



NZ TRANSPORT AGENCY
WAKA KOTAHI

RESOURCE MANAGEMENT ACT 1991

Further Submission on Timaru District Council Plan Change 21

To: Timaru District Council
PO Box 522
TIMARU

Port Bryson Property Ltd and Hilton Trust Ltd
C/- Philip Maw
Wynn Williams
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CHRISTCHURCH 8140

Submitter: NZ Transport Agency
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Pursuant to Section 8 of the First Schedule of the Resource Management Act 1991, the **NZ Transport Agency** (The Transport Agency) hereby makes this **neutral** further submission regarding Port Bryson Property Ltd and Hilton Trust Ltd's submission on the application to amend the zoning and Timaru District Plan provisions by the Timaru District Council, being Plan Change 21.

NZ Transport Agency's submission is:

A plan change is sought to provide for the Broughs Gully Outline Development Plan in the Timaru District Plan 2005. The purpose of proposed Plan Change 21 is to facilitate co-ordinated urban development and the cost-effective and equitable provision of network servicing infrastructure across the Broughs Gully area that is currently in multiple ownership and has significant servicing constraints. The land to which the proposed plan change relates is generally situated between Old North Road, Mahoneys Hill Road, State Highway 1, Jellicoe Street and Dampier Street.

A submission has been lodged by Port Bryson Property Ltd and Hilton Trust Ltd regarding Plan Change 21. The submission opposes the establishment of stormwater retention ponds and swales on the submitters land, amongst other things.

The Transport Agency has concerns regarding proposed stormwater disposal as State Highway 1 is located at the bottom of the gully area. When Plan Change 21 was publicly notified it was our understanding that the Plan Change would not result in an increased flow rate passing under the State Highway and this would be achieved by way of a stormwater control system. A submission has now been lodged which has a direct impact on the ability for the stormwater system to be established.

It is our concern that the issues raised in the submission need to be suitably addressed or an alternative stormwater control arrangement needs to be designed prior to consideration of approval of the Plan Change. The stormwater network is an integral part of the plan change area and facilitates the

residential development of the area as a whole. It has also been proposed to include an outline development plan as part of the District Plan and that plan includes the location of stormwater control areas. Given the importance of the stormwater network in facilitating development and that it is proposed to include an outline plan within the District Plan it is important to ensure the network can in fact be established.

In order to ensure State Highway 1 is suitably protected and not affected by this plan change it is sought that the issues raised in the submission of Port Bryson Property Ltd and Hilton Trust Ltd and discussed above are suitably addressed.

NZ Transport Agency wishes the consent authority to:

The Transport Agency seeks that the issue of stormwater control is suitably addressed. This includes that adequate mitigation measures are installed to ensure stormwater flow rates will not increase beyond existing rates passing under the State Highway. This should be addressed before consideration is given to the approval of the Plan Change.

The NZ Transport Agency does wish to be heard in support of this submission.

Dated at Christchurch this 23 day of March 2017.



Janice Brass

Planning and Investment Manager – Canterbury & West Coast
Pursuant to a delegation from
the Chairman and the Board
of the NZ Transport Agency

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