

APPENDIX 2 – Recommended Responses to Submissions

Part One - Future Development Areas

Submitter name	Sub No	Section/Appendix	Subsection	Provision	Submission Point Summary / Further submission point summary	Relief/decision sought Summary/ further submission position	Accept/reject
Alpine Energy Ltd	55.11	FDA - Future Development Area	Objectives	FDA – O1 Availability of land for future development	Is in support of the District Plan providing a clear direction for future urban and rural lifestyle development across the Timaru District.	None specified	Accept in part.
Holly Renee Singline and RSM Trust Limited	27.10	FDA - Future Development Area	Objectives	FDA – O1 Availability of land for future development	Supports that Development Area Plans are to be prepared by Timaru District Council.	Retain as notified	Accept in part.
J R Livestock Limited	241.6	FDA - Future Development Area	Objectives	FDA – O1 Availability of land for future development	Considers FDA-O1 is appropriate but requests reference to ‘urban development’ to better align with definition in the PDP.	Amend FDA-O1 as follows: <i>FDA-O1 Availability of land for future development</i> <i>Land in the Future Development Area Overlay remains available for future urban <u>development</u> or rural lifestyle development.</i>	Accept.
Rosa Westgarth and Jan Gibson	227.4	FDA - Future Development Area	Objectives	FDA – O1 Availability of land for future development	Considers FDA-O1 is appropriate but requests reference to ‘urban development’ to better align with definition in the PDP.	Amend FDA-O1 as follows: <i>FDA-O1 Availability of land for future development</i> <i>Land in the Future Development Area Overlay remains available for future urban <u>development</u> or rural lifestyle development.</i>	Accept.
Warren and Elizabeth Scott	128.6	FDA - Future Development Area	Objectives	FDA – O1 Availability of land for future development	Objective FDA-O1 is considered appropriate, however the reference to “urban development” should be used to align with the definition in the PDP.	<i>FDA-O1 Availability of land for future development</i> <i>Land in the Future Development Area Overlay remains available for future urban <u>development</u> or rural lifestyle development.</i>	Accept.
Alpine Energy Ltd	55.12	FDA - Future Development Area	Objectives	FDA – O2 Development within the Future Development Area	Supports the District Plan providing clear direction for future urban and rural lifestyle development across the Timaru District.	None specified	Accept in part.
J R Livestock Limited	241.7	FDA - Future Development Area	Objectives	FDA – O2 Development within the Future Development Area	Considers FDA-O2 is appropriate but requests reference to ‘urban development’ to align with the definition in the PDP. The submitter also requests ‘anticipated zone’ should be used to align with SCHED15.	Amend FDA-O2 as follows: <i>Urban <u>development</u> growth or rural lifestyle development does not occur within the Future Development Area Overlay until <u>the land</u> it is rezoned for the <u>anticipated zone</u> identified future land use and a comprehensive Development Area Plan is approved as part of that <u>the plan change</u> process.</i>	Accept in part.
Rosa Westgarth and Jan Gibson	227.5	FDA - Future Development Area	Objectives	FDA – O2 Development within the Future Development Area	Considers FDA-O2 is appropriate but requests reference to ‘urban development’ to align with the definition in the PDP. The submitter also requests ‘anticipated zone’ should be used to align with SCHED15.	Amend FDA-O2 as follows: <i>Urban <u>development</u> growth or rural lifestyle development does not occur within the Future Development Area Overlay until <u>the land</u> it is rezoned for the <u>anticipated zone</u> identified future land use and a comprehensive Development Area Plan is approved as part of that <u>the plan change</u> process.</i>	Accept in part.
Waka Kotahi NZ Transport Agency	143.107	FDA - Future Development Area	Objectives	FDA – O2 Development within the Future Development Area	Supports that the Future Development Areas shall not be developed until the land is rezoned and a comprehensive Development Area Plan is approved. This ensures that effects	Retain as notified	Accept in part.

					on infrastructure and the transport network are appropriately considered and managed through the process.		
Warren and Elizabeth Scott	128.7	FDA - Future Development Area	Objectives	FDA – O2 Development within the Future Development Area	Considers FDA-O2 is appropriate but requests reference to ‘urban development’ to align with the definition in the PDP. The submitter also requests ‘anticipated zone’ should be used to align with SCHED15.	Amend FDA-O2 as follows: <i>Urban development growth or rural lifestyle development does not occur within the Future Development Area Overlay until <u>the land</u> it is rezoned for the <u>anticipated zone</u> identified future land use and a comprehensive Development Area Plan is approved as part of that the plan change process.</i>	Accept in part.
White Water Properties Limited	248.7	FDA - Future Development Area	Objectives	FDA – O2 Development within the Future Development Area	The submitter considers that growth within FDA can be enabled prior to rezoning where it does not compromise or constrain the development of the balance of the FDA.	The submitter seeks to either: 1. Delete FDA- O2 Development within the Future Development Area ; OR 2. Amend FDA O2 Development within the Future Development Area to enable development prior to rezoning where it can be demonstrated that development does not compromise or constrain the development of the balance of the FDA.	Reject.
Alpine Energy Limited	55.13	FDA - Future Development Area	Objectives	FDA – O3 Unanticipated and out of sequence development	Supports the District Plan providing clear direction for future urban and rural lifestyle development across the Timaru District.	None specified	Accept.
J R Livestock Ltd	241.8	FDA - Future Development Area	Objectives	FDA – O3 Unanticipated and out of sequence development	Considers FDA-O3 appropriate.	Retain as notified	Accept.
Rosa Westgarth and Jan Gibson	227.6	FDA - Future Development Area	Objectives	FDA – O3 Unanticipated and out of sequence development	Considers FDA-O3 appropriate.	Retain as notified.	Accept.
Warren and Elizabeth Scott	128.8	FDA - Future Development Area	Objectives	FDA – O3 Unanticipated and out of sequence development	Considers FDA-O3 appropriate.	Retain as notified	Accept.
J R Livestock Limited	241.9	FDA - Future Development Area	Policies	FDA-P1 Activities within the Future Development Area Overlay	Considers FDA-P1 is appropriate, however seeks the reference to ‘urban development’ be aligned with the definition in the PDP.	Amend FDA-P1 as follows: <i>FDA-P1 Activities within the Future Development Area Overlay</i> <i>In the Future Development Area Overlay:</i> 1. Enable primary production activities that: a. will not compromise the ability to develop the area for urban development growth or rural lifestyle purposes; and b. will be compatible with those activities once that development occurs. 2. Only allow other activities that are unlikely to compromise the ability to develop the area for urban development or rural lifestyle purposes; and 3. Avoid activities that will likely compromise the ability to develop the area for urban development or rural lifestyle purposes unless: [...]	Accept.
Rosa Westgarth and Jan Gibson	227.7	FDA - Future Development Area	Policies	FDA-P1 Activities within the Future Development Area Overlay	Considers the policy is appropriate, however the reference to ‘urban development’ should be used to align with the definition in the PDP.	Amend FDA-P1 as follows: <i>FDA-P1 Activities within the Future Development Area Overlay</i> <i>In the Future Development Area Overlay:</i> 1. Enable primary production activities that:	Accept.

						<p><i>a. will not compromise the ability to develop the area for urban development-growth or rural lifestyle purposes; and</i></p> <p><i>b. will be compatible with those activities once that development occurs.</i></p> <p><i>2. Only allow other activities that are unlikely to compromise the ability to develop the area for urban <u>development</u> or rural lifestyle purposes; and</i></p> <p><i>3. Avoid activities that will likely compromise the ability to develop the area for urban <u>development</u> or rural lifestyle purposes unless:</i></p> <p><i>[...]</i></p>	
Warren and Elizabeth Scott	128.9	FDA - Future Development Area	Policies	FDA-P1 Activities within the Future Development Area Overlay	Considers the policy is appropriate, however the reference to 'urban development' should be used to align with the definition in the PDP.	<p>Amend FDA-P1 as follows:</p> <p><i>FDA-P1 Activities within the Future Development Area Overlay</i></p> <p><i>In the Future Development Area Overlay:</i></p> <p><i>1. Enable primary production activities that:</i></p> <p><i>a. will not compromise the ability to develop the area for urban development-growth or rural lifestyle purposes; and</i></p> <p><i>b. will be compatible with those activities once that development occurs.</i></p> <p><i>2. Only allow other activities that are unlikely to compromise the ability to develop the area for urban <u>development</u> or rural lifestyle purposes; and</i></p> <p><i>3. Avoid activities that will likely compromise the ability to develop the area for urban <u>development</u> or rural lifestyle purposes unless:</i></p> <p><i>[...]</i></p>	Accept.
Alpine Energy Ltd	55.14	FDA - Future Development Area	Policies	FDA-P2 Process to enable urban development and rural lifestyle development in the Future Development Areas Overlay	Are in support of the policy.	None specified	Accept in part.
J R Livestock Limited	241.10	FDA - Future Development Area	Policies	FDA-P2 Process to enable urban development and rural lifestyle development in the Future Development Areas Overlay	Considers the policy is appropriate but seeks amendment to ensure reference to 'urban development' is used to align with the definition in the PDP.	<p>Amend FDA-P2 as follows:</p> <p><i>FDA-P2 Process to enable urban development and rural lifestyle development in the Future Development Areas Overlay</i></p> <p><i>Urban <u>development</u> and rural lifestyle development within the Future Development Area overlay is required to:</i></p> <p><i>1. be undertaken in accordance with <u>the</u> sequence set out in SCHED15 - Schedule of Future Development Areas in order to avoid adverse effects on urban consolidation; and</i></p> <p><i>2. be developed in accordance with the anticipated <u>zone land use</u> set out in SCHED15 - Schedule of Future Development Areas; and</i></p>	Accept in part.

						3. be undertaken in accordance with submit a plan change that includes a Development Area Plan prepared and implemented in accordance with FDA-P4.	
Rosa Westgarth and Jan Gibson	227.8	FDA - Future Development Area	Policies	FDA-P2 Process to enable urban development and rural lifestyle development in the Future Development Areas Overlay	Considers the policy is appropriate but seeks amendment to ensure reference to 'urban development' is used to align with the definition in the PDP.	<p>Amend FDA-P2 as follows:</p> <p>FDA-P2 Process to enable urban development and rural lifestyle development in the Future Development Areas Overlay</p> <p>Urban <u>development</u> and rural lifestyle development within the Future Development Area overlay is required to:</p> <p>1. be undertaken in accordance with the sequence set out in SCHED15 - Schedule of Future Development Areas in order to avoid adverse effects on urban consolidation; and</p> <p>2. be developed in accordance with the anticipated zone land use set out in SCHED15 - Schedule of Future Development Areas; and</p> <p>3. be undertaken in accordance with submit a plan change that includes a Development Area Plan prepared and implemented in accordance with FDA-P4.</p>	Accept in part.
Warren and Elizabeth Scott	128.10	FDA - Future Development Area	Policies	FDA-P2 Process to enable urban development and rural lifestyle development in the Future Development Areas Overlay	Considers the policy is appropriate but seeks amendment to ensure reference to 'urban development' is used to align with the definition in the PDP.	<p>Amend FDA-P2 as follows:</p> <p>FDA-P2 Process to enable urban development and rural lifestyle development in the Future Development Areas Overlay</p> <p>Urban <u>development</u> and rural lifestyle development within the Future Development Area overlay is required to:</p> <p>1. be undertaken in accordance with the sequence set out in SCHED15 - Schedule of Future Development Areas in order to avoid adverse effects on urban consolidation; and</p> <p>2. be developed in accordance with the anticipated zone land use set out in SCHED15 - Schedule of Future Development Areas; and</p> <p>3. be undertaken in accordance with submit a plan change that includes a Development Area Plan prepared and implemented in accordance with FDA-P4.</p>	Accept in part.
White Water Properties Ltd	248.8	FDA - Future Development Area	Policies	FDA-P2 Process to enable urban development and rural lifestyle development in the Future Development Areas Overlay	The submitter is concerned that the policy implies development of FDA's will only be provided when other existing zoned urban areas are fully developed and that the policy will disenable the social and economic wellbeing of the district. The submitter seeks to either delete FDA – P2 in its entirety and to delete any associated references to sequencing or prioritisation in the PDP, including within FDA – P5 and SCHED15, or alternatively consider alternative relief that may be appropriate to give effect to the intent of the submission point.	<p>The submitter seeks to either:</p> <p>Either:</p> <p>1. Delete FDA-P2;</p> <p>AND</p> <p>2. Delete any associated references to sequencing or prioritisation in the PDP including withing FDA-P5 and SCHED15;</p>	Reject.

						AND/OR 3. Such other alternative relief as may be appropriate to give effect to the intent of this submission.	
Alpine Energy Ltd	55.15	FDA - Future Development Area	Policies	FDA – P3 Prioritised Future Development Areas	The submitter supports the preparation of Development Area Plans for the priority areas included in Schedule 15.	None specified.	Accept in part.
Ford, Pyke, Andrews Talbot, Wilkins and Proudfoot, Craig, Mackenzie	33.3	FDA - Future Development Area	Policies	FDA – P3 Prioritised Future Development Areas	The submitter supports the intention for Development Area plans to be prepared by Council.	Retain as notified.	Accept in part.
Greenfield, McCutcheon, Tarrant, Sullivan and Ellery	34.2	FDA - Future Development Area	Policies	FDA – P3 Prioritised Future Development Areas	The submitter supports the intention for Development Area plans to be prepared by Council.	Retain as notified.	Accept in part.
Andrew Scott Rabbidge, Holly Renee Singline and RSM Trust Limited	27.5	FDA - Future Development Area	Policies	FDA – P3 Prioritised Future Development Areas	The submitter supports the intention for Development Area plans to be prepared by Council.	Retain as notified.	Accept in part.
J R Livestock Ltd	241.11	FDA - Future Development Area	Policies	FDA – P3 Prioritised Future Development Areas	The submitter considers that FDA-P3 should provide greater direction and clarity on which party will initiate the plan change for the DAP and zone into the PDP.	Amend FDA-P3 as follows: <i>FDA-P3 Prioritized Future Development Areas</i> <i>Timaru District Council will prepare <u>the</u> Development Area Plans for the future development areas <u>listed indicated as priority areas</u> in SCHED15 - Future Development Area <u>and identified on the Planning Maps</u>.</i> AND Amend to specify which party will initiate the plan change to incorporate the Development Area Plan and anticipated zone into the PDP.	Accept in part.
Milward Finlay Lobb	60.30	FDA - Future Development Area	Policies	FDA – P3 Prioritised Future Development Areas	The submitter supports the intention for Development Area plans to be prepared by Council.	Retain FDA-P3 as notified.	Accept in part.
Rosa Westgarth and Jan Gibson	227.9	FDA - Future Development Area	Policies	FDA – P3 Prioritised Future Development Areas	The submitter considers the policy should provide greater direction and clarity on which party will initiate the plan change required to incorporate the Development Area Plan and anticipated zone into the PDP.	Amend FDA-P3 as follows: <i>1. Amend FDA-P3 Prioritized Future Development Areas as follows:</i> <i>Timaru District Council will prepare <u>the</u> Development Area Plans for the future development areas <u>listed indicated as priority areas</u> in SCHED15 - Future Development Area <u>and identified on the Planning Maps</u>.</i> AND <i>2. Specify which party will initiate the plan change to incorporate the Development Area Plan and anticipated zone into the PDP.</i>	Accept in part.

Warren and Elizabeth Scott	128.11	FDA - Future Development Area	Policies	FDA – P3 Prioritised Future Development Areas	The submitter considers the policy should provide greater direction and clarity on which party will initiate the plan change required to incorporate the Development Area Plan and anticipated zone into the PDP.	Amend FDA-P3 as follows: <i>1. Amend FDA-P3 Prioritized Future Development Areas as follows:</i> <i>Timaru District Council will prepare <u>the</u> Development Area Plans for the future development areas <u>listed indicated as priority areas</u> in SCHED15 - Future Development Area <u>and identified on the Planning Maps</u>.</i> <i>AND</i> <i>2. Specify which party will initiate the plan change to incorporate the Development Area Plan and anticipated zone into the PDP.</i>	Accept in part.
Alpine Energy Ltd	55.16	FDA - Future Development Area	Policies	FDA – P4 Development Area Plans	The submitter considers it essential that Development Area Plans considers infrastructure capacity issues related to development, inclusive of the electricity distribution network capacity.	Amend FDA-P4 as follows: <i>Require Development Area Plans to provide for a comprehensive, coordinated and efficient development that addresses the following matters:</i> <i>[...]</i> <i>5. the future servicing <u>and electricity distribution network capacity</u> needs of the area and the provision of adequate, coordinated and integrated infrastructure to serve those needs, including water sensitive design to manage stormwater;</i> <i>[...]</i>	Reject.
Ford, Pyke, Andrews Talbot, Wilkins and Proudfoot, Craig, Mackenzie	33.4	FDA - Future Development Area	Policies	FDA – P4 Development Area Plans	The submitter considers council should publicly notify as a plan change to give effects to FDA10. Submitter also considers this should extend to TDC obtaining necessary consents for other infrastructure to enable the area to be ready for future lifestyle development.	Amend FDA-P4 as follows: <i>Require Development Area Plans to provide for a comprehensive, coordinated and efficient development that addresses the following matters:</i> <i>[...]</i> <i>13 how good urban design principles have informed the design.;</i> <i><u>14. that Development Area Plans be prepared and publicly notified by the Timaru District Council by plan change. This should include the Timaru District Council preparing and obtaining any necessary consents for additional infrastructure to enable the Future Development Area to be ready for future urban or lifestyle development.</u></i>	Reject.
Greenfield, McCutcheon, Tarrant, Sullivan and Ellery	34.3	FDA - Future Development Area	Policies	FDA – P4 Development Area Plans	The submitter considers council should publicly notify as a plan change to give effects to FDA10. Submitter also considers this should extend to TDC obtaining necessary consents for other infrastructure to enable the area to be ready for future lifestyle development.	Amend FDA-P4 as follows: <i>Require Development Area Plans to provide for a comprehensive, coordinated and efficient development that addresses the following matters:</i> <i>[...]</i> <i>13 how good urban design principles have informed the design.;</i>	Reject.

						<u>14. that Development Area Plans be prepared and publicly notified by the Timaru District Council by plan change. This should include the Timaru District Council preparing and obtaining any necessary consents for additional infrastructure to enable the Future Development Area to be ready for future urban or lifestyle development.</u>	
Andrew Scott Rabbidge, Holly Renee Singline and RSM Trust Limited	27.6	FDA - Future Development Area	Policies	FDA – P4 Development Area Plans	Submitter requests that the plan changes gives effects to the Development Area Plan and are prepared and notified by TDC. Submitter also considers this should extend to TDC obtaining necessary consents for other infrastructure to enable the area to be ready for future lifestyle development.	Amend FDA-P4 as follows: <i>Require Development Area Plans to provide for a comprehensive, coordinated and efficient development that addresses the following matters:</i> [...] <i>13 how good urban design principles have informed the design.;</i> <u>14. that Development Area Plans be prepared and publicly notified by the Timaru District Council by plan change. This should include the Timaru District Council preparing and obtaining any necessary consents for additional infrastructure to enable the Future Development Area to be ready for future urban or lifestyle development.</u>	Reject.
Horticulture New Zealand	245.82	FDA - Future Development Area	Policies	FDA – P4 Development Area Plans	The submitter supports a policy that requires Development Area Plans to provide for a comprehensive, coordinated and efficient development that integration of the area with surrounding areas and the way any conflict between areas is to be managed.	Amend FDA-P4 as follows: FDA-P4 Development Area Plans <i>Require Development Area Plans to provide for a comprehensive, coordinated and efficient development that addresses the following matters:</i> 1.... [...]; <i>7. the integration of the area with surrounding areas and the way any conflict between areas and reverse sensitivity is to be managed;</i> [...]	Accept.
J R Livestock Limited	241.12	FDA - Future Development Area	Policies	FDA – P4 Development Area Plans	The submitter considers that FDA-P4 does not recognise the need for consultation with landowners whose sites are affected by the DAP.	Add a new clause to FDA-P4 as follows: FDA-P4 Development Area Plans <i>Require Development Area Plans to provide for a comprehensive, coordinated and efficient development that addresses the following matters:</i> [...] <i>13. how good urban design principles have informed the design.</i> <u>14. The outcomes arising from consultation with the landowners of the site.</u>	Reject
Milward Finlay Lobb	60.31	FDA - Future Development Area	Policies	FDA – P4 Development Area Plans		Amend FDA-P4 as follows: <i>Require Development Area Plans to provide for a comprehensive, coordinated and efficient development that addresses the following matters:</i>	Reject.

						<p>[...]</p> <p>13 how good urban design principles have informed the design.;</p> <p><u>14. that Development Area Plans be prepared and publicly notified by the Timaru District Council by plan change. This should include the Timaru District Council preparing and obtaining any necessary consents for additional infrastructure to enable the Future Development Area to be ready for future urban or lifestyle development.</u></p>	
Ministry of Education	106.14	FDA - Future Development Area	Policies	FDA – P4 Development Area Plans	The submitter considers that specific provision for educational facilities should be included within the policy to give better effect to the NPS-UD, which requires councils to ensure there is sufficient infrastructure, including schools with respect to urban growth and development.	<p>Amend FDA-P4 as follows:</p> <p>Amend FDA-P4 Development Area Plans 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: [...] 13. how good urban design principles have informed the design.;</p>	Accept in part.
Rosa Westgarth and Jan Gibson	227.10	FDA - Future Development Area	Policies	FDA – P4 Development Area Plans	The submitter considers that Policy FDA – P4 should recognise natural hazard risk associated with flooding caused or exacerbated by inadequate infrastructure beyond the site. The submitters also consider that the policy wording should recognise the need to consult with landowners whose sites are affected by the Development Area Plan.	<p>Amend FDA-P4 as follows: Require Development Area Plans to provide for a comprehensive, coordinated and efficient development that addresses the following matters: [...] 4. the topography and natural and physical constraints of the site, <u>and those constraints which lie beyond the site but which may affect the site, including natural hazards and areas of contamination;</u> [...] 14. the outcomes arising from consultation with the landowners of the site.</p>	Reject.
Waka Kotahi	143.108	FDA - Future Development Area	Policies	FDA – P4 Development Area Plans	Seeks to amend policy to correct a typo error.	<p>Amend FDA-P4 as follows:</p> <p>8. the provision of multi-modal transport links (including active transport links) [...]</p>	Accept.
Warren and Elizabeth Scott	128.12	FDA - Future Development Area	Policies	FDA – P4 Development Area Plans	The submitter considers that Policy FDA – P4 should recognise natural hazard risk associated with flooding caused or exacerbated by inadequate infrastructure beyond the site. The submitters also consider that the policy wording should recognise the need to consult with landowners whose sites are affected by the Development Area Plan.	<p>Amend FDA-P4 as follows:</p> <p>FDA-P4 Development Area Plans [...] 4. the topography and natural and physical constraints of the site, <u>and those constraints which lie beyond the site, but which may affect the site, including natural hazards and areas of contamination;</u> [...] 14. the outcomes arising from consultation with the landowners of the site.</p>	Reject.
Alpine Energy Ltd	55.17	FDA - Future Development Area	Policies	FDA – P5 Unanticipated and out of sequence urban development	Seeks to include a requirement for development to provide robust evidence that lifeline utilities and investments in them will not be undermined.	<p>Amend FDA-as follows: Avoid unanticipated urban development outside the Future Development Area Overlay and out of sequence development within the Development Area Overlay unless:</p> <p>[...]</p>	Accept.

						<p>2. there is robust evidence that demonstrates that the development contributes to a well- functioning urban environment in that:</p> <p>[...]</p> <p>m. the development can be serviced without undermining committed infrastructure investments made by local authorities, <u>lifeline utility providers</u> or central government (including Waka Kotahi NZ Transport Agency);</p> <p>[...]</p>	
Horticulture New Zealand	245.83	FDA - Future Development Area	Policies	FDA – P5 Unanticipated and out of sequence urban development	The submitter is in support of the policy to avoid urban development outside the Future Development Area Overlay and out of sequence development.	<p>Amend FDA-P5 as follows:</p> <p>FDA-P5 Unanticipated and out of sequence urban</p> <p>Avoid unanticipated urban development outside the Future Development Area Overlay and out of sequence development within the Development Area Overlay unless:</p> <p>1.</p> <p>3. there is robust evidence that demonstrates that the development contributes to a well- functioning urban environment in that:</p> <p>a.;</p> <p>[...]</p> <p>o. there is compatibility of any proposed land use with adjacent land uses including planned land uses <u>and reverse sensitivity on existing or permitted primary production is avoided</u>;</p> <p>p. ...</p> <p>q. ...</p> <p>r. <u>Avoids highly productive land</u>; and</p>	Accept in part.
J R Livestock Limited	241.13	FDA - Future Development Area	Policies	FDA – P5 Unanticipated and out of sequence urban development	Considers FDA-P5 is appropriate	Retain as notified.	Accept in part.
Ministry of Education	106.15	FDA - Future Development Area	Policies	FDA – P5 Unanticipated and out of sequence urban development	Submitter supports FDA-P5 as explicit provision is given to educational facilities throughout the district in urban development to manage impacts of development in educational facilities, with particular consideration of school capacity.	Retain as notified.	Accept in part.
Rosa Westgarth and Jan Gibson	227.11	FDA - Future Development Area	Policies	FDA – P5 Unanticipated and out of sequence urban development	Considers FDA-P5 is appropriate.	Retain as notified.	Accept in part.
Timaru District Council	42.44	FDA - Future Development Area	Policies	FDA – P5 Unanticipated and out of sequence urban development	Submitter considers the policy as currently drafted does not fully reflect policy directives noted elsewhere in the PDP. In particular subdivision, development and urban growth must be coordinated with the planning and delivery of infrastructure to ensure that future land use and infrastructure are aligned.	<p>Amend FDA-P5 as follows:</p> <p>[...]</p> <p>2. there is robust evidence that demonstrates that the development contributes to a well- functioning urban environment in that:</p> <p>[...]</p> <p>m. the development can be serviced without undermining <u>infrastructure development programmes and/or policies of, or committed infrastructure</u></p>	Accept in part.

						<i>investments made by, local authorities or central government (including Waka Kotahi NZ Transport Agency); [...]</i>	
Warren and Elizabeth Scott	128.13	FDA - Future Development Area	Policies	FDA – P5 Unanticipated and out of sequence urban development	Submitter considers FDA-P5 is considered appropriate.	Retain as notified.	Accept in part.
Horticulture New Zealand	245.84	FDA - Future Development Area	Policies	FDA – P6 Unanticipated and out of sequence rural lifestyle development	Supports policy to avoid unanticipated and out of sequence lifestyle development, however the submitter considers that the policy would be improved through ensuring unanticipated and out of sequence development avoid highly productive land.	Amend FDA-P6 as follows: FDA-P6 Unanticipated and out of sequence rural lifestyle development <i>Avoid unanticipated and out of sequence rural lifestyle development unless:</i> <i>1. [...].</i> <i><u>It avoids highly productive land.</u></i>	Reject.
Timaru District Council	42.45	FDA - Future Development Area	Policies	FDA – P6 Unanticipated and out of sequence rural lifestyle development	The submitter considers the policy as currently drafted does not fully reflect policy directives noted elsewhere in the PDP. In particular subdivision, development and urban growth must be coordinated with the planning and delivery of infrastructure to ensure that future land use and infrastructure are aligned.	Amend FDA-P6 as follows: [...] <i>6. It can be demonstrated that the development can be serviced without undermining <u>infrastructure development programmes and/or policies of, or committed infrastructure investments made by local authorities, entities established under Three Waters legislation, or central government (including Waka Kotahi NZ Transport Agency)</u></i> [...]	Accept in part.
J R Livestock Limited	241.14	FDA - Future Development Area	Rules	FDA – R1 Primary production not otherwise addressed in the Rules section	Considers FDA-R1 is appropriate.	Retain as notified.	Accept.
Rosa Westgarth and Jan Gibson	227.12	FDA - Future Development Area	Rules	FDA – R1 Primary production not otherwise addressed in the Rules section	Considers FDA-R1 is appropriate.	Retain as notified.	Accept.
Warren and Elizabeth Scott	128.14	FDA - Future Development Area	Rules	FDA – R1 Primary production not otherwise addressed in the Rules section	Considers FDA-R1 is appropriate.	Retain as notified.	Accept.
J R Livestock Limited	241.15	FDA - Future Development Area	Rules	FDA – R2 Buildings accessory to primary production	Considers FDA-R2 is appropriate.	Retain as notified.	Accept.
Rosa Westgarth and Jan Gibson	227.13	FDA - Future Development Area	Rules	FDA – R2 Buildings accessory to primary production	Considers FDA-R2 is appropriate.	Retain as notified.	Accept.
Warren and Elizabeth Scott	128.15	FDA - Future Development Area	Rules	FDA – R2 Buildings accessory to primary production	Considers FDA-R2 is appropriate.	Retain as notified	Accept.
Holly Renee Singline and RSM Trust Limited	27.7	FDA - Future Development Area	Rules	FDA – R7 More than one residential unit per site, retirement villages or permanent workers accommodation	Considers that a non-complying activity status for more than one residential unit per site is too restrictive.	Amend FDA-R7 as follows: FDA-R7 More than one residential unit per site, retirement villages or permanent workers accommodation Activity status: Non-complying	Reject.

						AND Add a new rule as detailed in submission point 27.8.	
Milward Finlay Lobb	60.32	FDA - Future Development Area	Rules	FDA – R7 More than one residential unit per site, retirement villages or permanent workers accommodation	Considers that a non-complying activity status for more than one residential site is too restrictive.	FDA-R7 More than one residential unit per site, retirement villages or permanent workers accommodation Activity status: Non-complying AND add a new rule as detailed in the following submission point (refer submission point 60.33) on the general rule approach in the FDA's.	Reject.
Bruce Speirs	66.30	FDA - Future Development Area	Rules	FDA – R10 Subdivision resulting in an allotment less than 40ha	The submitter is concerned that the rule is too restrictive given there are many sites within future development areas that are below the required 40ha allotment size.	Submitter seeks to delete FDA-R10 in its entirety.	Reject.
White Water Properties Ltd	248.9	FDA - Future Development Area	Rules	FDA – R10 Subdivision resulting in an allotment less than 40ha	Considers the non-complying activity status for subdivision of FDA land to allotments less than 40ha is unjustified and unreasonable. Submitter considers it renders the land incapable of reasonable use and is not justified on the basis of the intent behind the FDA.	Amend FDA-R10 as follows: 1. Make subdivision a restricted discretionary activity; AND 2. Focus the matters of discretion on the effects of the subdivision and how it reflects and implements FDA-P13; AND/OR 3. Such other alternative or additional relief as may be appropriate to give effect to the intent of this submission.	Reject.
White Water Properties Ltd	248.10	FDA - Future Development Area	Rules	FDA – R12 Industrial Activity and rural industry (including associated buildings and structures)	Submitter considers the non-complying activity status for industrial development is inconsistent with the purpose of the industrial FDA's.	Amend FDA-R12 as follows: 1. Make industrial activities a restricted discretionary activity; and 2. Focus the matters of discretion on the effects of the subdivision and how it reflects and implements FDA-P13; and/or 3. Such other alternative or additional relief as may be appropriate to give effect to the intent of this submission.	Reject.
Aitken, Johnston and RSM Trust Limited	237.3	FDA - Future Development Area	General	General	The submitter considers further details is required in the plan as to the scope of investigations and reports required to undertake a plan change. Additionally, the submitter seeks for clarity on the procedural process for costs involved in undertaking a private plan change.	Amend FDA – Future Development Area chapter as follows: Provide more detail in the scope and investigations required for the plan change to fulfil the Future Development Area. AND Clarify the process, particularly in regards to costs. AND Grant any other consequential or similar relief that is necessary to deal with the concerns and the issues raised in this submission or any subsequent further submissions.	Reject.
Canterbury Regional Council	183.165	FDA - Future Development Area	General	General	Considers there are a number of objectives and policies that should be incorporated into the Strategic Directions chapter and/or the Urban Form and Development chapter to ensure	Reconsider the objectives and policies of the FDA - Future Development Area Chapter and consider movement of relevant objectives and policies to the Strategic Directions chapter and/or Urban Form and Development	Accept in part.

(Environment Canterbury)					provisions give effect to the NPS – UD. The submitter seeks for reconsideration of the objectives and policies contained in the FDA – Future Development Area Chapter and consider movement of relevant objectives and policies to the Strategic Directions chapter and /or Urban Form and Development chapter.	Chapter, and ensure the provisions give effect to the NPS-UD and meaning is provided in the local context.	
Horticulture New Zealand	245.81	FDA - Future Development Area	General	General	Submitter notes that the PDP indicates Future Growth Zones on LUC classes 1-3. Submitter believes land should be maintained for primary production.	Maintain LUC classes 1-3 for primary production	Reject.
Kerry and James McArthur	113.13	FDA - Future Development Area	General	General	The submitter notes that their property is within FDA7, and seek that direct engagement is undertaken with landowners to ensure that future growth considers water, and sewer upgrades due to proximity of existing amenities	Ensure direct engagement and consultation with the landowners is a priority in FDA7.	Reject.
Lucinda Robertson	65.2	FDA - Future Development Area	General	General	Submitter seeks the opportunity for existing homeowners in FDA10 to subdivide prior without connection to sewer. Submitter seeks for Council to consider upgrades to stormwater and telecommunication.	Amend the approach for FDA10 to allow subdivision to begin for existing landowners without connection to sewer.	Reject.
Warren and Elizabeth Scott	128.4	FDA - Future Development Area	General	General	The submitter seeks to clarify the timing of the preparation of the Development Area Plan and initiation of the associated plan change. The submitter also seeks clarification on which party will initiate the plan change process.	Clarify the timing of the preparation of the Development Area Plan and initiation of the associated plan change, and which party will initiate the plan change process.	Reject.
J R Livestock Limited	241.5	FDA - Future Development Area	Introduction	General	Submitter considers it should be clear in the introduction that TDC is responsible for preparing DAPs as per FDA-P3.	Amend the Introduction to FDA- Future Development Area Chapter as follows; [...] <i>Timaru District Council will prepare a Development Area Plan for each Future Development Area to meet the timeframes set out in SCHED15 - Schedule of Future Development Areas Development Area Plans will be required for each Future Development Area to ensure areas within the overlay are developed sustainably and that all the effects of development are assessed and addressed in advance of development occurring [...]</i>	Reject.
Rosa Westgarth and Jan Gibson	227.3	FDA - Future Development Area	Introduction	General	Submitter considers it should be clear in the introduction that TDC is responsible for preparing DAPs as per FDA-P3.	Amend the Introduction to FDA- Future Development Area Chapter as follows; [...] <i>Timaru District Council will prepare a Development Area Plan for each Future Development Area to meet the timeframes set out in SCHED15 - Schedule of Future Development Areas Development Area Plans will be required for each Future Development Area to ensure areas within the overlay are developed sustainably and that all the effects of development are assessed and addressed in advance of development occurring [...]</i>	Reject.
Warren and Elizabeth Scott	128.5	FDA - Future Development Area	Introduction	General	Submitter seeks for further clarity that the Timaru District Council is responsible for preparing DAPs as per FDA-P3.	Amend the introduction as follows: [...] <i>Timaru District Council will prepare a Development Area Plan for each Future Development Area to meet the timeframes set out in SCHED15 - Schedule of Future Development Areas Development Area Plans will be required for each Future Development Area to ensure areas within the overlay are developed sustainably and that all the effects of development are assessed and addressed in advance of development occurring [...]</i>	Reject.
Andrew Scott Rabbidge, Holly Renee	27.8	FDA - Future Development Area	Rules	General	The submitters consider that a non-complying activity status for more than one residential site per unit is too restrictive.	Amend FDA-R7 as detailed in submission point xx AND	Reject.

Singline and RSM Trust Limited						Add a new rule which provides for a minor residential unit with a maximum gross floor area of 80m ² as a Discretionary Activity.	
Milward Finlay Lobb	60.33	FDA - Future Development Area	Rules	General	The submitters consider that a non-complying activity status for more than one residential site per unit is too restrictive.	Amend FDA-R7 as detailed in submission point xx AND Add a new rule which provides for a minor residential unit with a maximum gross floor area of 80m ² as a Discretionary Activity.	Reject.
Timaru District Council	42.7	FDA - Future Development Area	Definition	General	The definition of well-functioning urban environment from the NPS-UD should be included as it is a term used in the Future Development Area chapter.	<p>Add a new definition of Well-Functioning Urban Environment as follows:</p> <p><u>has the same meaning as in clause 1.4 of the National Policy Statement Urban Development (NPSUD) 2020:</u></p> <p><u>well-functioning urban environment</u> has the meaning in Policy 1. Policy 1 of NPSUD states:</p> <p><u>Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum:</u></p> <p>(a) <u>have or enable a variety of homes that:</u></p> <p>(i) <u>meet the needs, in terms of type, price, and location, of different households; and</u></p> <p>(ii) <u>enable Māori to express their cultural traditions and norms; and</u></p> <p>(b) <u>have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and</u></p> <p>(c) <u>have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and</u></p> <p>(d) <u>support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and</u></p> <p>(e) <u>support reductions in greenhouse gas emissions; and</u></p> <p>(f) <u>are resilient to the likely current and future effects of climate change.</u></p>	Accept in part.

Part 2 - Rezone for growth

Submitter name	Sub No/further sub No	Section/Appendix	Section	Provision	Submission point summary	Relief/decision sought Summary	Accept/reject
Canterbury Regional Council	183.166	Planning Maps	Future Development Area	Planning Maps	The submitter considers that a significant amount of land has been identified in the planning maps for future urban development, along with sequencing which is likely to lead to pressure to develop land ahead of time. The submitter recommends that only land identified as necessary in the short to medium term, as defined in the NPS-UD, is mapped and identified with those other areas in the long term identified only in the relevant Future Development Strategy.	Amend the Future Development Areas overlay to only identify land as a future development area where it is required in the short to medium term, as defined in the NPS-UD.	Accept in part (refer individual FDAs).
Venture Timaru	212.5	Planning Maps	Future Development Area	Planning Maps	Submitter considers it is appropriate for Council to consider the next areas for expansion of industrial zoned land, including identifying cluster locations for different industry use.	Identify areas for future industrial growth.	Reject.
Brenda Van Buuren	16.2	Planning Maps	Rezone	Planning Maps	The submitter considers there is a need for mid/high end and larger sections in the area around Pages Road.	Amend the plan to allow for subdivision less than 3ha on rural land around Pages Road. Submitter considers 0.4ha to be beneficial.	Accept in part.
Bruce Selbie	32.1	Planning Maps	Rezone	Planning Maps	Submitter considers the is not large enough for farming purposes, and notes that there is a lack of rural lifestyle provisions in Geraldine.	Rezone 77 Main North Road, Geraldine, legally described as Lot 2 DP 473022 and Lot 3 DP 22926 (5.4485ha, outlined in red below) from General Rural Zone to Rural Lifestyle Zone.	Reject.
Chris and Sharon Mcknight	30.1	Planning Maps	Rezone	Planning Maps	Submitter seeks the requested relief for a number of reasons: <ul style="list-style-type: none"> The site is surrounded by small sites (less than 2.5ha) that are unable to support large scale commercial farm operations; and The site adjoins Brookfield RLZ to the west. Brookfield RLZ obtained consent to create sections of 5,000m² to 6,000m²; and The land provides a transition area between smaller allotments and larger farm sections; The site is subject to subdivision consent 101.2022.280 (currently on hold pending further information) to create 10 allotments. 	Rezone 60 Landsborough Road (Lots 5 & 6 DP 502319, 26.7390 ha) from General Rural Zone to Rural Lifestyle Zone (19ha) and Open Space Zone (7.65ha).	Reject.
David & Susanne Payne	160.1	Planning Maps	Rezone	Planning Maps	Considers the General Rural Zone is not appropriate for the land north of Geraldine township and considers that zoning the area Rural Lifestyle would better reflect the existing land use of the area and provide improved flexibility for the future.	Rezone the area to the north of Geraldine township, which includes the area encompassed by the Main North Road, Templer Street and Bennett Road including Lot 2 DP 356462 from GRUZ to RLZ.	Accept in part.
David Parris	98.1	Planning Maps	Rezone	Planning Maps	Considers it appropriate for Parade Road to be zoned Rural Lifestyle (RLZ) from General Rural Zone (GRUZ) given that sites along Parade Road range are generally under 2ha which is generally more consistent with the expected size of a rural lifestyle lot.	Rezone Parade Road Scarborough from General Rural Zone to Rural Lifestyle Zone.	Reject.
George and Rachel Harper	109.1	Planning Maps	Rezone	Planning Maps	Consider there has not been enough land zoned for residential development close to the Geraldine township, and more land should be zoned to enable residential development to promote more people moving to the area.	Rezone the area to the north of Geraldine, along the Main North Road, on both the west side back to the Waihi River (where infill has already occurred) to Woodbury Road, and east from Templer Street to Bennett Road. Templer Street and the Waihi River from General Rural Zone to General Residential Zone .	Reject.
George Harper, R & G Kellahan, H Kellahan, B & S Robertson,	108.1	Planning Maps	Rezone	Planning Maps	Consider the General Rural Zone is not appropriate for the land north of Geraldine township which includes the area encompassed by the Main North Road, Templer Street and Bennett Road and the Main North Road from Templer Street up to WoodburyRoad and back to the Waihi River. Considers a Rural Lifestyle Zone is more appropriate to reflect the existing	Rezone the area to the north of Geraldine township, which includes the area encompassed by the Main North Road, Templer Street and Bennett Road and the Main North Road from Templer Street up to Woodbury Road and back to the Waihi River from GRUZ to RLZ . The area encompasses the entire FDA11 and land to the west of FDA11.	Accept in part.

D & S Payne, G & R Harper					land use of the area and provide scope and flexibility for the future. Considers the proposed General Rural Zone does not meet the purpose and principles of Part 2 of the RMA		
John and Linda Badcock	85.1	Planning Maps	Rezone	Planning Maps	Considers there is a need for more land for housing and rural lifestyle development in Geraldine to support the community and support economic growth. The submitter considers the north side of Geraldine is better suited for residential and rural lifestyle development given it has improved amenity and reduced risk of flooding.	Rezone the area north of Geraldine, along the Main North Road on both the west side back to the Waihi River (where infill has already occurred) to Woodbury Road, and east from Templer Street to Bennett Road. Templer Street and the Waihi River from General Rural Zone to General Residential Zone.	Reject.
John Leonard Shirtcliff and Rosemary Jean Shirtcliff	81.1	Planning Maps	Rezone	Planning Maps	Are in support of 584 Orari Station Road being zoned as RLZ, subject to the following; <ul style="list-style-type: none"> • There is a shortage of residential land; • It is an opportunity to secure a high quality residential land; • It will provide a pleasing transition between urban and rural areas; • The land is immediately adjacent and contiguous to: Orari Station Road; the urban boundary; transport connections; infrastructure; and • Is located in close proximity to: Geraldine High School and a short walking distance of the town centre. 	Reconsider the zoning of the southern portion of 584 Orari Station Road - the South of Raukapuka Stream along the Orari Station Road frontage - to permit or facilitate (via restricted discretionary provisions) a more intensive or Residential subdivision.	Reject
North Meadows 2021 Limited and Thompson Engineering (2002) Limited	190.1	Planning Maps	Rezone	Planning Maps	Opposes the General Rural Zone on 236 Meadows Road. A General Industrial Zone would better reflect the existing land use consents and wastewater treatment ponds on other adjoining sites. The submitter is confident that the requirements of the NPS on Highly Productive Land can be satisfied to facilitate the proposed rezoning.	Rezone 236 Meadows Road as General Industrial Zone (GIZ) as shown on the attached map (refer submission point)	Accept in part.
Pages Trust & Russell Trust	203.1	Planning Maps	Rezone	Planning Maps	Opposes the General Rural Zoning for the front portion of 251, 273, 279 and 295 Pages Road within FDA2, as a recent Council sewer study indicates these properties can be serviced with various sewer extension options. Additionally, the land is suitable for immediate residential zoning as the submitter considers there is demand for residential sections on the northern side of Pages Road.	1. Rezone parts of 251, 273, 279 & 295 Pages Road from General Rural Zone to General Residential Zone as shaded in blue in figures show below. AND 2. All consequential amendments required to address the concerns raised in this submission and/or to ensure a coherent planning document.	Reject.
R & G Kallahan	26.1	Planning Maps	Rezone	Planning Maps	Considers that the present level of subdivision with the Templar Street, Geraldine Area is inconsistent with the current rural zoning, as well as SUB-O3. Submitter considers it does not give effect to multiple directives including but not limited to the NPS on Urban Development Capacity 2016, Objectives OA1-3, Timaru Growth Management Strategy, Strategic Direction 1, 3, 7 and 8 and Part 2 of the RMA, section 7 (b) and (ba).	Rezone the land bound by Templer Street, Main North Road and Bennetts Road (proposed FDA- 11) from General Rural Zone to Rural Lifestyle Zone .	Accept in part.
Simmons Trustee Company	207.1	Planning Maps	Rezone	Planning Maps	Considers the properties at the northern urban boundary at and around Gleniti Road, Ladlow, Timaru as the submitter considers the properties are appropriate for rural residential development given they are rural residential in nature. The relevant properties are;	Seeks that the properties mentioned in the submission summary point and referred to in the full submission be, either: <ol style="list-style-type: none"> 1. Re-zoned from General Rural Zone to Rural Lifestyle Zone; or 2. Rezone the properties at 5 Oakwood Road, 29 Oakwood Road and 301-311 Gleniti Road from General Rural Zone to Rural Lifestyle; or 3. Include the properties at 5 Oakwood Road, 29 Oakwood Road and 301-311 Gleniti Road within the FDA10. 	Reject.

					<ul style="list-style-type: none">Properties with frontage to the North side of Pages Road between Kellands Hill Road and Gleniti Golf Club.Properties with frontage to the South Side of Gleniti Road i.e., from 5 Snowdon Road to 248 Gleniti Road.301-409 Gleniti Road. d) 7-23, 6-28 & 40 Gladstone Road. e) 5 & 29 Oakwood Road.6 Hadlow Road.10-102 Rosebrook Road.						
Robyn and Richard Hay	28.1	Planning Maps	Rezone	Planning Maps	Considers 101 Te Ngawai Road, Pleasant Point should be rezoned RLZ for the following reasoning: <ul style="list-style-type: none">it is not of a sufficient size to be used for farming;there is no provision for immediate RLZ to became available within Pleasant Point; andthe infrastructure is readily available and the 5,000sqm allotment size should apply to the site.	Rezone 101 Te Ngawai Road, Pleasant Point (1.645ha) from General Rural Zone to Rural Lifestyle Zone. Subject land is outlined in red below.					Reject.
Rolling Ridges Trust	211.2	Planning Maps	Rezone	Planning Maps	As reasons set out in the Pages Trust and Russell Trust submission. (refer submission point 203.1)	1. Rezone parts of 251, 273, 279 & 295 Pages Road from General Rural Zone to General Residential Zone as identified in the Pages Trust & Russell Trust submission. AND 2. All consequential amendments required to address the concerns raised in this submission and/or to ensure a coherent planning document.					Reject
Rolling Ridges Trust	211.3	SCHED-15	SCHED-15	FDA2 - Kellands Heights East Future Development Area	Considers the sequencing of development of the remaining land subject to FDA2 be amended so that the development of that land can be developed within 2 years, instead of 5 years, and accordingly re-classification of this land as a ‘Priority area - 2 years’ Also considers deleting the additional requirement of SCHED15 FDA2 be deleted.	Unique Identifier	Name	Anticipated Zone	Timeframe for DAP	Additional Requirement	Reject
						FDA2	FDA2 - Kellands Heights East FDA – Residential Development	General Residential Zone	Priority area - 5 2 years	Development Area plan to be developed in conjunction with Kellands Heights West	
Rosa Westgarth & Jan Gibson	227.1	Planning Maps	Rezone	Planning Maps	Supports enabling the southern part of 82 Kellands Hill Road for urban development but is concerned that the proposed Urban Development Area (FDA1) does not accurately reflect the sites contours and physical features.	Amend the zone and overlay of Lot 1-2, Lot 5 and Part Lot 3 DP 19552 (ID: 19295) (82 Kellands Hill Road, Timaru) as follows: <ul style="list-style-type: none">Rezone areas identified as FDA1 as identified in the location map in the original submission from GRUZ to GRZ and remove the FDA1 overlay.Undertake any consequential amendments to give effect to the rezoning and pathway for Development Area Plan preparation.If the rezone is not accepted, then amend the FDA boundary lines					Accept in part.
Ryan De Joux	157.1	Planning Maps	Rezone	Planning Maps	Considers there is insufficient additional land zoned residential that is provided within close proximity to Washdyke. Submitter considers rezoning more land within this vicinity would provide more suitable land for affordable houses to be built to meet the demand.	1. Rezone the land on the true right of Papakha Stream within records of title CB22F/884 and CB22F/885 owned by the Timaru District Council from Sports and Active Recreation to General Residential Zone . 2. Should this not be supported, then as a fallback position is 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.					Reject.
Simstra Family Trust	216.2	Planning Maps	Rezone	Planning Maps	Consider that properties identified in Pages and Russel Trust properties which can be serviced from the existing Council wastewater main on Pages Road should be zoned General Residential Zone, not General Rural Zone.	Rezone those parts of 251, 273, 279 and 295 Pages Road from General Rural Zone to General Residential Zone. All consequential amendments required to address the concerns raised in this submission and/or to ensure a coherent planning document					Reject.

Steve and Yanna Houwaard Sullivan	138.1	Planning Maps	Rezone	Planning Maps	Consider there has not been enough land zoned for residential development close to the Geraldine township, and more land should be zoned to enable residential development to promote more people moving to the area.	Rezone the area to the north of Geraldine, along the Main North Road, on both the west to Waihi River (where infill has already occurred) to Woodbury Road, and east from Templer Street to Bennett Road from General Rural Zone to Rural Lifestyle Zone with smaller, more manageable lots consented.	Accept in part.
Terrence John O'Neill, Aileen Kathryn O'Neill, C and F Trustees 2006 Ltd	20.1	Planning Maps	Rezone	Planning Maps	Considers Lots 1- 3 DP 579256 at Coonoor Road should be zoned GRZ.	Rezone Lots 1 - 3 DP 579256 at Coonoor Road from General Rural Zone to General Residential Zone	Reject.
Timothy Graeme Blackler	231.1	Planning Maps	Rezone	Planning Maps	Seeks consideration to rezone 10 Burke Street, Pleasant Point to enable development of a residential care facility on the site. The submitter notes the two adjoining properties are residential in nature. The submitter considers that the proposed development would achieve several objectives of the PDP, such as promoting positive social wellbeing outcomes for the community and providing riparian access and benefits for biodiversity.	Rezone 10 Burke Street, Pleasant Point to a mix of General Rural Zone (or Open Space Zone) and General Residential Zone in accordance with Figure 2 within the original submission	Reject.
Tristram Johnson	145.1	Planning Maps	Rezone	Planning Maps	Submitter notes that the property at 340 King Street is zoned Residential, Rural 1 and Rural 2, but is not rural in nature. Submitter considers that the General Residential zone is more appropriate as it better aligns with what is happening on the west side of King Street.	Rezone 340 King Street, Temuka from Rural Zone to General Residential Zone.	Accept.
Waitui Deer Farm Ltd	19.1	Planning Maps	Rezone	Planning Maps	Considers parts of 199 Waitui Drive, Geraldine (Lot 7 DP 466305 and the southern portion of Lot 8 DP 466305, approx. 55ha) is appropriate to be included in the 2ha control area, rather than the 10ha control area as currently in the Proposed Plan. The topography of the site makes it hard to be farmed in accordance with government regulations. Considers this change would have advantages for waterways and natural areas throughout the land as it will retire land from intensive farming which will have benefits for water quality.	Amend the Size Specific Control Areas in the Rural Lifestyle Zone for parts of 199 Waitui Drive, Geraldine (Lot 7 DP 466305, and 2ha Lot Size and the southern portion of Lot 8 DP 466305). Change the area from the 10ha Lot Size Specific Control Area to 2ha Lot Size Specific Control Area	Reject.
White Water Properties LTD	248.1	Planning Maps	Rezone	Planning Maps	Submitter considers that all the land within FDA13 should be rezoned GIZ as the land is ideally located for industrial development.	1. Rezone all the land in FDA13 to General Industrial Zone ; AND 2. Make any necessary amendments to support that rezoning.	Reject.
PrimePort Limited	175.7	Planning Maps	Rezone	Planning Maps	Notes that the Urban Area covers most of the Port Zone, which is supported by the submitter. The submitter notes there is a small portion in the northeastern section of the Port Zone that is still zoned as "Port Zone" but falls outside the boundaries of the Urban Area.	Retain the Urban Area boundary and amend to fully encompass the Port Zone.	Accept.
Waka Kotahi NZ Transport Agency	143.191	SCHED-15 Schedule of Future Development Areas	Schedule of Future Development Areas	FDA1 - Elloughton South Future Development Area	Waka Kotahi NZ Transport Agency acknowledges that that land identified for residential development in FDA1 are adjacent to existing urban areas, however the submitter is concerned as to whether it is appropriate to be rezoned to residential given the following; <ul style="list-style-type: none"> The development will be on the outskirts of the Timaru urban area, increasing capacity within the existing environment and encouraging intensification. 	Consider the matters described to determine whether FDA1 is appropriate to be rezoned to residential zoning.	Accept.

					<ul style="list-style-type: none">The Housing Capacity Assessment requires a minimum density of 12 households per hectare, which is inconsistent with the agreed minimum of 15 households per hectare unless there are specific constraints.The FDA's must be evaluated against government policies, including the NPS-UD and HPS-HPL.Consideration of central government climate change policies and how the development will address transport outcomes to reduce vehicle emissions.The location of the FDA's may make it challenging to provide high-quality, frequent public transport, requiring a transparent cost assessment to determine feasibility						
Pages Trust & Russel Trust	203.2	SCHED-15 Schedule of Future Development Areas	Schedule of Future Development Areas	FDA2 Kellands Heights East Future Development Area	Submitter considers it is appropriate to enable FDA2 be developed independently within a two-year timeframe given the below reasoning; <div><div>1. Council planned sewer extension at Pages Road is to occur soon;</div><div>2. Demand for residential sections at this area;</div><div>3. It would provide capacity in the GSM Review report.</div></div>	Unique Identifier	Name	Anticipated Zone	Timeframe for DAP	Additional Requirement	Reject.
						FDA2	FDA2 Kellands Heights East FDA	General Residential Zone	Priority area 5 2 years	Development Area Plan to be developed in conjunction with Kellands Heights West	
Rolling Ridges Trust	211.3	SCHED-15 Schedule of Future Development Areas	Schedule of Future Development Areas	FDA2 Kellands Heights East Future Development Area	Submitter considers the sequencing of development of the remaining land subject to the FDA2 be amended so that development of land can occur within 2 years instead of the proposed 5 years, and accordingly reclassification of this land as ‘Priority area – 2 years’.	Unique Identifier	Name	Anticipated Zone	Timeframe for DAP	Additional Requirement	Reject.
						FDA2	FDA2 Kellands Heights East Future Developme nt Area	General Residential Zone	Priority area 5 2 years	Development Area Plan to be developed in conjunction with Kellands Heights West	
Simstra Family Trust	216.3	SCHED-15 Schedule of Future Development Areas	Schedule of Future Development Areas	FDA2 Kellands Heights East Future Development Area	Submitter opposes the sequencing of FDA2 – Kellands Heights East Future Development Area.	Unique Identifier	Name	Anticipated Zone	Timeframe for DAP	Additional Requirement	Reject.
						FDA2	FDA2 Kellands Heights East Future Developme nt Area	General Residential Zone	Priority area 5 2 years	Development Area Plan to be developed in conjunction with Kellands Heights West	
Waka Kotahi NZ Transport Agency	143.192	SCHED-15 Schedule of Future Development Areas	Schedule of Future Development Areas	FDA2 Kellands Heights East Future Development Area	Submitter recognises that the land identified for residential development that are identified as Future Development Areas (FDA) 1, 2 and 4 are adjacent to existing urban areas and that it will be subject to addressing matters under FDA-P4. Submitter notes there are other considerations that need to be given to determine whether this land is appropriate to be rezoned to residential.	Submitter seeks for consideration of the described matters to determine whether FDA2 is appropriate to be rezoned to residential zoning.					Accept.
Lee Anne Burdon	72.1	Planning Maps	Future Development Area Overlay	FDA3 Scotts Farm Future Development Area	Support the intent of Future Development Areas, and seeks further clarity on why 73 Connolly Street, Geraldine which is closer and bounds the residential zone with adjoining neighbours is excluded.	Include 73 Connolly Street, Geraldine as an FDA.					Reject.
Warren and Elizabeth Scott	128.2	Planning Maps	Future Development Area Overlay	FDA3 Scotts Farm Future Development Area	The spatial extent of the FDA3 overlay is supported. Alternatively, the site is requested to be rezoned GRZ. Submitter considers the primary relief is sought to rezone the site GRZ. Submitter notes that the Planz 2022 report recommends the site is zoned as GRZ. Submitter considers the location and size of the site lends it to be rezoned GRZ.	Retain FDA3 Overlay over 22 Templer Street, Geraldine as notified. Alternatively, the site is requested to be rezoned GRZ.					Accept in part. (Retention of FDA3 Accept, Rezoned GRZ Reject).

Waka Kotahi NZ Transport Agency	143.193	SCHED15 - Schedule of Future Development Areas	SCHED15 - Schedule of Future Development Areas	FDA4 Elloughton North Future Development	Recognises that the land identified for residential development that are identified as Future Development Areas (FDA) 1, 2 and 4 are adjacent to existing urban areas and that it will be subject to addressing matters under FDA-P4. However, there are several considerations that need to be given to determine whether this land is appropriate to be rezoned to residential land.	Consider the matters described to determine whether FDA4 is appropriate to be rezoned to residential zoning.	Accept.
Ryan de Joux	157.2			FDA5	Submitter considers that insufficient additional residentially zoned land is provided within close proximity to the Washdyke. Rezoning more land within this vicinity would provide more suitable land for affordable houses to be built to meet the demand.	1. Rezone the land on the true right of Papakha Stream within records of title CB22F/884 and CB22F/885 owned by the Timaru District Council from Sports and Active Recreation to General Residential Zone. 2. Should this not be supported, then as a fallback position is 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.	Reject.
Aitken, Johnston, and RSM Trust	237.1	Planning Maps	Future Development Areas overlay	FDA6 Factory Road Future Development Area	Supports the intent of the Future Development Area Overlay (FDA6) across 26 and 52 Factory Road, Temuka as it recognises the land is suitable for future urban development and provides for Residential Zone densities.	None specified.	Accept
Aitken, Johnston, and RSM Trust	237.2	SCHED15 - Schedule of Future Development Areas	SCHED15 - Schedule of Future Development Areas	FDA6 Factory Road Future Development Area	While the submitter supports the Future Development Area Overlay, over 26 and 52 Factory Road, the submitter opposes the 'beyond ten years' timeframe for the Development Area Plan. The submitter considers that since all Councils must review their District Plans every 10 years, it does not make sense to provide the land supply, then to essentially defer it until future District Plan review. Also land supply should not be constrained by dates as they cannot then meet potential market demand and can limit land supply when unanticipated demand occurs.	Amend SCHED15, FDA6 to remove any timeframe associated with the implementation of the Future development Area, OR alternatively Amend SCHED15, FDA6 to decrease the timeframe to 5 years. AND Grant any other consequential or similar relief that is necessary to deal with the concerns and the issues raised in this submission or any subsequent further submissions.	Reject.
Darren Wayne Rae	95.1	Planning Maps	Future Development Area Overlay	FDA7 - Thompson Road Future Development Area	Submitter considers additional rural lifestyle properties should be provided to enable Temuka to growth. Submitter considers their own property at 148 McNair Road (approximately 900 meters North of FDA7 Thompson Future Development Area) is for rural lifestyle development.	Extend FDA7 Thompson Future Development Area - Rural Lifestyle Development north to include 148 McNair Road to enable the land to be subdivided.	Reject.
Greenfield, McCutcheon, Tarrant, Sullivan and Ellery	34.4	SCHED15 - Schedule of Future Development Areas	SCHED15 - Schedule of Future Development Areas	FDA7 - Thompson Road Future Development Area	Submitter supports FDA7 Thompson Road Future Development Area and the associated 2 year priority.	Retain as notified.	Accept.
Waka Kotahi NZ Transport Agency	143.194	SCHED15 - Schedule of Future Development Areas	SCHED15 - Schedule of Future Development Areas	FDA8 - Manse Road Future Development Area	Recognises that the land identified for rural lifestyle development that are identified as FDAs 8, 9, 10 and 11 are adjacent to existing urban areas and that it will subject to addressing matters under FDA-P4. Submitter notes there are several considerations that need to be given to determine whether the identified land is appropriate to be rezoned rural lifestyle land such as; <ul style="list-style-type: none"> The land is dispersed living away from amenities or public transport and multi modal transport routes. How will these FDAs consider Central Government direction on climate change implications and how will it achieve transport outcomes sought under the ERP to reduce VKT's and transport related emissions. 	Consider the matters described to determine whether FDA8 is appropriate to be rezoned rural lifestyle zoning	Accept.
Anne-Marie Ford and	217.1	Planning Maps	Future Development Area Overlay	FDA9 Gleniti North Future Development Area	Submitter considers the property at 318 Gleniti Road should be included within FDA9 as this would only constitute a minor	Amend the boundary of FDA9 to include 318 Gleniti Road (and other properties between the existing boundary and the proposed extension);	Reject.

Mostafa Mohamed Ammar					extension of the proposed FDA to include 264, 274 and 288 Gleniti Road. Submitter notes this is an area that already has rural residential development present as there is ongoing demand for residential properties on the northern edge of Timaru’s urban area, it could be integrated with existing infrastructure and would be consistent with the location and extent of the Gleniti North Rural Residential Zone as identified in the Timaru District 2045 Growth Management Strategy.	AND Any consequential and/or alternative amendments to address the matters raised in this submission.																				
Holly Renee Singline and RSM Trust Limited	27.9	Planning Maps	Future Development Area Overlay	FDA9 Gleniti North Future Development Area	Supports the including of 210 Gleniti Road in FDA9 - Gleniti North Future Development Area - Rural Lifestyle Development.	Retain as notified.					Accept.															
Holly Renee Singline and RSM Trust Limited	27.11	SCHED15 - Schedule of Future Development Areas	SCHED15 - Schedule of Future Development Areas	FDA9 Gleniti North Future Development Area	Request the DAP timeframe shortened from 5 years to 2 years given Council commenced the review of the District Plan over 7 years ago. Submitter notes the timeframe for the District Plan to be fully operative is unknown.	Unique Identifier	Name	Anticipated Zone	Timeframe for DAP	Additional Requirement	Reject.															
						FDA9	FDA9 - Gleniti North Future Development Area - Rural Lifestyle Development	Rural Lifestyle Zone	Priority area ≤ 2 years																	
Waka Kotahi NZ Transport Agency	143.195	SCHED15 - Schedule of Future Development Areas	SCHED15 - Schedule of Future Development Areas	FDA9 Gleniti North Future Development Area	Submitter recognises that the land identified for rural-lifestyle development that are identified as FDAs 8, 9, 10 and 11 are adjacent to existing urban areas and that it will subject to addressing matters under FDA-P4. However, there are several considerations that need to be given to determine whether this land is appropriate to be rezoned to rural lifestyle land.	Consider the matters described to determine whether FDA9 is appropriate to be rezoned to rural lifestyle zoning.					Accept.															
Ford, Pyke, Andrews Talbot, Wilkins & Proudfoot, Craig, Mackenzie	33.1	Planning Maps	Future Development Area Overlay	FDA10- Kellands Heights West Future Development Area	Considers the proposed FDA1, which includes the southern part of 333, 355, 365, 385, 397 and 403 Pages Road (up to 450m off Pages Road), would not provide sufficient space to provide infrastructure and create a functional rural lifestyle area.	Extend the boundaries FDA10 - Kellands Heights West FDA - Rural Lifestyle Development to include all of the land at 333, 355, 365, 385, 397 and 403 Pages Road					Reject.															
Gerald Auston Morton and Susan Anne Morton and Woollcombe Trustees 2 Limited	11.1	Planning Maps	Future Development Area Overlay	FDA10- Kellands Heights West Future Development Area	Considers FDA10 should be extended north to include 509 and 427 Pages Road (49.894ha) because: 1. there are no site constraints; and 2. it would connect to the Rural Lifestyle subdivision to the north which recently obtained resource consent.	Extend the boundaries FDA10 - Kellands Heights West FDA - Rural Lifestyle Development to include all of the 509 and 427 Pages Road (49.894ha). Subject areas outlined in orange below).					Reject.															
Ford, Pyke, Andrews Talbot, Wilkins & Proudfoot, Craig, Mackenzie	33.5	SCHED15 - Schedule of Future Development Areas	SCHED15 - Schedule of Future Development Areas	FDA10- Kellands Heights West Future Development Area	Consider the proposed FDA10 as notified, which includes the southern part of 333, 335, 365, 398, 397 and 403 Pages Road would not be able to provide sufficient space to provide the required infrastructure and create a functional rural lifestyle area as only part of the land is within FDA10.	Amend FDA10 Kellands Heights West Future Development Area as follows: <table><tr><td>Unique Identifier</td><td>Name</td><td>Anticipated Zone</td><td>Timeframe for DAP</td><td>Additional Requirement</td></tr><tr><td>[...]</td><td>[...]</td><td>[...]</td><td>[...]</td><td>[...]</td></tr><tr><td>FDA10</td><td>FDA10 - Kellands Heights West FDA Rural Lifestyle Development</td><td>Rural Lifestyle Zone</td><td>Priority area - ≤ 2 years</td><td>Development Area Plan to be developed in conjunction with Kellands Heights East</td></tr></table>					Unique Identifier	Name	Anticipated Zone	Timeframe for DAP	Additional Requirement	[...]	[...]	[...]	[...]	[...]	FDA10	FDA10 - Kellands Heights West FDA Rural Lifestyle Development	Rural Lifestyle Zone	Priority area - ≤ 2 years	Development Area Plan to be developed in conjunction with Kellands Heights East	Reject.
Unique Identifier	Name	Anticipated Zone	Timeframe for DAP	Additional Requirement																						
[...]	[...]	[...]	[...]	[...]																						
FDA10	FDA10 - Kellands Heights West FDA Rural Lifestyle Development	Rural Lifestyle Zone	Priority area - ≤ 2 years	Development Area Plan to be developed in conjunction with Kellands Heights East																						
Lucinda Robertson	65.1	SCHED15 - Schedule of Future Development Areas	SCHED15 - Schedule of Future Development Areas	FDA10- Kellands Heights West Future Development Area	Supports FDA10 and its redevelopment for rural lifestyle purposes. Submitter considers 1 acre lots are suitable in this area with current infrastructure and location near town and schools.	Retain the FDA10 Kellands Heights West FDA and retain rezoning from Rural-to-Rural Lifestyle but amend the priority timeframe from 5 years to 2 years.					Reject.															

Oliver Amies	22.1	SCHED15 - Schedule of Future Development Areas	SCHED15 - Schedule of Future Development Areas	FDA10- Kellands Heights West Future Development Area	Supports FDA10 - Kellands Heights West Future Development Area as this will provide sections to attract skilled workforce, with a mix of residential and lifestyle lots.	No specific relief sought.	Accept.
Waka Kotahi NZ Transport Agency	143.196	SCHED15 - Schedule of Future Development Areas	SCHED15 - Schedule of Future Development Areas	FDA10- Kellands Heights West Future Development Area	The submitter recognises that the land is identified for rural-lifestyle development that are identified as FDAs 8, 9, 10 and 11 are adjacent to existing urban areas and that it will subject to addressing matters under FDA-P4. However, there are several considerations that need to be given to determine whether this land is appropriate to be rezoned to rural lifestyle land.	Consider the matters described to determine whether FDA10 is appropriate to be rezoned to rural lifestyle zoning.	Accept.
David & Susanne Payne	160.2	Planning Maps	Future Development Area	FDA11 – Templer Street Future Development Area	Submitter opposes the identification of FDA11 with its associated rules and development timeframe. Considers it is unreasonable to prevent future development for a period of ten years and depend on the preparation of a development area plan. Submitter also considers the area is highly fragmented, is rural lifestyle in character, is serviced and is ready for immediate development, and therefore should be rezoned Rural Lifestyle now.	Delete FDA11 from the Future Development Overlay.	Accept in part.
George Harper, R & G Kellahan, H Kellahan, B & S Robertson, D & S Payne, G & R Harper	108.2	Planning Maps	Future Development Area	FDA11 – Templer Street Future Development Area	Submitters oppose the identification of FDA11, with its associated rules and development timeframe. Submitters consider it unreasonable to prevent future development for a period of 10 years and depend on the preparation of a development area plan. Submitters also consider the area to be highly fragmented and is rural lifestyle in character, is serviced and is ready for immediate development and should be rezoned Rural Lifestyle.	Delete FDA11 from the Future Development Area Overlay.	Accept in part.
Waka Kotahi NZ Transport Agency	143.197	SCHED15 - Schedule of Future Development Areas	SCHED15 - Schedule of Future Development Areas	FDA11 – Templer Street Future Development Area	Submitter recognises that the land identified for rural lifestyle development that are identified as FDAs 8, 9, 10 and 11 are adjacent to existing urban areas and that it will subject to addressing matters under FDA-P4. However, there are several considerations that need to be given to determine whether this land is appropriate to be rezoned to rural lifestyle land.	Consider the matters described to determine whether FDA11 is appropriate to be rezoned to rural lifestyle zoning.	Accept in part.
Alpine Energy Limited	55.20	SCHED15 - Schedule of Future Development Areas	SCHED15 - Schedule of Future Development Areas	FDA12 - Sir Basil Arthur Park Future Development Area	Submitter supports the Council providing clear direction for future industrial development in the Washdyke area. As an infrastructure provider and an enabler of industrial development, submitter considers it is essential that that long-term planning is informed by clear direction.	None specified.	Accept.
Alpine Energy Limited	55.21	SCHED15 - Schedule of Future Development Areas	SCHED15 - Schedule of Future Development Areas	FDA13 - Seadown Road Future Development Area	Submitter supports Council providing clear direction for future industrial development in the Washdyke area. As an infrastructure provider and an enabler of industrial development, submitter considers it is essential that long term planning is informed by clear direction. The submitter notes that the Coastal Hazard overlays in relation to the existing industry at Washdyke supports the need to minimise the risk due to climate change impacts on future coastal development by providing future development areas outside of these coastal hazard areas.	None specified.	Accept.

Waka Kotahi NZ Transport Agency	143.198	SCHED15 - Schedule of Future Development Areas	SCHED15 - Schedule of Future Development Areas	FDA14 - Kennels Road Future Development Area	Submitter opposes FDA14 for various reasons not being integrated with the existing urban area, unlikely to achieve a reduction in VKT's is adjacent to high speed environments (SH1 and SH8) and that the objectives of the NPS UD and specific provisions of the CRPS are unlikely to be achieved.	Delete FDA14 - Kennels Road Future Development Area.	Accept.
Rolling Ridges Trust	211.1	General	General	General	Submitter is in support of Pages Trust and Russell Trust submission.	Relief sought is per Pages Trust and Russell Trust submission.	Reject.
Simmons Trustee Company Limited	207.2	GRUZ - General Rural Zone	General	General	The submitter considers that properties located at the northern urban boundary, particularly around Gleniti Road and Hadlow in Timaru are rural residential in nature, which makes them suitable for residential development. The submitter notes these properties are consistent in character with properties along Pages Road, which are included in the Future Development Areas FDA2, FDA9, and FDA10. The properties relevant to this submission point are; <ul style="list-style-type: none"> Properties with frontage to the North side of Pages Road between Kellands Hill Road and Gleniti Golf Club. Properties with frontage to the South Side of Gleniti Road i.e. i.e., from 5 Snowdon Road to 248 Gleniti Road. 301 – 409 Gleniti Road, 7-23, 6-28 & 40 Gladstone Road, 5 & 29 Oakwood Road, 6 Hadlow Road, 10 -102 Rosebrook Road 	If the rezone change for properties at the northern urban boundary of Timaru at and around Gleniti Road, Hadlow [refer to Appendix A of the original submission for full property list] is not accepted, alternatively make the following amendments in respect to these properties: <ol style="list-style-type: none"> Amend the General Rural Zone provisions to enable further development and intensification which includes further subdivision down to a scale consistent with Rural Lifestyle development, e.g. 5000m²; and Any other consequential amendments to the Proposed District Plan to give effect to the alternative forms of relief above. Potential amendments to the objectives and policies of the General Rural Zone include, but are not necessarily limited to: <ol style="list-style-type: none"> Amendments to GRUZ-O2 and implementing Policies GRUZ-P2 and P8 to recognise that the character and qualities of the General Rural Zone include the area identified in this submission where there is a concentration of rural residential development that is compatible with the purpose of the Zone. The Objective, supporting Policies and rules should also recognise the degree of fragmentation inherent in these areas and acknowledge that they are suitable for additional rural residential scaled development without compromising the broader character and qualities of the Zone. 	Reject.
Anna Morten	88.1	Planning Maps	General	General	Submitter considers that not enough land has been zoned for Rural Lifestyle Zone (RLZ) close to Geraldine township, which submitter considers has detrimental effects on the prosperity of the town. The submitter considers the proposed 2ha minimum lot size for sites along Waitui Drive and Geraldine Downs are too large.	Submitter seeks to rezone the area north of Geraldine, along the Main North Road, on both the west to Waihi River (where infill has already occurred) to Woodbury Road, and east from Templer Street to Bennett Road, to Rural Lifestyle Zone with smaller more manageable lots consented.	Accept in part.
Alpine Energy Limited	55.19	SCHED15 - Schedule of Future Development Areas	SCHED15 - Schedule of Future Development Areas	General	Submitter supports Council providing clear direction for future residential development in the Timaru area. For infrastructure provides and enablers of residential development, it is essential that our long term network planning is informed by clear direction from Council. The submitter encourages Council to undertake early engagement with them regarding any Development Area Plans to ensure they can support efficient, resilient, and affordable infrastructure development planning for communities.	None specified.	Accept in part.
J R Livestock Limited	241.3	SCHED15 - Schedule of Future Development Areas	SCHED15 - Schedule of Future Development Areas	General	If the request to add a new FDA is accepted, requests to add an FDA to SCHED15 with a 10-year timeframe.	If the request to add a new FDA at 841 Winchester-Geraldine Road is accepted then amend SCHED15 as follows: <i>SCHED15 - Schedule of Future Development Areas</i>	Reject.

						<i>Unique Identifier: FDA-15 Name: FDA-15 Tiplady Road Future Development Area Anticipated Zone: General Industrial Zone Timeframe: 10 years.</i>															
J R Livestock Limited	241.4	SCHED15 - Schedule of Future Development Areas	SCHED15 - Schedule of Future Development Areas	General	Submitter requests that SCHED15 clarifies the timeframe for the DAP. Submitter considers it is not clear whether the timeframe listed is the timeframe in which the DAP will have been developed, notified or operative and whether the timeframe applies from the date of notification of the PDP, or the date of SCHED15 becoming operative.	Amend SCHED15 as follows: <table><tr><td>Unique Identifier</td><td>Name</td><td>Anticipated Zone</td><td><i>“Timeframe: for the DAP <u>shall be prepared within the timeframe specified.</u> The timeframe begins on 22 September 2022”.</i></td><td>Additional Requirement</td></tr><tr><td>(...)</td><td>(...)</td><td>(...)</td><td>(...)</td><td>(...)</td></tr></table>					Unique Identifier	Name	Anticipated Zone	<i>“Timeframe: for the DAP <u>shall be prepared within the timeframe specified.</u> The timeframe begins on 22 September 2022”.</i>	Additional Requirement	(...)	(...)	(...)	(...)	(...)	Reject.
Unique Identifier	Name	Anticipated Zone	<i>“Timeframe: for the DAP <u>shall be prepared within the timeframe specified.</u> The timeframe begins on 22 September 2022”.</i>	Additional Requirement																	
(...)	(...)	(...)	(...)	(...)																	
Rosa Westgarth & Jan Gibson	227.2	SCHED15 - Schedule of Future Development Areas	SCHED15 - Schedule of Future Development Areas	General	Considers that SCHED15 is unclear where it sets out the timeframe for DAP. Submitter considers it is not clear whether it’s the timeframe in which the DAP will have been developed, notified or operative; nor whether the timeframe applies from the date of notification of the PTDP, or the date of SCHED15 becoming operative. The submitter also considers that given the proximity of FDA4 to the Timaru Urban Area other Future Development Area, the 10-year timeframe for the preparation of the Development Area Plan for FDA4 is inappropriately long. Additionally, if the primary relief sought to rezone land is accepted, the reference to FDA1 will no longer be required.	Amend SCHED15 as follows: <table><tr><td>Unique Identifier</td><td>Name</td><td>Anticipated Zone</td><td><i>“Timeframe: for the DAP <u>shall be prepared within the timeframe specified.</u> The timeframe begins on 22 September 2022”.</i></td><td>Additional Requirement</td></tr><tr><td>(...)</td><td>(...)</td><td>(...)</td><td>(...)</td><td>(...)</td></tr></table>					Unique Identifier	Name	Anticipated Zone	<i>“Timeframe: for the DAP <u>shall be prepared within the timeframe specified.</u> The timeframe begins on 22 September 2022”.</i>	Additional Requirement	(...)	(...)	(...)	(...)	(...)	Reject.
Unique Identifier	Name	Anticipated Zone	<i>“Timeframe: for the DAP <u>shall be prepared within the timeframe specified.</u> The timeframe begins on 22 September 2022”.</i>	Additional Requirement																	
(...)	(...)	(...)	(...)	(...)																	
Ryan De Joux	157.2	SCHED15 - Schedule of Future Development Areas	SCHED15 - Schedule of Future Development Areas	General	Submitter references the restraints of the NPSHPL relating to the rezoning of rural land that requires commencement of urban development within 10 years where identified by a council for future development, Council should amend all Future Development Areas on rural zoned land shown as “beyond 10 years” to “5 to 10 years”.	Amend all Future Development Areas shown as “Future Area - Beyond 10 years” to Future Area - Beyond 5 to 10 years” so the rural land can be rezoned for urban zones under the NPS-HPL.					Reject.										
Warren and Elizabeth Scott	128.16	SCHED15 - Schedule of Future Development Areas	SCHED15 - Schedule of Future Development Areas	General	Submitter considers that SCHED15 should provide greater direction and clarity on the timeframe in which the plan change required to incorporate the DAP and anticipated zone is to be notified. Specific clarity is requested in relation to: <ul style="list-style-type: none">Whether the timeframe is for the DAP to be developed, notified or operative; andwhether the timeframe applies from the date of notification of the PDP, or the date of SCHED15 becoming operative. Additionally, the submitter considers the heading of SCHED15 should be amended to provide clarity on what stage the DAP will be at on the specified date, and when the specified date applies from.	Amend SCHED15 as follows: <table><tr><td>Unique Identifier</td><td>Name</td><td>Anticipated Zone</td><td><i>“Timeframe: for the DAP <u>shall be prepared within the timeframe specified.</u> The timeframe begins on 22 September 2022”.</i></td><td>Additional Requirement</td></tr><tr><td>(...)</td><td>(...)</td><td>(...)</td><td>(...)</td><td>(...)</td></tr></table> Additionally, submitter seeks to; Amend SCHED15 to include a timeframe for the notification of the plan change to incorporate the Development Area Plan and anticipated zone into the PDP. OR if the alternative relief (i.e. rezone to GRZ) is approved, FDA3 can be removed from SCHED15.					Unique Identifier	Name	Anticipated Zone	<i>“Timeframe: for the DAP <u>shall be prepared within the timeframe specified.</u> The timeframe begins on 22 September 2022”.</i>	Additional Requirement	(...)	(...)	(...)	(...)	(...)	Reject.
Unique Identifier	Name	Anticipated Zone	<i>“Timeframe: for the DAP <u>shall be prepared within the timeframe specified.</u> The timeframe begins on 22 September 2022”.</i>	Additional Requirement																	
(...)	(...)	(...)	(...)	(...)																	
Brenda Van Buuren	16.1	SUB – Subdivision	General	General	Submitter considers there is a need for mid/high end and larger sections in the area around Pages Road.	Amend the plan to allow for subdivision less than 3ha on rural land around Pages Road. Considers 0.4ha to be beneficial.					Accept in part.										
North Meadows 2021 Limited and Thompson Engineering (2002) Limited	190.3	Planning Maps	Specific Control Area	Height Specific Control Area	Submitter considers the Height Specific Control Area should be extended from Aorangi Road to the northern boundary of 236 Meadows Road including the neighboring land to the south.	Amend the Planning Maps so that the Height Specific Control Area overlay is extended from Aorangi Road to the northern boundary of 236 Meadows Road including the neighbouring land to the south.					Reject.										

Rooney Holdings Limited	174.66	Planning maps	Future Development Area Overlay	New	Submitters are neutral on the proposed Future Development Areas and submits that Lot 4 DP 301476 and Pt Lot 2 DP 17808 behind EcoTech Ltd in Redruth should be identified as an additional Future Development Area for either a partial extension of the General Industrial Zone and/or General Residential Zone.	Add to the Planning Maps an additional Future Development Area for General Industrial Zone and/or General Residential Zone purposes over Lot 4 DP 301476 and Pt Lot 2 DP 17808 (Redruth).	Reject.
GJH Rooney	191.66	Planning Maps	Future Development Area Overlay	New	The submitters are neutral on the proposed Future Development Areas and submits that Lot 4 DP 301476 and Pt Lot 2 DP 17808 behind EcoTech Ltd in Redruth should be identified as an additional Future Development Area for either a partial extension of the General Industrial Zone and/or General Residential Zone.	Add to the Planning Maps an additional Future Development Area for General Industrial Zone and/or General Residential Zone purposes over Lot 4 DP 301476 and Pt Lot 2 DP 17808 (Redruth).	Reject.
J R Livestock Limited	241.2	Planning Maps	Future Development Area Overlay	New	Submitter requests a Future Development Area (FDA) overlay over 12.82ha of land located between the GIZ and Tiplady Road. Submitter notes that there is only 1.4ha of industrial zoned land in Geraldine, and that additional industrial land won't undermine the provision elsewhere, as there is a demand for industrial land in Geraldine.	Add a Future Development Area Overlay indicated in the original submission.	Reject
Rooney Earthmoving Limited	251.66	Planning Maps	Future Development Area Overlay	New	The submitters are neutral on the proposed Future Development Areas and submits that Lot 4 DP 301476 and Pt Lot 2 DP 17808 behind EcoTech Ltd in Redruth should be identified as an additional Future Development Area for either a partial extension of the General Industrial Zone and/or General Residential Zone. additionally, the submitter notes that the 12ha of GIZ zone could be consumed by a small number of industrial sites. The proposed FDA is not classified as highly productive land.	Add to the Planning Maps an additional Future Development Area for General Industrial Zone and/or General Residential Zone purposes over Lot 4 DP 301476 and Pt Lot 2 DP 17808 (Redruth).	Reject.
Rooney Farms Limited	250.66	Planning Maps	Future Development Area Overlay	New	The submitters are neutral on the proposed Future Development Areas and submits that Lot 4 DP 301476 and Pt Lot 2 DP 17808 behind EcoTech Ltd in Redruth should be identified as an additional Future Development Area for either a partial extension of the General Industrial Zone and/or General Residential Zone.	Add to the Planning Maps an additional Future Development Area for General Industrial Zone and/or General Residential Zone purposes over Lot 4 DP 301476 and Pt Lot 2 DP 17808 (Redruth).	Reject.
Rooney Holdings Limited	249.66	Planning Maps	Future Development Area Overlay	New	The submitters are neutral on the proposed Future Development Areas and submits that Lot 4 DP 301476 and Pt Lot 2 DP 17808 behind EcoTech Ltd in Redruth should be identified as an additional Future Development Area for either a partial extension of the General Industrial Zone and/or General Residential Zone.	Add to the Planning Maps an additional Future Development Area for General Industrial Zone and/or General Residential Zone purposes over Lot 4 DP 301476 and Pt Lot 2 DP 17808 (Redruth).	Reject.
Timaru Developments Limited	252.66	Planning Maps	Future Development Area Overlay	New	The submitters are neutral on the proposed Future Development Areas and submits that Lot 4 DP 301476 and Pt Lot 2 DP 17808 behind EcoTech Ltd in Redruth should be identified as an additional Future Development Area for either a partial extension of the General Industrial Zone and/or General Residential Zone.	Add to the Planning Maps an additional Future Development Area for General Industrial Zone and/or General Residential Zone purposes over Lot 4 DP 301476 and Pt Lot 2 DP 17808 (Redruth).	Reject.
GJH Rooney	191.67	Planning Maps	Future Development Area Overlay	New	Submitter considers that Lot 4 DP 301476 and Pt Lot 2 DP 17808 behind EcoTech Ltd in Redruth should be identified as an additional Future Development Area for either a partial extension of the General Industrial Zone and/or General Residential Zone.	Add to SCHED15 Schedule of Future Development Areas an additional Future Development Area for General Industrial Zone and/or General Residential Zone purposes over Lot 4 DP 301476 and Pt Lot 2 DP 17808 (Redruth).	Reject.
Rooney Earthmoving Limited	251.67	Planning Maps	Future Development Area Overlay	New	Submitter considers that Lot 4 DP 301476 and Pt Lot 2 DP 17808 behind EcoTech Ltd in Redruth should be identified as an additional Future Development Area for either a partial extension of the General Industrial Zone and/or General Residential Zone.	Add to SCHED15 Schedule of Future Development Areas an additional Future Development Area for General Industrial Zone and/or General Residential Zone purposes over Lot 4 DP 301476 and Pt Lot 2 DP 17808 (Redruth).	Reject.

Rooney Farms Limited	250.67	Planning Maps	Future Development Area Overlay	New	Submitter considers that Lot 4 DP 301476 and Pt Lot 2 DP 17808 behind EcoTech Ltd in Redruth should be identified as an additional Future Development Area for either a partial extension of the General Industrial Zone and/or General Residential Zone.	Add to SCHED15 Schedule of Future Development Areas an additional Future Development Area for General Industrial Zone and/or General Residential Zone purposes over Lot 4 DP 301476 and Pt Lot 2 DP 17808 (Redruth).	Reject.
Rooney Group Limited	249.67	Planning Maps	Future Development Area Overlay	New	Submitter considers that Lot 4 DP 301476 and Pt Lot 2 DP 17808 behind EcoTech Ltd in Redruth should be identified as an additional Future Development Area for either a partial extension of the General Industrial Zone and/or General Residential Zone.	Add to SCHED15 Schedule of Future Development Areas an additional Future Development Area for General Industrial Zone and/or General Residential Zone purposes over Lot 4 DP 301476 and Pt Lot 2 DP 17808 (Redruth).	Reject.
Rooney Holdings Limited	174.67	Planning Maps	Future Development Area Overlay	New	Submitter considers that Lot 4 DP 301476 and Pt Lot 2 DP 17808 behind EcoTech Ltd in Redruth should be identified as an additional Future Development Area for either a partial extension of the General Industrial Zone and/or General Residential Zone.	Add to SCHED15 Schedule of Future Development Areas an additional Future Development Area for General Industrial Zone and/or General Residential Zone purposes over Lot 4 DP 301476 and Pt Lot 2 DP 17808 (Redruth).	Reject.
Timaru Developments Limited	252.67	Planning Maps	Future Development Area Overlay	New	Submitter considers that Lot 4 DP 301476 and Pt Lot 2 DP 17808 behind EcoTech Ltd in Redruth should be identified as an additional Future Development Area for either a partial extension of the General Industrial Zone and/or General Residential Zone.	Add to SCHED15 Schedule of Future Development Areas an additional Future Development Area for General Industrial Zone and/or General Residential Zone purposes over Lot 4 DP 301476 and Pt Lot 2 DP 17808 (Redruth).	Reject.
Alastair Joseph Rooney	177.9	Definitions	Definitions	Urban Area	Submitter considers that the boundaries of a “town with a population of 1,000 or more” is unclear. The properties at 0 Domain Avenue, 48 Milford- Clandeboye Road, and 23 Milford-Clandeboye Road are within Temuka, but are not situated within Temuka proper and it is unclear which rules will apply to the properties.	Amend the definition of Urban Area to clarify the boundaries of urban areas.	Reject.
Canterbury Regional Council	183.10	Definitions	Definitions	Urban Area	Considers the definition of Urban Area does not sit comfortably in terms of the application of this term across roading design, the coastal environment, Energy and Infrastructure and Versatile Soils. Considers it would be better tied to the definition of Urban Development.	Amend the definition of Urban Area , to better tie in with the suggested definition of urban Development.	Reject.
Fenlea Farms Limited	171.19	Definitions	Definitions	Urban Area	Submitter notes that the Urban Areas are defined as ‘the boundaries of a town with a population of 1000 or more is unclear’. Submitter considers it is unclear what rules apply to the submitter’s properties that are within Temuka but are not situated in Temuka proper.	Clarification of the boundaries of urban areas by way of mapping on the Planning Maps.	Reject.
K J Rooney Limited	197.2	Definitions	Definitions	Urban Area	The boundaries of a “town with a population of 1,000 or more” is unclear. The submitter’s property is within Temuka, but not situated within Temuka proper and it is unclear which rules will apply.	Amend the definition of Urban Area to clarify the boundaries of urban areas.	Reject.
North Meadows 2021 Limited and Thompson Engineering (2002) Limited	190.2	Planning Maps	Urban Areas Overlay	Urban Area	Submitter opposes the extent of the Timaru Urban Area. The extent of the Timaru Urban Area should be extended from Aorangi Road to the northern boundary of 236 Meadows Road including the neighbouring land to the south.	Amend the Planning Maps so that the Urban Area Overlay boundary is extended from Aorangi Road to the northern boundary of 236 Meadows Road including the neighbouring land to the south.	Accept in part.
Canterbury Regional Council (Environment Canterbury)	183.9	Definitions	Definitions	Urban Development	Submitter suggests drafting a new definition of urban development, as the definition as notified was developed to be specific to Kainga Ora, and would pick up rural residential activities. Submitter considers that the definition should align with the definition of Urban in the CRPS and should ensure that there is a clear delineation between urban, rural, and rural residential (rural lifestyle).	Delete definition of Urban Development and replace as follows: <u>Urban development</u> <i>means development within an area zoned as a Residential Zone, Settlement Zone, Commercial and Mixed Use Zone, General Industrial Zone, or an Open Space Zone that is adjacent to the aforementioned zones. It also includes development outside of these zones which is not of a rural or rural-lifestyle character and is differentiated from rural development by its scale, intensity,</i>	Accept.

						<i>visual character and the dominance of built structures. For the avoidance of doubt, it does not include the provision of regionally significant infrastructure in Rural Zones.</i>	
Canterbury Regional Council (Environment Canterbury)	183.1	General	General	General	Notes that a large number of rules in the plan use variable terminology to define floor areas of buildings, often with the term undefined, so that it is not clear what is being measured. It is necessary to review all references to size of buildings and consider whether a clear definition is required linking development to either the "building footprint" or "gross floor area", which are defined National Planning Standard terms, and then create exclusions from those terms within the rules if necessary..	Review the entire plan so all references to the size of buildings, link to either building footprint or gross floor area which are defined terms in the National Planning Standards.	Reject.
Canterbury Regional Council (Environment Canterbury)	183.4	General	General	General	Note across the whole plan, that references to "height" of buildings or structures do not make reference to where height is measured from (for example Open Space Zones and Rural Lifestyle Zone). Ensure that height for buildings and structures is measured from "ground level", which is a national planning standard term, with consistent expression of height rules across the plan.	Review all references to the height of buildings across the plan to ensure that height is measured from ground level, with consistent expression of height rules.	Reject