



Timaru District Council
2 King George Place
Timaru 7910
Phone: 03 687 7200

Further submission in support of, or in opposition to, submission on the Proposed Timaru District Plan

Clause 8 of Schedule 1, Resource Management Act 1991

Further submissions close on **Friday 4 August 2023 at 5pm**

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:

Glen McLachlan

Organisation name and contact (if representing a group or organisation):

Davis Ogilvie (Aoraki) Limited

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

I am:

- a person representing a relevant aspect of the public interest;
- a person who has an interest in the proposal that is greater than the interest the general public has;
- the local authority for the relevant area.

Please explain why you come within the category selected above:

A Timaru based land development consultancy who has numerous current and future clients who will be affected by the PTDP.

Hearing options

I wish to be heard in support of my further submission? Yes No

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

Yes No

Signature: Glen McLachlan Date: 11 August 2023

(of person making submission or person authorised to make decision on behalf)

PLEASE NOTE - A signature is not required if you submit this form electronically. By entering your name in the box above you are giving your authority for this application to proceed.

Electronic address for service of person making further submission:

Telephone: 029 775 6030 (Glen) 027 840 3199 (Penny)

Postal address (or alternative method of service under section 352 of the Act):

glen@do.nz penny.g@do.nz

Contact person: *[name and designation, if applicable]:* Glen McLachlan or Penny Gallagher

You have served a copy of the further submission on the original submitter (this is required under the Resource Management Act 1991 Schedule 1, s8A(2) to be completed within 5 working days after it is served on the Timaru District Council)

Yes No

Further submissions close on Friday 4 August 2023 at 5pm.

FURTHER SUBMISSION MADE BY: DAVIS OGILVIE (AORAKI) LIMITED				
SUBMITTER NAME	SUBMISSION POINT	SUPPORT OR OPPOSE SUBMISSION	ALLOW OR DISALLOW SUBMISSION	COMMENTS
FINANCIAL CONTRIBUTIONS CHAPTER				
Kainga Ora	229.55	Support	Allow	<p>Financial Contributions Chapter – amended chapter to ensure it is more clearly and comprehensively set out, in accordance with S77E of the Amendment Act.</p> <p>Provide clarity around how the financial contributions are calculated, including the rationale behind demand for open space requirements within the District.</p> <p>Clarity should also be provided around the rationale behind, and relationship between, financial contributions and development contributions in the District.</p>
Rooney Group Limited	249.62	Support	Allow	Policy FC-P2 – this policy should be amended to provide greater clarity in relation to additional infrastructure.
APPENDIX 7				
Rooney Group Limited	249.64	Support	Allow	<p>APP7 – Financial Contribution 1.0 Water, Stormwater, Wastewater and Rooding</p> <p>The addition of a reference to an equitable share of the full cost is appropriate.</p>
Timaru District Council	42.68	Support	Allow	<p>APP7 – Financial Contribution 1.0 Water, Stormwater, Wastewater and Rooding</p> <p>The proposed amendments to APP7 are considered appropriate.</p>
Rooney Group Limited	249.63	Support	Allow	<p>APP7 – Financial Contribution 1.0 Water, Stormwater, Wastewater and Rooding</p> <p>The re-draft is supported.</p>
Milward Finlay Lobb	60.57	Support	Allow	<p>APP7 – Financial Contribution 2.0 Open Space</p> <p>It is considered reasonable that the proposed financial contributions shall only apply to those subdivisions granted after the PTDP becomes fully operative.</p>
Rooney Group Limited	249.65	Support	Allow	<p>APP7 – Financial Contribution 2.0 Open Space</p> <p>Amend chapter to ensure it is more clearly and comprehensively set out, in accordance with S77E of the Amendment Act.</p> <p>The 4% contribution is a significant increase from the current contributions in the Operative Timaru District Plan. Clarity should be provided around how the financial contributions are calculated, including the rationale behind demand for open space requirements within the District.</p>
Kainga Ora	229.56	Support	Allow	<p>APP7 – Financial Contribution 2.0 Open Space</p> <p>Amend chapter to ensure it is more clearly and comprehensively set out, in accordance with S77E of the Amendment Act.</p> <p>Clarity should be provided around how the financial contributions are calculated, including the rationale behind demand for open space requirements within the District.</p>

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SUBMITTER NAME	SUBMISSION POINT	SUPPORT OR OPPOSE SUBMISSION	ALLOW OR DISALLOW SUBMISSION	COMMENTS
RURAL ZONE				
Milward Finlay Lobb	60.42	Support in part	Allow	<p>GRUZ – R4 Residential Density</p> <p>The principle that this rural density rule should apply to lots subject to subdivision consents which were granted before the Proposed Timaru District Plan is made fully operative is supported.</p> <p>An issue lies with the definition of the term ‘site’ from the National Planning Standards, which does not necessarily recognise land which is subject to an approved subdivision consent. The term “site” could be replaced by the term “allotment” (in PDTP from the RMA) to address this.</p>
STORMWATER MANAGEMENT				
Milward Finlay Lobb	60.17 60.18 60.19 60.20	Support in part	Allow	<p>SW-S3, SW-R5, SW-R4, SW-R3, SW-R2</p> <p>Support the aspect which questions why the 24 hour event was selected, but the suggestion of 1 hour event requires further investigation.</p>
TRANSPORTATION				
Rooney Holdings Limited	174.25	Support	Allow	<p>TRAN-S10 Vehicle Access Way</p> <p>The 20m wide sealing is considered onerous and 5m is considered appropriate. The consideration of access to primary road is considered reasonable. The combination of passing bay width with carriageway width is considered appropriate.</p>
Kainga Ora	229.36	Support	Allow	<p>TRAN-S10 Vehicle Access Way</p> <p>Support clarification of whether an accessway serving more than 10 parking spaces should be vested as road.</p> <p>It is questioned whether reference to parking spaces is the appropriate mechanism given there are no longer minimum parking space requirements. It is suggested that a reference to number of residential activities / type of activity would be more appropriate.</p>
SUBDIVISION				
Milward Finlay Lobb	60.26	Support	Allow	<p>SUB-R1 Boundary Adjustment and SUB-S1 Allotment Size and Dimension</p> <p>Support the removal of reference to the minimum lot size for boundary adjustment subdivisions. It is considered that there could be alternative approaches such as provided for in the Ashburton District Plan.</p>
Milward Finlay Lobb	60.27	Support	Allow	<p>SUB-S1 Allotment Size and Dimensions</p> <p>The submission points are generally considered appropriate.</p>
Kainga Ora	229.49	Support	Allow	<p>SUB-P12</p> <p>Amendment is considered appropriate.</p>
Kainga Ora	229.51	Support	Allow	<p>SUB-S1</p>

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				Amendments are considered appropriate.
Kainga Ora	229.52	Support	Allow	SUB New rule which provides for subdivision with an existing land use consent.
Kainga Ora	229.52	Support	Allow	SUB New controlled activity rule for vacant lot subdivision.
Federated Farmers	182.143	Support	Allow	Amendments to the subdivision overview are considered appropriate.
Rural Lifestyle Zone				
Horticulture New Zealand	245.71	Oppose	Disallow	The proposed boundary setbacks for building platforms with the RLZ is not supported.
Natural Hazard Overlay				
Kainga Ora	229.2	Support	Allow	Support the submission point which requests the proposed hazard overlays to be non statutory GIS maps which sit outside of the Proposed District Plan.
Earthworks				
Kainga Ora	229.54	Support	Allow	EW-S3 Support deletion to enable minor earthworks to be completed.
General Residential Zone				
Kainga Ora	229.63	Support	Allow	GRZ-O2 Amendments considered appropriate.
Kainga Ora	229.75	Support	Allow	Support the addition of new rule to enable multi-unit development as an RDA.
Kainga Ora	229.76	Support	Allow	Support the addition of a new rule for the infringement of applicable zone standard as RDA.
Kainga Ora	229.78	Support	Allow	GRZ-S2 Amendments to exclude common wall from being subject to recession plane considered appropriate.
Kainga Ora	229.82	Support	Allow	GRZ-S8 Amendments to outdoor living space requirements considered appropriate.
Kainga Ora	229.84	Support	Allow	Support additional outlook space requirements

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Georgina Hamilton on behalf of Pages and Russell Trust	203.1	Support	Allow	The rezoning to GRZ is supported as an efficient and practical extension to the existing Residential Zone and immediately adjacent to the Future Development Area.
Rooney Holdings Ltd	174.78	Support	Allow	Support deletion of minimum landscaping requirements and instead rely on site coverage provisions
Medium Density Residential Zone				
Kainga Ora	229.104	Support	Allow	Support the addition of new rule enabling multi-unit development as an RDA.
Kainga Ora	229.105	Support	Allow	Support the addition of new rule for infringement of any zone standard as RDA.
Kainga Ora	229.107	Support	Allow	MRZ-S2 Support amendment to exclude common wall from being subject to recession planes.
Kainga Ora	229.113	Support	Allow	Support the addition of a minimum net floor area standard.
Kainga Ora	229.130	Support	Allow	Support new rule for any infringement of standards as RDA.
Rooney Holdings Ltd	174.81	Support	Allow	Support deletion of minimum landscaping requirements and instead rely on site coverage provisions.
FUTURE DEVELOPMENT AREA				
Georgina Hamilton on behalf of Pages and Russell Trust	203.1	Support	Allow	A reduction from a 5 year priority timeframe for FDA2 and FDA10 to a 2 year priority timeframe is supported.
SASM				
Federated Farmers	182.78	Support	Allow	Support the premise that SASM should be more definitively mapped and consistent with the Regional Plan. Provide landowners with specific detail on where the SASM are located and why.
Silver Fern Farms	172.46	Support	Allow	SASM-R1 The proposed amendments for earthworks volume to align with the underlying zone are considered appropriate.
Milward Finlay Lobb	60.24	Support	Allow	SASM-R7 Support the consideration that the subdivision rule should be RDA, with appropriate matters of discretion.