

Form 6

Further submission in Support of, or in Opposition to, Submissions on the Proposed Timaru District Plan – He Po. He Ao. Ka Awatea

Clause 8 of Schedule 1, Resource Management Act 1991

To: Timaru District Council

This is a further submission in support of, or in opposition to, a submission on the **Proposed Timaru District Plan**.

Full name of person making further submission:

Name

Jeremy John Ford and Janet Ruth Ford
Kelvyn Wayne Pyke & Susan May Pyke
Kenneth Paul Andrews and Elisabeth Honor Andrews
Michael Leslie Sandston Talbot & Robyn Elizabeth Talbot
Paul George Wilkins & Jennis Andria Wilkins and Grant James Anderson Proudfoot
Gavin William Craig & Deborah Shirley Craig
Duncan Ivon Mackenzie and Carol Isobel Mackenzie

Only certain persons can make a further submission. Please select the option that applies. I am:

A person who has an interest in the proposal that is greater than the interest the general public has.

Please explain why you come within the category selected above.

Further to original subdivision number 33, the attached spreadsheet supports or opposes others submission points.

Hearing options

I wish to be heard in support of my further submission? Yes

If others make a similar further submission, I will consider presenting a joint case with them at a hearing. Yes



Andrew Rabbidge - Director - Milward Finlay Lobb

Signature of the person authorised to sign on behalf of

Jeremy John Ford & Janet Ruth Ford
Kelvyn Wayne Pyke & Susan May Pyke
Kenneth Paul Andrews & Elisabeth Honor Andrews
Michael Leslie Sandston Talbot & Robyn Elizabeth Talbot
Paul George Wilkins & Jennis Andria Wilkins & Grant
James Anderson Proudfoot
Gavin William Craig & Deborah Shirley Craig
Duncan Ivon Mackenzie & Carol Isobel Mackenzie

Date: 4 August 2023

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Timaru 7940

Contact person:

Andrew Rabbidge

You have served a copy of the further submission on the original submitter (this is required under the Resource Management Act 1991 Schedule 1, s84(2) to be completed within 5 working days after it is served on the Timaru District Council).

✓ **Yes**

Additional template for multiple further submission points

Further submission on behalf of Wayne Pyke, Jerry Ford, Paul Andrews, Michael Talbot, Paul Wilkins & Gavin Craig

This further submission is in relation to the original submission of: <i>Enter the name of the original submitter as per the SoDR. E.g. Timaru District Council</i>	This further submission is in relation to the original submission Number: <i>enter the unique</i>	The particular parts of the original submission I/we support /oppose are:	My/our position on the original submission is: <i>Support or oppose</i>	The reasons for my/our support/ opposition to the original submission are:	Allow or disallow the original submission (in full or in part)	Give precise details (which can include tracked changes) of the decision you want the Council to make in relation to the original submission point
Michael Sidhom	15.1	Support that the Timaru District Council extend infrastructure to service the Pages Road Future Development Area (FDA 10). The extension to the fibre network is opposed.	Support in part	The extension of Council infrastructure is in accordance with Strategic Direction (SD -01). An extension to the fibre network is not supported, with a number of simple, reliable and more cost effective options available for the end user.	Allow in part	The necessary Council extensions to sewer and water to service FDA 10 along with any global consent/s required from Environment Canterbury (such as stormwater or earthworks) should be completed by the Timaru District Council.
Alpine Energy Limited	55.16	Support	Support	The amendment as proposed will enable coordinated and efficient development.	Allow in full	Amend FDA-P4 Development Area Plans as follows: <i>Require Development Area Plans to provide for a comprehensive, coordinated and efficient development that addresses the following matters:</i> [...] 5. the future servicing and electricity distribution network capacity needs of the area and the provision of adequate, coordinated and integrated infrastructure to serve those needs, including water sensitive design to manage stormwater; [...]
Bruce Speirs	66.2	Opposed to the proposed alterations to the RLZ.	Oppose	The Proposed District Plan was notified prior to the introduction of the NPS-HPL and provided for limited areas of Rural Lifestyle Zoned land. The NPS-HPL provides for Highly Productive Land to provide for Rural Lifestyle allotments that were signalled prior to 17 October 2023, being the operative date of the NPS-HPL.	Disallow	Remove the Highly Productive Land notation from all Timaru District Council Future Development Areas (FDA's) within the Proposed Timaru District Plan.
Bruce Speirs	66.30	Support the deletion of FDA-R10.	Support	The Non-Complying subdivision consent status is considered to be overly restrictive and unnecessary within all identified Future Development Areas (FDA's).	Allow	Delete FDA-R10 Subdivision resulting in an allotment less than 40ha
Bruce Speirs	66.44	Support an amendment to RLZ-S5.	Support	Agree that Post and netting fences are also appropriate with the RLZ's.	Allow in full	Amend RLZ-S5 Boundary treatment styles as follows: <i>Boundary treatments must be limited to:</i> 1. post and rail fences; or 2. post and wire fences and post and netting fences; or 3. hedges, and
Bruce Speirs	66.56	Support in full to amend SUB-R1 Boundary Adjustment.	Support	Support that boundary adjustments should be classified as a Discretionary Activity rather than a Non complying Activity.	Allow in full	Amend SUB-R1 Boundary adjustment as follows: <i>Boundary adjustment Activity status: Controlled Where:</i> CON-1 <i>SUB-S1 is complied with; and [...]</i> Activity status when compliance not achieved with CON-1: Non-complying-Discretionary
Waka Kotahi NZ Transport Agency	143.192	Retain Future Development Area, FDA 2	Oppose	Future Development Areas have been established based on extensive reporting and analysis completed for the Timaru District Council including the Growth Management Strategy. Future Development Areas manage and provide for future growth in the District in a coordinated and efficient manner.	Oppose	Retain FDA 2-Kellands Heights East Future Development Area.

Waka Kotahi NZ Transport Agency	143.196	Retain Future Development Area, FDA 10	Oppose	Future Development Areas have been established based on extensive reporting and analysis completed for the Timaru District Council including the Growth Management Strategy. Future Development Areas manage and provide for future growth in the District in a coordinated and efficient manner.	Oppose	Retain FDA 10-Kellands Heights West Future Development Area.
Ryan De Joux	157.2	Support in full a reduction in timeframe for FDA's.	Support	To ensure land that has already been identified by the Timaru District Council as being suitable for Future Development proceed to provide for the economic well being and growth of the Timaru District.	Allow in full	Amend all Future Development Areas shown as "Future Area - Beyond 10 years" to Future Area - Beyond 5 to 10 years"
Rooney Holdings Limited	174.62	Support amendments to FC-P2.	Support	We support the need for further clarification with respect to Council's policies for Financial Contributions & FC-P2.	Allow in full	Amend FC-P2 Financial contributions for infrastructure and facilities to provide clarity.
Rooney Holdings Limited	174.63	Support amendments to APP7.	Support	Support for amendments to Water, Stormwater, Wastewater & Rooding Financial Contributions - APP7 to be more specific.	Allow in full	Redraft APP7 - Financial Contribution 1.0 Water, Stormwater, Wastewater and Rooding.
Rooney Holdings Limited	174.64	Support amendments to APP7.	Support	We support to require for Council to ensure that Financial Contributions are fair and equitable particularly for contributions that are imposed retrospectively.	Allow	Amend APP7 - Financial Contribution , 1.0 Water, Stormwater, Wastewater and Rooding to make it clear that any infrastructure contribution will be an equitable share of the full cost of any upgrade required as a result of the development.
Canterbury Regional Council (Environment Canterbury)	183.103	Support to retain SUB-P15	Support	Support for on site effluent disposal with the RLZ where a reticulated sewer network is unavailable.	Allow	Retain SUB-P15 as notified or preserve original intent.
Canterbury Regional Council (Environment Canterbury)	183.166	Opposed to the proposed amendments to the Future Development Areas overlay.	Oppose	To ensure land that has already been identified by the Timaru District Council as being suitable for Future Development proceed to provide for the economic well being and growth of the Timaru District.	Disallow	Amend all Future Development Areas shown as "Future Area - Beyond 10 years" to Future Area - Beyond 5 to 10 years" as per submission 157.2.
Georgina Hamilton on behalf of Pages & Russell Trust	203.1	Support for rezoning to GRZ.	Support	The rezoning to GRZ is supported, being a logical, efficient and practical extension to the existing Residential 1 zone and immediately adjacent to the Kellands Hill Future Development Area.	Allow in full	1. Rezone parts of 251, 273, 279 & 295 Pages Road from General Rural Zone to General Residential Zone as shaded in blue in figures shown below. AND 2. All consequential amendments required to address the concerns raised in this submission and/or to ensure a coherent planning document.

						<p>Figure 3: 251 & 273 Services Area for Wastewater.</p>
						<p>Figure 4: Pages Road Wastewater Extension</p>
Georgina Hamilton on behalf of Pages & Russell Trust	203.2	Supported in part.	Support in part	A reduction from a 5 year priority timeframe for both FDA2 & FDA10 to a 2 year priority timeframe is supported & requested.	Allow, with both FDA 2 & FDA 10 being amended to a 2 year Priority Area.	Retain SCHED 15 - FDA2 as originally notified by the Timaru District Council within the exception of the Timeframe for DAP being reduced to Priority Area - 2 years.
Spark New Zealand Trading Limited	208.31	Opposed to the proposed amendments to SD-O1	Oppose	SD-01 correctly refers to reticulated sewer and water supply networks to service Rural Lifestyle zones (RLZ). With a number of cost effective and reliable satellite/wireless internet options available, specific provision for reticulated fibre within SD-01 is unnecessary and is not supported.	Disallow in full	Disallow without amendment.
Chorus New Zealand Limited	209.31	Opposed to the proposed amendments to SD-O1	Oppose	SD-01 correctly refers to reticulated sewer and water supply networks to service Rural Lifestyle zones (RLZ). With a number of cost effective and reliable satellite/wireless internet options available, specific provision for reticulated fibre within SD-01 is unnecessary and is not supported.	Disallow in full	Disallow without amendment.

Vodafone New Zealand Limited	210.31	Opposed to the proposed amendments to SD-O1	Oppose	SD-01 correctly refers to reticulated sewer and water supply networks to service Rural Lifestyle zones (RLZ). With a number of cost effective and reliable satellite/wireless internet options available, specific provision for reticulated fibre within SD-01 is unnecessary and is not supported.	Disallow in full	Disallow without amendment.
Spark New Zealand Trading Limited	208.82	Oppose the proposed amendments to Sub-S5	Oppose in full	SUB-S5 as notified adequately addresses the provision for electricity supply and telecommunications, bearing in mind the advancements in satellite internet technology. The provision of easements for telecommunications forms part of the supply contract entered into with the network provider without the need for any specific standards within the District Plan as is the case with the Timaru District Plan currently.	Disallow in full	Retain SUB-S5 as notified.
Chorus New Zealand Limited	209.82	Oppose the proposed amendments to Sub-S5	Oppose in full	SUB-S5 as notified adequately addresses the provision for electricity supply and telecommunications, bearing in mind the advancements in satellite internet technology. The provision of easements for telecommunications forms part of the supply contract entered into with the network provider without the need for any specific standards within the District Plan as is the case with the Timaru District Plan currently.	Disallow in full	Retain SUB-S5 as notified.
Vodafone New Zealand Limited	210.82	Oppose the proposed amendments to Sub-S5	Oppose in full	SUB-S5 as notified adequately addresses the provision for electricity supply and telecommunications, bearing in mind the advancements in satellite internet technology. The provision of easements for telecommunications forms part of the supply contract entered into with the network provider without the need for any specific standards within the District Plan as is the case with the Timaru District Plan currently.	Disallow in full	Retain SUB-S5 as notified.
Simstra Family Trust	216.2	Support for rezoning to GRZ.	Support	The rezoning to GRZ is supported, being a logical, efficient and practical extension to the existing Residential 1 zone and immediately adjacent to the Kellands Hill Future Development Area.	Allow in full	1. Rezone parts of 251, 273, 279 & 295 Pages Road from General Rural Zone to General Residential Zone as shaded blue in submission 203.1. AND 2. All consequential amendments required to address the concerns raised in this submission and/or to ensure a coherent planning document.
Simstra Family Trust	216.3	Support in full	Support	The submission to amend FDA2 - independently of FDA 10 along with a 2 year priority timeframe for FDA2 is supported.	Support in full	Retain SCHED 15 - FDA2 as originally notified by the Timaru District Council within the exception of the Timeframe for DAP being reduced to Priority Area - 2 years.

Kāinga Ora	229.54	Support the deletion of EW-S3	Support	Support the deletion of EW-S3 to enable relatively minor earthworks to be completed without the need for unnecessary consents.	Allow in full	Delete EW-S3 Setbacks.
Kāinga Ora	229.55	Agree that the FC- Financial Contributions lack clarity and certainty.	Support	Support the complete review of the FC- Financial Contributions and the related Appendix 7.	Allow in full	Delete all provisions of the FC-Financial Contribution Chapter , including related Appendix 7; AND Amend to ensure it is more clearly and comprehensively set out, in accordance with S77E of the Amendment Act.
Kāinga Ora	229.56	Support that APP7 and all related FC-Financial Contributions provides insufficient purpose and clarity.	Support	Support the complete review of the FC- Financial Contributions and the related Appendix 7.	Allow in full	Delete APP7 and all related provisions from the FC- Financial Contributions chapter; AND Amend to ensure it is more clearly and comprehensively set out, in accordance with S77E of the Amendment Act.
Horticulture New Zealand	245.82	The integration of Future Development Area within the receiving environment is supported.	Support	Support for a proposed amendment to clause 7 of FDA-P4 to manage reverse sensitivity.	Support	Amend FDA-P4 as follows: FDA-P4 Development Area Plans Require Development Area Plans to provide for a comprehensive, coordinated and efficient development that addresses the following matters: 1. ... [...]; 7. <i>the integration of the area with surrounding areas and the way any conflict <u>and reverse sensitivity</u> is to be managed;</i> [...]
Horticulture New Zealand	245.84	Oppose in full	Oppose	Horticulture NZ seeks to remove identified Highly Productive Land from Future Development Areas by relying on the provisions of the NPS-HPL. However FDA's were notified prior to the NPS-HPL being operative. FDA-P5 as notified includes the preparation of a Development Area plan in accordance with FDA-P4. The relief sought under our submission to 245.82 incorporates the management of reverse sensitivity within FDA-P4 making any reference to reverse sensitivity under FDA-P5 unnecessary.	Oppose in full	Remove highly productive land under the NPS-HPL from within all Future Development Areas.
Horticulture New Zealand	245.85	Oppose the concerns raised in relation to Development Areas incorporating LUC class land.	Oppose	Horticulture NZ seeks to remove identified Highly Productive Land from Future Development Areas by relying on the provisions of the NPS-HPL. However FDA's were notified prior to the NPS-HPL being operative. FDA-P5 as notified includes the preparation of a Development Area plan in accordance with FDA-P4.	Oppose	Remove highly productive land under the NPS-HPL from within all Future Development Areas. Support for a proposed amendment to clause 7 of FDA-P4 to manage reverse sensitivity.
Horticulture New Zealand	245.85	The integration of Future Development Area within the receiving environment is supported.	Oppose	Highly productive land is sought to be removed from highly productive land under the NPS-HPL.	Oppose in part	Remove highly productive land under the NPS-HPL from within all Future Development Areas. Support for a proposed amendment to clause 7 of FDA-P4 to manage reverse sensitivity.