

# Agenda

**Notice is hereby given of  
an Open Workshop**

**Tuesday 10 February 2026**

9:30 AM

Council Chamber  
Waimate District Council  
125 Queen Street  
Waimate

[www.waimatedc.govt.nz](http://www.waimatedc.govt.nz)

## Order Of Business

<b>Reports</b> .....	<b>4</b>
<b>1 General Business</b> .....	<b>4</b>
1.1 Presentation: Waimate Police - 9.30AM .....	4
1.2 Discussion: Federated Farmers on simplifying Local Government Legislation - 10.30AM.....	5
1.3 Presentation: Waimate District Fund - 11.00AM .....	6
1.4 Draft submission on Planning Bill and Natural Environment Bill .....	7
1.5 Recent resource consents granted - 31 March 2025 to 31 December 2025 .....	15

Open workshops are an informal forum for staff to bring information items or presentations to Council which, if undertaken at a Council meeting, could take a significant amount of time, and therefore restrict other business from being transacted.

No decisions or resolutions will be made.

Brief agendas will be prepared and will be available on Council's website:

<https://www.waimatedc.govt.nz/council/meetings/agendas-and-minutes> and brief notes will be taken.

There are no legal requirements relating to a quorum.

Standing Orders do not apply.

Members of the public are welcome to attend but do not have speaking rights.

**REPORTS****1 GENERAL BUSINESS****1.1 PRESENTATION: WAIMATE POLICE - 9.30AM**

**Author:** Aleisha Macpherson, Corporate Services Assistant

**Authoriser:** Michelle Jones, Executive Support Manager

**Attachments:** Nil

**PURPOSE**

1. Sergeant Bryan Ennis and Aoraki Area Commander Victoria Walker will present to Council on the current staffing situation in the Waimate District as well as the use of security cameras.

**BACKGROUND**

2. Council requests an update at least annually to provide Council with an overview of policing in the Waimate District.

**OUTCOME**

3. For the information of Council.

**1.2 DISCUSSION: FEDERATED FARMERS ON SIMPLIFYING LOCAL GOVERNMENT LEGISLATION - 10.30AM**

**Author:** Aleisha Macpherson, Corporate Services Assistant

**Authoriser:** Michelle Jones, Executive Support Manager

**Attachments:** Nil

**PURPOSE**

1. Greg Anderson from South Canterbury Federated Farmers is coming in person, and Andrew Barton from Morven Glenavy Irrigation (MGI) via Microsoft Teams, to discuss the Simplifying Local Government legislation.

**OUTCOME**

2. For the information of Council.

**1.3 PRESENTATION: WAIMATE DISTRICT FUND - 11.00AM**

**Author:** Aleisha Macpherson, Corporate Services Assistant  
**Authoriser:** Michelle Jones, Executive Support Manager  
**Attachments:** Nil

**PURPOSE**

1. Greg Anderson, Richard Spackman and Kirsty Burnett from the Aoraki Foundation will give an overview of the Waimate District Fund and the relationship with the Waimate District Charitable Foundation (WDCF).

**OUTCOME**

2. For the information of Council.

**1.4 DRAFT SUBMISSION ON PLANNING BILL AND NATURAL ENVIRONMENT BILL**

**Author:** Alex Macdonald, Senior Planner

**Authoriser:** Dylan Murray, Regulatory and Compliance Group Manager

**Attachments:** 1. Submission on Planning Bill & Natural Environment Bill [↓](#) 

**PURPOSE****PURPOSE**

1. The purpose of this paper is to seek Council feedback on a draft submission to the Planning Bill and Natural Environment Bill prior to consultation closing on 12 February.

**BACKGROUND**

2. The Government has released the two bills which will collectively replace the Resource Management Act.
3. Collectively, these changes will have a significant impact on Council's statutory responsibilities, and on the wider community.
4. Consultation closes on 12 February, and government is committed to passing the bills into law prior to the election. Based on the previous discussion with Council, prior to Christmas, staff have prepared a high level submission.

**THE BILLS PROPOSE SIGNIFIGANT REFORM ALONGSIDE RAPID TRANSITION TO THE NEW SYSTEM, RESULTING IN HIGH UNCERTANTY AND COSTS FOR COUNCIL**

5. The primary change to the structure of the planning system is the introduction of new 'goals' and a significantly greater reliance on national direction and standardisation. We expect the goals (and their relationship to each other) to be litigious, and the greater focus on national direction will likely result in greater changes to the planning system with each government, resulting in higher long term implementation costs for council.
6. The bills propose a rapid transition to the new system, with statutory timeframes to prepare regional spatial plans, land use plans and natural environment plans. These will need to be substantially prepared before all the national direction is available, which risks potential rework, and higher costs.

**CHANGES WILL HAVE SIGNIFICANT IMPLICATIONS FOR COUNCIL, AND STAFF ARE PREPARING SEPARATE ADVICE ON MANAGING AND IMPLEMENTING THE CHANGES**

7. Given the short timeframe, and high likelihood that these bills will proceed, staff are preparing separate advice on the implementation timeframes and next steps.
8. We note that while some aspects of the new system will be simpler (e.g. standardised zones), other elements will be new or add significant complexity, such as spatial plans, or costs such as the proposed regulatory takings regime. The tighter timeframe and significantly lower flexibility for each council to set its timeframes and hearing process risk council incurring significant costs.

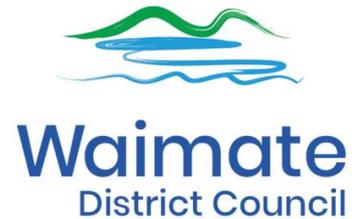
**OUR SUBMISSION WILL NOT BE COMPREHENSIVE, AND WE WILL HAVE TO SUPPORT THE SUBMISSIONS OF OTHERS**

9. Given the scope of the changes proposed, staff cannot work through all the implications of the various proposals. There is a significant chance that the proposals will interact with each other (and other legislation) in unexpected ways. Staff do not have time or capacity to fully analyse all these interactions.

10. Nevertheless, we will indicate that we support the submission of other organisations with relevant views, particularly Taituara. The draft Taituara submission has been separately circulated, and there is general agreement on key issues.

**WE SEEK YOUR FEEDBACK ON OUR DRAFT SUBMISSION(S), AND ON ANY OTHER NEXT STEPS**

11. Staff will incorporate any feedback you have in the submission and (if required), to enable the submission to be lodged prior to consultation closing on the 12 February. Giving the timing of the consultation, the submission is signed by the chief executive with the support of council.
12. Staff will also consider any direction or feedback as to if we need to take any further action beyond a submission, for example engaging with other stakeholders, or accompanying our submission with any supporting actions (e.g. media release) to help explain the situation Council is in and the position it has taken.
13. Staff will continue to engage in the process for preparing the next national direction package, in preparation for consultation on those documents later this year.



15 January 2026

## SUBMISSION ON THE PLANNING BILL AND NATURAL ENVIRONMENT BILL

### Introduction

Waimate District Council welcomes the opportunity to submit on the Planning Bill and Natural Environment Bill. This submission has been prepared by staff on behalf of the elected members of the Waimate District Council.

We endorse the content of the Taituarā submission, noting that while there are some minor points of difference, there is a strong degree of consistency in our themes and challenges.

Our submission is broken into four high level sections, with specific suggestions for amendments in each section. The sections are:

- Goals and outcomes for each act in the system, including national instruments
- The spatial and land use plans (including their development)
- Takings and compensation
- System implementation

Due to the time available for submissions and the scale of the proposed bills, our submission does not include a clause-by-clause analysis. We discuss further how to manage the inevitable drafting and implementation challenges below.

### Waimate District Council supports clear direction for planning in the Planning Act and National Environment Act

#### *Planning Act Goals*

We support a planning system which is clear about the outcomes to be achieved. In general, the goals in clause 11 enable use and development of land in an appropriate way, and we support the significantly greater specificity than the sustainable management purpose in the RMA.

We have a particular concern with 11(1)(a) of the Planning Act, as the language which suggests that 'unreasonable' impacts on others is likely to be extremely litigious. We recommend that this is modified to 'Enable activities that do not unreasonably affect others, by ensuring plan decisions separate incompatible activities' or similar language. This would move the contentious decisions clearly to the plan making process and further reduce the risk that a planning consent decision is challenged on the basis that it results in an unreasonable and unanticipated effect.

#### *Natural Environment Act Goals*

We generally support the Natural Environment Act goals, and, as a rural district, understand the importance of enabling both reasonable use of natural resources, while ensuring their appropriate protection.

However, the goals currently lack a clear indication of priority and there is no goal which relates to the efficient use and allocation of resources (within an environmental limit), or the importance of achieving an environmental limit where it is not currently being met.

We therefore recommend that goal 11(a) is split, with one goal relating to achieving environmental limits, including where those are not met over time, while a new goal relates to the efficient use and development of those resources, particularly where they are fully allocated.

#### *National Instruments and their relationship to plans*

We support the clear hierarchy between instruments, and the specific requirement to only address the provisions of the relevant planning instrument when making a decision.

Given the strong role for national instruments, we recommend that a binding guidance or rulings power is inserted. This would enable, for example, the chief executive of the public service department to issue guidance or determinations on how to apply national instruments, which can then be challenged in the Environment Court (if required). Such a power would enable the relevant department to clarify issues<sup>1</sup> that arise within the scope of the legislation (or relevant secondary instruments). The powers could be based on a mix of the relevant determination and binding ruling powers under the Building Act and Tax Administration Act.

Our view is that such a power is necessary to enable the government to manage issues of interpretation on national instruments. Otherwise, there is a risk that, with multiple planning processes underway simultaneously, different regions apply national instruments differently, or issues of interpretation arise during plan development.

#### *Relationship between the crown and Māori*

We believe that the way the bills set out the relationship between the crown (including local government) and Māori will be challenging in the long term. While it is ultimately a matter for the government and iwi to determine how to give effect to treaty settlements and the broader treaty relationship, our concern is that the bills as drafted risks putting local government in a challenging position during the development of spatial and land use plans, as agreements may not be in place under Clause 9. We encourage the government to work constructively to find a long-term solution.

#### *Summary recommendations*

- Amend Planning Bill clause 11 to clarify 'unreasonably affecting others', confirming this is assessed against the expectations of the relevant instruments or expected land uses.
- Amend Natural Environment Bill clause 11, to separate the use of natural resources, and their management within a limit, by for example:
  - Natural resources are managed to achieve environmental limits, with those limits being met over time if exceeded.

---

<sup>1</sup> For example, many rules or standards are based on an area, for example 100m<sup>2</sup> of vegetation can be cleared per hectare. Binding guidance could assist on how to measure the relevant areas in the event different interpretations evolve, without the need to resort to the court or tribunal.

- Use and development of natural resources is enabled within environmental limits, with more efficient uses of resources prioritised if a resource is near, at, or above the environmental limit.
- Insert powers enabling binding guidance or rulings to be issued by the relevant government department, based on similar powers under other legislation.
- Work with iwi and Māori to ensure their support for relevant provisions, ensuring local government has certainty during the development of plans.

**A clear and efficient planning process will be necessary for spatial and land use plans to function effectively, particularly in the transition period.**

*Spatial plans*

We support the intent of spatial plans and believe that, in general, they will provide a useful mechanism to guide and coordinate land use plans.

However, there is much unsaid in legislation about how spatial plans will be developed and will work in practice. Without stronger guidance on the membership of a spatial planning committee, and a clear mechanism for resolving differences between different territorial authorities, or between territorial authorities and the committee, there is a risk that plans do not truly resolve the key issues legislation anticipates them to, and therefore are unsuitable for their intended purpose.

We therefore request that a default membership of the spatial planning committee is enshrined in law, with the ability for regions to elect to depart from the default. We also request the insertion of clear 'agree to disagree' provisions into the spatial plan development process. Such provisions should, for example, enable territorial authorities to recommend notification of a plan while retaining the space for a local approach.

*Land use plans*

We support the development of standardised provisions, and the proposed modifications to the planning process to effectively make land use planning a 'paint-by-numbers' exercise. Such a process should significantly reduce plan development costs.

However, we note that the constrained time officials have to develop standardised plan content means that there is significant risk that these are not always fit for purpose, or may be based on plan content from cities and districts that are significantly more restrictive than is currently the case in Waimate.

Additionally, we note that the proposed national standards draw heavily from former RMA National Environmental Standards and planning standards. Existing instruments vary significantly in style and purpose. For example, some, such as the NES–Commercial Forestry, manage a single activity, while others follow a more structural "planning standards" approach involving zones and overlays. We expect the standardised plan content to adopt this latter model. Integrating the existing provisions into a consistent national framework, while simultaneously drafting a substantial amount of new content, will be a considerable undertaking.

We therefore request that there is sufficient time for consultation and development of these provisions to ensure that they are fit for purpose, as the process set out in the act is unlikely to be adequate for the development of such wide-reaching provisions. These standards should also be subject to periodic review and efficiency assessment requirements, and a formal process for consent authorities to apply for changes to the national standards (if, for example, councils are consistently needing bespoke provisions to manage an issue). We recognise that ultimate decision making will sit with the Minister, but the scale and impact of these standards warrant specific oversight requirements.

Finally, we are somewhat concerned about the complications in the decision-making structure. Our understanding is the combined regional plan is effectively the existing district plans merged, with a combined independent hearing panel and secretariat. Depending on the issues, this unnecessarily regionalises some local issues. We therefore suggest that it would be more efficient for hearings and decisions on a land use plan to be made by a territorial authority committee, local board, or other body delegated for the task, with appropriate additional safeguards (such as an independent chair), noting that the process and requirements set out in the act, in addition to appeal rights, adequately protect public and individual interests.

#### *Summary Recommendations*

- Provide further clarity on spatial planning committees, including default membership of these committees.
- Provide an explicit mechanism for local authorities to agree to disagree, enabling either appropriate local variation, or resulting in a final decision on the matter by either an IHP or the Minister.
- Amend the timeframes for the development of standardised plan content to a more realistic period, and provide local government greater certainty about the content.
- Provide for periodic review of national instruments, and an explicit process for local authorities to request changes to these instruments, while recognising that the minister is the ultimate decision maker.
- Reconsider the hearing process for land use plans, enabling local authorities to have their chapter heard separately, and greater flexibility on the membership of a panel recognising the significant safeguards the law already includes.

#### **Compensation must be explicitly linked to democratic and revenue functions.**

We recognise that the purpose of the regulatory takings approach is to focus councils on the costs of regulation and ensure that when a significant restriction is imposed there is an appropriate value transfer to the burdened person(s). We expect significant detail on regulatory relief to be included in regulations, however there need to be clear restrictions on regulatory relief in primary legislation.

For example, our understanding is that the current approach can leave council in potential 'no win' situations. This can occur when a spatial plan requires, or a IHP recommends, provisions which require relief. Council would then be faced with the decision to either reject an IHP recommendation (risking an appeal, including significant costs), or accepting the provision and associated requirements for relief.

Neither of these situations are appropriate, given the democratic accountability of local governments for their financial decisions, and the relative costs and incentives.<sup>2</sup>

Local councils should therefore have absolute ability to refuse a recommendation which would require a relief framework, and have the ability for the regulatory relief framework to be implemented at the decision-making level (e.g. if a regional spatial plan includes matters which ultimately require regulatory relief, that regulatory relief is funded regionally).

#### *Summary Recommendations*

- Manage potential incentive mismatches in the regulatory relief system by:
  - Either explicitly linking the decision maker on any provision which triggers the requirement for regulatory relief, and the regulatory relief provisions themselves, to the entity which will pay the costs of that relief; or
  - Giving the entity which pays the costs of any regulatory relief the power to reject any provisions which require relief.

#### **System implementation is ambitious and likely to be costly.**

The timeframes for implementation are short, and effectively require every region, and then every district to undertake a significant plan making process concurrently. This will strain resources to the limit, as individuals, companies, and councils compete for people with the skills to prepare plans and then manage submissions and hearing processes. While standardised plan content will reduce complexity, we remind government that planning can be a very emotive issue, with people prepared to devote significant resources to planning processes.

#### *Summary recommendations*

Proactively manage costs and uncertainty for the sector, by:

- Investing in greater standardisation than anticipated by the legislation, particularly where standardisation is technical and likely to be non-controversial. For example, preparing a template delegations register would avoid all councils having to spend significant resources to identify powers to be delegated.
- Managing implementation timeframes alongside local government planning cycles. For example, introducing the planning consent levy outside a local government LTP cycle would require every council to undertake variations to annual plans, likely at a cost greater than the benefits of the levy.

#### **Concluding comments**

We do not intend to be heard in relation to this submission. If the committee, or departmental staff, have any questions regarding the content of this submission please contact Council's lead author, senior planner Alex Macdonald, by email at [alex.macdonald@waimatedc.govt.nz](mailto:alex.macdonald@waimatedc.govt.nz).

---

<sup>2</sup> For example, in spatial plan development there may be strong regional support for protecting alpine and high country landscapes. While the spatial plan, and subsequent IHP are region wide processes, and may be persuaded to include these provisions based on the region wide benefits of this protection, the costs for a regulatory relief may be paid by the relevant territorial authority through rates discounts. For Waimate, this could mean less than ~8,500 people paying for relief or a rule that benefits all of Canterbury (~700,000 people).

We thank the committee for considering our submission.

Yours sincerely

Stuart Duncan  
CHIEF EXECUTIVE

<b>1.5</b>	<b>RECENT RESOURCE CONSENTS GRANTED - 31 MARCH 2025 TO 31 DECEMBER 2025</b>
------------	---

**Author:** Alex Macdonald, Senior Planner

**Authoriser:** Dylan Murray, Regulatory and Compliance Group Manager

**Attachments:** Nil

### PURPOSE

- The purpose of this report is to update Council on recent resource consents granted by the planning office.

### Recent Consents Granted

- As previously requested by Council, this report lists recent consents granted under delegated authority. This list covers the period 1 April to 31 December 2025.
- The following 55 applications were completed. All applications processed to a decision were granted; however one application was withdrawn during the reporting period.

*Table 1: Consents granted under delegated authority*

Identifier	Details	Decision notified
<b>Resource Consents</b>		
RM250016	<b>To build a new residential dwelling in the Business 2 zone.</b> Valmurray Limited 2 Graham St, Waimate Processing days = 12 out of 20	15 April 2025
RM250017	<b>To achieve a Rural boundary adjustment between Lots 1 and 2 DP 612477</b> Caithness Farm Limited 181 Willowbridge Road, Willowbridge Processing days = 13 out of 20	16 April 2025
RM250020	<b>To define two large blocks of Rural Production land by way of boundary adjustments involving four Records of Title within the Rural zone.</b> B S Tennent, J L Tennent & T R Tennent 91 Woolshed Valley Road Processing days = 17 out of 20	20 April 2025
RM250018	<b>To vary RM200019 to remove an amalgamation condition</b> <b>Winterburg Limited Partnership</b> 1883 Meyers Pass Road Processing days = 18 out of 20	30 April 2025
RM250024	<b>To achieve a total of two residential allotments.</b> Adrian Robins & Julie Robins 19 King Street, Waimate Processing days = 14 out of 20	30 April 2025

Identifier	Details	Decision notified
RM250015	<p><b>To create two Rural allotments from one existing Record of Title within the Rural zone in Waihao Downs.</b></p> <p>Robert Shortus Limited 136 Bridge Road Processing days = 12 out of 20</p>	1 May 2025
RM250029	<p><b>Minor earthworks within 20m of a modified watercourse</b></p> <p>H Tait 227 Ryans Road, Morven Processing days = 5 out of 20</p>	1 May 2025
RM250036	<p><b>Construct sheds which house animals in an area of flooding risk</b></p> <p>Geoff Wallace Holdings Limited 274 Hook Swamp Road Processing days = 4 out of 20</p>	15 May 2025
RM250031	<p><b>4 lot subdivision around existing (multi-unit) development</b></p> <p>92 High Limited 92-98 High Street Processing days = 17 out of 20</p>	22 May 2025
RM260026	<p><b>Earthworks in riparian margin to install pivot crossings</b></p> <p>G &amp; G Hay Trustees Limited 3941 Waimate Highway Processing days = 29 out of 44</p>	4 June 2025
RM250021	<p><b>To achieve two residential allotments from one existing Record of Title</b></p> <p>Jeffrey Little &amp; Colleen Shanks 7 King Street, Waimate Processing days = 44 out of 46</p>	6 June 2025
RM250037	<p><b>To subdivide to achieve a boundary adjustment between two existing records of title in the Residential 1 zone</b></p> <p>K R Lane &amp; K R Beemster 64 Mill Road Processing days = 19 out of 20</p>	10 June 2025
RM250041	<p><b>To site a dwelling in an area of flooding risk</b></p> <p>Waterstone Farm Limited 643 Ikawai Middle Road Processing days = 9 out of 10</p>	10 June 2025
RM250045	<p><b>Earthworks within 20m of a waterway to construct shed (associated with BC250065)</b></p> <p>Rua Farming Company Limited 657 Old Ferry Road Processing days = 4 out of 20</p>	10 June 2025

Identifier	Details	Decision notified
RM250048	<p><b>To vary site plan for RM250041 to site a dwelling in an area of flooding risk</b></p> <p>Waterstone Farm Limited 643 Ikawai Middle Road Processing days = 2 out of 20</p>	17 June 2025
RM250034	<p><b>To subdivide Lot 3 DP 5664633 into two residential allotments</b></p> <p>David Julian &amp; Gaye Julian 67 Mill Road Processing days = 34 out of 36</p>	25 June 2025
RM250050	<p><b>To carry out alterations on a Heritage C building</b></p> <p>HSH Group Limited 1199 Pareora River Road Processing days = 10 out of 10</p>	1 July 2025
RM250052	<p><b>Two dwellings within a flood risk area</b></p> <p>Murphy Farms Limited 91 State Highway 1 Processing days = 9 out of 10</p>	11 July 2025
RM250033	<p><b>To defer completion of potable water infrastructure to individual lots.</b></p> <p>Winterburg Limited Partnership 1883 Meyers Pass Road Processing days = 30 out of 30</p>	17 July 2025
RM250049	<p><b>To partially cancel Condition 83 and change Condition 84 of RM230004</b></p> <p>C M Haywood 55 Timaru Road Processing days = 11 out of 20</p>	18 July 2025
RM250046	<p><b>Subdivide Records of Title 938262 and 938263 into 2 new Records of Title, including amalgamation condition</b></p> <p>M Martin 155 Gum Tree Flat Road Processing days = 26 out of 28</p>	22 July 2025
RM250025	<p><b>To subdivide Lots 80 &amp; 81 DP 442 into two allotments containing houses built prior to 31 December 1999, a approximate 138 ha allotment for cropping purposes, and a corner splay</b></p> <p>D D Scott 351 Pleasant Valley Road Processing days = 16 out of 22</p>	18 August 2025
RM250055	<p><b>To subdivide Record of Title 1155917 into 2 new Records of Title</b></p>	21 August 2025

Identifier	Details	Decision notified
	Blair Wilce & Julianna Love 398 Engelbrechts Road Processing days = 28 out of 23	
RM250066	<b>To afforest 6.6ha in commercial forest in the Hill and High Country subzone</b> Station Peak Dairy Limited 58 Old Slip Road, Hakataramea Processing days = 12 out of 14	27 August 2025
RM250065	<b>To subdivide to create two Rural allotments from the existing Record of Title, where the new dividing boundary between lots will create a setback breach</b> Raymond Ponsonby & Paul Ponsonby 70 Yards Road Processing days = 24 out of 25	10 September 2025
RM250070	<b>To subdivide the land contained in Record of Title 1195022 into two new lots</b> Liam Harrington & Rosie Thompson 266 High Street Processing days = 18 out of 22	10 September 2025
RM250054	<b>To create seven additional titles from three records of title in three stages</b> Sheardale Limited 155 Craigmore Valley Road Processing days = 56 out of 49	19 September 2025
RM250067	<b>To achieve a boundary adjustment between two existing records of title in the Rural zone</b> M A Murphy 135 Kapua Road Processing days = 27 out of 27	19 September 2025
RM250074	<b>To construct a container shelter in the Business 2 zone</b> Rollinson Engineering Services Limited 104 High Street Processing days = 19 out of 20	24 September 2025
RM250086	<b>To build a shed 1m from road boundary in lieu of required 10m</b> Waimate Electrical 2020 Limited 61 Wilkin Street, Waimate Processing days = 21 out of 20	7 October 2025
RM250051	<b>Erect aircraft hanger / shed within flight protection surface</b> Cohesive Construction 3444 Waimate Highway	10 October 2025

Identifier	Details	Decision notified
	Processing days = 21 out of 20	
RM250087	<b>To carry out a boundary adjustment between two existing records of title, involving a HAIL site</b> Glenn Pierson & Lana Pierson 11 Hunter Crescent Processing days = 20 out of 20	10 October 2025
RM250071	<b>To achieve three residential allotments from four existing Records of Title on a HAIL site</b> Te Runanga O Waihao Holdings Limited 31 – 33 John St Processing days = 40 out of 52	16 October 2025
RM250092	<b>To vary RM960634 to remove milking limit</b> Ikawai Farm Joint Venture Limited 2593 Hakataramea Highway Processing days = 28 out of 26	29 October 2025
RM250085	<b>To carry out earthworks within 20 m of a riverbed associated with replacement of the existing Waihao North Bridge on State Highway 82</b> NZ Transport Agency Waka Kotahi State Highway 82, Waihao North Processing days = 30 out of 39	29 October 2025
RM250090	<b>To subdivide a corner allotment into two lots without provision for a corner splay</b> Alan Burton & Christine Moffat 163 Queen Street Processing days = 33 out of 35	7 November 2025
RM250061	<b>To achieve a boundary adjustment between two existing records of title</b> Leslie Buckingham & Jayne Buckingham Garlands Road Processing days = 68 out of 22	17 November 2025
RM250080	<b>To subdivide into two allotments in an area of flooding risk</b> Phoenix Dairies Limited 83 Byrnes Road Processing days = 42 out of 40	17 November 2025
RM250091	<b>To upgrade to the Benmore Dam hydraulic systems equipment</b> Meridian Energy Limited Te Akatarawa Road Processing days = 17 out of 14	21 November 2025
RM250042	<b>Six Lot subdivision and access lot</b> C M Haywood	25 November 2025

Identifier	Details	Decision notified
	5 Timaru Road Processing days = 108 out of 73	
RM250084	<b>To subdivide to define two rural allotments.</b> Centrewood Farm Limited 753 Parkers Bush Road Processing days = 27 out of 28	28 November 2025
RM250101	<b>To subdivide in a mapped area of flooding risk to achieve a small Rural allotment encompassing an existing dwelling.</b> Blair Anderson & Benita Anderson 315 Woolshed Valley Road Processing days = 20 out of 20	11 December 2025
RM250108	<b>To subdivide into two lots, with the new dividing boundary resulting in a setback breach.</b> Deltop Trust 121 Coopers Road Processing days = 19 out of 20	22 December 2025
RM250119	<b>To relocate a secondhand dwelling to an area of flooding risk</b> TSL Farms Limited 401 Hook Swamp Road Processing days = 6 out of 10	22 December 2025
<b>Misc. Other Statutory Actions</b>		
RM250008	<b>For a right of way easement to access water infrastructure</b> Timaru District Council 28 Pareora Gorge Road Processing days = 18 out of 20	30 April 2025
RM250056	<b>Deemed Permitted Boundary Activity - To build a residential unit within 20m of internal boundary</b> Cardal Trust Lyllall Road Processing days = 4 out of 10	18 July 2025
RM250053	<b>S226 - Separate Title Issue - To enable the creation of two separate titles and cancellation of existing amalgamation</b> Lyon Group Limited 678 Hakataramea Valley Road, Hakataramea Processing days = 16 out of 20	24 July 2025
RM250063	<b>Deemed Marginal Activity - To demolish the building at 20 Queen Street without required notice period</b> Te Runanga O Waihao Holdings Limited 20 Queen Street Processing days = 4 out of 20	6 August 2025

Identifier	Details	Decision notified
RM250082	<b>Outline plan waiver - to reclad school library exterior wall and replace window</b> Education Board of the District of Canterbury 16 Makikihi Beach Road Processing days = Not applicable	3 September 2025
RM250089	<b>Deemed Permitted Boundary Activity - To erect a pole shed within internal boundary setback</b> C P Stracke 3 Baxter Avenue Processing days = 3 out of 10	23 September 2025
RM250088	<b>Deemed Permitted Boundary Activity - To locate a shed within the setback to internal boundaries</b> A J Williams 239 Old Ferry Road Processing days = 4 out of 10	24 September 2025
RM250068	<b>To create right of way easements over Part RS 24984 and Lot 2 DP 46329 in favour of Lot 1 DP 46329.</b> Rotoma Farms Limited 335 Tawai Ikawai Road Processing days = 15 out of 20	15 October 2025
RM250079	<b>Outline Plan - SH82 - Waihao North Bridge</b> NZ Transport Agency Waka Kotahi Waihao North Processing days = 36 out of 39	29 October 2025
RM250078	<b>Alteration of a Designation - SH82/Elephant Hill</b> NZ Transport Agency Waka Kotahi SH82 Elephant Hill Processing days = Not applicable	17 December 2025
<b>Withdrawn, returned, or other</b>		
RM250032	<b>Establish an extensive pig farm</b> Bernie Downs Limited 746 Pareora River Road	Withdrawn

**OUTCOME**

4. For the information of Council.