

Before the Independent Hearing Panel  
Appointed by the Timaru District Council

Under	Schedule 1 of the Resource Management Act 1991 ( <b>RMA</b> )
In the matter of	Submissions on the Proposed Timaru District Plan
Between	<b>Various</b>
	Submitters
And	<b>Timaru District Council</b>
	Respondent

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**Andrew Willis – Hearing G - s42A summary statement**

**Financial Contributions**

Date 4 July 2025

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**anderson  
lloyd.**

## Introduction

- 1 My name is Andrew Willis. I am the director of Planning Matters Limited (an independent planning consultancy based in Christchurch). I prepared the s42A report on Financial Contributions for Hearing G. I confirm that I have read all the submissions, further submissions, submitter evidence and relevant technical documents and higher order objectives relevant to my s42A report. I have the qualifications and experience as set out in my s42A report.
- 2 The purpose of this summary is to provide the Panel and submitters with the following:
  - (a) A brief summary of key issues raised in submissions;
  - (b) A list of issues raised in evidence prior to the hearing, including identifying (where possible):
    - (i) issues that are resolved on the basis of the pre-circulated evidence; or
    - (ii) issues that remain outstanding pending the hearing of evidence and subsequent analysis; and
  - (c) Updates to the recommendations contained in my s42A report.

## Summary of key issues

- 3 In my s42A report, I identified the following matters as the key issues raised in submissions:<sup>1</sup>
  - (a) The Financial Contributions (**FC**) chapter and App 7 need amending to ensure the purpose for which financial contributions are required is more clearly and comprehensively set out, in accordance with s77E of the Amendment Act;
  - (b) Financial contributions should only be for the cost of new or upgraded infrastructure over and above what would have been routine upgrade and replacement work;
  - (c) The proposed 4% financial contributions for open space and recreation is a significant increase from the \$500 which is payable under the ODP; and

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<sup>1</sup> Contained in section 3 of my s42A report.

- (d) Approved subdivisions are proposed in the context of the ODP's financial contributions requirements which are now proposed to be amended. Previously calculated financial contributions should be grandfathered.
- 4 Of the above, I note that those that appear to remain outstanding, with respect to evidence lodged are:
  - (a) The proposed 4% financial contributions for open space and recreation, which is a significant increase from the \$500 payable under the ODP;<sup>2</sup>
- 5 Mr Hole also raises concerns in his evidence over the application of the Producer Price Index,<sup>3</sup> however he notes his concerns are about practice, not the drafting of the FC chapter per se (paragraph 16).
- 6 There are no other matters raised in submissions that are further addressed in hearing evidence.

#### **List of resolved and outstanding issues**

- 7 A list of the identified issues that are either resolved on the basis of pre-circulated evidence, or that remain outstanding pending the hearing of evidence, is attached at **Appendix A** to this report in order to assist the Panel.

#### **Updates to recommendations**

- 8 I have not provided a preliminary view on the outstanding issue of the 4% financial contributions for open space and recreation as I wish to hear the evidence, the Panel questions, consider the detailed wording options, and seek further advice from the Council's technical experts before I provide updated recommendations. I understand that I will have the opportunity to provide a formal response to the matters heard at the hearing.

**Andrew Willis**  
**4 July 2025**

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<sup>2</sup> Evidence of Mr Hole for Rooney Group [191, 249, 250, 251, 252, 174] dated 19 June 2025, paragraphs 17 to 29

<sup>3</sup> Evidence of Mr Hole for Rooney Group [191, 249, 250, 251, 252, 174] dated 19 June 2025, paragraphs 9 to 16

## APPENDIX A

### Status of issues raised in evidence – Financial Contributions – Hearing Stream G

**Notes:**

- 1 *Status: The status of the issue reflects my understanding of the status of resolution as between those submitters who pre-circulated evidence for Hearing G. It does not attempt to reflect whether the issue is agreed between submitters who did not pre-circulate evidence for Hearing G.*
- 2 *Status: An asterisk (\*) against the status denotes where I have made an assumption based on the amendments I have recommended. However, I am not certain as to that status because the amendments I have recommended are different to that sought by the submitter.*
- 3 *Relevant submitters: Relevant submitters are those who pre-circulated evidence for Hearing G. Other submitters who did not pre-circulate evidence may be interested in the issue (as submitters in their own right, or as further submitters) but they have not been listed here.*
- 4 *Orange shading identifies matters still outstanding.*

Issue (raised in evidence)	Relevant provision(s)	Status	Relevant submitter(s) that pre-circulated evidence
The Financial Contributions chapter and App 7 need amending to ensure the purpose for which financial contributions are required is more clearly and comprehensively set out, in accordance with s77E of the Amendment Act.	FC chapter and App 7	Assumed to be resolved	No evidence has been provided on this matter.
The financial contributions should only be for the cost of new or upgraded infrastructure over and above what would have been routine upgrade and replacement work.	App 7 s1.0	Resolved	Rooney Group Limited [191, 249, 250, 251, 252, 174] - evidence of Mr Hole at paragraph 8.
The proposed 4% financial contributions for open space and recreation is a significant increase from the \$500 under the ODP.	App 7 s2.4	Outstanding	Rooney Group Limited [191, 249, 250, 251, 252, 174] - evidence of Mr Hole at paragraphs 17 to 29.
Approved subdivisions are proposed in the context of the ODP's financial contributions requirements which are now proposed to be amended. Previously calculated financial contributions should be grandfathered.	FC chapter and App 7 s2.0	Assumed to be resolved	No evidence has been provided on this matter.