

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 OSA Properties Ltd

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 51, the attached spreadsheet supports or opposes thers 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 OSA Properties Ltd

Date: 4 August 2023

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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 OSA Properties Ltd						
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
Fulton Hogan Limited	170.8	Support in full	Support	We support that the SASM maps with the District Plan and the Regional Plan should be consistent.	Allow in full	Amend the Sites and Areas of Significance of Māori (SASM) map overlay to align with areas of significance used by Environment Canterbury's planning documents.
Rooney Holdings Limited	174.4	Support in full for Council compensation to landowners.	Support	We support the submission that the Proposed District Plan include policy direction for compensation to provide for Council's future needs over and above the minimum requirements.	Allow in full	Amend the Proposed District Plan to provide compensation to landowners where they are required/requested to provide land to provide for Council's future needs over and above the minimum requirements.
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.
Federated Farmers	182.78	Support for clarificatiion on SASM mapping	Support	SASM areas within the Timaru District Plan are poorly mapped and are inconsistent with records held by Environment Canterbury.	Allow	Provide landowners with specific detail on where the SASM are located and ensuring that SASM mapping is consisent within the District Plan and the Regional Plan.
Te Runanga o Ngai Tahu	185.64	Support for proposed amendments to SUB-S8	Support	Support discretion being applied in the establishment of esplanade reserves and esplanade strips which may negatively or positively impact in cultural values.	Allow in full	Amend SUB-S8 Esplanade reserves and strips as follows: Matters of discretion restricted to: [...] 6. The impact of taking the esplanade provision on Kāti Huirapa values
Te Runanga o Ngai Tahu	185.98	Support for proposed amendments to SASM-R1.	Support	Support the amendments to SASM-R1 proposed by Te Runanga o Ngai Tahu.	Allow in full	Amend SASM-R1 Earthworks not including quarrying and mining as follows: Wāhi Tūpuna Overlay Activity status: Permitted Where: PER-1 <i>The activity is either:</i> 1. earthworks, including those associated with and under new buildings/structures and those necessary for the installation of infrastructure / utilities, do not exceed a maximum area of 750m² - 750m³ per site ; or [...]

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.
Kāinga Ora	229.49	Support the amendments as proposed to SUB-P12.	Support	Support proposed amendments to SUB-P12 to provide for policy for non-compliant lot size within the Subdivision chapter.	Allow in full	Amend SUB-P12 as per initial submission from Kāinga Ora.
Kāinga Ora	229.52	Support the amendments as proposed the SUB-Subdivision Chapter.	Support	Fully support the addition of a new rule within the SUB-Subdivision Chapter for permitted activity subdivision with an existing land use consent.	Allow in full	Insert a new rule into SUB-Subdivision chapter as per initial submission from Kāinga Ora.
Kāinga Ora	229.53	Support the amendments as proposed the SUB-Subdivision Chapter.	Support	Support an amendment to the SUB-Subdivision Chapter to insert a new controlled activity rule for vacant lot subdivision including all proposed matters of control.	Allow in full	Insert a new into SUB-Subdivision Chapter as per initial submission from Kāinga Ora.
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.

Kāinga Ora	229.63	Support the amendments as proposed to GRZ-O2.	Support	The potential for mixed housing density within the GRZ & MDRZ needs to be supported by the appropriate District Plan Objectives.	Allow in full	Amend GRZ-O2 as per submission # 229.63
Kāinga Ora	229.75	Mixed housing density & multi-unit development with the General Residential zone is supported.	Support	Support for the addition of a new rule within the GRZ-General Residential Zone Chapter enabling multi-unit development as a Restricted Discretionary Activity.	Allow in full	Amend the GRZ-General Residential Zone Chapter to include the following new rule: GRZ-RX - Residential developments containing three or more residential units Activity status: Restricted Discretionary Matters of discretion are limited to: <i>1. the effects on any infringements of the General Residential Zone Standards;</i> <i>2. the effects on neighbouring properties;</i> <i>3. building bulk and scale;</i> <i>4. appropriate privacy and amenity for on-site occupants;</i> <i>5. proximity of the site to communal or public outdoor space to mitigate a possible lack of private outdoor living space;</i> <i>6. accessibility to any commercial or mixed use zone or everyday commercial activities;</i> <i>7. The ability for the site to accommodate incidental activities anticipated within the General Residential Zone such as parking (if it is to be provided), manoeuvring, waste collection and landscaping; and</i> <i>8. Any mitigation measures.</i>
Kāinga Ora	229.76	Support for amendments to the GRZ-General Residential Zone Chapter.	Support	Support for the introduction of a new rule within the GRZ-General Residential Zone Chapter for the infringement of any applicable zone standard being classified as a Restricted Discretionary Activity.	Allow in full	Amend the GRZ-General Residential Zone Chapter to include the following new rule: GRZ-RX - The infringement of any applicable Zone Standard to an activity Activity status: Restricted Discretionary Matters of discretion are limited to : <i>1. the matters of discretion listed against each Zone Standard, where that standard is infringed.</i>
Kāinga Ora	229.78	Support for proposed amendment to GRZ-S2.	Support	Support an amendment to GRZ-S2 to exclude buildings sharing a common wall from being subject to recession planes.	Allow in full	Amend GRZ-S2 as follows: GRZ-S2 Height in relation to boundary <i>Buildings and structures must be contained within a building envelope defined by recession planes from points 2.5m above ground level at the boundaries of the site. The method for determining recession planes and any permitted projection is described in APP8 - Recession Planes.</i> <i>Note: This standard does not apply where two buildings share a common wall along the boundary of the site/s.</i> <i>[...]</i>
Te Tumu Paeroa, Office of the Maori Trustee	240.6	Clarity over the extent of sites of significance to Māori to be required.	Support	Amend SASM-O2 for access to use and maintain areas and resources of cultural values to be in agreement with affected landowners.	Allow in full	Amend SASM-O2 as follows: SASM-O2 Access and use Kāti Huirapa are able to, in agreement with affected landowners , access, maintain and use resources and areas of cultural value within identified Sites and Areas of Significance to Kāti Huirapa.