

# Memo

To:	Aaron Hakkaart, Planning Manager Timaru District Council
From:	Matt Bonis C/- Planz Consultants
Date:	21 January, 2025
Subject	Without Prejudice - Applicability of NPS-HPL to proposed re-zonings - Growth Topic

## *Purpose of memorandum*

1. The purpose of this memorandum (**Memo**) is to provide a *without prejudice* and preliminary consideration as to:
  - a. whether the National Policy Statement on Highly Productive Land (NPS-HPL) applies to requests in the submissions allocated to the Growth topic (Hearing G) for land to be re-zoned urban or rural lifestyle and or Future Development Areas (**FDAs**) in SCHED15 to be amended or expanded; and
  - b. if so, which pathway in the NPS-HPL is applicable to each request.
2. This Memo is provided in response to questions raised by various submitters during site visits undertaken by the section 42A officer in late November 2024. It is intended to assist submitters to understand my initial assessment of the applicability of the NPS-HPL to each request. However, that assessment reflects the preliminary view of the s42A Reporting Officer only and is not binding on the Hearing Panel, which may take a different view after considering all of the evidence.
3. As discussed on site with a number of submitters, and as stated in the preliminary s42A:

*"Submitters should obtain legal and / or planning advice prior to commissioning any technical responses to this Report in terms of the application of the NPS-HPL and NPS-UD".*
4. The impact of the NPS-HPL on the Panel's consideration of submissions is addressed at a high level in Sections 7.2.12 – 7.2.20 of the Preliminary s42A Report dated 29 October 2024 (preliminary s42A).
5. The NPS-HPL placed immediate restrictions on the re-zoning of highly productive land (**HPL**) to either urban or rural lifestyle. Submitters must therefore demonstrate that the area subject to the re-zoning request is either:
  - a. not HPL under Clause 3.5(7) of the NPS-HPL, or
  - b. there is a pathway for the re-zoning requested, ie., through Clause 3.6(4) and (5) for urban requests, and Clauses 3.7 and 3.10 for rural lifestyle requests.
6. My preliminary assessment as to whether the NPS-HPL applies to each request to re-zone land or amend/ extend an FDA and, if so, the relevant NPS-HPL pathway, is set out in **Schedule 2**. A quick-reference summary table is provided in **Schedule 1**. **Schedule 3** provides a 'flow chart' that I have

prepared outlining the process steps used for the identification of HPL land as relevant to the re-zoning requests.

7. I have not assessed the requests against the NPS-HPL to determine whether a pathway exists. It is for submitters to demonstrate that there is a pathway (where the NPS-HPL applies), and to assess the merits of the proposed re-zoning / amendment against the relevant statutory framework (including NPS-HPL Objective 1, Policy 5 and Policy 6) in the information to be provided by 20 February 2025<sup>1</sup>.
8. I have relied upon the Ministry for the Environment's *National Policy Statement for Highly Productive Land: Guide to Implementation* (2023) to interpret and apply the provisions of the NPS-HPL.

***NPS-HPL transitional definition of highly productive land***

9. HPL is defined in the NPS-HPL<sup>2</sup> as land mapped as HPL in accordance with Clause 3.4 in an operative regional policy statement. Until that mapping is undertaken and included in an operative regional policy statement, the transitional provisions provide that land is treated as HPL if it is:
  - a. zoned general rural or rural production (this zone is not used in the ODP) and is Land Use Classification 1,2 or 3 land<sup>3</sup>; and
  - b. not land identified for future urban development, or subject to a Council initiated, or an adopted, notified plan change to rezone it from general rural or rural production to urban or rural lifestyle.
10. Land *identified for future urban development* means<sup>4</sup> land identified either in:
  - (a) a published Future Development Strategy<sup>5</sup> (FDS) as land suitable for commencing urban development over the next 10 years; or
  - (b) a strategic planning document as an area suitable for commencing urban development over the next 10 years and at a level of detail that makes the boundaries of the area identifiable in practice.
11. Future Development Strategy has the same meaning as it does in the National Policy Statement for Urban Development (NPS-UD).<sup>6</sup> The NPS-UD provides that an FDS is the Future Development Strategy required by subpart 4 of Part 3, which must be prepared by Tier 1 and Tier 2 territorial authorities. Timaru District Council is a Tier 3 territorial authority, and does not have (and is not required to have) an FDS as defined by the NPS-UD. This exemption therefore does not apply to the PDP re-zoning requests.
12. Strategic planning document means any non-statutory growth plan or strategy adopted by local authority resolution.<sup>7</sup> TDC has two strategic planning documents that have been adopted by Council

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<sup>1</sup> Panel Minute 13[5]

<sup>2</sup> NPS-HPL Interpretation Clause 1.3

<sup>3</sup> As mapped by the New Zealand Land Resource Inventory. This can be located at <https://mapviewer.canterburymaps.govt.nz/> by 'adding' the NZRLI LUC Classes 1 – 3 Layer.

<sup>4</sup> NPS-HPL Interpretation Clause 1.3

<sup>5</sup> As defined in the NPS-UD (Clause 1.4) and set out in subpart, Part 3 of the NPS-UD

<sup>6</sup> NPS-HPL Clause 1.3(3) provides that terms defined in the NPS-UD and used in the NPS-HPL have the same meaning as in the NPS-UD.

<sup>7</sup> NPS-HPL Interpretation Clause 1.3.

resolution. They are the Timaru District 2045 Growth Management Strategy<sup>8</sup> completed in 2018 (**GMS 2018**) and the GMS Review<sup>9</sup> completed in 2022, which considers growth out to 2045 (**GMS Review 2022**). These strategic planning documents considered future growth as associated with a 30-year timeframe. To be excluded as HPL under NPS-HPL clause 3.5(7)(b)(i) there is to be certainty in a Strategic Planning document that '*an area* [identified for urban development is] *suitable for commencing urban development over the next 10 years*'.

13. Urban development is not defined in either the NPS-HPL or the NPS-UD. 'Urban'<sup>10</sup> as a description of a zone, is defined in the NPS-HPL as including residential, commercial, industrial, certain special purpose, some open space, and sport and active recreation zones. The PDP zones relevant to the rezoning requests that qualify as 'urban' are the Residential (**RESZ**) and General Industrial Zone (**GIZ**). The Rural Lifestyle zone (**RLZ**) is not considered to be an urban zone for the purposes of the NPS-HPL.
14. Land subject to a Council initiated or adopted notified plan change to rezone it from rural to urban or rural lifestyle includes that land identified in the PDP to be rezoned to an urban zone or to RLZ. Land identified as a Future Development Areas (**FDA**) may not be exempt from the definition of HPL, as an FDA does not re-zone land (see discussion below).

### ***Growth management strategies***

15. The GMS 2018 and GMS Review 2022 were prepared prior to the commencement of the NPS-HPL. The approach taken in those strategies did not therefore take the NPS-HPL provisions into account. As a result, they do not align well with the transitional definition of HPL in the NPS, which requires land to be identified as suitable for urban development within the next 10 years and at a level of detail that enables the boundaries of the area to be identifiable in practice.
16. In particular:
  - a. neither document provides specific timeframes for the development of land for urban purposes over the next 10 years (or beyond), although the GMS Review 2022 identifies where land is to be 'live zoned';
  - b. the GMS 2018 uses indicative circles to identify future urban development, and does not enable identification of land parcels suitable for future development.
17. The analysis in Schedules 1 and 2 adopts the following approach towards interpreting whether the growth management strategies identify land for future urban development in terms of the transitional definition:
  - a. Because GMS 2018 does not enable the identification of land parcels suitable for urban development, it is not considered to meet the requirements of the exemption from the

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<sup>8</sup> Timaru District 2045 Growth Management Strategy (GMS 2018):  
[https://www.timaru.govt.nz/\\_data/assets/pdf\\_file/0003/204375/Growth-Management-Strategy-Adopted-Low-Resolution-08052018.pdf](https://www.timaru.govt.nz/_data/assets/pdf_file/0003/204375/Growth-Management-Strategy-Adopted-Low-Resolution-08052018.pdf)

<sup>9</sup> GMS Residential Review: [https://www.timaru.govt.nz/\\_data/assets/pdf\\_file/0011/669872/Plan2022-GMS-Residential-Review-Report.pdf](https://www.timaru.govt.nz/_data/assets/pdf_file/0011/669872/Plan2022-GMS-Residential-Review-Report.pdf);  
GMS Business Review: [https://www.timaru.govt.nz/\\_data/assets/pdf\\_file/0019/700912/16120\\_GMS-Business-Review-Report\\_Final-May-2022.pdf](https://www.timaru.govt.nz/_data/assets/pdf_file/0019/700912/16120_GMS-Business-Review-Report_Final-May-2022.pdf)

<sup>10</sup> NPS-HPL Interpretation CI 1.3

transitional definition of HPL, given the MFE Guidance<sup>11</sup>. The NPS-HPL is therefore assumed to apply to this land where it is zoned rural in the ODP and is LUC 1, 2 or 3.

- b. The GMS Review 2022 recommendations for 'live zoning' for urban land use are considered to identify land suitable for urban development. This corresponds with the requirement of NPS-HPL clause 3.5(7)(b)(i) as to the requirement for certainty within strategic planning documents that areas are explicitly identified as *being suitable for commencing urban development over the next 10 years*.
  - c. Accordingly, land identified in GMS Review 2022 as 'other zoning opportunities' do not provide any timeframes for rezoning, are not considered to be suitably identified for commencing urban development over the next 10 years, and therefore (in the absence of another exclusion in clause 3.5(7)) remain to be considered as HPL.
  - d. The GMS Review 2022 identifies land for future urban development by parcel boundary, and is therefore identified at a sufficient level of detail to enable the boundaries to be identified in practice. Land identified in the GMS Review 2022 for "live zoning" is therefore considered to meet the exemption from the transitional definition and it is assumed that the NPS-HPL does not apply to this land.
18. It is also noted that the growth management strategies identify some land as suitable for future Rural Residential, using the terminology of the ODP. The Rural Residential zone in the ODP is equivalent to the RLZ in the National Planning Standards, and references to Rural Residential in the growth management strategies are considered to be references to RLZ (and therefore not 'urban') in accordance with clause 1.3(4) of the NPS-HPL (which requires zones not used in the National Planning Standards to be interpreted as the nearest equivalent zone in the National Planning Standards).

#### ***Summary of re-zoning requests subject to the NPS-HPL***

19. In summary, the analysis in Schedules 1 and 2 assume that the NPS-HPL does not apply to re-zoning requests for land that:
- a. is not LUC 1, 2 or 3; or
  - b. was not zoned rural in the ODP; or
  - c. is proposed in the PDP to be zoned either RLZ or one of the urban zones, ie., Residential or Industrial; or
  - d. is identified as suitable for 'live zoning' as either residential or industrial in the GMS Review 2022.
20. These re-zoning requests can be considered on their merits without regard to the NPS-HPL.
21. All other land is considered to be HPL in accordance with the transitional definition. Re-zoning requests in relation to such land need to address the matters set out in the following NPS-HPL pathways:
- a. Requests to rezone to urban (Industrial or Residential) - Clauses 3.6(4) and (5).

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<sup>11</sup> <https://environment.govt.nz/assets/publications/land/National-Policy-Statement-Highly-Productive-Land-Guide-to-implementation-March-2023.pdf> at [18]

- b. For requests to rezone to Rural Lifestyle - Clauses 3.7 and 3.10.

*Future Development Areas*

22. Special mention is required in relation to FDAs. That is because while FDAs are identified in the PDP as areas suitable for future urban or rural lifestyle development, the PDP does not propose to re-zone those areas subject to FDAs. Any re-zoning will occur via a future plan change.
23. FDAs are therefore not "*subject to a notified plan change to re-zone them to urban or rural lifestyle*". Further, the FDAs do not precisely reflect the GMS Review 2022 'live zoning' areas. Therefore, FDAs do not automatically fall within the exemption from the definition of HPL. They are only exempt from being treated as HPL in terms of clause 3.5(7)(b) if they fall within the circumstances described above.
24. In addition, some of the requests allocated to the Growth topic are to extend an FDA or bring the timing of the FDA forward. Some of these requests relate to FDAs that are also HPL land. In those cases, when a plan change is initiated to re-zone the FDA via a future process, the pathways set out in clauses 3.6 and 3.7 of the NPS-HPL will be triggered (unless the NPS-HPL is amended in the interim). However, where the current request is to apply a FDA or bring the timing of a FDA forward, and not to re-zone the land, those clauses are not technically triggered. The NPS-HPL may nevertheless be a relevant consideration in terms of the merits of such requests. In other words, it may be relevant to consider whether an FDA would likely have a pathway to re-zoning in determining whether it is appropriate to bring the timing of the FDA forward.

Yours faithfully/sincerely  
**PLANZ CONSULTANTS LTD**



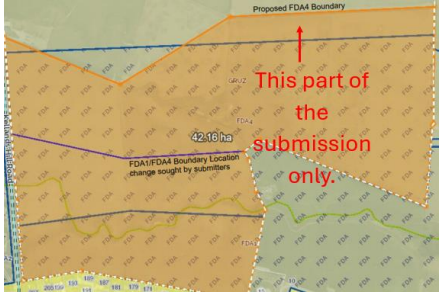
Matt Bonis  
**Partner**

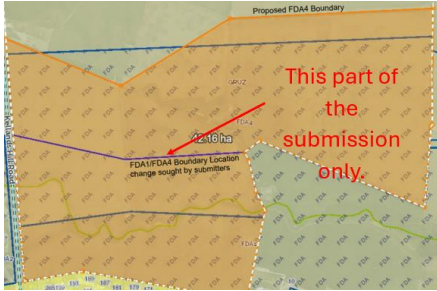
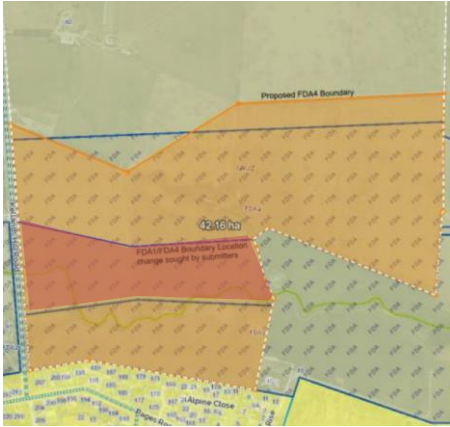
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## Schedule 1 – Preliminary Consideration of application of NPS-HPL to Urban Growth Requests – Without prejudice

*Note: The analysis set out below is the section 42A officer's without prejudice and preliminary view of the applicability of the NPS-HPL in order to assist submitters. It is not binding on the Hearing Panel, which may take a different view. This analysis is subject to change through the course of the hearing and submitters must take their own advice/ draw their own conclusions as to the applicability of the NPS-HPL, the provisions that should be addressed and the evidence required in order to address NPS-HPL matters.*

Submission No	Submission Name	Submission Request	LUC1, 2 or 3	Zoning in ODP	Zoning in PDP	GMS2022	Treated as HPL (cl 3.5(7)).	Relevant pathway (if applicable)
<b>Timaru</b>								
98.1	DJ Parris	Rural Lifestyle	Yes	Rural 1	General Rural	No	Yes	Clause 3.7 and 3.10
174.66, 174.67, 250.66, 250.67	Rooney Holdings Ltd, Rooney Farm Holdings.	FDA (timetable not specified) Residential / Industry	Yes	Rural 2	General Rural	No timeframe provided.	Yes	Not re-zoning request. Clauses 3.6(4) and (5) may be relevant considerations
20.1	TJ O'Neill	Residential	No	Rural 1	General Rural	Residential 'live zoning'.	No	NPS-HPL not applicable
30.1	S & C McKnight	Rural Lifestyle (for that portion not zoned in PDP)	Yes	Rural 1	General Rural	No	Yes	Clause 3.7 and 3.10
27.11	A Rabbidge RSM Trust	Rural Lifestyle Reduce FDA timeframe to 2 years	Yes	Rural 1	General Rural Overlay FDA9 Rural Lifestyle – 5 years	No	Yes	Not re-zoning request. Clause 3.7 and 3.10 may be relevant considerations
217.1	AM Ford and MM Ammar	Rural Lifestyle (extension to FDA9)	Yes	Rural 1	General Rural	No	Yes	Not re-zoning request. Clause 3.7 and 3.10 may be relevant considerations
207.1, 207.2	Simmons Trust	Rural Lifestyle	Yes	Rural 1	General Rural	No	Yes	Clause 3.7 and 3.10
11.1	GA Morton	Rural Lifestyle – (Extension of FDA10)	Yes	Rural 1	General Rural	No	Yes	Not re-zoning request. Clause 3.7 and 3.10 may be

Submission No	Submission Name	Submission Request	LUC1, 2 or 3	Zoning in ODP	Zoning in PDP	GMS2022	Treated as HPL (cl 3.5(7)).	Relevant pathway (if applicable)
								relevant considerations
65.1	L Robertson	Rural Lifestyle FDA10 Reduce timeframe to 2 years	Yes	Rural 1	General Rural Overlay FDA10 Rural Lifestyle – 5 years	No	Yes	Not re-zoning request. Clause 3.7 and 3.10 may be relevant considerations
33.1	Ford et al	Rural Lifestyle – (Extension of FDA10)	Yes	Rural 1	General Rural	No	Yes	Not re-zoning request. Clause 3.7 and 3.10 may be relevant considerations
216.3, 211.3  203.2	Simstra  Rolling Ridges Trust   Pages / Russell Trust	General Residential. FDA2 Reduce timeframe to 2 years	Yes	Rural 1	General Rural Overlay FDA2 – 5 years General Residential.	Residential 'live zoning'	No	NPS-HPL not applicable
227.1	R & J Gibson	Extend FDA4 Residential (note – there is little additional increase in land area given 'unders and overs' approach in submission). That is, the realignment sought is not considered material in terms of merits.  	Yes	Rural 1	General Rural	No	Yes	Not re-zoning request, but extension to FDA4. Clause 3.6(4) and 5 may be relevant considerations

Submission No	Submission Name	Submission Request	LUC1, 2 or 3	Zoning in ODP	Zoning in PDP	GMS2022	Treated as HPL (cl 3.5(7)).	Relevant pathway (if applicable)
		Boundary adjustment FDA1 and FDA4. 	Yes	Rural 1	General Rural  Overlay FDA1– Timeframe 2 years  Overlay FDA4– Timeframe 10 years	Future residential	Yes	Not re-zoning request. Clauses 3.6(4) and (5) may be relevant considerations
		The amended residential FDA1. Timeframe reduced from 2 years to immediate. The amended FDA4 from 10 years to 'less than 10 years'. 	Yes	Rural 1	General Rural  Overlay FDA1. Timeframe 2 years	Residential 'live zoning'	No	NPS-HPL not applicable.
				Rural 1	General Rural  Overlay FDA4. Timeframe 10 years	Future residential	Yes	Not re-zoning request. Clauses 3.6(4) and (5) may be relevant considerations
157.2	R De Joux	Residential FDA4 Timeframe reduced from 10 years to 5 years.	Yes	Rural 1	General Rural  Overlay Residential FDA4 – Beyond 10 years	Future residential	Yes	Not re-zoning request. Clauses 3.6(4) and (5) may be relevant considerations



Submission No	Submission Name	Submission Request	LUC1, 2 or 3	Zoning in ODP	Zoning in PDP	GMS2022	Treated as HPL (cl 3.5(7)).	Relevant pathway (if applicable)
157.1	R De Joux	Residential	Yes	REC 2	SARZ Overlay of FDA12 – General Industrial Zone over part of the request.	GIZ 'Zoned Land' plus Development Area Overlay	No	NPS-HPL not applicable.
190.1	North Meadows	Industrial	Yes	Rural 1 and Rural 2	General Rural	No	Yes	Clauses 3.6(4) and (5)
248.1	White Water Properties LTD	Rezone Industrial now rather than as FDA13 (beyond 10 years)	Yes	Rural 1	General Rural Overlay FDA13 Industrial Beyond 10 years	Future industrial	Yes	Clauses 3.6(4) and (5)
157.1	R De Joux							
157.2	R De Joux	Remain 'Urban' as FDA14 reduce to 5 years from 10 years.	Yes	Rural 1 and REC 2	Split zoning: SARZ with Overlay for FDA14 – Urban Development beyond 10 years over part of the request.  Balance is zoned General Rural	Future industrial	Yes (for that part zoned General Rural in the Proposed Plan).	Not re-zoning request. Clauses 3.6(4) and (5) may be relevant considerations for that part zoned General Rural in the Proposed Plan
<b>Temuka</b>								
145.1	T Johnson	Residential	Very top corner (<240m²)	Rural 1 Small area RES1	General Rural	No	Yes	Clauses 3.6(4) and (5)

Submission No	Submission Name	Submission Request	LUC1, 2 or 3	Zoning in ODP	Zoning in PDP	GMS2022	Treated as HPL (cl 3.5(7)).	Relevant pathway (if applicable)
237.2	RSM Trust et al	Retain FDA6 General Residential reduce 10 years to immediate	Yes	Rural 1 and Rural 2	General Rural Overlay FDA6 – General Residential Beyond 10 years	Future residential	Yes	Clauses 3.6(4) and (5)
95.1	DW Rae	Expand FDA7 Rural Lifestyle Zone to include 148 McNairs Road (Extending to Springfield Road)	Yes	Rural 2	General Rural	No	Yes	Not re-zoning request. Clause 3.7 and 3.10 may be relevant considerations
34.4	Greenfield, McCutcheon, Tarrant, Sullivan and Ellery	Support FDA7 and 2-year timeframe.	In part	Rural 1 and Rural 2	General Rural Overlay FDA7 - - Rural Lifestyle 2 years)	No	Yes	Not re-zoning request. Clause 3.7 and 3.10 may be relevant considerations

## Pleasant Point

28.1	R&R Hay	Rural Lifestyle	Yes	Rural 1	General Rural	No	Yes	Clause 3.7 and 3.10
231.1	TG Blackler	Residential	Yes	Rural 1 and Rural 2	General Rural	No	Yes	Clauses 3.6(4) and (5)




Submission No	Submission Name	Submission Request	LUC1, 2 or 3	Zoning in ODP	Zoning in PDP	GMS2022	HPL under NPS-HPL (cl 3.5(7)).	Clause(s) to be considered
Geraldine								
241.2	JR Livestock Ltd	Industrial	No	Rural 1	General Rural	Yes	No	NPS-HPL not applicable
157.2	R De Joux	Residential FDA5 reduce 10 years to 5 - 10 years.	Yes	Rural 2	General Rural FDA5 – General Residential beyond 10 years.	Future residential	Yes	Not re-zoning request. Clauses 3.6(4) and (5) may be relevant considerations


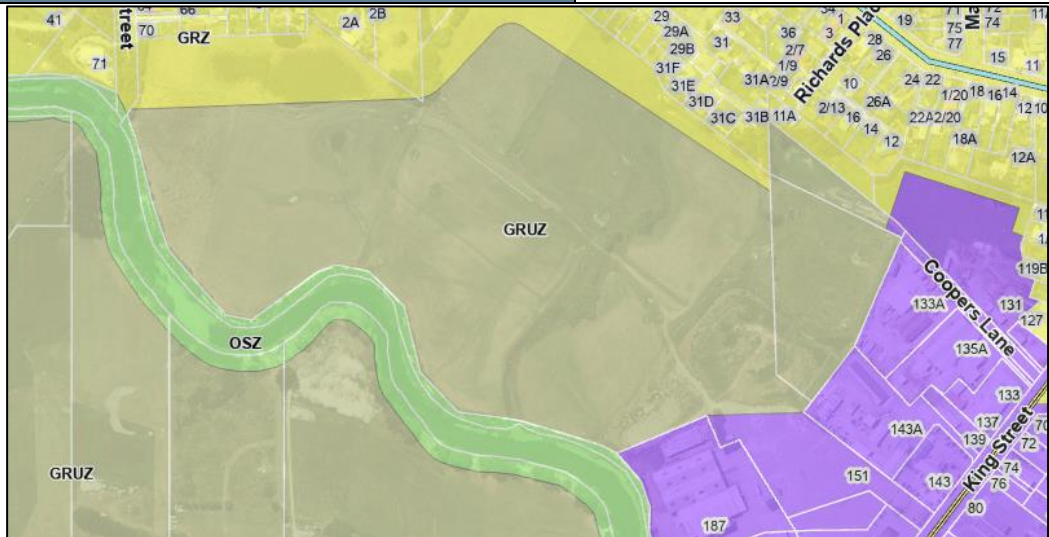
Submission No	Submission Name	Submission Request	LUC1, 2 or 3	Zoning in ODP	Zoning in PDP	GMS2022	HPL under NPS-HPL (cl 3.5(7)).	Clause(s) to be considered
81.1	J Shirtcliff	Residential (or intensive Rural Lifestyle as serviced)	Yes	Rural 2	Rural Lifestyle	No	No	NPS-HPL not applicable.
72.1	L Burdon	FDA – Not specified	Yes	Rural 2 and Rural 1	General Rural	No	Yes	Not re-zoning request. Regardless, absence of clarity as to request in Submission.
160.1	D&S Payne	Rural Lifestyle FDA11 timeframe change from 10 years to immediate.	Yes	Rural 1 and Rural 2	General Rural FDA11 Rural Lifestyle Beyond 10 years.	Other zoning opportunities for rural lifestyle	Yes	Clause 3.7 and 3.10
138.1	S&Y Houwaard	Rural Lifestyle	Yes	Rural 1 and R Rural 2	General Rural That part of the submission east of Main North Road within FDA11	for the part within FDA11, identified as other zoning opportunities for rural lifestyle	Yes	Clause 3.7 and 3.10
32.1	B Selbie	Rural Lifestyle	Yes	Rural 1 and Rural 2	Rural	No	Yes	Clause 3.7 and 3.10
19.1	Waitui Deer Farm	Rural Lifestyle (2ha rather than 10ha lots)	No	Rural Lifestyle Sub Zone R4A.	Rural Lifestyle (Specific Control Area – 2 and 10Ha minimums)	No	No	NPS-HPL not applicable.

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# **Schedule 2A:**


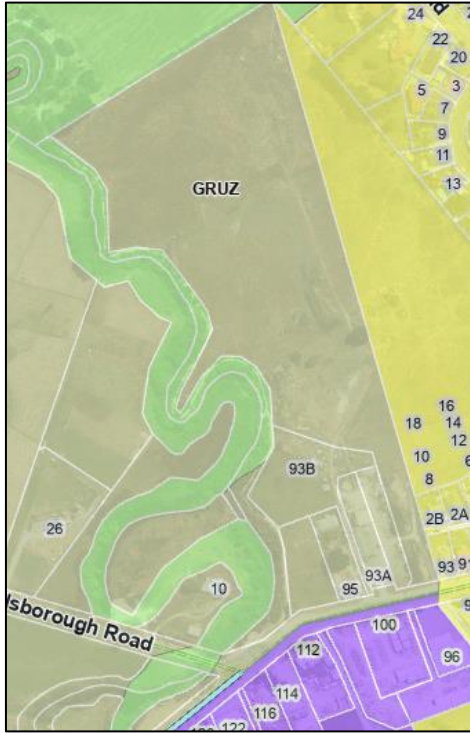

## **Timaru Individual Submissions**

<b>Submission No</b>	<b>98.1</b>
<b>Submission Name</b>	<b>DJ Parris</b>
<b>Submission Request Summary</b>	<b>Rural Lifestyle</b>
<b>Submission Request Detail</b>	Parade Road Scarborough becomes part of the Rural Lifestyle Zone.
<b>LUC 1,2 or 3</b>	✓
	
<b>Zoning in PDP</b>	<b>General Rural Zone (GRUZ)</b>
	
<b>Identified in the GMS 2018?</b>	<b>No</b>
	
<b>Identified in the GMS 2022 Reviews?</b>	<b>No</b>
<b>HPL under NPS-HPL (cl 3.5(7))?</b>	<b>Yes</b>
<b>NPS – HPL Clauses to be considered</b>	<b>Clause 3.7 and 3.10</b>

<b>Submission No</b>	<b>174.66, 174.67, 250.66, 250.67</b>
<b>Submission Name</b>	<b>Rooney Holdings Ltd Rooney Farms Limited</b>
<b>Submission Request Summary</b>	<b>General Industrial Zone or General Residential Zone (Urban).</b>
<b>Submission Request Detail</b>	<p>Add an additional Future Development for General Industrial Zone and/or General Residential Zone over Lot 4 DP 301476 and Pt Lot 2 DP 17808.</p> <p>[Note no timeframe provided for FDA]</p>
<b>LUC 1,2 or 3</b>	✓
	
<b>Zoning in PDP</b>	<b>General Rural Zone (GRUZ)</b>
	



Identified in the GMS 2018?	<b>No</b>
	Zone change not identified in the GMS2018
Identified in the GMS 2022 Reviews?	<b>Business Review. In part [17]</b>
<p><i>Despite its low scoring, the Redruth site is also worthy of consideration. It is an obvious hole in the urban fabric and the primary reason for its lower scoring is related to hazards. If these could be overcome and adverse effects, particularly associated with Saltwater Creek, appropriately addressed, then the site is a logical location for light industrial activity. Given the elevated location of residential properties to the north, it is considered that some form of setback and boundary treatment would be required, and activities would need to be limited in terms of effects such as noise and odour. As such, the land at Redruth shown in Figure 5 is recommended for a future development area overlay.</i></p>	
HPL under NPS-HPL (cl 3.5(7))?	<b>Yes</b>
NPS – HPL Clauses to be considered	<b>Not re-zoning request. Clauses 3.6(4) and (5) may be relevant considerations.</b>

<b>Submission No</b>	<b>20.1</b>
<b>Submission Name</b>	<b>TJ O'Neill</b>
<b>Submission Request Summary</b>	<b>Residential</b>
<b>Submission Request Detail</b>	The subject site should be rezoned to General Residential Zone, and the Timaru Urban Boundary should be extended to Otipua Creek.
<b>LUC 1,2 or 3</b>	<b>Zoning in the PDP</b>
<b>x</b>	<b>General Rural Zone (GRUZ)</b>
	
<b>Identified in the GMS 2018?</b>	<b>No</b>
	
<b>Identified in the GMS 2022 Reviews?</b>	<b>Residential Review. In part [24]</b>








**Recommended Greenfield Sites to 'live zoning'**

*Amend the O'Neill Place land (legally described as Lot 24 DP327513) from GRUZ to GRZ to provide an additional 7ha of residential land. The land adjoins playing fields (with foot access to Centennial Park along Otupua Creek North Branch) and is near to primary and secondary schools and an employment zone. This would result in 84 houses over the life of the plan. This land is tied to a portion of land that is already zoned GRZ which was recognised in Section 7.1 as being land intended for development in the long term due to the current zoning situation. It could be expected that the upzoning this land could bring the potential for future development forward. The area to be rezoned is shown in Figure 3 below.*

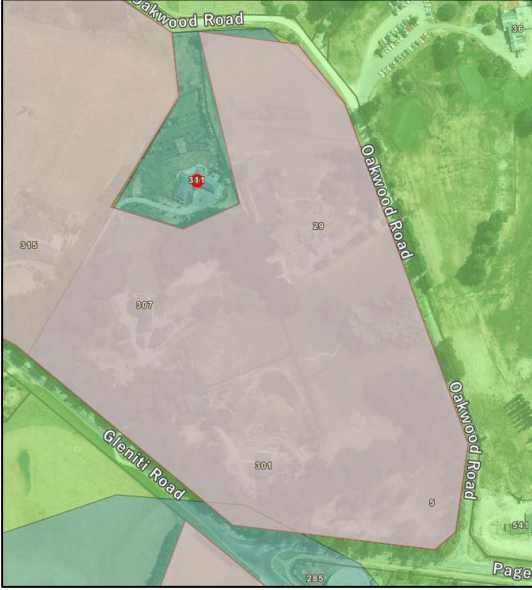

**HPL under NPS-HPL (cl 3.5(7))?****No****NPS – HPL Clauses to be considered****HPL not applicable**

<b>Submission No</b>	<b>30.1</b>
<b>Submission Name</b>	<b>S&amp;C McKnight</b>
<b>Submission Request Summary</b>	<b>Rural Lifestyle (for that part not zoned in PDP)</b>
<b>Submission Request Detail</b>	The neighbouring Brookfield Road subdivision specific overlay, and underlying Rural Lifestyle Zone, should be extended to the subject site. A part of the site should also be rezoned Open Space Zone.
<b>LUC 1,2 or 3</b>	<b>Zoning in the PDP</b>
✓	<b>General Rural Zone (GRUZ)</b>
	
<b>Identified in the GMS 2018?</b>	<b>No</b>
	
<b>Identified in the GMS 2022 Reviews?</b>	<b>No</b>
<b>HPL under NPS-HPL (cl 3.5(7))?</b>	<b>Yes</b>
<b>NPS – HPL Clauses to be considered</b>	<b>Clause 3.7 and 3.10</b>

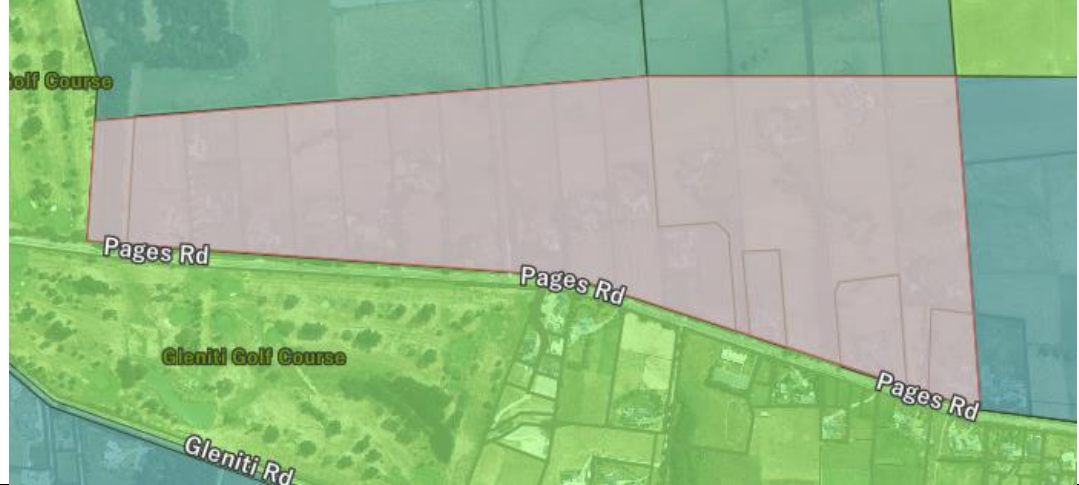

<b>Submission No</b>	<b>27.11</b>
<b>Submission Name</b>	<b>A Rabbidge RSM Trust</b>
<b>Submission Request Summary</b>	<b>Rural Lifestyle – Reduce FDA Timeframe to 2 years</b>
<b>Submission Request Detail</b>	SCHED15 - Future Development Areas FDA9 Gleniti North Future Development Area - Rural Lifestyle Development , Priority Area - <b>5 2</b> years
<b>LUC 1,2 or 3</b>	<b>Zoning in the PDP</b>
✓	<b>General Rural Zone (GRUz) – FDA 9 Rural Lifestyle – 5 Years</b>
	
<b>Identified in the GMS 2018?</b>	<b>Yes – Rural Residential</b>
	
<b>Identified in the GMS 2022 Reviews?</b>	<b>No</b>
<b>HPL under NPS-HPL (cl 3.5(7))?</b>	<b>Yes</b>
<b>NPS – HPL Clauses to be considered</b>	<b>Not re-zoning request. Clause 3.7 and 3.10 may be relevant considerations</b>

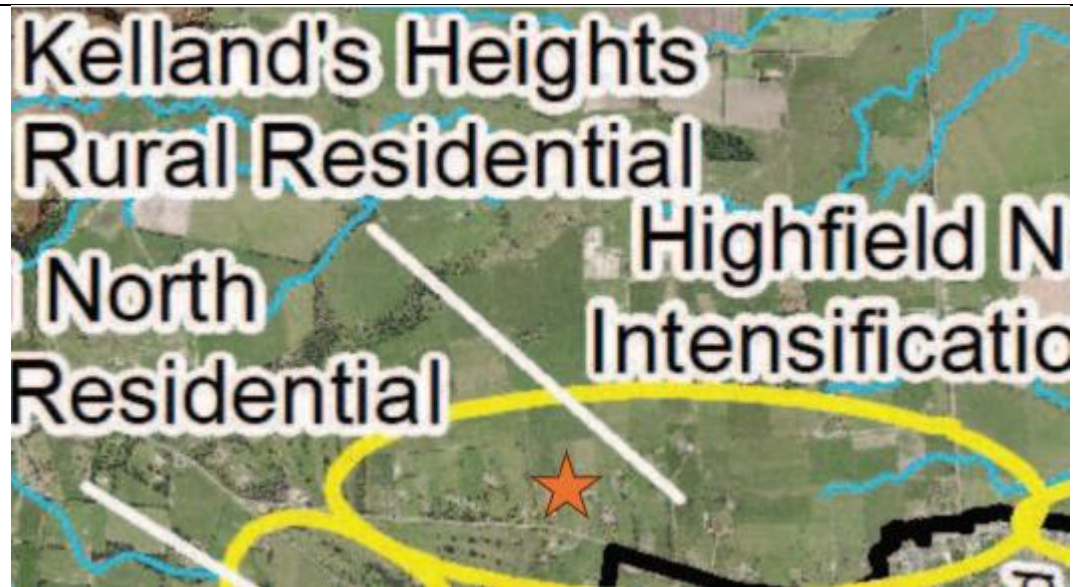
<b>Submission No</b>	<b>217.1</b>
<b>Submission Name</b>	<b>AM Ford and MM Ammar</b>
<b>Submission Request Summary</b>	<b>Rural Lifestyle (extension to FDA9)</b>
<b>Submission Request Detail</b>	<p>Extend FDA9 to Lot 1 DP80956 (318 Gleniti Road) and consequently the land between (264, 274 and 288 Gleniti Road).</p> 
<b>LUC 1,2 or 3</b>	<b>Zoning in the PDP</b>
✓	<b>General Rural Zone (GRUz)</b>
	
<b>Identified in the GMS 2018?</b>	<b>No</b>
<b>Identified in the GMS 2022 Reviews?</b>	<b>No</b>
<b>HPL under NPS-HPL (cl 3.5(7))?</b>	<b>Yes</b>
<b>NPS – HPL Clauses to be considered</b>	<b>Not re-zoning request. Clause 3.7 and 3.10 may be relevant considerations</b>



<b>Submission No</b>	<b>207.1, 207.2</b>
<b>Submission Name</b>	<b>Simmons Trust</b>
<b>Submission Request Summary</b>	<b>Rural Lifestyle</b>
<b>Submission Request Detail</b>	<p>a) A rezoning from General Rural Zone to Rural Lifestyle Zone; or</p> <p>b) A rezoning of the properties at 5 Oakwood Road, 29 Oakwood Road and 301-311 Gleniti Road from GRZ to Rural Lifestyle; or</p> <p>c) Inclusion of the properties at 5 Oakwood Road, 29 Oakwood Road and 301 - 311 Gleniti Road within FDA10; or</p> <p>d) Amendments to the GRZ provisions which enable further development and intensification, including further subdivision down to a scale consistent with Rural Lifestyle development i.e 5000m<sup>2</sup>.</p>
<b>LUC 1,2 or 3</b>	<b>Zoning in the PDP</b>
✓	<b>General Rural Zone (GRUz) – 5, 29 Oakwood, and 301 – 311 Gleniti Rd.</b>
	
<b>Identified in the GMS 2018?</b>	<b>No</b>
<b>Identified in the GMS 2022 Reviews?</b>	<b>No</b>
<b>HPL under NPS-HPL (cl 3.5(7))?</b>	<b>Yes</b>
<b>NPS – HPL Clauses to be considered</b>	<b>Clause 3.7 and 3.10</b>

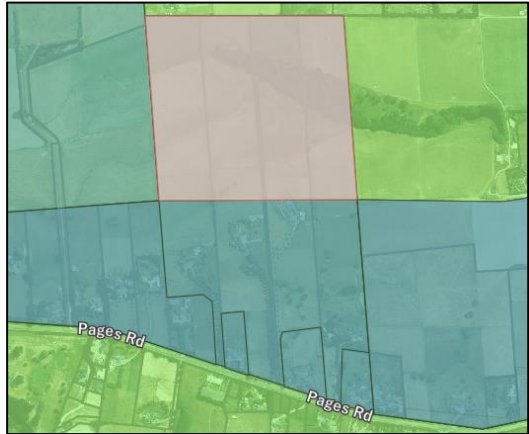
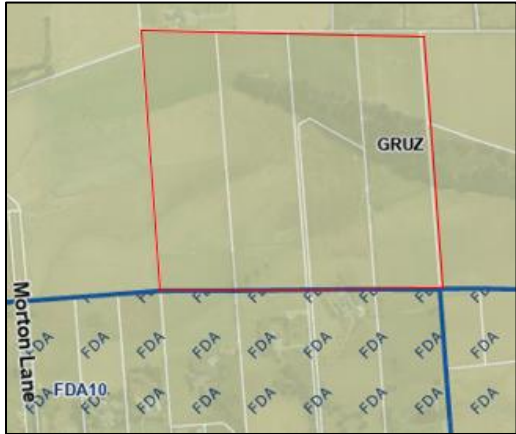
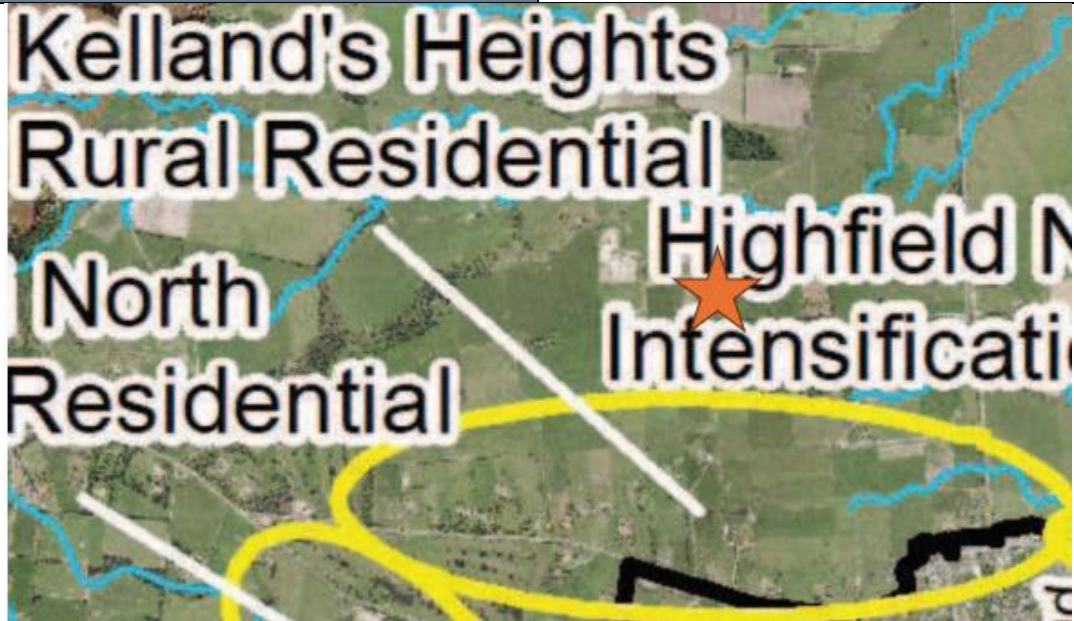
<b>Submission No</b>	<b>11.1</b>
<b>Submission Name</b>	<b>GA Morton</b>
<b>Submission Request Summary</b>	<b>Rural Lifestyle – Extension of FDA10</b>
<b>Submission Request Detail</b>	Future Development Area (FDA10) should be extended to the boundary with Lot 9 DP 561776 in order to provide a functional area for lifestyle block development.
<b>LUC 1,2 or 3</b>	<b>Zoning in the PDP</b>
✓	<b>General Rural Zone (GRUZ) – 5, 29 Oakwood, and 301 – 311 Gleniti Road.</b>
<b>Identified in the GMS 2018?</b>	<b>No</b>
<b>Identified in the GMS 2022 Reviews?</b>	<b>No</b>
<b>HPL under NPS-HPL (cl 3.5(7))?</b>	<b>Yes</b>
<b>NPS – HPL Clauses to be considered</b>	<b>Not re-zoning request. Clause 3.7 and 3.10 may be relevant considerations</b>

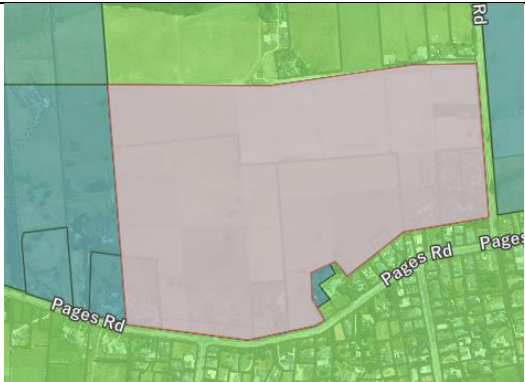
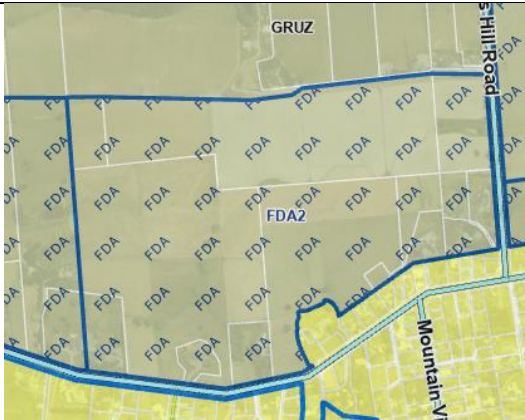
<b>Submission No</b>	<b>65.1</b>
<b>Submission Name</b>	<b>L Robertson</b>
<b>Submission Request Summary</b>	<b>Rural Lifestyle – FDA10 (Reduce timeframe to 2 years)</b>
<b>Submission Request Detail</b>	Rezoning Pages Road from rural 1 to rural lifestyle with allotment sizes of 5000 m <sup>2</sup> within 2 years (consents for new housing require connection to sewer).
<b>LUC 1,2 or 3</b>	✓
	
<b>Zoning in PDP</b>	<b>General Rural Zone (GRUZ). FDA 10 Rural Lifestyle 5 Years</b>
	
<b>Identified in the GMS 2018?</b>	<b>Yes</b>



Identified in the GMS 2022 Reviews?	No
HPL under NPS-HPL (cl 3.5(7))?	Yes
NPS – HPL Clauses to be considered	Not re-zoning request. Clause 3.7 and 3.10 may be relevant considerations



<b>Submission No</b>	<b>33.1</b>
<b>Submission Name</b>	<b>Ford et al</b>
<b>Submission Request Summary</b>	<b>Rural Lifestyle – Extension of FDA10</b>
<b>Submission Request Detail</b>	Future Development Area (FDA10) should be extended to the boundary with Lot 9 DP 561776 in order to provide a functional area for lifestyle block development.
<b>LUC 1,2 or 3</b>	<b>Zoning in the PDP</b>
✓	<b>General Rural Zone (GRUZ)</b>
	
<b>Identified in the GMS 2018?</b>	<b>No</b>
	
<b>Identified in the GMS 2022 Reviews?</b>	<b>No</b>
<b>HPL under NPS-HPL (cl 3.5(7))?</b>	<b>Yes</b>
<b>NPS – HPL Clauses to be considered</b>	<b>Not re-zoning request. Clause 3.7 and 3.10 may be relevant considerations</b>

Submission No	216.3	211.3	203.2
Submission Name	Simstra	Rolling Ridges Trust	Pages / Russell Trust
Submission Request Summary	<b>General Residential FDA2 Reduce Timeframe to 2 years</b>		
Submission Request Detail	<p>(a) Those parts of properties identified in the DO Report which can be serviced (assumed: <i>Parts of 251 and 273 Pages Road could be serviced from existing Council Wastewater main. Parts of 279 and 295 Pages Road that could be serviced by an extension to the existing Council Wastewater main</i>) be zoned General Residential.</p> <p>(b) The sequencing of balance land on FDA2 be amended to 2 years (rather than 5 years).</p> <p>(c) The requirement for FDA2 DAP to be in conjunction with Kellands Heights West is deleted.</p>		
LUC 1,2 or 3	<b>Zoning in the PDP</b>		
✓	<b>General Rural Zone (GRUz). FDA2 5 Years Residential</b>		
			
Identified in the GMS 2018?	<b>Yes</b>		



Identified in the GMS 2022 Reviews?

Residential Review [23]

**Recommended Greenfield Sites to 'live zoning'**

Amend the zoning of the western end of the Pages Road/Kellands Hill Road site (shown as DEV5 and zoned RLZ in the Draft District Plan) from GRUZ to GRZ. This land is not as intensively developed with rural lifestyle properties as the western end of DEV5 and is a logical next step for extending Timaru and is again close facilities including, Aorangi Park, Mountain View High School and primary schools. It is assumed that approximately 6 ha of this area will not be developed due to existing rural lifestyle development and waterways, accordingly the area available equates to approximately 29 ha. At 12 HH/ha, the site could yield up to 348 HH over the life of the Plan. The area to be rezoned is shown in Figure 2 below.

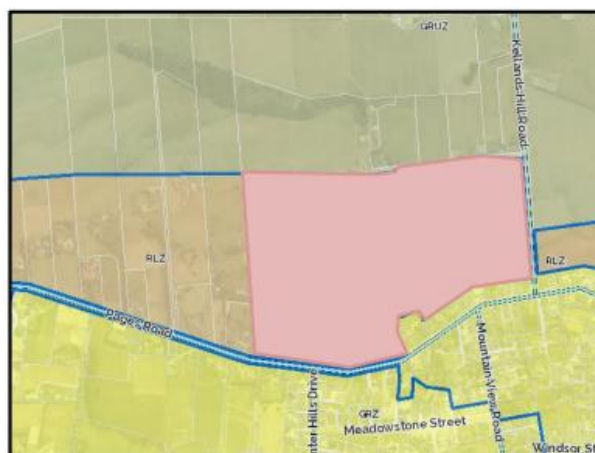


Figure 2: Amend zoning of shaded area to GRZ

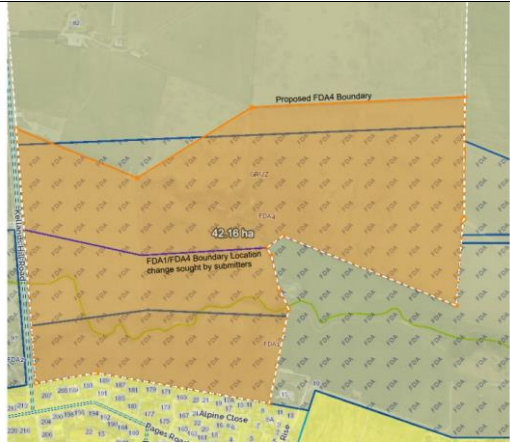
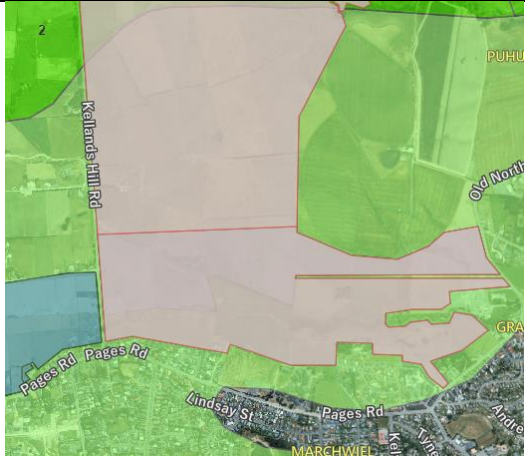
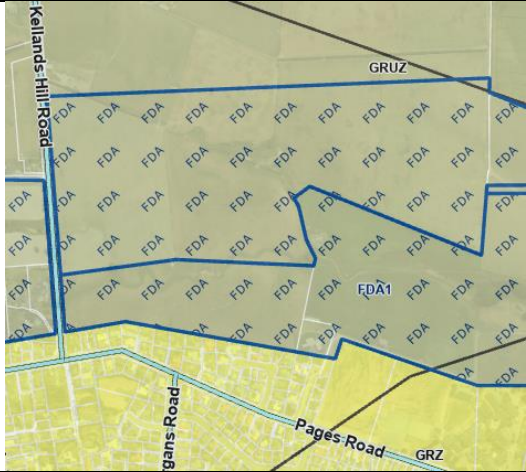
HPL under NPS-HPL (cl 3.5(7))?

No

NPS – HPL Clauses to be considered

NPS not applicable



<b>Submission No</b>	<b>227.1</b>
<b>Submission Name</b>	<b>R and J Gibson</b>
<b>Submission Request Summary</b>	<p>(a) Amend FDA1 and GRUZ boundary lines refer submission.</p> <p>(b) Amended FDA1 (boundary as amended in submission) be zoned General Residential Zone (now).</p> <p>(c) Amend boundary of FDA1 and FDA4 to follow topography. Provides for internalisation of Taitarakihi Creek in FDA1. FDA4 to occur 'less than 10 years'.</p>
<b>Submission Request Detail</b>	
<b>LUC 1,2 or 3</b>	<b>Zoning in the PDP</b>
✓	<p><b>General Rural Zone (GRUZ). Overlay for FDA1 Residential (Timeframe 2 yrs), Overlay FDA4 Residential (Timeframe 10 yrs).</b></p>
	
<b>Identified in the GMS 2018?</b>	<b>Southern part - Rural Residential (Elloughton South 'Rural Residential').</b>



Identified in the GMS 2022 Reviews?

In part. Residential Review [22, 28]

#### **Recommended Greenfield Sites to 'live zoning'**

Amend the zoning of Richardsons Farm 1 (shown as DEV6 in the Draft District Plan and zoned RLZ noting that this includes a small portion of Gibson Farm) from GRUZ to GRZ and square up the boundaries to enable access to Old North Road. This is the logical next step for extending Timaru and is close to facilities including Aorangi Park, Mountain View High School and primary schools. The area is approximately 47 ha, but it has been assumed that upwards of 10 ha will need to be set aside as reserve for Taitarakihi Creek and other water and transmission power related matters, leaving approximately 37 ha. At 12 HH/ha, the site could yield up to 444 HH over the life of the Plan. The area to be rezoned is shown in Figure 1 below.

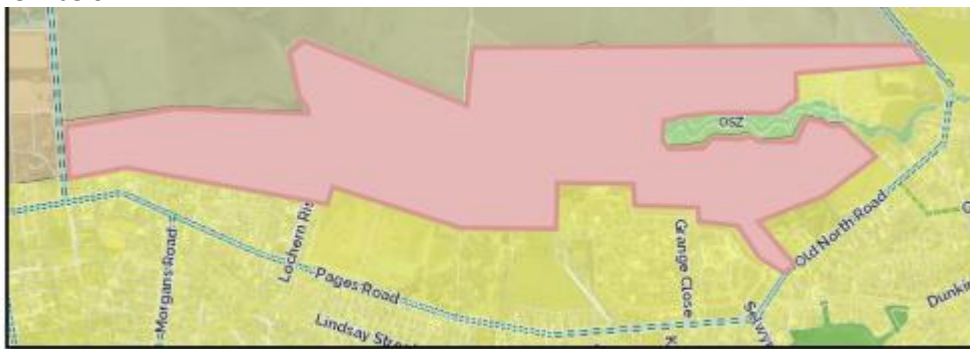


Figure 1: Amend zoning shaded area to GRZ

#### **Recommended Greenfield Sites to 'Future Urban Zone'**

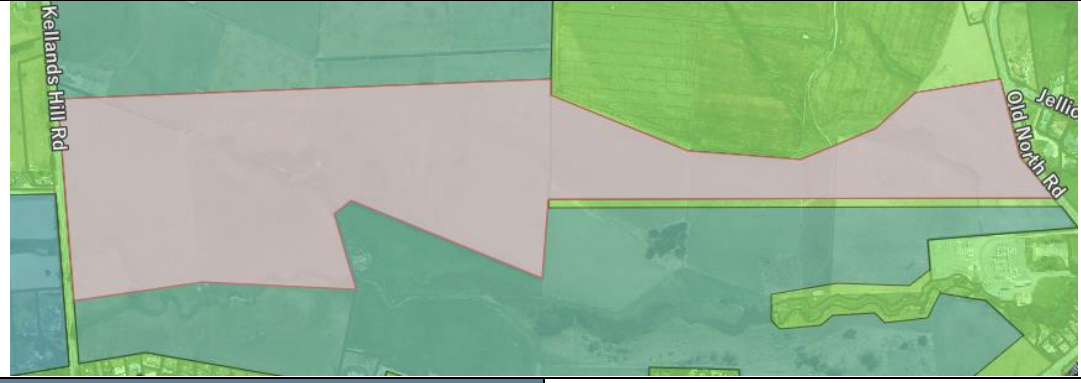
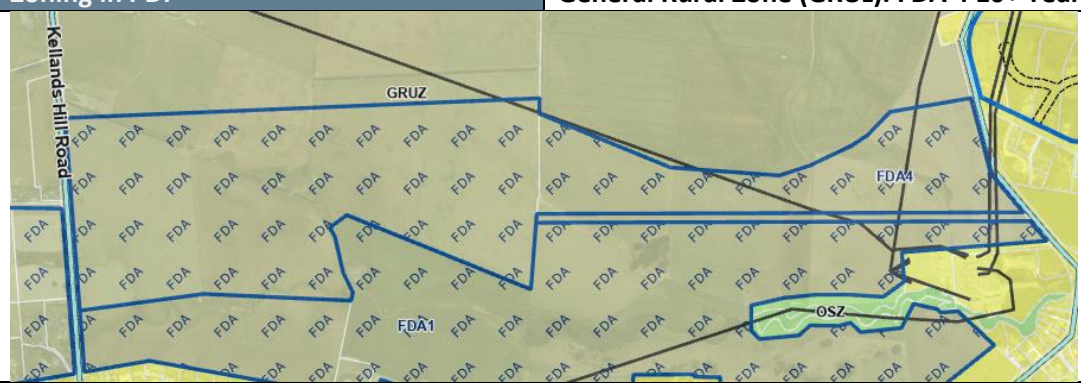

Identify land north of Richardsons Farm 1 as FUZ, being approximately 30ha (gross). When Timaru requires further residential land, this is a logical extension to the town. The area to be rezoned is shown in Figure 7 below.



Figure 7: Amend zoning of shaded area to FUZ

HPL under NPS-HPL (cl 3.5(7))?	<p>That part of the Submission that relates to FDA1 as identified in GMS Review <b>is not</b> considered to be HPL for the purpose of the NPS-HPL.</p> <p>That part of the submission that relates to FDA4 is identified in the PDP as (Residential FDA beyond 10 years, is not identified in the GMS (2018) but is identified in the Residential GMS2022 Review as FUZ '<i>when Timaru requires further residential land this is a logical extension to the town</i>') – there is no timeframe associated with the recommendation. Accordingly, <b>it is considered that FDA4 is subject to the NPS-HPL, as there is not an explicit exclusion under cl3.5(7)(b).</b></p> <p>The merits of the sought <b>boundary realignment</b> (topography) are understood and logical on their face. However, the consequences of the <b>NPS-HPL require consideration.</b></p>
NPS – HPL Clauses to be considered	<p>FDA4, and FDA1 and FDA4 Boundary realignment.</p> <p><b>Clauses 3.6(4) and (5)</b></p>



<b>Submission No</b>	<b>157.2</b>
<b>Submission Name</b>	<b>R De Joux</b>
<b>Submission Request Summary</b>	<b>Residential FDA4 Timeframe reduced from 10 years to 5 years.</b>
<b>Submission Request Detail</b>	Amend all Future Development Areas shown as "Future Area – Beyond 10 years" to Future Area – Beyond 5 to 10 years"
<b>LUC 1,2 or 3</b>	✓
	
<b>Zoning in PDP</b>	<b>General Rural Zone (GRUZ). FDA 4 10+ Years</b>
	
<b>Identified in the GMS 2018?</b>	<b>No.</b>
	
<b>Identified in the GMS 2022 Reviews?</b>	<b>In part. Residential Review [28]</b>

### Recommended Greenfield Sites to 'Future Urban Zone'

Identify land north of Richardsons Farm 1 as FUZ, being approximately 30ha (gross). When Timaru requires further residential land, this is a logical extension to the town. The area to be rezoned is shown in Figure 7 below.



Figure 7: Amend zoning of shaded area to FUZ

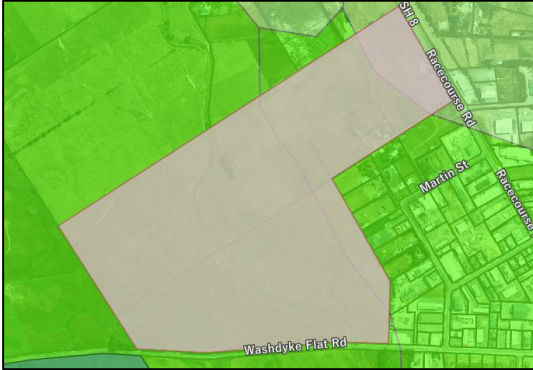
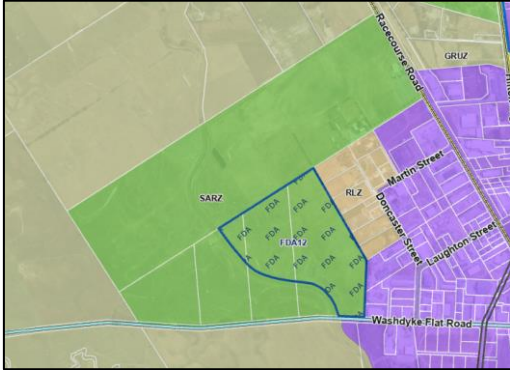
HPL under NPS-HPL (cl 3.5(7))?

FDA4 is identified in the PDP as (Residential FDA beyond 10 years, is not identified in the GMS (2018) but is identified in the Residential GMS2022 Review as FUZ 'when Timaru requires further residential land this is a logical extension to the town') – there is no timeframe associated with the recommendation. Accordingly, **it is considered that FDA4 is subject to the NPS-HPL, as there is not an explicit exclusion under cl3.5(7)(b).**

NPS – HPL Clauses to be considered

**Not re-zoning request. Clauses 3.6(4) and (5) may be relevant considerations**



<b>Submission No</b>	<b>157.1</b>
<b>Submission Name</b>	<b>R De Joux</b>
<b>Submission Request Summary</b>	<b>Residential</b>
<b>Submission Request Detail</b>	Rezone the land on the true right of Papakha Stream within records of title CB22F/884 and CB22F/885 to General Residential. Should this not be supported, then as a fallback position I submit that this area of land become a Future Development Area for residential development as a priority area for a Development Area Plan within 2 years.
<b>LUC 1,2 or 3</b>	<b>Zoning in the PDP</b>
✓	<b>SARZ – Sport and Active Recreation Zone (part FDA12 General Industrial 2 years)</b>
	
<b>Identified in the GMS 2018?</b>	<b>No.</b>
	
<b>Identified in the GMS 2022 Reviews?</b>	<b>In part. Business Review [14]</b>

### Section 8 - Recommendations

*Washdyke Flat Road (North) The zoning of Washdyke Flat Road (North) (shown in Figure 1 below) should be amended to GIZ with a Development Area overlay in place. This land is contiguous with the existing Washdyke industrial zone and is considered a logical extension of the industrial area. This site, along with other Council owned land, would provide the opportunity for TDC to play a part in promoting economic growth and development in Timaru in a similar manner to way in which the Selwyn District Council does with the Izone in Rolleston. Due to the presence of Papaka Stream and the associated stopbank infrastructure and a pocket of rural lifestyle land, suitable setback and amenity measures will need to be provided for in the Development Area Plan and provisions.*

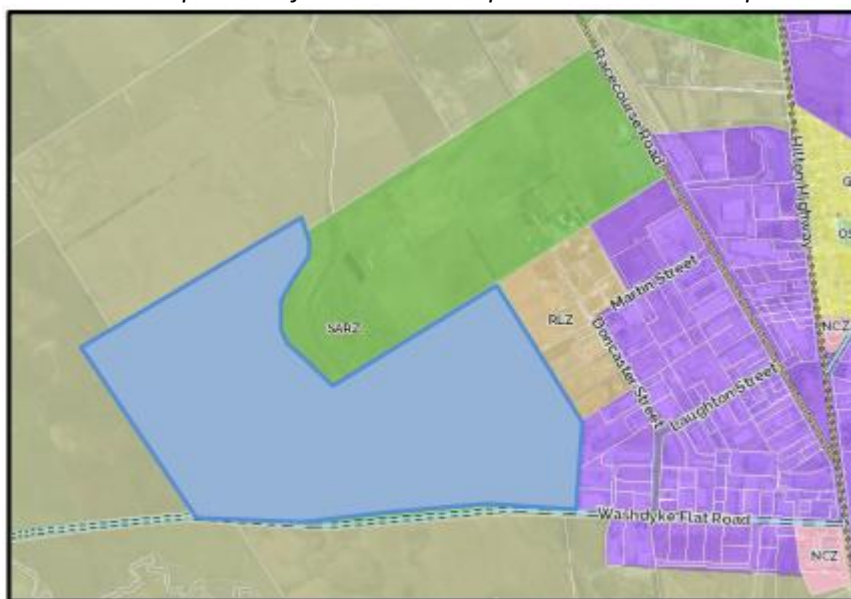


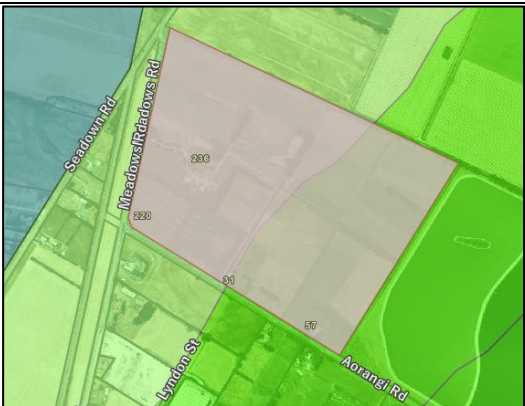
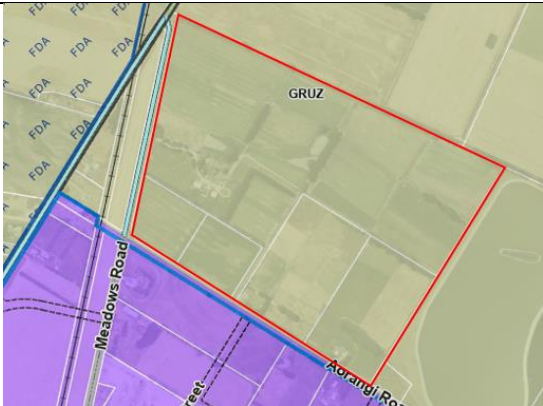

Figure 1: Identify the shaded area as GIZ with a Development Area overlay

HPL under NPS-HPL (cl 3.5(7))?

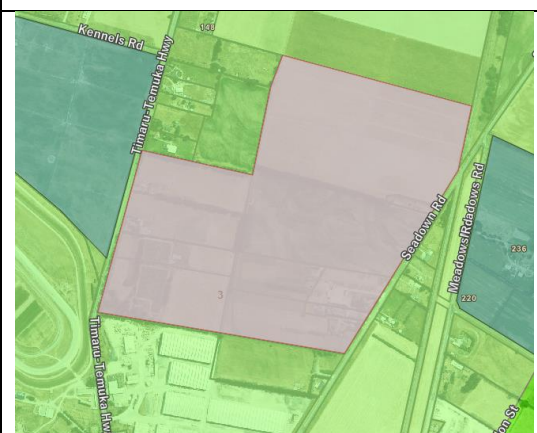


No

NPS – HPL Clauses to be considered

NPS-HPL not applicable.

<b>Submission No</b>	<b>190.1</b>
<b>Submission Name</b>	<b>North Meadows</b>
<b>Submission Request Summary</b>	<b>Industrial</b>
<b>Submission Request Detail</b>	236 Meadows Road (the “site”, property ID:19052), it is considered appropriate to include adjoining properties that lie or are located between the site and Aorangi Road for consideration of rezoning to General Industrial Zone (GIZ). This includes identified properties of ID:78117 (B G Property Limited), ID:78118 (Ladbrook), ID:19053, 77771 (TDC) and ID: 19054 (TDC) i.e. all land between Aorangi Road and the northern boundary of 236 Meadows Road
<b>LUC 1,2 or 3</b>	<b>Zoning in the PDP</b>
✓	<b>General Rural Zone (GRUZ)</b>
	
<b>Identified in the GMS 2018?</b>	<b>No.</b>
	
<b>Identified in the GMS 2022 Reviews?</b>	<b>No</b>
<b>HPL under NPS-HPL (cl 3.5(7))?</b>	<b>Yes</b>
<b>NPS – HPL Clauses to be considered</b>	<b>Clauses 3.6(4) and (5)</b>



<b>Submission No</b>	<b>248.1</b>	<b>157.2</b>
<b>Submission Name</b>	<b>White Water Properties</b>	<b>R De Joux</b>
<b>Submission Request Summary</b>	<b>Industrial FDA13 (10 Years +) Rezone now.</b>	<b>Industrial FDA13 (10 Years +) amend to 5 years.</b>
<b>Submission Request Detail</b>	White Water considers that instead of being identified as a Future Development Area in the Proposed District Plan, all the land within FDA13 should be rezoned now as General Industrial Zone.	
<b>LUC 1,2 or 3</b>	<b>Zoning in the PDP</b>	
✓	<b>General Rural Zone (GRUZ) and FDA13 (Industrial Beyond 10 years)</b>	
		
<b>Identified in the GMS 2018?</b>	<b>No.</b>	
		
<b>Identified in the GMS 2022 Reviews?</b>	<b>In part. Business Review [16]. No timeframe given and predicated on non-versatile soils.</b>	

### Future Growth

Seadown Road has multiple ownerships that can sometimes make redevelopment difficult. However, the scale of the site and the opportunity to link with rail and inevitably enable growth further up Seadown Road on non-versatile soils are positive. Importantly, due to the site's location adjoining both the strategic road and rail transport networks means that it could provide the opportunity for a future inland port (assuming a future business case supports such a venture). As such, the land at Seadown Road shown in Figure 3 is recommended for a future development area overlay.



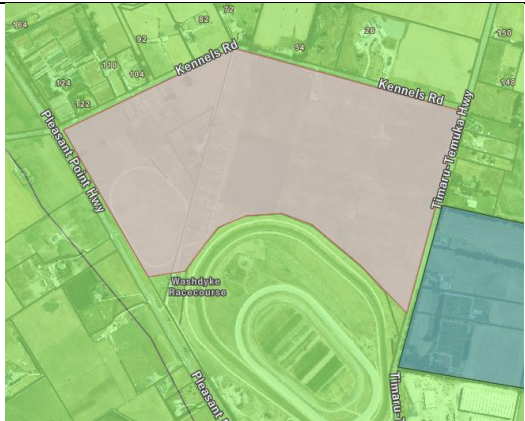
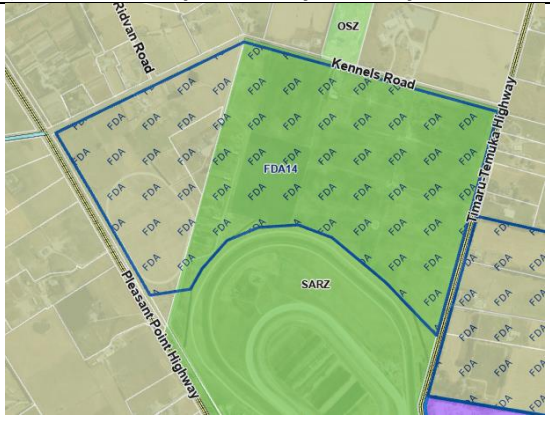

Figure 3: Identify the hatched area with a future development area overlay

HPL under NPS-HPL (cl 3.5(7))?

Yes

NPS – HPL Clauses to be considered

Clauses 3.6(4) and (5)


<b>Submission No</b>	<b>157.2</b>
<b>Submission Name</b>	<b>R De Joux</b>
<b>Submission Request Summary</b>	<b>Remain 'Urban' as FDA14 reduce to 5 years from 10 years.</b>
<b>Submission Request Detail</b>	Amend all Future Development Areas shown as "Future Area – Beyond 10 years" to Future Area – Beyond 5 to 10 years".
<b>LUC 1,2 or 3</b>	<b>Zoning in the PDP</b>
✓	<b>General Rural Zone (GRUz) and FDA14 (Urban Development Beyond 10 years).</b>
	
<b>Identified in the GMS 2018?</b>	<b>No.</b>
	
<b>Identified in the GMS 2022 Reviews?</b>	<b>In part. Business Review [16]. No timeframe given and predicated on non-versatile soils.</b>



With respect to Kennels Road, there are potential complications associated with the way the land is held in title and, in the case of the racecourse component, how it can be disposed of. This would need to be investigated in detail. Notwithstanding this, the Kennels Road land would be contiguous with the existing Washdyke industrial precinct (following the rezoning of the Seadown Road land) and sits further inland from the coast thus has reduced inundation risk. As such, the land at Kennels Road shown in Figure 4 is recommended for a future development area overlay. The question has been raised whether the racecourse should also be subject to the future development area overlay. At this stage, specifically in the absence of any business case or council directive, it is not considered appropriate to foreshadow the closure of the racecourse in favour of a possible future industrial use.



Figure 4: Identify the hatched area with a future development area overlay



HPL under NPS-HPL (cl 3.5(7))?	Yes
NPS – HPL Clauses to be considered	<p>Not re-zoning request. Clauses 3.6(4) and (5) may be relevant considerations for that part zoned General Rural in the Proposed Plan.</p> 



# **Schedule 2B:**

## **Temuka Individual**

## **Submissions**



<b>Submission No</b>	<b>145.1</b>
<b>Submission Name</b>	<b>T Johnson</b>
<b>Submission Request Summary</b>	<b>Residential Zoning</b>
<b>Submission Request Detail</b>	Property at 340 King Street sits on three different zones, Residential, Rural 1 and Rural 2. Seek all Residentially zoned.
<b>LUC 1,2 or 3</b>	<b>Zoning in the PDP</b>
<b>Very top corner (&lt;240m<sup>2</sup>)</b>	<b>General Rural Zone (GRUZ)</b>
	
<b>Identified in the GMS 2018?</b>	<b>No.</b>
	
<b>Identified in the GMS 2022 Reviews?</b>	<b>No</b>
<b>HPL under NPS-HPL (cl 3.5(7))?</b>	<b>Yes. Top corner (&lt;240m<sup>2</sup>)</b>
<b>NPS – HPL Clauses to be considered</b>	<b>Clauses 3.6(4) and (5).</b>

<b>Submission No</b>	<b>237.2</b>
<b>Submission Name</b>	<b>RSM Trust</b>
<b>Submission Request Summary</b>	<b>Residential Zoning (FDA6 – Reduce Timeframe from 10 years to now).</b>
<b>Submission Request Detail</b>	Schedule 15 of the PTDP notes that the timeframe for the Development Area Plan is 'Future area - beyond 10 years'. The submitters oppose this timeframe.
<b>LUC 1,2 or 3</b>	<b>Zoning in the PDP</b>
<b>✓</b>	<b>General Rural Zone (GRUz)</b>
	
<b>Identified in the GMS 2018?</b>	<b>No.</b>
	
<b>Identified in the GMS 2022 Reviews?</b>	<b>In part Residential [29]</b>

### Recommended Greenfield Sites to Identify as Future Urban Zone

There were no potential greenfield GRZ sites identified in Temuka as part of this study and therefore no desktop site investigations were undertaken. However, there are three potential options for addressing this: firstly, zone no additional land in Temuka and rely on the recommended greenfield development in Timaru (which would yield more houses than required (see Table 4)); secondly, utilise one of the RLZ areas and upzone to GRZ (this would have a corresponding increase in the demand for greenfield development to account for the reduction in rural lifestyle properties that were anticipated in that area) or; thirdly, provide for some greenfield growth in Temuka by identifying a new parcel of land for upzoning.

It is noted that the RLZ areas are somewhat fragmented and therefore the preference is to rezone additional greenfield land in Temuka, it is recommended the area of land identified in Figure 9 below be considered as a potential growth area and zoned FUZ. This land is well located to amenities, infills the area between the Rural Lifestyle zones, is already partly occupied by the high school and is still relatively unfragmented. While it is shown as being subject to a Flood Assessment area in the draft District Plan that is no different to the rest of Temuka. The developable land is approximately 17 ha, which results in a yield of 187 HH over the life of the Plan. It is recommended that the high school also be considered for rezoning to GRZ if and when any rezoning occurred, although this will not contribute to the developable land.



Figure 9: Show the outlined area as a growth precinct or overlay


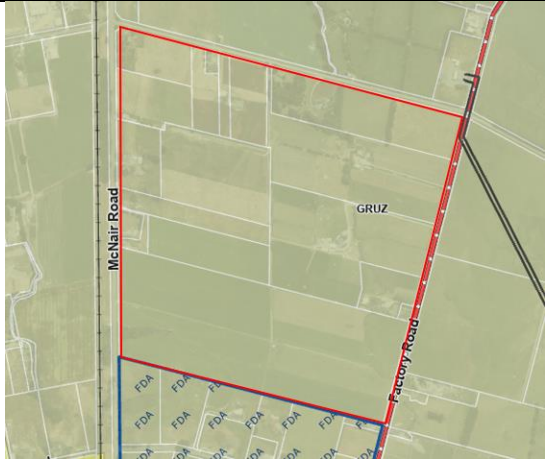
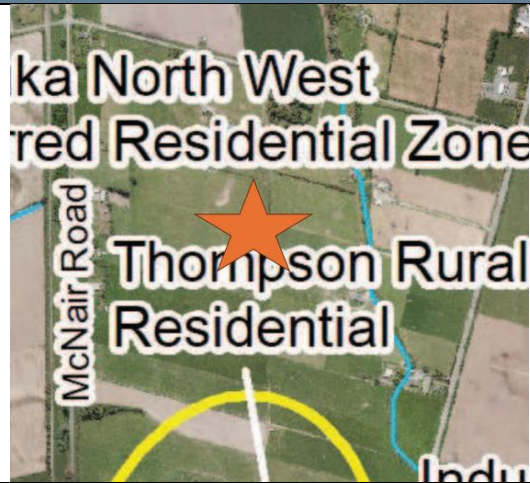
HPL under NPS-HPL (cl 3.5(7))?



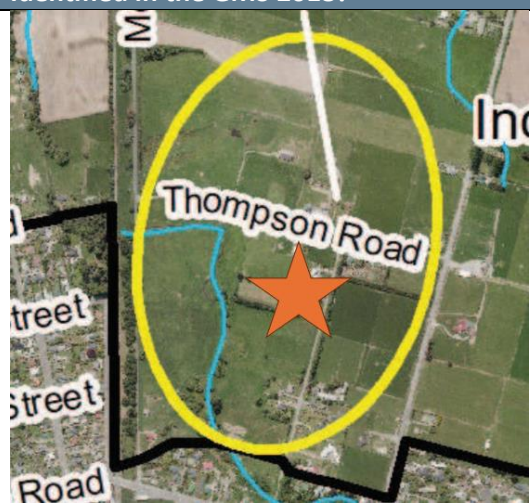
Yes

NPS – HPL Clauses to be considered

Clauses 3.6(4) and (5)






<b>Submission No</b>	<b>95.1</b>
<b>Submission Name</b>	<b>DW Rae</b>
<b>Submission Request Summary</b>	<b>Expand FDA7 Rural Lifestyle Zone to include 148 McNairs Road (extending to Springfield Road)</b>
<b>Submission Request Detail</b>	Propose to extend Rural Lifestyle Zone to Springfield Road Temuka, to enable additional house at 148 McNairs Road.
<b>LUC 1,2 or 3</b>	<b>Zoning in the PDP</b>
✓	<b>General Rural Zone (GRUZ)</b>
	
<b>Identified in the GMS 2018?</b>	<b>No.</b>
	
<b>Identified in the GMS 2022 Reviews?</b>	<b>No</b>
<b>HPL under NPS-HPL (cl 3.5(7))?</b>	<b>Yes</b>
<b>NPS – HPL Clauses to be considered</b>	<b>Not re-zoning request. Clause 3.7 and 3.10 may be relevant considerations</b>

<b>Submission No</b>	<b>34.4</b>
<b>Submission Name</b>	Greenfield, McCutcheon, Tarrant, Sullivan and Ellery.
<b>Submission Request Summary</b>	Support FDA7 and 2-year priority.
<b>Submission Request Detail</b>	-
<b>LUC 1,2 or 3</b>	<b>Zoning in the PDP</b>
<b>In part.</b>	<b>General Rural Zone (GRUz) and FDA7 Rural Lifestyle (2 year timeframe)</b>
	
<b>Identified in the GMS 2018?</b>	<b>Yes</b>
	
<b>Identified in the GMS 2022 Reviews?</b>	<b>No</b>
<b>HPL under NPS-HPL (cl 3.5(7))?</b>	<b>Yes</b>
<b>NPS – HPL Clauses to be considered</b>	<b>Not re-zoning request. Clause 3.7 and 3.10 may be relevant considerations</b>



# **Schedule 2C:**


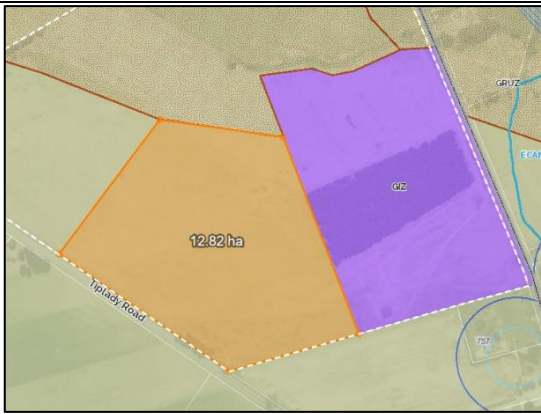

## **Pleasant Point Individual Submissions**

<b>Submission No</b>	<b>28.1</b>
<b>Submission Name</b>	<b>R &amp; R Hay</b>
<b>Submission Request Summary</b>	<b>Rural Lifestyle</b>
<b>Submission Request Detail</b>	101 Te Ngawai Road should be rezoned to Rural Lifestyle Zone, as it is not of a sufficient size to be utilised for farming purposes, and there has been no provision for immediate Rural Lifestyle Zone to become available within Pleasant Point.
<b>LUC 1,2 or 3</b>	<b>Zoning in the PDP</b>
✓	<b>General Rural Zone (GRUz)</b>
	
<b>Identified in the GMS 2018?</b>	<b>No.</b>
	
<b>Identified in the GMS 2022 Reviews?</b>	<b>No</b>
<b>HPL under NPS-HPL (cl 3.5(7))?</b>	<b>Yes</b>
<b>NPS – HPL Clauses to be considered</b>	<b>Clause 3.7 and 3.10</b>

<b>Submission No</b>	<b>231.1</b>
<b>Submission Name</b>	<b>TG Blackler</b>
<b>Submission Request Summary</b>	<b>Residential</b>
<b>Submission Request Detail</b>	10 Burke Street is rezoned to a combination of General Rural (or OSZ) and General Residential in accordance with principles of Figure 2 of this submission ( <i>Conceptual Layout - aged residential care and gardens</i> ).
<b>LUC 1,2 or 3</b>	<b>Zoning in the PDP</b>
✓	<b>General Rural Zone (GRUZ)</b>
	
<b>Identified in the GMS 2018?</b>	<b>No.</b>
	
<b>Identified in the GMS 2022 Reviews?</b>	<b>No</b>
<b>HPL under NPS-HPL (cl 3.5(7))?</b>	<b>Yes</b>
<b>NPS – HPL Clauses to be considered</b>	<b>Clauses 3.6(4) and (5)</b>


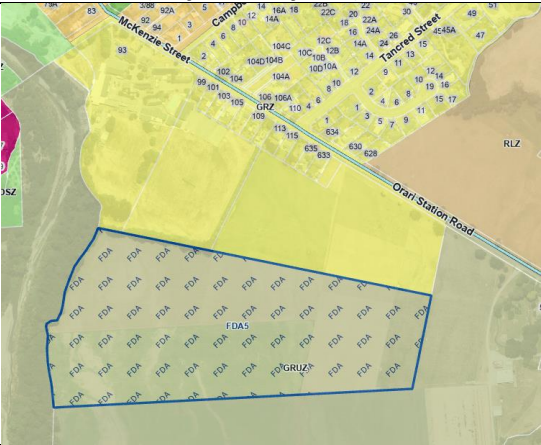

# **Schedule 2D:**

## **Geraldine Individual Submissions**

<b>Submission No</b>	<b>241.2</b>
<b>Submission Name</b>	<b>JR Livestock Ltd</b>
<b>Submission Request Summary</b>	<b>Industrial</b>
<b>Submission Request Detail</b>	The secondary relief sought is to include a Future Development Area Overlay over an additional 12.82ha located between the proposed GIZ and Tiplady Road. The spatial extent of this area is shown on the attached plan.
<b>LUC 1,2 or 3</b>	<b>Zoning in the PDP</b>
<b>x</b>	<b>General Rural Zone (GRUz)</b>
	
<b>Identified in the GMS 2018?</b>	<b>Broader area – but not spatial scale for the request site.</b>
	Growth Management Strategy 2045 (GMS) (adopted 2018) identifies a 'modest 10ha area' on the site for industrial land known as 'Tiplady Industrial L' to cater primarily for locally based light industrial activities



Identified in the GMS 2022 Reviews?	<p><b>In part. Business Review (2022) [pg 15]</b></p> <p><i>Tiplady Site Finally, some comment on the Tiplady site south of Geraldine is required. This site was identified in the draft District Plan; however, it has not scored particularly well in the assessment primarily due to its isolation from the Geraldine urban area and the site-specific requirements necessary for servicing detailed in a report on the site. It is understood that Council has identified a latent demand for industrial land near Geraldine and this site has been identified as the most appropriate for rezoning. On this basis, it is recommended that the GIZ shown in the Draft Plan for the Tiplady site is maintained, with a Development Area Plan.</i></p>
HPL under NPS-HPL (cl 3.5(7))?	<b>No</b>
NPS – HPL Clauses to be considered	<b>NPS-HPL not applicable.</b>

<b>Submission No</b>	<b>157.2</b>
<b>Submission Name</b>	<b>R De Joux</b>
<b>Submission Request Summary</b>	<b>Residential FDA5 reduce 10 years to 5 to 10 years.</b>
<b>Submission Request Detail</b>	Amend all Future Development Areas shown as “Future Area – Beyond 10 years” to Future Area – Beyond 5 to 10 years”.
<b>LUC 1,2 or 3</b>	<b>Zoning in the PDP</b>
✓	<b>General Rural Zone (GRUZ) and FDA5 Residential (beyond 10 years)</b>
	
<b>Identified in the GMS 2018?</b>	<b>Yes</b>
	Combination of Residential and Residential (Deferred)
<b>Identified in the GMS 2022 Reviews?</b>	<b>Yes. Residential Review (2022) [pg 28]</b>



**Recommended Greenfield Sites to identify as Future Urban Zone**

Amend the zoning of the Young Farm (shown as PREC2 in the Draft Plan) to FUZ. It is understood that the Young Farm site is not in a position to develop in the short term with an existing lease in place. Accordingly, it is appropriate to earmark the entire site for future development as this is a logical extension to Geraldine. The area to be rezoned is shown in Figure 8 below.



Figure 8: Amend the zoning of the shaded areas to FUZ



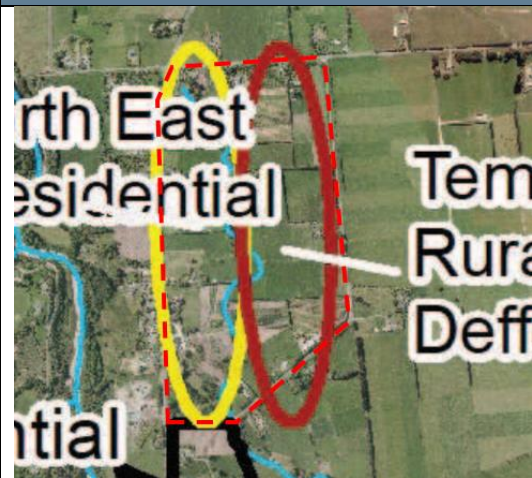
HPL under NPS-HPL (cl 3.5(7))?	Yes
NPS – HPL Clauses to be considered	Not re-zoning request. Clauses 3.6(4) and (5) may be relevant considerations

<b>Submission No</b>	<b>81.1</b>
<b>Submission Name</b>	<b>J Shirtcliff</b>
<b>Submission Request Summary</b>	<b>Support for RLZ and / or 4ha as Residential with balance to retain RLZ.</b>
<b>Submission Request Detail</b>	Support for RLZ. In addition, there is an approximately 4 ha block of the property to the South of the Raukapuka Stream that is eminently suited to more intensive subdivision or Residential zoning.
<b>LUC 1,2 or 3</b>	<b>Zoning in the PDP</b>
✓	<b>Rural Lifestyle Zone</b>
	
<b>Identified in the GMS 2018?</b>	<b>Yes</b>
	Identified as Rural Residential
<b>Identified in the GMS 2022 Reviews?</b>	<b>No</b>
<b>HPL under NPS-HPL (cl 3.5(7))?</b>	<b>No</b>
<b>NPS – HPL Clauses to be considered</b>	<b>NPS-HPL not applicable</b>



<b>Submission No</b>	<b>72.1</b>
<b>Submission Name</b>	<b>L Burdon</b>
<b>Submission Request Summary</b>	<b>FDA – Landuse / Timing not specified.</b>
<b>Submission Request Detail</b>	Include 73 Connolly Street, Geraldine as an FDA
<b>LUC 1,2 or 3</b>	<b>Zoning in the PDP</b>
✓	<b>Rural Lifestyle Zone</b>
	
<b>Identified in the GMS 2018?</b>	<b>No</b>
	Noting some overlap at north-west boundary with Connolly Street Residential.
<b>Identified in the GMS 2022 Reviews?</b>	<b>No</b>
<b>HPL under NPS-HPL (cl 3.5(7))?</b>	<b>Yes</b>
<b>NPS – HPL Clauses to be considered</b>	<b>Not re-zoning request. Regardless, absence of clarity as to request in Submission.</b>



<b>Submission No</b>	<b>160.1</b>
<b>Submission Name</b>	<b>D &amp; S Payne</b>
<b>Submission Request Summary</b>	Rural Lifestyle FDA11 timeframe change from 10 years to immediate.
<b>Submission Request Detail</b>	Change of zone from General Rural (GRUZ) to Rural Lifestyle Zone (RLZ).
<b>LUC 1,2 or 3</b>	<b>Zoning in the PDP</b>
✓	<b>General Rural Zone and FDA11 Rural Lifestyle Beyond 10 years.</b>
	
<b>Identified in the GMS 2018?</b>	<b>Yes</b>
	Main North Road identified as Rural Residential; Templer Street Rural Residential Deferred.
<b>Identified in the GMS 2022 Reviews?</b>	<b>Yes – Residential Review (2022) [pg 26] as Rural Lifestyle Zone</b>

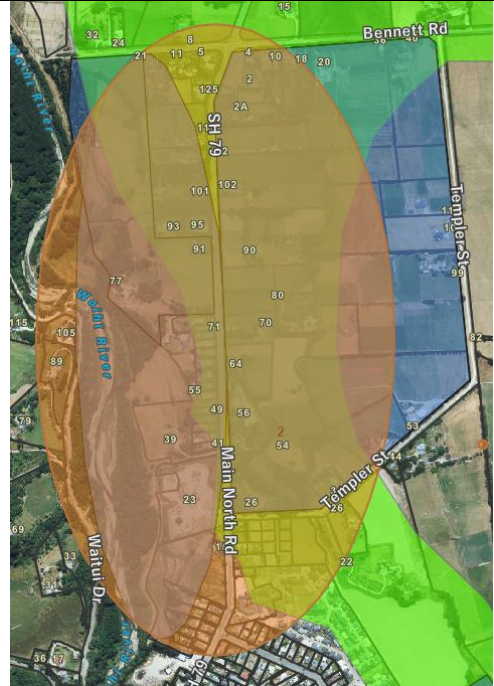
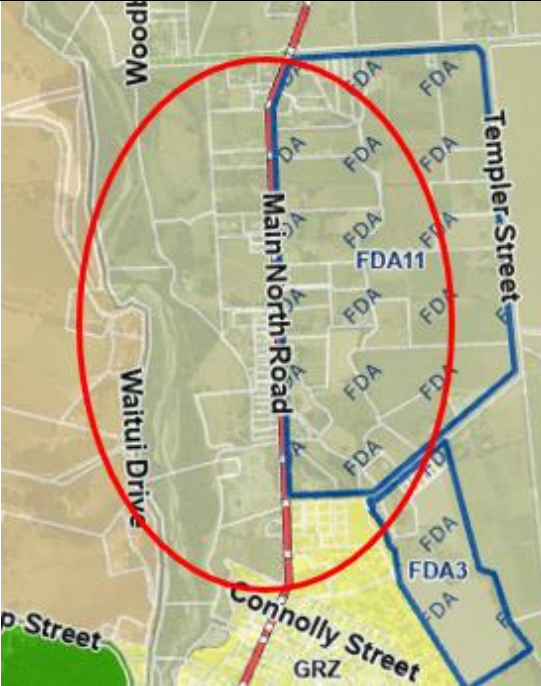
### Other zoning opportunities

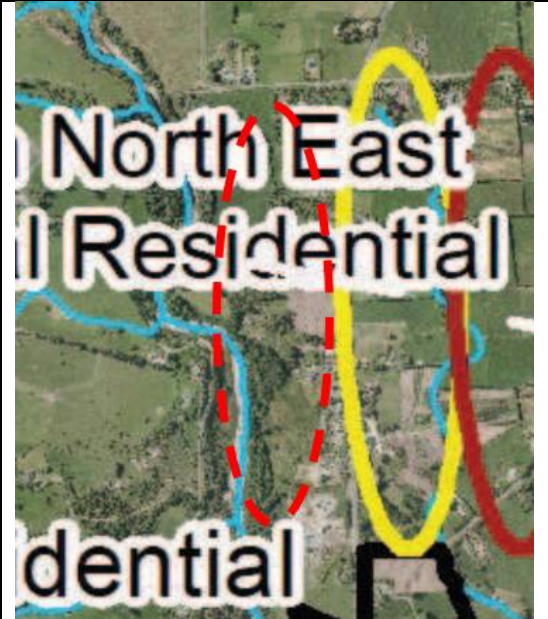
*It is considered that the area between DEV7 and Templar Street in Geraldine should be included into DEV7 as RLZ (see Figure 6 below). This area already contains a number of rural residential dwellings and is a logical addition to the RLZ. The area to be rezoned is shown in Figure 6 below.*



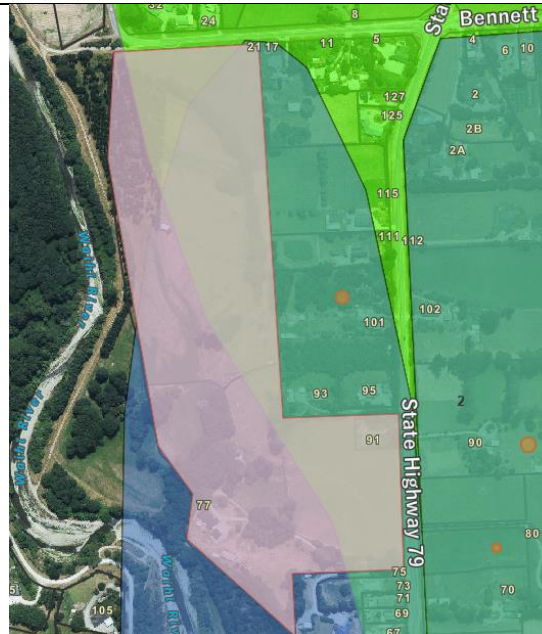
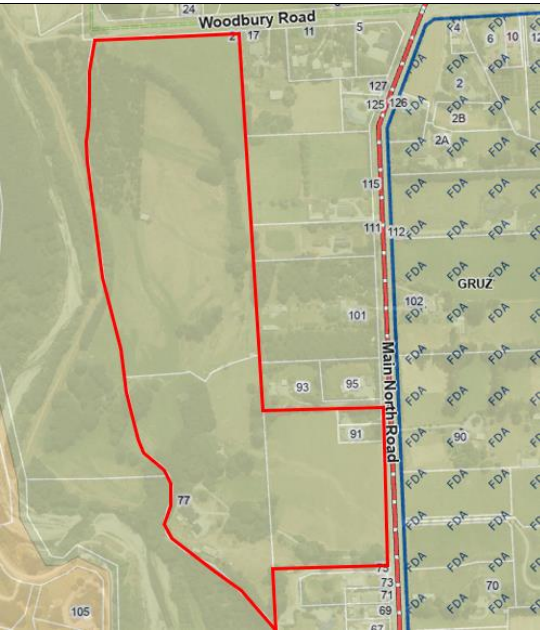
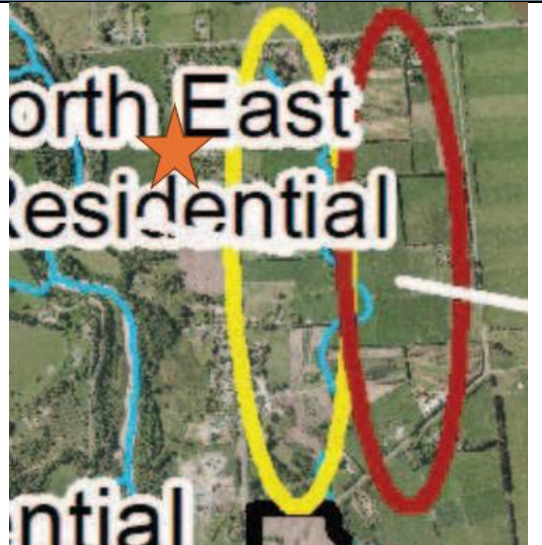
Figure 6: Amend zoning of shaded area to RLZ

HPL under NPS-HPL (cl 3.5(7))?	Yes
NPS – HPL Clauses to be considered	Clause 3.7 and 3.10.


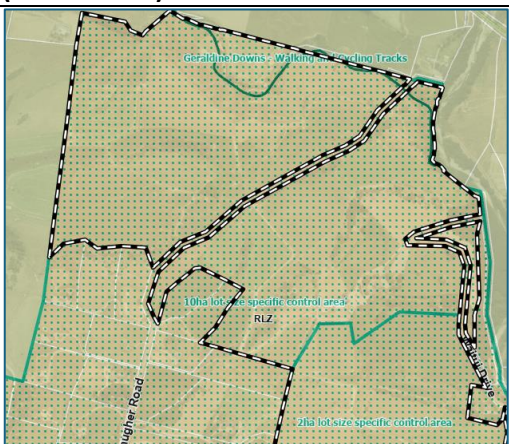

<b>Submission No</b>	<b>138.1</b>
<b>Submission Name</b>	<b>S &amp; Y Houwood</b>
<b>Submission Request Summary</b>	<b>Rural Lifestyle</b>
<b>Submission Request Detail</b>	The area to the north of the township along the east and west of Main North Road, east of Waihi River from Templer Street to Bennett Road and Woodbury Road should be rezoned RLZ.
<b>LUC 1,2 or 3</b>	<b>Zoning in the PDP</b>
<b>✓ (northern part)</b>	<b>General Rural Zone</b>
	
<b>Identified in the GMS 2018?</b>	<b>No - That part between Main North Road, east of Waihi River. To the east of Main North Road - Rural Residential and Deferred Rural Residential (refer Payne, Sub No. 160.1).</b>

	
<p>Identified in the GMS 2022 Reviews?</p>	<p>No - That part between Main North Road, east of Waihi River. Remaining within Rural Residential and Deferred Rural Residential (refer Payne, Sub No. 160.1).</p>
<p>HPL under NPS-HPL (cl 3.5(7))?</p>	<p>Yes</p>
<p>NPS – HPL Clauses to be considered</p>	<p>Clause 3.7 and 3.10.</p>



<b>Submission No</b>	<b>32.1</b>
<b>Submission Name</b>	<b>B Selbie</b>
<b>Submission Request Summary</b>	<b>Rural Lifestyle</b>
<b>Submission Request Detail</b>	It is proposed that Lot 2 DP 473022 and Lot 3 DP 22926 should be rezoned to Rural Lifestyle Zone, as it is not of a sufficient size to be utilised for farming purposes.
<b>LUC 1,2 or 3</b>	<b>Zoning in the PDP</b>
<b>✓ (north and east)</b>	<b>General Rural Zone</b>
	
<b>Identified in the GMS 2018?</b>	<b>No</b>
	
<b>Identified in the GMS 2022 Reviews?</b>	<b>No</b>
<b>HPL under NPS-HPL (cl 3.5(7))?</b>	<b>Yes</b>
<b>NPS – HPL Clauses to be considered</b>	<b>Clause 3.7 and 3.10.</b>



<b>Submission No</b>	<b>19.1</b>
<b>Submission Name</b>	<b>Waitui Deer Farm</b>
<b>Submission Request Summary</b>	<b>Rural Lifestyle (2ha entirety of Rural Lifestyle Specific Control Area)</b>
<b>Submission Request Detail</b>	It is proposed that Lot 2 DP 473022 and Lot 3 DP 22926 should be rezoned to Rural Lifestyle Zone, as it is not of a sufficient size to be utilised for farming purposes.
<b>LUC 1,2 or 3</b>	<b>Zoning in the PDP</b>
<b>✓ (north and east)</b>	<b>Rural Lifestyle Zone – Specific Control Area (2ha Lot Size)</b>
	
<b>Identified in the GMS 2018?</b>	<b>No</b>
	
<b>Identified in the GMS 2022 Reviews?</b>	<b>No</b>
<b>HPL under NPS-HPL (cl 3.5(7))?</b>	<b>No</b>
<b>NPS – HPL Clauses to be considered</b>	<b>NPS-HPL not applicable</b>

## Schedule 3 – Flow Chart: Identification of HPL Land relevant to re-zoning requests

