreed to in writing by the Timaru District Council prior to planting and development of the site. A landscape plan and sectional elevation of the proposed planting shall be prepared for approval indicating planting species, slope and level of ground, heights and spacing of planting. The planting shall consist of a mix of species from the list below or similar, and shall be no less than 1.8m high at the time of planting, with species that are capable of reaching a mature height of no less than 15m.

5.17 The approved landscaping shall thereafter be maintained and irrigated in accordance with that plan. If any plant or tree should die or become diseased it shall be replaced with a plant or tree of the same or similar species and size.

Suitable tree species to use for this site include:

- Black Matipo - *Pittosporum tenuifolium*
- Lemonwood - *Pittosporum eugenoides*
- Ribbonwood - *Plagianthus regius*
- Kowhai - *Sophora microphylla* or *Sophora tetraptera*
- Wineberry - *Aristotelia serrata*
- Cabbage tree - *Cordyline australis*
- Tree Daisy - *Olearia dartonii*
- Broadleaf - *Grislinea littoralis*

5.18 The trading hours (hours open to the public) of activities/business's in the Industrial L Zone at 300 Hilton Highway (Lots 1-4 DP 413460 and any resultant lots) shall be restricted to between 7.00am - 9.00pm.

Washdyke Industrial Expansion Area - Outline Development Plan

Note: The following performance standards apply specifically to new development in the Washdyke Industrial Expansion Area. 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:

5.19 In relation to the Electricity Transmission Line Buffer Corridor - Seadown Road, no buildings or structures shall be located within 20 metres either side of the centre point of an electricity transmission line designed to operate at or above 110kV.

NOTE 1: Vegetation to be planted within the electricity transmission line buffer corridor as shown on Planning Map 25 and the Washdyke Industrial Expansion Outline Development Plan should be selected to ensure that it will not result in it breaching the Electricity (Hazards from Trees) Regulations 2003. In the event that the rules in this District Plan are contrary to the Electricity (Hazards from Trees) Regulations 2003, the regulations shall prevail.

NOTE 2: The relevant electricity provider shall be considered an affected party as a consequence of non-compliance with Performance Standard 5.19, and for any activity requiring consent under Rules 3.7 and 4.2 of the Industrial L Zone.

Roads and Walk/Cycleways:

5.20 At the time of land use and development, new roading shall be constructed in general accordance with the layout shown on the Washdyke Industrial Expansion Outline Development Plan map (as set out in Planning Map 26A of Part C). 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.
- (iv) Locate the intersection of new roads onto the existing road network at least 85m from a 90 degree corner or an intersection, in order to ensure that appropriate sight stopping distances are maintained in the 50km/h speed limit area.
- (v) Construct the combined walk/cycleway links contained within their land to be developed.

NOTE: The actual cost of road construction and walkway/cycleway links 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.

Utility Services:

5.21 At the time of land use and development, utility services shall be constructed within the Washdyke Industrial Expansion 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 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 2: Quality control during construction shall also be documented to check compliance with the relevant engineering design.

Outdoor Storage:

5.22 No outdoor storage is to occur within 15 metres of the Residential 1 Zone. Any outdoor storage between 15 metres to 18 metres of the Residential 1 Zone shall have a maximum height of 6 metres.

Controls on Building in Proximity to the Residential 1 Zone:

5.23 New buildings shall be setback a minimum of 185 metres from the Residential 1 Zone.

5.24 Any development within 25 metres of the Residential 1 Zone boundary shall comply with the following:

a. No signage located on any part of a building over 6 metres above ground level shall be visible from the Residential 1 Zone.

b. No building appurtenances shall exceed a height of 10 metres.

b. The long axis of any building that exceeds 30 metres in length shall be orientated generally north-south so that it does not run parallel with the Residential 1 Zone boundary.

Note: Any resource consent that proposes to contravene this Performance Standard, Exact building alignment will be the subject of an assessment of sunlight and shading relevant to Residential 1 occupiers.

Building Colour & Reflectivity:

5.25 Facades generally directed at and within 50 metres of the Residential 1 Zone shall be painted or finished in a green, grey or tertiary (brown) colour and have a reflectivity value not exceeding 25%.

5.26 All roofs generally directed at and within 50 metres of the Residential 1 Zone shall have a reflectivity value not exceeding 15%.

Landscaping:

5.27 Any site adjoining State Highway 1 shall have its boundary with the State Highway planted with trees (if not already existing). One tree shall be planted for every 10 metres of road frontage and shall have a minimum stem diameter of 40mm at the time of planting. Trees shall be capable of reaching a height of at least 5 metres at maturity and shall be planted one planting season from development commencing.

5.28 At the time development commences in Stage 2 of the Washdyke Industrial Expansion Outline Development Plan, a single line of *Podocarpus totara* shall be planted parallel with and for the entire length of the northern boundary of Lot 2 DP337699 (or its successor). The plants shall be spaced 5 metres apart and be 1.8 metres high at the time of planting.

5.29 The landscaping required by performance standards 5.27 and 5.28 is subject to:

- Sufficient ground preparation and mulching being carried out and provided in and around the required planting in order to ensure good establishment and rapid growth.
- Any planting that is diseased, dying or dead being immediately replaced with the same species.

Access

5.30 There shall be no heavy vehicle access to or from the Industrial L Zone onto Flemington Street, Washdyke. For the purpose of this rule, 'heavy vehicle' means any vehicle which requires a Heavy Vehicle Driver's license to operate.

Boundary Treatment with Residential 1 Zone

5.31 Any development within 50 metres of the Residential 1 Zone shall provide a landscaped bund within 15 metres of the Residential 1 Zone in accordance with the following:

- (a) The apex of the bund shall be located no closer than 8 metres from the boundary of the Residential 1 Zone.
- (b) The exact length and alignment of the bund shall be dealt with as a matter of control under Rule 4.2.1, 2.2.
- (c) The bund shall have a height of 2 metres.
- (d) The bund shall be planted with vegetation.
- (e) The bund and landscaping shall be established prior to development commencing.
- (f) Vegetation shall be maintained so that it reaches a minimum mature height of 3 metres and does not exceed a maximum height of 4 metres.
- (g) The minimum height of vegetation shall be 1.8 metres at the time of planting.
- (h) The planting shall be spaced at no more or less than 3 metres so as to enable mowing between plants.
- (i) A grassed maintenance strip of not less than 3 metres shall be provided alongside the Residential 1 Zone boundary. This shall be mowed every four weeks between October and April.
- (j) The planting shall be watered.
- (k) It shall be the landowner(s) responsibility to maintain the bund and landscaping. Any dead or diseased plants shall be immediately replaced.
- (l) The planting layout and species used shall be in accordance with the landscape plan in Appendix 2, Part D4.

6 ATTENTION IS DRAWN TO THE FOLLOWING GENERAL RULES

(a) **Water, Sewer, Stormwater and Open Space and Recreation Contributions**

See General Rule 6.5.

(b) **Roading Hierarchy**

See General Rule 6.6.

(c) **Vehicle Access and Loading**

See General Rule 6.7. (see in particular Discretionary Activity 6.7.5 (2) which controls some new vehicle access to state highways).

(d) **Parking**

See General Rule 6.8.

(e) **Hazardous Substances**

See General Rule 6.9.

(f) **Signs**

See General Rule 6.15.

(g) **Landscaping**

See General Rule 6.19.

ii

iii <http://www.stuff.co.nz/timaru-herald/news/9712910/Local-smokers-stubbing-it-out>
Accessed 11.45am 30.9.2014

iv Ibid

v Hoek J, Wong C, Gendall P, Louviere J, K C. Effects of dissuasive packaging on young adult smokers. Tobacco Control 2011;20(3):183-188

vi Paynter, J. (2007). National Year 10 ASH snapshot survey, 1999-2007: Trends in tobacco use by students aged 14-15 years. Wellington: Ministry of Health, Action on Smoking and Health, Health Sponsorship Council

vii Letter from Timaru District Council in response to Cancer Society and Heart foundation submission to TDC Annual Plan 2014.

viii VicHealth Centre for Tobacco Control, Melbourne, Australia :Summary of Studies Assessing the Economic Impact of Smoke-Free Policies in the Hospitality Industry :Produced by Michelle Scollo and Anita Lal, February 2008 source: <http://www.vctc.org.au/tc-res/Hospitalitysummary.pdf> accessed 7.08.2014

ix <http://smokefree.org.nz/legislation> accessed 13.10.2014 @1.56pm

x Woodward, A. and M. Laugesen, How many deaths are caused by second hand cigarette smoke? Tobacco Control, 2001. 10(4): p. 383-8.

4.2.2 INDUSTRIAL H ZONE

1 PERMITTED ACTIVITIES

The following are permitted activities subject to complying with all the Performance Standards for this zone and the General Rules:

- 1.1 Any industry or goods storage.
- 1.2 Utility Services.
- 1.3 Public Utilities.
- 1.4 Maintenance or servicing of machinery, vehicles or equipment.
- 1.5 Port, rail or trucking related services and facilities.
- 1.6 Retailing of goods and services that are produced on the site.
- 1.7 Retailing of building supplies automotive parts, electrical parts or equipment, engineering or mechanical parts or equipment.
- 1.8 Meteorological Activities.
- 1.9 Emergency Services Facilities.
- 1.10 Road and bridge construction and maintenance within road reserves.
- 1.11 Prospecting and Exploration.
- 1.12 Buildings accessory to the above.
- 1.13 Maintenance and minor upgrading of existing utility services except that the activity shall not be subject to compliance with performance standards 5.4 - 5.6.
- 1.14 Those activities provided for in the General Rules as permitted activities.
- 1.15 Telecommunication and radio communication facilities.

2 CONTROLLED ACTIVITIES

The following are controlled activities subject to complying with all the Performance Standards for this zone and the General Rules, with the exercise of Council's discretion restricted to the matter(s) specified:

- 2.1 Those activities provided for in the General Rules as controlled activities.

3 DISCRETIONARY ACTIVITIES

The following are discretionary activities in this zone subject to complying with the General Rules:

- 3.1 Any activity listed as a permitted, controlled or discretionary activity which does not comply with the performance standards for this zone.
- 3.2 Those activities provided for in the General Rules as discretionary activities.

- 3.3 Telecommunication facilities and radio communication facilities, which do not meet the performance standards for the zone. The Council shall restrict its discretion to potential visual effects.

NOTE: When considering applications for discretionary activities regard shall be had to the Performance Standards for this zone.

3A Restricted Discretionary Activities

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.1 Development not in compliance with the Washdyke Industrial Expansion Outline Development Plan (as set out in Planning Map 26A of Part C). Discretion shall be limited to the matter(s) not complied with.

4 NON-COMPLYING ACTIVITIES

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.

- 4.1 Any activity out of sequence with the Stages identified within the Washdyke Industrial Expansion Outline Development Plan area (as set out in Planning Map 26A of Part C).

NOTE: When considering applications for out of sequence development, the following shall apply:

- developers to fund the full cost of infrastructure;
- developers to provide at their own cost an internal buffer from surrounding rural landuse activities.

4A DEFERRED ZONES

- 4A.1 The Rules and Performance Standards applicable to the land zoned Rural 1, Rural 2 and Recreation 2 at Washdyke Industrial Expansion area continue to apply until such a time as the prerequisite of the staged development steps have been achieved in each of the applicable previous stages (as set out in Planning Map 26A of Part C).

The principal elements of the Outline Development Plan, such as the road alignment, greenway and walk/cycleways and new railway crossing shall apply to all land within the Outline Development Plan.

5 PERFORMANCE STANDARDS FOR INDUSTRIAL H ZONE

• Sunlight and Outlook

- 5.1 No part of any building shall project beyond a building envelope constructed by recession planes set out in Appendix 2 where the site shares a boundary with a Residential Zone.

5.2 All buildings shall be set back 10 metres from boundaries common with residentially zoned land.

5.3 All buildings shall be set back 5 metres from road boundaries where a Residential Zone is located on the opposite side of the road, or where the road is an Arterial or Principal road.

- **Visual Amenity**

5.4 A landscape strip shall be provided which has an average width of not less than 1.5 metres, along those parts of the site adjoining or visible from a public road. A screen fence of not less than 2 metres in height shall also be provided along the edge of the landscaped strip furthest from the road.

5.5 Where a site adjoins the Rural 3 Zone a buffer area of not less than 3 metres shall be provided and shall be planted with species compatible with the amenity and function of the natural area or coastal environment.

5.6 Where a site adjoins a Zone boundary a screen fence of not less than 2 metres in height shall be provided for the length of the common boundary (see also General Rule 6.19 for landscaping and parking requirements).

- **Obtrusive Light**

5.7 All exterior lighting on industrial zoned sites shall be directed away from residentially zoned land and from roads.

5.8 Other than street lighting, no spill light from a permanently fixed artificial light source shall exceed 10 lux, measured in the vertical plane at the windows of household units on any other sites in Residential Zones, between the hours 10.00pm and 7.00am, and 20 lux at all other times; and

1 lux measured in the vertical plane at the windows of household units on any other sites in Rural Zones, between the hours 10.00pm and 7.00am, and 10 lux at all other times.

- **Noise**

5.9 All activities shall be conducted so as to ensure that noise arising from such activities does not exceed the following noise limits unless specific noise levels are provided for the activity elsewhere in this Plan:

(a) At any point within the boundary of any Commercial Zone:

At any time	65 dBA L ₁₀
On any day between 10.00pm and 7.00am the following day	75 dBA L _{max}

(b) At any point within the boundary of any Residential 1 or Residential 3 Zone:

7.00am to 10.00pm	50 dBA L ₁₀
At all other times	40 dBA L ₁₀

On any day between 10.00pm and 7.00am the following day 70 dBA L_{max}

- (c) At any point within the boundary of any Residential 2 or Residential 4 Zone or at any point within the notional boundary of any dwelling in a Rural Zone:

7.00am to 10.00pm 55 dBA L₁₀

At all other times 45 dBA L₁₀

On any day between 10.00pm and 7.00am the following day 75 dBA L_{max}

Provided these provisions shall not apply to land within the Residential 2 Zone in Timaru between the Terrace and the Main South Railway Line.

- 5.10 See General Rule 6.21 for measurement and assessment of noise, standards for construction and maintenance noise, and General Rule 6.10 for Temporary Buildings and Activities.

• **Traffic Safety at Intersections**

- 5.11 Notwithstanding any other provision in the Plan no person shall construct or reconstruct any building, accessory building, structure, erection or fence, (except for the maintenance and minor upgrading of utility services' poles) or shall permit to grow a hedge, tree or other growth, whether on the boundary or not, over 900 millimetres in height above the average ground level within 6 metres of a road intersection, except for clear stemmed trees, which are pruned to maximise visibility for traffic safety.

• **Natural Hazards**

- 5.12 No buildings shall be erected on land which is less than 3 metres above mean sea level.

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- 5.13 At the time of land use and development, new roading shall be constructed in general accordance with the layout shown on the Washdyke Industrial Expansion Outline Development Plan map (as set out in Planning Map 26A of Part C). 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.

(iv) Locate the intersection of new roads onto the existing road network at least 85m from a 90 degree corner or an intersection, in order to ensure that appropriate sight stopping distances are maintained in the 50km/h speed limit area.

(v) Construct the combined walk/cycleway links contained within their land to be developed.

NOTE: The actual cost of road construction and walkway/cycleway links 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.

5.14 At the time of land use and development, utility services shall be constructed within the Washdyke Industrial Expansion 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 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 2: Quality control during construction shall also be documented to check compliance with the relevant engineering design.

6 ATTENTION IS DRAWN TO THE FOLLOWING GENERAL RULES

(a) **Water, Sewer, Stormwater and Open Space and Recreation Contributions**

See General Rule 6.5.

(b) **Roading Hierarchy**

See General Rule 6.6.

(c) **Vehicle Access and Loading**

See General Rule 6.7.

(d) **Parking**

See General Rule 6.8.

(e) **Hazardous Substances**

See General Rule 6.9.

6 GENERAL RULE

6.3 SUBDIVISION

6.3.1 ISSUES, OBJECTIVES, POLICIES AND METHODS FOR SUBDIVISION

See Part B, 1-4, 5 (b) & (c), 7-9 and 11(b).

6.3.2 GENERAL PROVISIONS FOR SUBDIVISION IN ALL ZONES

All applications are subject to the requirements set out in the Resource Management Act, with particular reference to sections 106, 219, 220 and 230-237G.

6.3.3 PERMITTED ACTIVITIES IN ALL ZONES

There shall be no permitted activities.

6.3.4 CONTROLLED ACTIVITIES IN ALL ZONES

- (i) Any subdivision which complies with all Performance Standards and General Rules shall be a controlled activity and shall be non-notified with the exercise of Council's discretion restricted to the matter(s) specified.
- (ii) Subdivision for utility services, public utilities, telecommunication facilities and radiocommunication facilities is a Controlled Activity in all zones except in the Recreation 1 Zone.

Council shall restrict its discretion to the environmental effects associated with:

- the provision of physical services other than for unstaffed utility services, unstaffed public utilities, unstaffed telecommunication facilities and unstaffed radiocommunication facilities
- traffic access and circulation
- the provision of esplanade reserves or esplanade strips (see General Rule 6.4)
- whether the site is of a regular shape and able to accommodate the proposed activity
- vulnerability of the site to natural hazards
- the protection and enhancement of natural habitats identified in Part C Planning Maps
- the location, size and extent of roads, walkways, cycleways, parks/open space areas, sewer, water and/or stormwater services and/or other necessary incidental equipment
- potential noise effects from the airport and associated airport activities on noise sensitive activities within the 1000 metre buffer beyond the Airport Noise Boundary.

6.3.5 DISCRETIONARY ACTIVITIES IN ALL ZONES

The following are discretionary activities in all zones subject to complying with the General Rules.

- (i) Any subdivision which does not comply with one or more of the Performance Standards for subdivision except as prescribed in Section 6.3.5A.

- (ii) Any subdivision of any site which contains a Heritage building, or structure, or archaeological site, or significant tree, or natural habitat shown on the Planning Maps.
- (iii) Adjustments of boundaries of two or more separately saleable existing allotments which have separate Certificates of Title and where the number of allotment is not increased.
- (iv) Subdivision for utility services, public utilities, telecommunication facilities and radiocommunication facilities not provided for as a controlled activity.
- (v) Any subdivision which involves the creation of a new road intersection with any state highway.

NOTE: When considering applications for discretionary activities regard shall be had to the Performance Standards for subdivision and for the Zone.

6.3.5A RESTRICTED DISCRETIONARY ACTIVITIES

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:

- (i) Any subdivision not in compliance with the Temuka North West Residential Expansion - Outline Development Plan (as set out in Appendix B of Part D 2). Discretion shall be limited to the matter(s) not complied with.
- (ii) Any subdivision, in the Residential 1 Zone at Temuka North West (as set out in Appendix B of Part D 2), without Council approved connection to the reticulated sewage system.
- (iii) Any subdivision not in compliance with the Washdyke Industrial Expansion Outline Development Plan (as set out in Planning Map 26A of Part C). Discretion shall be limited to the matter(s) not complied with.
- (iv) In relation to the Electricity Transmission Line Buffer Corridor - Seadown Road, indicated on the Washdyke Industrial Expansion Outline Development Plan (as set out in Planning Map 26A of Part C): Any subdivision in the Industrial L Zone that creates new allotments within an area measured 20 metres either side of the centre point of an electrical transmission line designed to operate at or above 110kV. The Council has restricted its discretion to the matters detailed in Section 6.3.8.13 (i) to (vii).

6.3.6 NON-COMPLYING ACTIVITIES IN ALL ZONES

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

- (i) Any other subdivision which is not provided for as a controlled or discretionary activity.
- (ii) Any subdivision within the Airport Noise Boundary.

- (iii) Any subdivision out of sequence with the Stages identified within the Washdyke Industrial Expansion Outline Development Plan area (as set out in Planning Map 26A of Part C).

NOTE: When considering applications for out of sequence development, the following shall apply:

- developers to fund the full cost of infrastructure;
- developers to provide at their own cost an internal buffer from surrounding rural landuse activities.

6.3.7 PERFORMANCE STANDARDS FOR SUBDIVISION IN ALL ZONES

- (1) All relevant performance standards applicable within the zone shall be complied with or consent to a discretionary or non-complying activity shall be obtained.
- (2) Sites shall be of a regular shape so as to facilitate the efficient use of the land except where an alternative would better satisfy the objectives or policies of the Plan and where recognition is given to natural features on the site.
- (3) For allotments for access, utilities, telecommunication facilities and radiocommunication facilities, reserves and roads there shall be no minimum allotment size, diameter, or frontage in any zone.

6.3.9 PERFORMANCE STANDARDS FOR SUBDIVISION IN COMMERCIAL AND INDUSTRIAL ZONES

- (1) Apart from Industrial Zones, where a minimum frontage of 6 metres is required, there shall be no minimum subdivision requirements in the Commercial and Industrial Zones subject to compliance with Performance Standards in Part D(3) and (4) and the General Rules in Part D(6).
- (2) Where a corner allotment is included in any subdivision the corner shall be cut off to a distance, along the road frontages, of not less than 6 metres from the intersection and vested as road except where there is no provision for a corner cut in the Zone rules applying to that site or it is occupied by an existing building.

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- (3) At the time of subdivision, new roading shall be constructed in general accordance with the layout shown on the Washdyke Industrial Expansion Outline Development Plan map (as set out in Planning Map 26A of Part C). It is the developer's responsibility to:
 - (i) Construct the portion of road contained within their land to be subdivided prior to Council's granting certification under section 224 of the Resource Management Act 1991. 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 for urban subdivision. New through 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.

- (iv) Locate the intersection of new roads onto the existing road network at least 85m from a 90 degree corner or an intersection, in order to ensure that appropriate sight distances are maintained in the 50km/h speed limit area.

NOTE: The actual cost of road 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.

- (4) At the time of subdivision, utility services shall be constructed within the Washdyke Industrial Expansion area. It is the developer's responsibility to:

- (i) Design and construct any required utility services contained within their land to be subdivided prior to Council's granting certification under section 224 of the Resource Management Act 1991. Utility services include any stormwater, water and sanitary sewer systems required to service the lands through reticulated systems.

NOTE 1: 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 2: Quality control during construction shall also be documented to check compliance with the relevant engineering design.

- (5) At the time of subdivision, the walkway/cycleway links shall be constructed in general accordance with the layout shown on the Washdyke Industrial Expansion Outline Development Plan (as set out in Planning Map 26A of Part C). It is the developers' responsibility to:

- (i) Construct the portion of walkway/cycleway contained within their land to be subdivided prior to Council's granting certification under section 224 of the Resource Management Act 1991.
- (ii) Design and construct the walkway/cycleway links to include:
- a minimum reserve width of 6 metres;
 - a minimum formed width of 2.5 metres;
 - planting and mulching of the remaining 3.5 metres;
 - a planting plan incorporating appropriate native plants and 100mm depth of bark mulch is to be submitted to Council for approval prior to planting;
 - a 200mm depth of compacted AP65, after vegetation and topsoil is removed. A 100mm layer of compacted AP20 is then to be applied and topped with 25mm of crusher dust.

NOTE 1: The actual cost of walkway/cycleway links 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.

6.5 WATER, SEWER, STORMWATER AND OPEN SPACE AND RECREATION CONTRIBUTIONS

6.5.1 WATER SUPPLIES

6.5.1.1 ISSUES, OBJECTIVES, POLICIES AND METHODS

See Part B(9).

6.5.1.2 RULES FOR FINANCIAL CONTRIBUTIONS FOR WATER SCHEMES

(1) Within the boundaries of an urban water scheme

Where proposed allotments, sites or buildings are intended for human habitation or occupation within the boundaries of an urban water scheme (Timaru, Temuka, Geraldine, Pleasant Point) the following contributions are payable:

- (a) Where water from a water network utility service is able to be delivered to the subdivision or land concerned from an existing water network utility:
 - (i) the full actual cost of all necessary reticulation within the subdivision or development for each allotment, site or building; plus
 - (ii) the full actual cost of connections between the reticulation in the subdivision or development and the existing water network utility system; plus
 - (iii) the full actual cost of any additions or modifications to the existing water network utility system that are required to provide for the expected effects of the subdivision, development or building on that utility system; plus
 - (iv) an equitable share of the cost of the existing water network utility system where additional capacity has been created in anticipation of future development to a maximum value of \$3,000 for each allotment.
- (b) When calculating (a)(iii) and (iv) above, the Council shall give consideration to whether any part of the cost of any additions or modifications to the existing network should be borne by Council or other subdividers or developers, and whether the subdivision or development benefits the present residents of the community or District to a degree that some or all of the cost of the existing network need not be charged.
- (c) The contribution may be in cash or kind or a mix of these, but in all cases the amount to be paid shall be based on an analysis of actual costs and be able to be substantiated by Council.

(2) Within the boundaries of a rural water scheme

- (a) The Council shall not grant its consent to any subdivision application which identifies a Rural Water Supply Scheme as its source of water without evidence of approval by the water supply authority for that connection.

- (b) Completion of the required connection works shall be achieved prior to sealing the survey plan.
- (c) Where a source of water supply other than a Rural Water Supply Scheme is identified a consent notice shall be placed on the title of each allotment stating that the provision of water to the site is the owners responsibility on a continuing basis.

NOTE: Rural water supply schemes have capital contributions for new connections, additional water, the cost of connecting from the existing pipe work to the tank or property connection, and upgrading of mains upstream of the consumer to enable connection to be made. Connection to the rural water supply is not possible without approval from the water supply authority. The appropriate capital contribution will be advised when approval is given.

(3) Controlled Activity

The following are controlled activities subject to complying with all the Performance Standards for the zone and the General Rules with the exercise of Council's discretion restricted to the matter(s) specified.

Development and activities within the Washdyke Industrial Expansion Outline Development Plan area (as set out in Planning Map 26A of Part C), where water from a water network utility service is able to be delivered to the development. All such development and activities are a controlled activity in respect to financial contributions.

A financial contribution in the form of cash, land or a combination of both shall be payable. The costs shall be calculated in accordance with Section 6.5.1.2 (1) of this plan. Council shall advise the amount of contribution at the time of development.

6.5.3 STORMWATER SYSTEMS FOR URBAN AREAS

6.5.3.1 ISSUE, OBJECTIVE, POLICIES AND METHODS

See Part B(5)(b), and Part D, 1-5.

6.5.3.2 RULES ON FINANCIAL CONTRIBUTIONS

- (1) At the time of subdivision, consideration shall be given to taking a financial contribution in the form of cash, land, works or services (or a combination of these). Any stormwater services, that are required to be constructed, reconstructed, upgraded or subject to any other structural works, shall be designed and constructed by the subdivider and/or developer to the standards specified in this District Plan.
- (2) Where a financial contribution has not been taken at the time of subdivision Council may require a financial contribution to be taken as a condition of land use.
- (3) Where a connection to an existing stormwater drainage network utility system is not available to serve the subdivision or development the maximum amount of the financial contribution should be the full and actual cost of providing:
 - (a) A system for the disposal of stormwater; and

- (b) Connections between the reticulation in the subdivision or development and the existing stormwater drainage network utility system; and
 - (c) All necessary reticulation and control structures within the subdivision or development; and
 - (d) A stormwater connection for each allotment, site or building.
- (4) When calculating the financial contribution and to avoid disproportionate costs falling on developers at the lower end of catchments a cost sharing system shall apply as set out below:
- (a) Each area affected by the need for a cost sharing arrangement will be defined and treated separately to determine the share of costs to be borne by subdividers. The Council's proposals for the basis of cost sharing will be made available to the subdividers in broad terms, i.e. rate of levy on defined areas, basis of adjustment and details of services proposed.
 - (b) The contribution is to be based on estimated costs of providing the services, the estimates to be prepared on the basis of present day costs and supported by detailed engineering plans and formal detailed costing procedures for each service in each catchment area; costs are to include design fees. The date of the estimates is to be stated.
 - (c) The contribution shall be allocated by spreading the estimated cost of each service for the catchment on an area basis over the land in that catchment and the contribution charged as it is subdivided. The result to be a levy per hectare for stormwater and main drains.
 - (d) Although the contribution is to be calculated on an area basis, it shall be adjusted to allow for the direct benefit to be obtained by any one land owner. For example: the reticulation necessary in a subdivision is reduced considerably where a main drain goes right through that subdivision. In contrast the fringe areas do not receive such a benefit as the main drain comes only to the boundary. The method of adjustment is to be a deduction from the gross cost for the catchment of an estimate of the direct benefit pertaining throughout the catchment before determining the contribution per hectare.
 - (e) Where a subdivision is to receive a direct benefit the estimated amount is to be added back to the basic levy. The direct benefit received by any subdivision will reflect the projected load due to anticipated land use. This applies where a catchment has land which is zoned for different purposes. The direct benefit shall be calculated on the estimated cost of providing the necessary services for that subdivision ie a certain size drain.
 - (f) The contribution is to be applied on the basis of the catchment envisaged in the defined area referred to under Rule 6.5.3.2(4)(a) above, even if the final link for that subdivision is to services in another catchment. This provision is to ensure equity between different parts of the catchment.

- (g) The contribution rate per hectare will be updated according to the most recently published quarterly figure of the Works Construction Cost Index (WCCI) to cover the increase in costs which will have taken place between the time the estimate is prepared and the subdivision approval given.
 - (h) The levied amount shall be made a condition of subdivisional approval. Payment to be required or a suitable bond entered into before the plan is sealed with such levy not subject to escalation during the period of approval.
 - (i) Where agreements such as set out above exist they shall continue to be applied to further development within the specific catchment.
- (5) Where an existing stormwater drainage network utility system is available to serve the subdivision or development the maximum amount of the financial contribution shall be the full and actual cost of:
- (a) All necessary reticulation in the subdivision or development and a stormwater connection for each allotment, site or building; and
 - (b) Connections between the reticulation in the subdivision or development and the existing stormwater network utility system; and
 - (c) Any upgrading of the existing network utility system that is required to provide for the expected effects of the subdivision, development or building on that utility system.
- (6) At Gleniti, where open drainage channels are to be established and managed as stormwater swales (with or without associated detention dams) as part of a comprehensive stormwater management system, financial contribution shall be calculated in accordance with all of the above provisions.

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(7) Controlled Activity

The following are controlled activities subject to complying with all the Performance Standards for the zone and the General Rules with the exercise of Council's discretion restricted to the matter(s) specified.

Development and activities within the Washdyke Industrial Expansion Outline Development Plan area (as set out in Planning Map 26A of Part C), where stormwater utility services are able to be delivered to the development. All such development and activities are a controlled activity in respect to financial contributions.

A financial contribution in the form of cash, land or a combination of both shall be payable. The costs shall be calculated in accordance with Section 6.5.3.2 (4) of this plan. Council shall advise the amount of contribution at the time of development.

- (8) Rules no. (2) to (5) in this section shall apply to all land use development in the Washdyke Industrial Expansion Outline Development Plan area (as set out in Planning Map 26A of Part C).

6.5.4 SANITARY SEWER SYSTEM

6.5.4.1 ISSUE, OBJECTIVES, POLICIES AND METHODS

See Part B(5)(b).

6.5.4.2 RULES ON FINANCIAL CONTRIBUTIONS

- (1) At the time of subdivision, consideration shall be given to taking a financial contribution in the form of cash, land, works or services (or a combination of these). Council shall advise the amount of the contribution at the time of the subdivision consent.
- (2) Where a financial contribution has not been taken at the time of subdivision, Council may require a financial contribution to be taken as a condition of land use.
- (3) Where a connection to an existing sewerage system is not able to be made to the subdivision or development the maximum amount of the financial contribution shall be the full and actual cost of:
 - (a) Providing a sanitary sewerage system for the subdivision, development or building; and
 - (b) All necessary reticulation within the subdivision or development for each allotment, site or building.
- (4) Where a subdivision creates the need for a sanitary sewage system and adjoining land or buildings are discharging sanitary or trade wastes which are adversely affecting the environment then the sewage system constructed shall service both the land subject to the resource consent and the other lands.
- (5) The cost of the sewage system in Rule 6.5.4.2(4) shall be shared equitably between the lands served and calculated as follows:
 - (a) Treatment plant capital and operating:
 - (i) In proportion to Biological Oxygen Demand (BOD)kg/day
 - (ii) Suspended Solids (SS) kg/day
 - (iii) Volume m³ day
 - (iv) All equally weighted
 - (b) Pumping installations capital and operating:
 - (i) In proportion to Volume m³/day
 - (ii) Peak flow rate/sec
 - (iii) All equally weighted
 - (c) Reticulation
 - (i) See criteria in Rule 6.5.3.2(4).

- (6) Where a connection to an existing sanitary sewerage network utility is available to serve the subdivision or land use the maximum amount of the financial contribution shall be the full and actual cost of:
- (a) All necessary reticulation within the subdivision or land use for each allotment, site or building.
 - (b) Connections between the reticulation in the subdivision or development and the existing sanitary sewerage network utility system.
 - (c) Any upgrading to the existing sanitary sewerage network utility system that is required to provide for the expected effects of the subdivision, development or building on that utility system.
 - (d) An equitable share of the cost of the new sanitary sewerage utility systems or upgraded (sewerage utility) systems, including design costs, where additional capacity will be required by the cumulative effects of the development of an area. The share will be calculated by dividing the cost of the work by the new or upgraded system.

Washdyke Industrial Expansion Area

(7) Controlled Activity

The following are controlled activities subject to complying with all the Performance Standards for the zone and the General Rules with the exercise of Council's discretion restricted to the matter(s) specified.

Development and activities within the Washdyke Industrial Expansion Outline Development Plan area (as set out in Planning Map 26A of Part C), where sanitary sewer utility services are able to be delivered to the development. All such development and activities are a controlled activity in respect to financial contributions.

A financial contribution in the form of cash, land or a combination of both shall be payable. The costs shall be calculated in accordance with Section 6.5.4.2 (6) of this plan. Council shall advise the amount of contribution at the time of development.

- (8) Rules no. (2) to (6) in this section shall apply to all land use development in the Washdyke Industrial Expansion Outline Development Plan area (as set out in Planning Map 26A of Part C).

6 GENERAL RULE

6.6 ROADING HIERARCHY

6.6.1 ISSUES, OBJECTIVES, POLICIES AND METHODS

See Part B(8).

6.6.2 RULES FOR ROAD WIDTHS

- (1) National Routes, Regional Arterials and District Arterials shall have a width and form consistent with the goals of the national land transport strategy but in no case shall their reserve width be less than 20 metres.
- (2) Principal roads shall have a minimum reserve width of 19 metres but this can be increased where the traffic facilities required on the road demand it.
- (3) Secondary road (includes Collector and Local roads, and Service Lanes) reserve widths shall conform with Table 6.6.2(5).
- (4) Any roads which require construction, reconstruction, widening or any other structural works shall be designed and constructed by the subdivider to the standards stated in the National Roads Board State Highway Pavement Design and Rehabilitation Manual, July 1989. These plans shall be required as a condition of subdivision consent.
- (5) See Table 6.6.2(5).

NOTES TO ACCOMPANY TABLE 6.6.2(5)

hu = household units or potential household units with access to this private access or road.

lots = allotments.

* May involve a mixture of allotments and household units.

Road widths may be increased where necessary if developments or the road demand, i.e. schools at the end of the cul-de-sac.

Cycle Lanes need not be marked but the space must be provided.

6.6.2(5) TABLE OF PRIVATE ACCESS AND SECONDARY ROADS WIDTHS (in metres)

Class	Sub Classification	Type of Street	Development Served	Minimum Total Private Access	Recommended Berm and Footpath Width Combined	Minimum Carriageway Combination			Carriageway Total
						Parking	Cycle	Traffic	
Local(Urban)	Residential	Private access	1-2 hu	3.5	0.8			2.7	2.7
		Private access	3-6 hu	6.0 for first 9.0m then 5.0 thereafter	1.0 for 5.0m width			4.0 for 5.0m width	4.0 for 5.0m width
		Cul-de-sac	<100m length & <20 hu	14	footpath 1 x 1.5 berm 1 x 1.5, and 1 x 2.0	2 x 2.0		2 x 2.5	9.0
		Cul-de-sac	100<length<300 or >20 hu	16	2 x 3.0	2 x 2		2 x 3.0	10.0
		Minor Access (local through road)		17	2 x 3.0	2 x 2		2 x 3.5	11.0
	Industrial			18	2 x 3.0	2 x 2		2 x 4.0	12.0
	Industrial Wash dyke			20	2 x 6.5*	2 x 2		2 x 4.0	12.0
Local (Rural)		Private access	Up to 7 hu and/or lots*	8.0	2 x 2.5			3.0	3.0
		Local road	Greater than 7 hu and/or lots*	20.0	2 x 7.0			6.0	6.0
Collector (Urban)	Residential			18	2 x 3.0	2 x 2.0	2 x 1.5	2 x 3.5	12.0
	Industrial			18	2 x 3.0	2 x 2.0		2 x 4.0	12.0
	Industrial Wash dyke			20	2 x 6.5*	2 x 2		2 x 4.0	12.0
Collector (Rural)				20.0	2 x 7.0			6.0	6.0

* This width allows for the inclusion of swales if required

6.6.3 DISCRETIONARY ACTIVITIES

- (1) In Local Urban Residential cul-de-sacs of 100 metres length or less and where there are less than 20 household units it shall be a discretionary activity to provide only one footpath (generally on the southern side of the road). The footpath shall be contiguous with the berm and be of a width of 1.5 metres.
- (2) In Local Urban Residential cul-de-sacs exceeding 100 metres in length, any reduction of the road widths as specified in Table 6.6.2(5) shall be a discretionary activity.
- (3) Any proposal which does not comply with any Rule regarding road widths of private accesses or roads.

6.6.3A NON-COMPLYING ACTIVITIES

In the Residential 1 Zone at Temuka North West (as set out in Appendix B of Part D2):

- (1) Any new vehicular access from the Outline Development Plan lands to Oxford Crossing Road.
- (2) Any new vehicular access from the Outline Development Plan lands to State Highway 1, specifically between Oxford Crossing Road and Donald Street.

In Washdyke Industrial Expansion Area (as set out in Planning Map 26A of Part C):

- (3) Any new vehicular access from the Outline Development Plan lands to State Highway 1.

6.6.4 RULES FOR STREET LIGHTING

- (1) Any subdivision which creates a new road or which extends the requirement for street lighting shall be required to design and construct a street lighting layout in accordance with NZS 6701:1983 Code of Practice for Road Lighting.
- (2) Any alternative design code the subdivider wishes to use shall be a discretionary activity.

6.6.5 RULES FOR FINANCIAL CONTRIBUTIONS

Circumstances, maximum amount and general purposes of Financial Contributions.	
1 The provision of roads, private ways, access ways and service lanes including all future and/or indicative roads, access ways and service lanes.	
Circumstances:	Where new allotments are intended for human habitation or occupation.

Maximum amount of contribution:	<p>The full and actual cost of providing for all roads, private ways, access ways and service lanes to and within the land being subdivided and/or developed, including but not limited to:</p> <ul style="list-style-type: none"> • the value of the necessary land; and • the provision of access ways, service lanes and fences; and • the formation and grassing of road berms; and • the provision of road gardens, median strips, road name plates and road furniture; and • road splays, turning bays and slip lanes; and • road drainage and road crossing; and • actual road construction costs
General purposes for which the financial contribution may be used:	<p>To provide safe and efficient vehicle and pedestrian access to and within the subdivision and/or development, to mitigate the adverse effects of roading development, to enhance streetscape and general amenity values and to maintain, improve and develop the roading network.</p>

NOTE: For the purposes of this rule, a financial contribution can be in the form of the payment of money, land, works or a combination of any of these forms including all future roads, access ways and service lanes.

6.6.6 TABLE OF ROADING HIERARCHY

NATIONAL ROUTES

Road	Section
State Highway Number Eight	From its intersection with State Highway Number One at Washdyke, through Pleasant Point to Cave
State Highway Number One	From Rangitata Bridge, through Rangitata, Orari, Winchester, Temuka and Timaru to Pareora Bridge

REGIONAL ARTERIALS

Road	Section
Geraldine-Arundel Road	Full length
Winchester-Geraldine Road	Full length
Hayes Street, Timaru	Full length
Heaton Street, Timaru	Main South Railway - Stafford Street
King Street, Timaru	Craigie Avenue - Browne Street
Port Loop Road, Timaru	Full length

Road	Section
Stafford Street	Browne Street - Heaton Street
State Highway Number Seventy Nine	From its intersection with State Highway Number One at Rangitata, through Orari Bridge, Geraldine, Gapes Valley and Beautiful Valley to Skiptons Bridge
Talbot Street, Geraldine	Full length south of Cox Street

DISTRICT ARTERIALS

Road	Section
Church Street, Timaru	Full length
Otipua Road, Timaru	Wai-iti Road - Church Street
Wai-iti Road, Timaru	Morgans Road - Otipua Road

PRINCIPAL ROADS

Road	Section
Arowhenua Road	Full length
Canal Road	Farm Road - Milford Clandeboye Road/Rolleston Road
Cartwrights Road	Full length
Coonoor Road, Timaru	Full length
Peel Forest Road	Full length
Domain Avenue, Temuka	Full length
Earl Road	Full length
Fairview Road	Coonoor Road - Holme Station Road
Farm Road	Full length
Gleniti Road, Timaru	Wai-iti Road - Pages Road
Halstead Road, Pleasant Point	Full length
Holme Station Road	Full length
Kellands Hill Road	Full length
King Street, Temuka	Fraser Street - Dyson Street
Latter Street, Timaru	Full length
McKenzie Street, Geraldine	State Highway 79 - Orari Station Road
Milford Clandeboye Road	Full length
Mountain View Road	Full length
Morgans Road, Timaru	Full length
North Street, Timaru	Otipua Road - Stafford Street
Old North Road, Timaru	Full length
Orari Station Road	Full length

Road	Section
Otipua Road, Timaru	Church Street - King Street
Pages Road, Timaru	Full length
Perth Street, Timaru	Full length
Raincliff Road	Full length
Rangitata Gorge Road	Peel Forest Camp - Blandswood Road
Rosewill Valley Road	Cartwrights Road - Kellands Hill Road
Selwyn Street, Timaru	Full length
Sophia Street, Timaru	Perth Street - Theodosia Street
Stafford Street, Timaru	North Street - Heaton Street
Te Ngawai Road	Full length
Totara Valley Road	Full length
Wai-iti Road, Timaru	Evans Street - Otipua Road and Morgans Road - Gleniti Road
Waitohi Pleasant Point Road	Full length
Waitohi Temuka Road	Full length
Washdyke Flat Road	Full length
Wilson Street, Timaru	Full length
Woodbury Road	State Highway 79 - McKeown Road

COLLECTOR ROADS

Road	Section
The proposed collector roads indicated on the Washdyke Industrial Expansion Outline Development Plan area (as set out in Planning Map 26A of Part C)	Full length
Arthur Street, Timaru	Latter Street - Theodosia Street
Badham Road	Rangitata Island Road - Factory Road
Bain Road	Full length
Barnes Street, Timaru	Wai-iti Road - Pukatea Street
Barton Road	Full length
Bassett Road	Rolling Ridges Road - Rosewill Valley Road
Beaconsfield Road	Full length
Boiling Down Road	Full length
Bouverie Street, Timaru	Full length
Brasell Road	Full length
Brenton Road	Full length
Bridge Street, Timaru	Full length

Road	Section
Bristol Road	Full length
Brockley Road	Fraser Road - Rosewill Valley Road
Brosnan Road	State Highway 1 - Falvey Road
Burdon Road	Lysaght Road - Woodbury Road
Cain Street, Timaru	North Street - Hassall Street
Claremont Road	Full length
Cleland Road	Full length
Coach Road	Full length
College Road, Timaru	Full length
Darby Street, Geraldine	Full length
Davison Road	Taiko Road - State Highway 8
Denmark Street, Temuka	Hally Terrace - Gammack Street
Doake Road	Full length
Domain Avenue, Timaru	Full length
Douglas Street, Timaru	Selwyn Street - Lindus Street
Downs Road, Geraldine	Pye Road - Darby Street
Edgar Road	Full length
Ewen Road, Temuka	State Highway 1 - Main South Railway
Factory Road	Full length
Fairview Road	Taiko Road - Holme Station Road
Falvey Road	Brosnan Road - Levels Plain Road
Fraser Road	Bassett Road - Brockley Road
Gammack Street, Temuka	Full length
George Street, Timaru	Full length
Glen Street, Timaru	Selwyn Street - Kent Street
Gleniti Road	Rosebrook Road - Pages Road
Goodwin Road	Winchester Hanging Rock Road - Seven Sisters Road
Grants Road, Timaru	Full length
Grey Road, Timaru	Church Street - North Street
Guinness Street, Timaru	Full length
Hally Terrace, Temuka	Full length
Hassall Street, Timaru	Full length
Hedley Road	Full length
High Street, Timaru	King Street - Queen Street
Hillview Crescent, Timaru	Wai-iti Road - Kauri Street

Road	Section
Hislop Street, Geraldine	Talbot Street - Wilson Street
Huffey Street, Geraldine	Darby Street - Talbot Street
Jellicoe Street, Timaru	Full length
Jollie Street, Geraldine	Pine Street - Totara Street
Kauri Street, Timaru	Hillview Crescent - Puriri Street
Kent Street, Timaru	Full length
King George Place, Timaru	Full length
Le Cren Street, Timaru	Full length
Levels Plain Road	Falvey Road - State Highway 8
Levels Valley Road	Rolling Ridges Road - Doake Road
Lindus Street, Timaru	Full length
Lysaght Road	Tripp Settlement Road - Burdon Road
Marine Parade, Timaru	Full length
McKeown Road	Full length
Meadows Road, Timaru	Full length
Milford Lagoon Road	Full length
Muff Road	Full length
Mulvihill Road	Full length
Newman Street, Timaru	Full length
North Town Belt, Temuka	Full length
Old Main South Road	Edgar Road - State Highway 1
Opihi Road	Full length
Orbell Street, Timaru	Morgans Road - Guinness Street
Orton Rangitata Mouth Road	Old Main South Road - Chalmers Road & Badham Road - Rangitata Huts
Pareora Avenue, Pareora	Full length
Park Lane, Timaru	Full length
Pine Street, Geraldine	Full length
Pleasant Valley Road	State Highway 79 - McKeown Road
Preston Street, Timaru	Full length
Pye Road, Geraldine	Full length
Rangitata Gorge Road	Mesopotamia - Peel Forest Camp
Rangitata Island Road	State Highway 1 - Badham Road
Richard Pearse Drive, Temuka	Full length
Rise Road	Full length
Rolleston Road	Orton Rangitata Mouth Road - Canal Road

Road	Section
Rolling Ridges Road	State Highway 8 - Doake Road
Rosebrook Road	Brockley Road - Gleniti Road
Rosewill Valley Road	Cartwrights Road - Bassett Road
School Road	Full length
Seadown Road	Full length
Seven Sisters Road	Full length
Shaw Street, Timaru	State Highway 1 - Redruth Street
Smart Munro Road	Full length
Spring Road, Timaru	Full length
Stafford Street, Timaru	North Street - George Street
Station Street, Timaru	Full length
Strathallan Street, Timaru	Full length
Sutherlands Road	State Highway 8 - Smart Munro Road
Taiko Road	Full length
Te Moana Road	Carrig Road - State Highway 79
Te Weka, Timaru	State Highway 1 - Benvenue Avenue
Tiplady Road	Full length
Totara Street, Geraldine	Full length
Tripp Settlement Road	State Highway 79 - Lysaght Road
Unwin Road, Timaru	Full length
Usk Street, Timaru	Full length
Victoria Street, Timaru	North Street - Browne Street
Virtue Avenue, Timaru	Full length
Waimataitai Street, Timaru	Full length
Waipopo Road	Full length
Westcott Street, Timaru	Full length
Wigley Road	Full length
Wilkin Street, Temuka	Full length
Wilson Street, Geraldine	Hislop Street - Talbot Street
Winchester Hanging Rock Road	Full length
Woodlands Road, Timaru	Full length

LOCAL ROADS

All other roads are local roads.

Local roads indicated on the Washdyke Industrial Expansion Outline Development Plan area (as set out in Planning Map 26A of Part C)

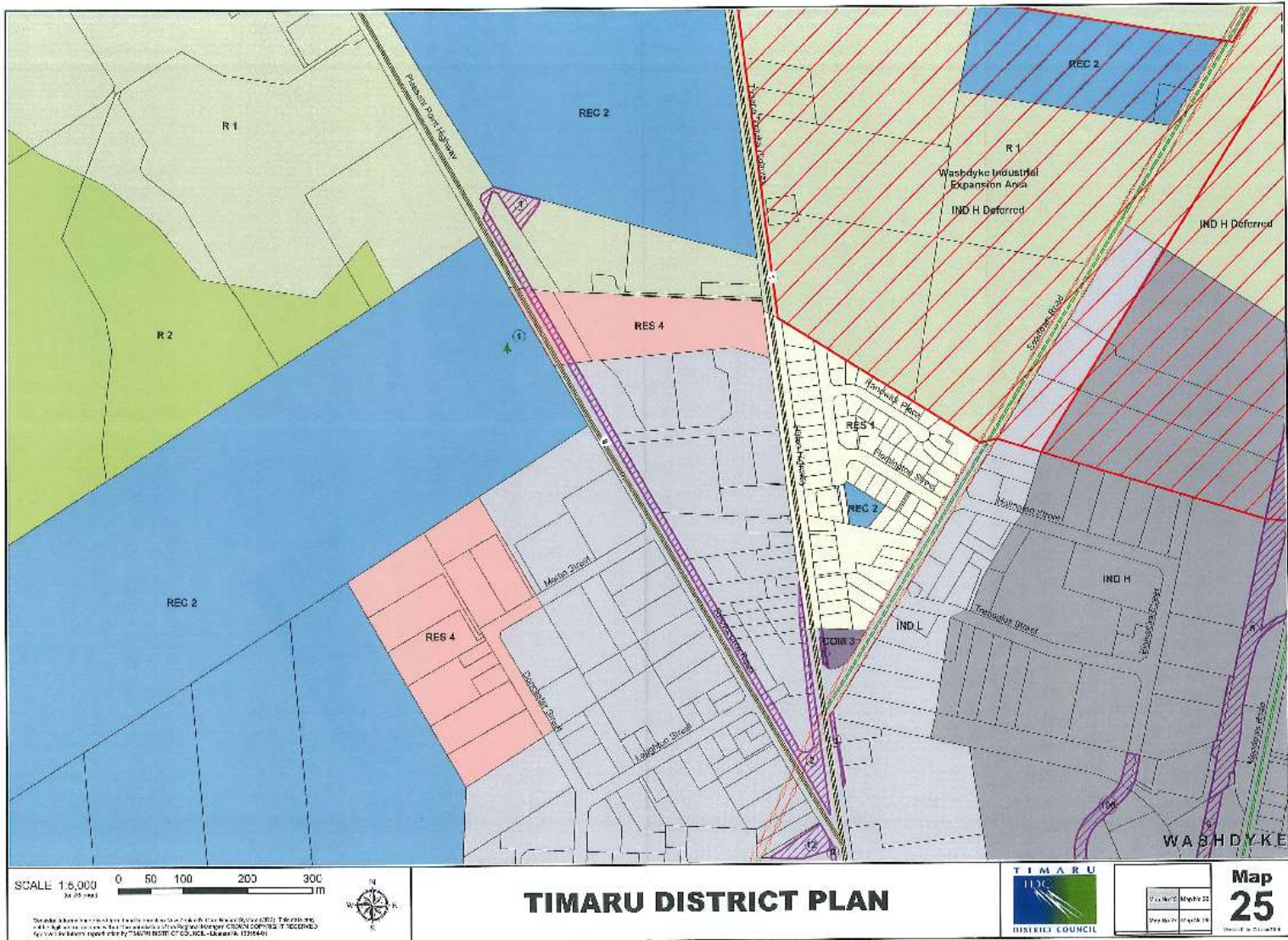
7 DEFINITIONS

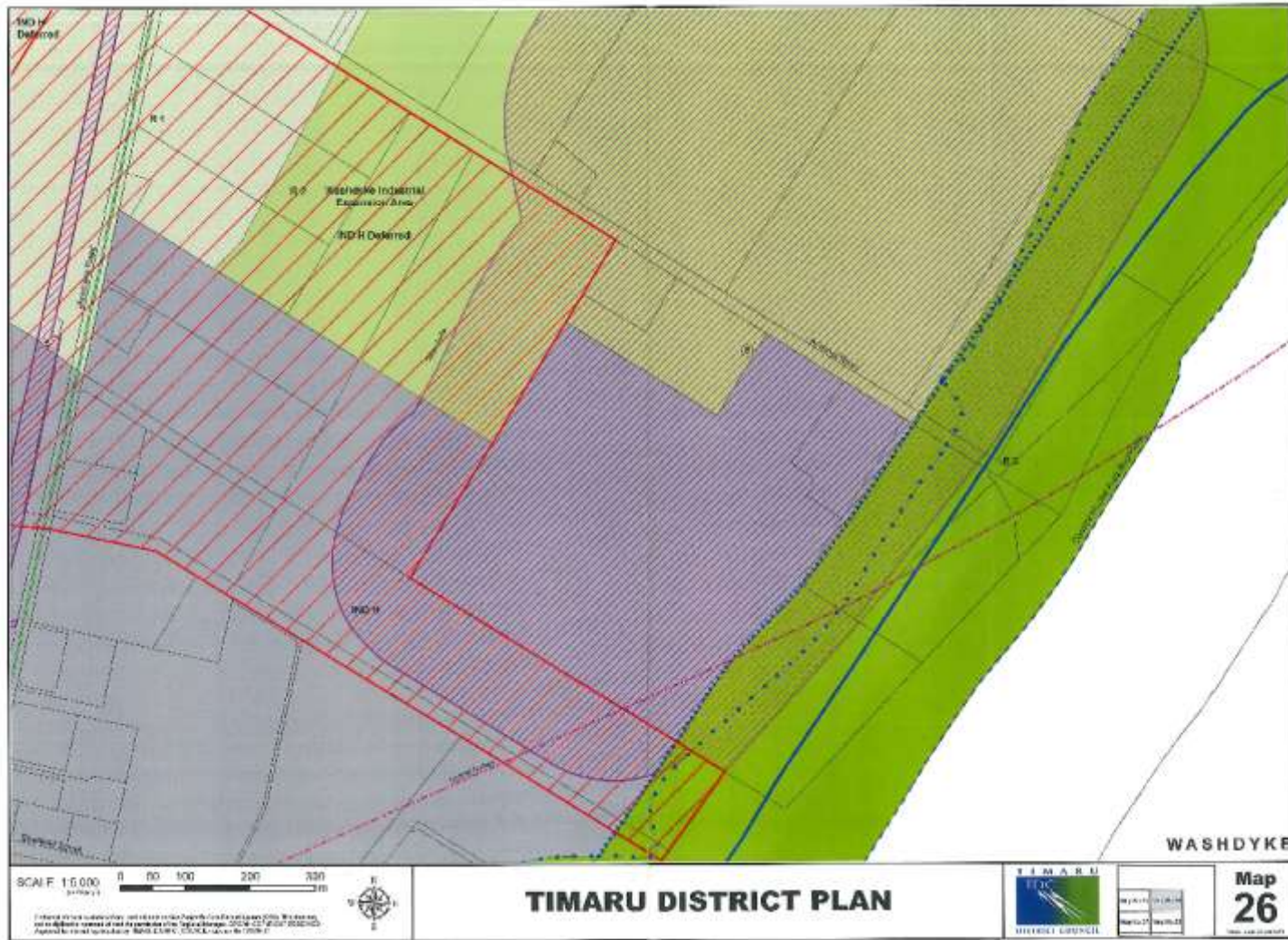
In this Plan, unless the context otherwise requires, the following words and phrases mean:

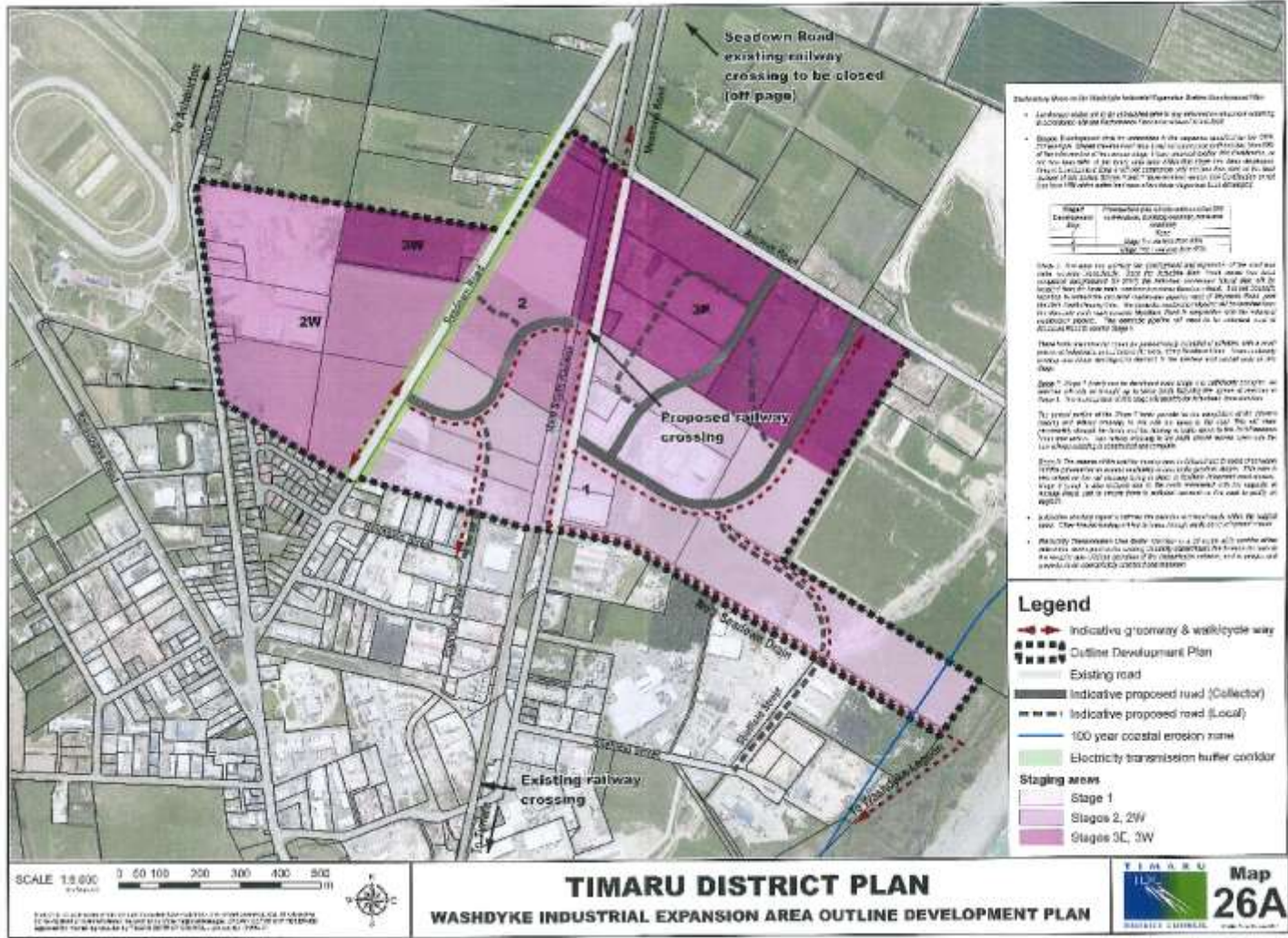
- Designation See section 166 of the Resource Management Act 1991.
- Development and activities (For the purpose of determining financial contributions in the Washdyke Industrial Expansion Outline Development Plan area) Means any subdivision, development or re-development of a site and includes the construction, erection, establishment or alteration of any building or activity that generates a demand for reserves, network infrastructure, or community infrastructure.
- Discretionary Activity See definition in section 2 of the Resource Management Act 1991 which currently reads "... an activity:
 - (a) Which is provided for, as a discretionary activity, by a rule in a plan or proposed plan; and
 - (b) Which is allowed only if a resource consent is obtained in respect of that activity; and
 - (c) Which may have standards and terms specified in a plan or proposed plan; and
 - (d) In respect of which the consent authority may restrict the exercise of its discretion to those matters specified in a plan or proposed plan for that activity:"

**Electricity
Transmission Line
Buffer Corridor**

Is a 20 metre wide corridor either side of the centre point of the existing electricity transmission line to allow for risks to the integrity and efficient operation of the transmission network, and to people and property, to be appropriately assessed and managed.







TIMARU DISTRICT COUNCIL
FOR THE MEETING OF 28 OCTOBER 2014

Report for Agenda Item No 18

Prepared by Peter Nixon
Chief Executive

Receipt of Community Board and Committee Minutes

Minutes of Community Board and Committee Meetings

Recommendation

That the minutes of the following meetings be received:

Local Arts Scheme Assessment Committee	18 September 2014
Pleasant Point Community Board	30 September 2014
Geraldine Community Board	1 October 2014
Community Development Committee	14 October 2014
Resource Planning and Regulation Committee	14 October 2014
District Services Committee	14 October 2014
Policy and Development Committee	14 October 2014

TIMARU DISTRICT COUNCIL
FOR THE MEETING OF 28 OCTOBER 2014

Report for Agenda Item No 22

Prepared by Peter Nixon
Chief Executive

Exclusion of the Public

Recommendation

That the Council resolves to exclude the public on the grounds contained in Section 48(1) of the Local Government Official Information and Meetings Act:

Confirmation of Minutes
Council meeting

Section 7(2)(a)

The withholding of the information is necessary to protect the privacy of natural persons.