



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

Further Submission in Support of, or in Opposition to the Proposed Timaru District Plan

Clause 8 of Schedule 1, Resource Management Act 1991

Further submissions close on Friday 4 August 2023 at 5pm

To: Timaru District Council

This is a further submission in support of, or in opposition to, a submission on the **Proposed Timaru District Plan**.

Full name of person making further submission:

Nathan Hole

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

Timaru Developments Limited

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

I am:

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

Please explain why you come within the category selected above:

Timaru Developments Ltd is a Timaru based land development company that is affected by many of the provisions in the Proposed District Plan.

Hearing options

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

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

Yes No

Signature: Nathan Hole

Date: 4.8.2023

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

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

Electronic address for service of person making further submission: nathan.hole@rooneygroup.co.nz

Telephone: 027 243 2219

Postal address (or alternative method of service under section 352 of the Act): PO Box 10, Waimate 7960

Contact person: *[name and designation, if applicable]:*

Nathan Hole

Senior Adviser – Environmental Policy & Projects

Rooney Group Ltd

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

Yes No

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Additional template for multiple further submission points

Name of person making further submission: **Timaru Developments Limited**

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Karton and Hollamby Group Ltd T/A Stonewood Homes South Canterbury Ltd	31.1	EW-S1 Areas	Support	Agree 250sqm earthworks limitation per site per 12 month is not enough for GRZ or MRZ.	Allow in full	Remove the area limit on earthworks in GRZ and MDRZ per site per 12 month period.
Karton and Hollamby Group Ltd T/A Stonewood Homes South Canterbury Ltd	31.2	GRZ-R10 Fences	Support	Agree with the submitter that the 1m height limitation in PER-1 and the required 45% should not be imposed.	Allow in full	Support amendments sought by the submitter.
Karton and Hollamby Group Ltd T/A Stonewood Homes South Canterbury Ltd	31.3	GRZ-S5 Coverage	Support	The maximum 40% of building coverage per site is too restrictive.	Allow in full	Amend GRZ-S5 Coverage as sought by submitter.
Karton and Hollamby Group Ltd T/A Stonewood Homes South Canterbury Ltd	31.4	GRZ-S9 Landscaping	Support	A landscaping requirement should not be imposed in the GRZ.	Allow in full	Delete GRZ-S9 Landscaping .

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Karton and Hollamby Group Ltd T/A Stonewood Homes South Canterbury Ltd	31.5	MRZ-R10 Fences	Support	A specific fence restriction should not be required when adjoining a road, public reserve, walkway or cycleway boundary.	Allow in full	<p>Where:</p> <p>PER-1 Any fence within 2m of a site's road boundary or a boundary shared with a public reserve, walkway or cycleway is:</p> <p>1. no higher than 1m above ground level; or</p> <p>2. 1. no higher than 1.8m above ground level where at least 45% of the fence is visually permeable; and</p> <p>PER-2 [...]</p>
Karton and Hollamby Group Ltd T/A Stonewood Homes South Canterbury Ltd	31.6	MRZ-S5 Building coverage	Support	A maximum building coverage restriction of 50% is too limiting.	Allow in full	Delete MRZ-S5 Building coverage.
Karton and Hollamby Group Ltd T/A Stonewood Homes South Canterbury Ltd	31.7	MRZ-S6 Landscaping	Support	Managing landscaping requirements in the MRZ is unnecessary.	Allow in full	Delete MRZ-S6 Landscaping.

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Pye Group Ltd, Dialan Dairy Ltd, Grantlea Dairy Ltd, South Park Farm Ltd, South Stream Dairy Ltd	35.2	SASM-R6 Intensively farmed stock	Support	Agree with the submitter's reasons.	Allow in full	Delete SASM-R6.1 - Intensively Farmed Stock on Wai Taoka Overlay.
Peter Bonifacio	36.2	Definitions Intensively Farmed Stock	Support	Agree that the definition is too broad as it captures any irrigated land regardless of whether stock are break fed on it or not. The activity is dealt with more appropriately by the Regional Council.	Allow in part	Delete the definition of intensively farmed livestock, or secondly amend the definition to remove the reference to irrigated land.
Timaru District Council	42.27	TRAN-R10 High trip generation activities	Oppose	Disagree that a financial contribution should be levied for an activity that results in unanticipated heavy vehicle traffic.	Disallow in full	Do not amend TRAN-R10.
Alpine Energy Ltd	55.18	NFL - Natural Features and Landscapes	Support	As outlined by the submitter	Allow in full	As amended by submitter.
Milward Finlay Lobb	60.27	SUB-S1 Allotment sizes and dimensions	Support	Agree with the submitter's reasons for GRZ and GRUZ.	Allow in part	As amended by the submitter in relation to GRZ and GRUZ.
Hermann Frank	90.13	NATC-R3 Earthworks	Oppose	There will be circumstances when there are no alternative locations for a narrow track other than the riparian margin.	Disallow in part	Retain PER-3 as notified.

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Port Blakely Ltd	94.1	General	Support	Agree with the submission point	Allow in full	Amend as requested by the submitter.
Port Blakely Ltd	94.2	SD-O3 Climate Change	Support	Agree that there should be recognition of land uses that sequester carbon.	Allow in full	Amend as requested by submitter.
Port Blakely Ltd	94.3	SASM-R3 Indigenous vegetation clearance	Support	Agree with the submission point	Allow in full	Amend as requested by submitter.
Port Blakely Ltd	94.4	SASM-R8 Shelterbelts or woodlots or plantation forestry	Support	Agree with the submission point	Allow in full	Amend as requested by the submitter.
Port Blakely Ltd	94.5	ECO-P2 Appropriate indigenous vegetation clearance in significant natural areas	Support	Agree with the submission point	Allow in full	Amend as requested by the submitter.
Port Blakely Ltd	94.6	ECO-P5 Protection of Significant Natural Areas	Support	Agree with the submission point	Allow in full	Amend as requested by the submitter.
Port Blakely Ltd	94.7	ECO-R1 Clearance of indigenous vegetation (except as provided for in ECO-R2 for flood	Support	Agree with the submission point in relation to plantation forestry.	Allow in full	Amend as requested in relation to plantation forestry.

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		protection works or ECO-R3 for National Grid activities)				
Port Blakely Ltd	94.8	ECO-R4 Clearance of trees in the Long-Tailed Bat Protection Area	Support	Agree with the submission point	Allow in full.	Amend as requested which is in line with other similar points. A permitted activity pathway should be encouraged where the landowner has engaged with the Department of Conservation who have the leading experts to work with landowners.
Port Blakely Ltd	94.9	NATC-R1 Vegetation clearance	Support	Agree with the submission point	Allow in full	As amended by the submitter.
Port Blakely Ltd	94.10	NATC-R3 Earthworks	Support	Agree with the submission point	Allow in full	As amended by the submitter.
Port Blakely Ltd	94.11	NFL-R7 Afforestation	Support	Agree with the submission point	Allow in part	Delete NFL-R7 Afforestation, or remove VAL-4 from the planning maps.
Port Blakely Ltd	94.12	GRUZ-P7 Industrial activities, rural industries and other activities	Support	Agree with the submission point	Allow in full	Amend the policy to acknowledge the need to use heavy vehicles as an integral part of rural industry.
Southern Proteins Ltd	140.23	GIZ - General Industrial Zone	Support	Agree with the submitter that effects on air quality are removed and dealt with by regional council plans.	Allow in part	As amended by the submitter in relation to air quality.

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Southern Proteins Ltd	140.24	GIZ-R2 Industrial ancillary activities	Support	Agree with the submitter that effects on air quality are removed and dealt with by regional council plans.	Allow in full	As amended by the submitter.
Waka Kotahi NZ Transport Agency	143.19	FDA14 - Kennels Road Future Development Area	Oppose	Disagree that FDA14 should be deleted. It is an area that has potential to provide significant affordable residential housing to Timaru.	Disallow in full	Do not delete and bring FDA14 forward as GRZ.
Royal Forest and Bird Protection Society	156.32	Definitions - Significant Natural Area or SNA	Oppose	Disagree that unidentified and unmapped areas should be included. Landowners require certainty as to what is identified as SNA or not.	Disallow in full	Retain definition as notified.
Ryan De Joux	157.2	Future Development Areas	Support	The zoning of all Future Development Areas should be broad forward to incorporate the proposed zones into the District Plan.	Allow in part	Incorporate the FDA areas into the District Plan as zoned land for the zone specified in the FDA.
Penny Nelson, Director- General of Conservation Tumuaki Ahurei	166.12	Definitions - Significant Natural Area or SNA	Oppose	Disagree that unidentified and unmapped areas should be included. Landowners require certainty as to what is identified as SNA or not.	Disallow in full	Retain definition as notified.
Road Metals Company Limited	169.1	Definition of bank	Support	We agree with the submitter that the definition of bank is problematic and should be deleted.	Allow in full	Delete definition of bank
Road Metals Company Limited	169.2	Definition of cleanfill	Support	Agree with submission point	Allow in full	Amend as requested by the submitter.

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Road Metals Company Limited	169.5	Definition of sensitive environment	Support	Agree with submission point.	Allow in full	Delete the definition of sensitive environment.
Road Metals Company Limited	169.11	EI-R40 New landfills, excluding clean fills, within	Support	Agree with submission point	Allow in full	Amend as requested by the submitter.
Road Metals Company Limited	169.19	ECO-P5 Protection of Significant Natural Areas	Support	The policy should provide for quarrying activities within SNAs where there is a significant regional and local benefit. Reduced transportation costs reduces emissions.	Allow in full	Amend to provide for quarry activities in significant natural areas that provide a significant regional or local benefit.
Road Metals Company Limited	169.22	NATC-P5 Anticipated activities in riparian margins	Support	The policy should recognise quarrying activities and access required for gravel extraction.	Allow in full	Amend as requested by the submitter and also provide for creating access across riparian margins to access gravel in riverbeds.
Road Metals Company Limited	169.29	VS-P2 Maintaining availability of versatile soils	Support	Agree with the submission point.	Allow in full	Amend as requested by submitter.
Fulton Hogan Limited	170.1	Definition of bank	Support	We agree with the submitter that the definition of bank is problematic and should be deleted.	Allow in full	Delete definition of bank
Fulton Hogan Limited	170.5	Definition of sensitive environment	Support	Agree with submission point.	Allow in full	Delete the definition of sensitive environment.

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Fulton Hogan Limited	170.12	EI-R40 New landfills, excluding clean fills, within	Support	Agree with submission point	Allow in full	Amend as requested by the submitter.
Fulton Hogan Limited	170.20	ECO-P5 Protection of Significant Natural Areas	Support	The policy should provide for quarrying activities within SNAs where there is a significant regional and local benefit. Reduced transportation costs reduces emissions.	Allow in full	Amend to provide for quarry activities in significant natural areas that provide a significant regional or local benefit.
Fulton Hogan Limited	170.23	NATC-P5 Anticipated activities in riparian margins	Support	The policy should recognise quarrying activities and access required for gravel extraction.	Allow in full	Amend as requested by the submitter and also provide for creating access across riparian margins to access gravel in riverbeds.
Fulton Hogan Limited	170.29	VS-P2 Maintaining availability of versatile soils	Support	Agree with the submission point.	Allow in full	Amend as requested by submitter.
Alliance Group Limited	173.74	SUB-P5 Reverse Sensitivity	Support	Agree with the submitter's addition to the policy.	Allow in full	Amend as requested by the submitter.
Federated Farmers	182.1	General	Support	Agree with submission point	Allow in full	Amend the plan as necessary.
Federated Farmers	182.2	General	Support	Agree that there should be more consideration for controlled activities instead of discretionary or restricted discretionary for primary production related activities.	Allow in full	Amend the plan as necessary.

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Federated Farmers	182.25	Definitions – Riparian Margin	Support	Agree with the submission point.	Allow in part	Provide for a riparian margin of 20m for the Rangitata, Opihi and Ōrari rivers.
Federated Farmers	182.129	NFL-R2 Earthworks not listed in NFL- R1 , NFL-R3 or NFL- R4	Support	Agree with the submission point regarding the VAL overlay.	Allow in full	Amend as requested by submitter.
Canterbury Regional Council	183.2	General	Support	Agree with the submission point.	Allow in full	Review the entire plan as requested by the submitter.
Canterbury Regional Council	183.8	Significant Natural Area Or SNA	Oppose	A SNA should not include an area that is yet to be identified. Landowners require certainty as to what is identified as SNA or not.	Disallow in full	Retain as notified excluding any SNA identified within the bed of a river.
Canterbury Regional Council	183.67	SASM-R5 Mining and quarrying	Support	Support PER-1 being deleted due to jurisdictional overlap with the regional council.	Allow in full	Amend as requested by submitter.
Te Rūnanga o Ngāi Tahu	185.98	SASM-R1 Earthworks not including quarrying and mining	Support	Agree with submission point.	Allow in full	Amend as requested by the submitter.
KiwiRail Holdings Ltd	187.87	TREESG-11	Support	Agree with the submission point that the trees SG-11 should be removed from the schedule of notable trees.	Allow in full	Remove TREESG-11 from Schedule 5B - Schedule.
KiwiRail Holdings Ltd	187.88	TREESG-11	Support	Agree with the submission point that the trees SG-11 should be removed from the schedule of notable trees.	Allow in full	Remove TREESG-11 from the planning maps.

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North Meadows 2021 Limited and Thompson Engineering (2002) Limited	190.1	Rezone	Support	Agree that the land at 236 Meadows Road should be zoned GIZ.	Allow in full	Rezone GIZ as requested by submitter.
GJH Rooney	191.82	MRZ-S10 Noise mitigation measures	Support	Agree with Submission point.	Allow in Full	Amend as requested by the submitter.
Foodstuffs South Island Limited	193.3	Rezone	Support	Agree with the submission point that the 10m strip of land should be rezoned Local Centre Zone.	Allow in full	Rezone Local Centre Zone as requested by submitter.
Aggregate and Quarry Association	224.7	GRUZ-P6 Mining and quarrying activities	Support	Agree with submission point.	Allow in full	Amend as requested by submitter.
Aggregate and Quarry Association	224.8	GRUZ-R16 Quarries and quarrying activities [...]	Support	Agree with the submission point.	Allow in full	Amend as requested by the submitter.
Kāinga Ora	229.55	Financial Contributions	Support	Agree with the submission point	Allow in full	Amend as requested by the submitter.
Kāinga Ora	229.56	APP7 - Financial Contribution	Support	Agree with the submission point.	Allow in full	Delete APP7 and amend accordingly.
Horticulture New Zealand	245.81	Future Development Areas	Oppose	Disagree that FDAs should exclude LUC Class 3 land	Disallow in full	Rezone FDAs now.
White Water Properties Ltd	248.1	Rezone	Support	Agree that FDA13 should be zoned GIZ immediately.	Allow in full	Rezone all land within FDA13 to General Industrial Zone.

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White Water Properties Ltd	248.3	UFD-O1 Settlement Patterns	Support	Agree with the submission point.	Allow in full	Amend as requested by the submitter.
White Water Properties Ltd	248.4	VS-P3 Expansion of urban areas	Support	Agree with submission point. This policy should not apply for any future development area.	Allow in full	Amend as requested by the submitter.
White Water Properties Ltd	248.7	FDA-O2 Development within the Future Development Area	Support	Agree with the submission point including the without prejudice note.	Allow in full	Amend as requested by the submitter.
White Water Properties Ltd	248.8	FDA-P2 Process to enable urban development and rural lifestyle development in the Future Development Areas Overlay	Support	Agree with submission point.	Allow in full.	Amend as requested by the submitter.
White Water Properties Ltd	248.9	FDA-R10 Subdivision resulting in an allotment less than 40ha	Support	Agree with submission point	Allow in full	Amend as requested by submitter.
White Water Properties Ltd	248.10	FDA-R12 Industrial Activity and rural industry (including associated buildings and structures)	Support	Agree with submission point	Allow in full	Amend as requested by submitter.

