

## Form 6

### Further submission in Support of, or in Opposition to, Submissions on the Proposed Timaru District Plan – He Po. He Ao. Ka Awatea

*Clause 8 of Schedule 1, Resource Management Act 1991*

To: **Timaru District Council**

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

**Full name of person making further submission:**

Name **Milward Finlay Lobb Ltd**

**Only certain persons can make a further submission. Please select the option that applies. I am:**

A person who has an interest in the proposal that is greater than the interest the general public has.

**Please explain why you come within the category selected above.**

Further to original subdivision number 60, the attached spreadsheet supports or opposes others submission points.

#### Hearing options

I wish to be heard in support of my further submission?  **Yes**

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



**Andrew Rabbidge - Director - Milward Finlay Lobb Ltd**

Signature of the person authorised to sign on behalf of **Milward Finlay Lobb Ltd**

Date: 4 August 2023

Electronic address for service of person making submission: [admin@mflnz.co.nz](mailto:admin@mflnz.co.nz)

Telephone: 03 684 7688

Postal address: Milward Finlay Lobb Ltd  
6 The Terrace - PO Box 434  
Timaru 7940

Contact person: Andrew Rabbidge

You have served a copy of the further submission on the original submitter (this is required under the Resource Management Act 1991 Schedule 1, s84(2) to be completed within 5 working days after it is served on the Timaru District Council).  **Yes**

**Additional template for multiple further submission points**

<b>Further submission - Milward Finlay Lobb Ltd</b>						
This further submission is in relation to the original submission of: <i>Enter the name of the original submitter as per the SoDR. E.g. Timaru District Council</i>	This further submission is in relation to the original submission Number: <i>enter the unique</i>	The particular parts of the original submission I/we support /oppose are:	My/our position on the original submission is: <i>Support or oppose</i>	The reasons for my/our support/ opposition to the original submission are:	Allow or disallow the original submission (in full or in part)	Give precise details (which can include tracked changes) of the decision you want the Council to make in relation to the original submission point
Lifestyle Builds Ltd	7.1	Support that the 80m2 limitation for a minor residential building should exclude garages and verandahs etc.	Support	Rule as proposed is too restrictive	Allow in full	Amend <b>GRUZ-R4.PER-3</b> for minor residential building along the following lines (similar to Waimakariri DC): Gross habitable floor area (measure outside of cladding) 80m2 , excludes terrace, sundecks, garages, verandahs
Lifestyle Builds Ltd	7.2	Support that the 80m2 limitation for a minor residential building should exclude garages and verandahs etc.	Support	Rule as proposed is too restrictive	Allow in full	Amend <b>RLZ-R2.PER-3</b> for minor residential building along the following lines (similar to Waimakariri DC):Gross habitable floor area (measure outside of cladding) 80m2, excludes terrace, sundecks, garages, verandahs.
Michael Sidhom	15.1	Support that the Timaru District Council extend infrastructure to service the Pages Road Future Development Area (FDA 10). The extension to the fibre network is opposed.	Support in part	The extension of Council infrastructure is in accordance with Strategic Direction (SD -01). An extension to the fibre network is not supported, with a number of simple, reliable and more cost effective options available for the end user.	Allow in part	The necessary Council extensions to sewer and water to service FDA 10 along with any global consent/s required from Environment Canterbury (such as stormwater or earthworks) should be completed by the Timaru District Council.
Karton and Hollamby Group Ltd T/A Sto	31.1	Support the need to increase permitted earthworks thresholds.	Support	Proposed standard is too restrictive with the GRZ & MDRZ.	Allow	Amend Standard <b>EW-S1.2</b> - "The area of earthworks must be limited to <del>350</del> 500m2 in any 12 month period on site".
Karton and Hollamby Group Ltd T/A Stonewood Homes South Canterbury Ltd	31.2	Proposed fence standards are too restrictive.	Support	Oppose GRZ-R10 PER 1	Allow in full	Delete <b>GRZ-R10 PER 1</b>
Karton and Hollamby Group Ltd T/A Stonewood Homes South Canterbury Ltd	31.3	Support the removal of maximum building coverage within the GRZ.	Support	The proposed maximum of 40% building coverage is a significant impediment to achieving infill residential development.	Allow in full	Amend <b>GRZ-S5</b> Coverage as follows: <del>1. The building coverage of the net area of any site must not exceed 40%; and</del> 1. For retirement villages, the percentage coverage must be calculated over the net site area of the entire complex or group of buildings.
Karton and Hollamby Group Ltd T/A Stonewood Homes South Canterbury Ltd	31.4	Support the deletion of minimum landscaping requirements (30%) within the RGZ.	Support	Mandating a minimum of 30% of landscaping is unnecessary and a significant site constraint in achieving infill residential development.	Allow in full	Delete <b>GRZ-S9</b> Landscaping.
Karton and Hollamby Group Ltd T/A Stonewood Homes South Canterbury Ltd	31.5	Proposed fence standards are too restrictive.	Support	Oppose MRZ-R10 PER 1 as notified.	Allow in full	Amend MRZ-R10 Fences as follows: Activity status: Permitted Where: PER-1 Any fence within 2m of a site's road boundary or a boundary shared with a public reserve, walkway or cycleway: <del>1. No higher than 1m above ground level; or</del> <del>2. No higher than 1.8m above ground level where at least 45% of the fence is visually permeable; and</del> <del>PER-2 PER1</del>
Karton and Hollamby Group Ltd T/A Stonewood Homes South Canterbury Ltd	31.6	Support the removal of maximum building coverage within the MRZ.	Support	The proposed maximum of 50% building coverage is a significant impediment to achieving infill residential development.	Allow in full	Delete <b>MRZ-S5</b> Building coverage.
Karton and Hollamby Group Ltd T/A Stonewood Homes South Canterbury Ltd	31.7	Support the deletion of minimum landscaping requirements (25%) within the MRZ.	Support	Mandating a minimum of 25% of landscaping is unnecessary and a significant site constraint in achieving infill residential development.	Allow in full	Delete <b>GRZ-S9</b> Landscaping.

Timaru District Council	42.36	Support the proposed increase in depth within NFL-S6.	Support	1m earthworks depth is insufficient.	Allow in full	Amend <b>NFL-S6</b> Earthworks: Earthworks shall comply with all of the following: 1. The depth of the earthworks shall not exceed <del>1m</del> 2m below the original surface of the ground; and 2. The depth of fill shall not exceed 1m above the original surface of the ground; and 3. The area of the earthworks shall not exceed 1,000m <sup>2</sup> in any 12 month period.
Timaru District Council	42.38	Support in full	Support	Aligns with TDC's Rural Water allocation policy.	Allow in full	Amend <b>SUB-S3</b> as follows: SUB-S3 Water Supply 1. General Rural Zone 1. All allotments within a rural water supply scheme must have either: [...] b. evidence of an alternative water supply capable of providing a minimum of <del>56</del> 65 litres per hectare per day; or [...]
Timaru District Council	42.41	Opposed to the proposed District Plan being inconsistent with the Land & Water Regional Plan.	Oppose	Drinking Water Protection Area rules within the Proposed District Plan should be consistent with Environment Canterbury's Land & Water Regional Plan.	Disallow the original submission	Amend the Drinking Water Protection Area rules within the Proposed District Plan to be consistent with Environment Canterbury's Land & Water Regional Plan.
Timaru District Council	42.46	Support in part proposed amendments by the Timaru District Council to the GRUZ- General Rural Zone	Support in part	Proposed TDC amendments are supported, subject to further amendments to PER-3 as noted.	Allow the proposed amendments to the introduction of the GRUZ- General Rural and also the introduction of new policy GRUZ-PXX. Amend PER-3 to acknowledge existing use rights by inserting a start date commencing once the Proposed District Plan becomes operative. 30m zone buffer deleted as the rule as proposed would limit options for mitigating reverse sensitivity and noise in situations where zoning changes.	Amend the Introduction to the <b>GRUZ- General Rural Zone</b> as follows: [...] Many people also live in the General Rural Zone and are accustomed to a level of amenity and the character of the zone. These people also need to be protected from amenity and fire risk effects associated with rural land uses such as woodlots and shelterbelts. AND Add a new policy to the General Rural Zone Chapter: GRUZ-PXX Manage the planting of any woodlot or shelterbelt if it is located in a position that it increase the wildfire risk on any neighbouring residential property. AND Amend GRUZ-R15 Shelterbelts and woodlots, as follows: PER-3 <b>Any shelterbelt or woodlot established after the date the District Plan becomes operative shall comply with the following separation distances, measured from the outside extent of the canopy:</b> a) 30m from any residential unit or other principal building on an adjoining property; and b) 30m from any zone that is not a rural zone; and <del>b) 5m from any adjoining legally established accessway to a residential unit or other principal building.</del> Add a new Matters of discretion, as follows: [...]
Timaru District Council	42.61	Opposed to proposed amendments by the Timaru District Council to DEV2-S2.	Opposed	Opposed to the reference to "stormwater reticulation" as this implies solely a piped network rather any option to discharge stormwater to ground.	Disallow the original submission and replace with an amended DEV2.	"Amend DEV2 as follows: DEV2-S2 At the time of land use, subdivision or development and prior to any new buildings being occupied, any stormwater, water and sewerage infrastructure required to service the land use, subdivision or development shall be designed and constructed by the developer. <del>as reticulated systems that are located within their site land owned by the developer.</del> <del>Include and stormwater, water and sewerage systems required to service the lands through reticulation systems."</del>
Timaru District Council	42.63	Opposed to proposed amendments by the Timaru District Council to DEV4-S2.	Opposed	Opposed to the reference to "stormwater reticulation" as this implies solely a piped network rather any option to discharge stormwater to ground. Existing Council piped reticulation for sewer and stormwater to service the DEV4 land is very limited.	Disallow the original submission and replace with an amended DEV4.	"Amend DEV4 as follows: DEV4-S2 At the time of land use, subdivision or development and prior to any new buildings being occupied, any stormwater, water and sewerage infrastructure required to service the land use, subdivision or development shall be designed and constructed by the developer. <del>as reticulated systems that are located within their site land owned by the developer.</del> <del>Include and stormwater, water and sewerage systems required to service the lands through reticulation systems."</del>

Steve Dale & Anthony Dale	54.1	Support an increase in permitted Residential earthworks.	Support	Proposed standard is too restrictive with the GRZ & MDRZ.	Allow	Amend Standard <b>EW-S1.2</b> - "The area of earthworks must be limited to <del>350</del> 500m2 in any 12 month period on site".
Steve Dale & Anthony Dale	54.2	Support in full	Support	To address issues with earthworks requiring building consent that involve subdivision.	Allow	Amend Earthworks standards to recognise approved subdivision consents as opposed to the underlying Record of Title.
Steve Dale & Anthony Dale	54.3	Earthworks setbacks as notified should be amended.	Support in part	Unnecessary consent requirements for relatively minor earthworks.	Allow and align with submission 229.54 from Kāinga Ora to delete EW-S3.	Delete <b>EW-S3</b> .
Steve Dale & Anthony Dale	54.4	Support in full	Support	Proposed standard is too restrictive for larger scale projects.	Allow	Amend EW-S4 - 1 No more than 12 months after the earthworks commenced (unless extended by subdivision or land use consent approval) and on [...]
Steve Dale & Anthony Dale	54.6	Support the removal of maximum building coverage within the GRZ.	Support	The proposed maximum of 40% building coverage is a significant impediment to achieving infill residential development.	Allow in full	Amend <b>GRZ-S5 Coverage</b> as follows: 1. <del>The building coverage of the net area of any site must not exceed 40%; and</del> 1. For retirement villages, the percentage coverage must be calculated over the net site area of the entire complex or group of buildings.
Steve Dale & Anthony Dale	54.7	Support in full	Support	Original standard poorly drafted.	Allow in full	Amend <b>GRZ-S6 Gross floor area</b> as follows: <i>The maximum gross floor area of any single building must <b>not exceed</b> 550m<sup>2</sup>.</i>
Steve Dale & Anthony Dale	54.8	Support the deletion of minimum landscaping requirements (30%) within the RGZ.	Support	Mandating a minimum of 30% of landscaping is unnecessary and a significant site constraint in achieving infill residential development.	Allow in full	Delete <b>GRZ-S9</b> Landscaping.
Steve Dale & Anthony Dale	54.10	Support the removal of maximum building coverage within the MRZ.	Support	The proposed maximum of 50% building coverage is a significant impediment to achieving infill residential development.	Allow in full	Delete <b>MRZ-S5</b> Building coverage.
Steve Dale & Anthony Dale	54.11	Support the deletion of minimum landscaping requirements (25%) within the MRZ.	Support	Mandating a minimum of 25% of landscaping is unnecessary and a significant site constraint in achieving infill residential development.	Allow in full	Delete <b>GRZ-S9</b> Landscaping.
Steve Dale & Anthony Dale	54.12	Support in full	Support	Subdivision consent should be subject to the open space contribution applicable at the time of consent lodgement.	Allow in full	Amend <b>APP7 - Financial Contribution, 2.0 Open Space Recreation</b> as follows: <b>2.0 Open Space Recreation</b> [...] 2. <i>The financial contribution shall be payable when a development is a:</i> <i>a. subdivision resulting in additional allotments for residential purposes; or</i> <i>b. a residential unit (other than a replacement of an existing residential unit); or</i> <i>c. a visitor accommodation (other than a replacement of an existing visitor accommodation) . ; or</i> <i>d. <u>For any subdivision consent submitted to Timaru District Council prior to the District Plan being fully operative any open space contribution shall be in accordance with the District Plan that was operative at time of submission.</u></i>
Alpine Energy Limited	55.15	Support	Support	The FDA's prepared by the TDC need to consult and engage with Alpine Energy Limited at an early stage.	Allow	None specified
Alpine Energy Limited	55.16	Support an amendment to FDA-P4 Development Area Plans	Support	The amendment as proposed will enable coordinated and efficient development.	Allow in full	Amend <b>FDA-P4 Development Area Plans</b> as follows: <i>Require Development Area Plans to provide for a comprehensive, coordinated and efficient development that addresses the following matters:</i> [...] 5. <i>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> [...]
Alpine Energy Limited	55.18	Support flexibility in provision for both overhead and underground network utilities.	Support	Pemits flexibility for underground or overhead network utilities.	Allow in full	Amend <b>NFL-R3 Network utilities including associated earthworks PER-2</b> as below: <b>Activity status: Permitted</b> Where: PER-1 The work involves the maintenance, upgrading or removal of existing network utilities; or PER-2 The installation of new or upgrading of <b>underground</b> network utilities where: 1. <del>within</del> within the ONF and ONL overlays, the installation does not include more than 1,000m2 of temporary trenching / earthworks; and 2. <del>within</del> within the VAL overlay, the installation does not include more than 1,500m2 of temporary trenching / earthworks in any 12-month period; and 3. <del>the</del> the installation does not require the clearance of any indigenous vegetation.

Bruce Speirs	66.2	Opposed to the proposed alterations to the RLZ.	Oppose	The Proposed District Plan was notified prior to the introduction of the NPS-HPL and provided for limited areas of Rural Lifestyle Zoned land. The NPS-HPL provides for Highly Productive Land to provide for Rural Lifestyle allotments that were notified prior to 17 October 2023, being the operative date of the NPS-HPL.	Disallow	Diasallow and remove the Highly Productive Land notation from all Timaru District Council Future Development Areas (FDA's) within the Proposed Timaru District Plan.
Bruce Speirs	66.28	Support in part to accommodate the NPS-HPL.	Support in part	Support the proposed amendments to the Rural General Zone only.	Allow in part by modifying the General Rural Zone standards only.	Amend <b>SUB-S1 Allotment sizes and dimensions</b> as follows: <b>3 General Rural Zone</b> <del>1. Allotments must have a minimum net site area of 40ha in area :</del> <b>1 Highly Productive Soils</b> [insert appropriate allotment size] <b>2 Other Soils</b> [insert appropriate allotment size] [...]
Bruce Speirs	66.30	Support the deletion of FDA-R10.	Support	The Non-Complying subdivision consent status is considered to be overly restrictive and unnecessary within all identified Future Development Areas (FDA's).	Allow	Delete <b>FDA-R10 Subdivision</b> resulting in an allotment less than 40ha
Bruce Speirs	66.44	Support an amendment to RLZ-S5.	Support	Agree that Post and netting fences are also appropriate within the RLZ's.	Allow in full	Amend <b>RLZ-S5 Boundary treatment styles</b> as follows: <i>Boundary treatments must be limited to:</i> 1. <i>post and rail fences; or</i> 2. <i>post and wire fences <u>and post and netting fences;</u> or</i> 3. <i>hedges, and</i>
Bruce Speirs	66.56	Support in full to amend SUB-R1 Boundary Adjustment.	Support	Support that boundary adjustments should be classified as a Discretionary Activity rather than a Non complying Activity.	Allow in full	Amend <b>SUB-R1 Boundary adjustment</b> as follows: <i>Boundary adjustment Activity status: Controlled Where:</i> <b>CON-1</b> <i>SUB-S1 is complied with; and [...]</i> <b>Activity status when compliance not achieved with CON-1: <del>Non-complying Discretionary</del></b>
Bruce Speirs	66.57	Support in full	Support	Support the submission that non compliance with RDIS-2 should be classified as a Discretionary Activity rather than Non-complying.	Allow in full	Amend <b>SUB-R3 Subdivision</b> not listed in SUB-R1 and SUB-R2 as follows: <b>Activity status: Restricted Discretionary Where:</b> <b>RDIS-1</b> <b>SUB-S2 - SUB-S7 are complied with; and</b> <b>RDIS-2 SUB-S1 is complied with.</b> [...] <b>Activity status when compliance not achieved with RDIS-2: <del>Non-complying Discretionary</del></b>
HB	74.4	Opposed in full	Oppose	The vesting of land at the time of subdivision will not achieve connectivity bearing in mind the sheer number of properties that adjoin SH1 within the Timaru District. Further issues such as landowner compensation and subdivision within Highly Productive Land and the NPS-HPL would be significant additional impediments.	Disallow and retain SUB-S7 as notified.	Retain <b>SUB-S7</b> as notified.
John and Linda Badcock	85.1	Support an extension to the RLZ zone in Geraldine.	Support	Aligns with submission #32 being the land comprising Lot 2 DP 473022 and Lot 3 DP 22926.	Allow	Extend the RLZ on the west side of Main North Road Geraldine to include the land within submission #32.
Anna Morten	88.1	Support an extension to the RLZ zone in Geraldine.	Support	Aligns with submission #32 being the land comprising Lot 2 DP 473022 and Lot 3 DP 22926.	Allow in part	Extend the RLZ on the west side of Main North Road Geraldine to include the land within submission #32.
Dairy Holdings Limited	89.9	Support in full	Support	Support that earthworks associated with every day farm maintenance tasks should be a permitted activity.	Allow in full	Amend <b>SASM-R1 Earthworks not including quarrying and mining</b> as follows: [...] <b>2. Wāhi Taoka and Wai Taoka Overlay Permitted Where:</b> <b>PER-1</b> <i>The earthworks are for <u>ancillary rural earthworks or are for</u> the purpose of maintenance, repair, or replacement, of any of the following:</i> 1. <i>existing fencing; or</i> 2. <i>existing tracks or roads; or</i> 3. <i>existing reticulated stock water systems including troughs; or</i> 4. <i>existing natural hazard mitigation works; and</i> [...]

Dairy Holdings Limited	89.14	Support in full	Support	Support the need for permitted lighting that is necessary for health and safety.	Allow in full	Amend <b>LIGHT-R3 Outdoor artificial lighting within Light Sensitive Areas not listed in LIGHT-R2</b> as follows: <b>Activity status: Permitted Where:</b> <b>PER-1</b> <i>LIGHT-S1 and LIGHT-S2 are complied with; and</i> <b>PER-2</b> <i>The outdoor artificial lighting must:</i> <i>1. be fully shielded (see Figure 18 - Lighting Fixtures); and</i> <i>2. have a colour corrected temperature of no greater than 3000K (warm white); and</i> <i>3. be installed in a manner that precludes operation between 10pm and 7am the following day ; or</i> <i>4. be necessary for health and safety.</i>
George Harper, R & G Kellahan, H Kellahan, B & S Robertson, D & S Payne, G & R Harper	108.1	Support an extension to the RLZ zone in Geraldine.	Support	Aligns with submission #32 being the land comprising Lot 2 DP 473022 and Lot 3 DP 22926.	Allow	Extend the RLZ on the west side of Main North Road Geraldine to include the land within submission #32.
Fire and Emergency New Zealand	131.11	Support in full the submission from FENZ.	Support	Support for an amendment to SUB-S3 to reference the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.	Allow in full	Amend <b>SUB-S3 Water supply</b> , to include, as follows: SUB-S3 Water supply 1. General Rural Zone 1. All allotments within a rural water supply scheme must have either: c. evidence the future use of the allotment does not require water supply, and a consent notice is proposed alerting future purposes.; <i>d. if the future use of the allotment requires water supply for firefighting purposes, evidence of how onsite firefighting water supply storage will be achieved in accordance with New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</i> <i>Further advice and information about how an alternative and satisfactory firefighting water supply can be provided to each lot can be obtained from Fire and Emergency New Zealand and the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</i> 2. All allotments outside of rural water supply scheme that are connected to a water supply must demonstrate how a firefighting water supply is provided in accordance New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. 2 Rural Lifestyle Zone Each allotment must: [...] 4. Be provided with firefighting water supply in accordance with New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. 3. All other zones [...] 3 If the future use of the allotment requires water supply for firefighting purposes, evidence of how onsite firefighting water supply storage will be achieved in accordance with New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. <i>Further advice and information about how an alternative and satisfactory firefighting water supply can be provided to each lot can be obtained from Fire and Emergency New Zealand and the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</i>
Fire and Emergency New Zealand	131.19	Support in full the submission from FENZ.	Support	Support for the GRZ Rules to be consistent in relation to fire fighting requirements.	Allow in full	Amend GRZ-R1, GRZ-R2, GRZ-R3, GRZ-R5, GRZ-R6, GRZ-R9 and GRZ-R11 to require compliance with new standard: <i>Where the following conditions are met: Compliance with:</i> <i>x. GRZ-S12</i> [...]
Steve and Yanna Houwaard Sullivan	138.1	Support in part an extension to the RLZ in Geraldine.	Support in part	Support in part being the an extension of the RLZ in the western side of Main North Road to incorporate the land within submission (Lot 2 DP 473022 and Lot 3 DP 22926).	Allow in part	Extend the RLZ on the west side of Main North Road Geraldine to include the land within submission #32.
Southern Proteins Limited	140.18	Support in full	Support	Support for an amendment to EW-R1 to achieve a minimum floor height.	Allow in full	Amend Rule title of <b>EW-R1</b> as follows: <b>EW-R1 Earthworks, excluding earthworks:</b> [...] <i>h. within the building footprint, or within 2m of the outer edge of, a building that has building consent and that complies with EW-S3. This exemption does not apply to earthworks associated with retaining walls/structures which are not required for the structural support of the principal building on the site or adjoining site ; and</i> <i>i. necessary to achieve minimum floor levels specified in a Flood Risk Certificate in Rule N H-S1. [...]</i>
Waka Kotahi NZ Transport Agency	143.191	Retain Future Development Area, FDA 1	Oppose	Future Development Areas have been established based on extensive reporting and analysis completed for the Timaru District Council including the Growth Management Strategy. Future Development Areas manage and provide for future growth in the District in a coordinated and efficient manner.	Oppose & Retain FDA 1-Elloughton South Future Development Area.	Retain FDA 1-Elloughton South Future Development Area.



Waka Kotahi NZ Transport Agency	143.192	Retain Future Development Area, FDA 2	Oppose	Future Development Areas have been established based on extensive reporting and analysis completed for the Timaru District Council including the Growth Management Strategy. Future Development Areas manage and provide for future growth in the District in a coordinated and efficient manner.	Oppose & Retain FDA 2-Kellands Heights East Future Development Area.	Retain FDA 2-Kellands Heights East Future Development Area.
Waka Kotahi NZ Transport Agency	143.193	Retain Future Development Area, FDA 4	Oppose	Future Development Areas have been established based on extensive reporting and analysis completed for the Timaru District Council including the Growth Management Strategy. Future Development Areas manage and provide for future growth in the District in a coordinated and efficient manner.	Oppose & Retain FDA 4-Elloughton North Future Development Area.	Retain FDA 4-Elloughton North Future Development Area.
Waka Kotahi NZ Transport Agency	143.194	Retain Future Development Area, FDA 8	Oppose	Future Development Areas have been established based on extensive reporting and analysis completed for the Timaru District Council including the Growth Management Strategy. Future Development Areas manage and provide for future growth in the District in a coordinated and efficient manner.	Oppose & Retain FDA 8-Manse Road Future Development Area.	Retain FDA 8-Manse Road Future Development Area.
Waka Kotahi NZ Transport Agency	143.195	Retain Future Development Area, FDA 9	Oppose	Future Development Areas have been established based on extensive reporting and analysis completed for the Timaru District Council including the Growth Management Strategy. Future Development Areas manage and provide for future growth in the District in a coordinated and efficient manner.	Oppose & Retain FDA 9-Gleniti North Future Development Area.	Retain FDA 9-Gleniti North Future Development Area.
Waka Kotahi NZ Transport Agency	143.196	Retain Future Development Area, FDA 10	Oppose	Future Development Areas have been established based on extensive reporting and analysis completed for the Timaru District Council including the Growth Management Strategy. Future Development Areas manage and provide for future growth in the District in a coordinated and efficient manner.	Oppose & Retain FDA 10-Kellands Heights West Future Development Area.	Retain FDA 10-Kellands Heights West Future Development Area.
Waka Kotahi NZ Transport Agency	143.197	Retain Future Development Area, FDA 11	Oppose	Future Development Areas have been established based on extensive reporting and analysis completed for the Timaru District Council including the Growth Management Strategy. Future Development Areas manage and provide for future growth in the District in a coordinated and efficient manner.	Oppose & Retain FDA 11-Templer Street Future Development Area.	Retain FDA 11-Templer Street Future Development Area.
Royal Forest and Bird Protection Society	156.114	Oppose proposed amendment to Rule ECO-R6.	Oppose	Non-complying activity status is not considered appropriate. A Restricted Discretionary Activity status is recommended.	Disallow	Amend Rule ECO-R6 to a Restricted Discretionary Activity with some measurable assessment matters established.
Royal Forest and Bird Protection Society	156.131	Support in part	Support in part	The Versatile Soil Overlay with the Proposed District Plan should be modified or deleted to acknowledge the NPS-HPL.	Allow in part	The Versatile Soil Overlay with the Proposed District Plan should be modified or deleted to acknowledge the NPS-HPL.
Ryan De Joux	157.2	Support in full a reduction in timeframe for FDA's.	Support	To ensure land that has already been identified by the Timaru District Council as being suitable for Future Development proceed to provide for the economic well being and growth of the Timaru District.	Allow in full	Amend all Future Development Areas shown as "Future Area - Beyond 10 years" to Future Area - Beyond 5 to 10 years"
Transpower New Zealand Limited	159.83	Support in full the submission from Transpower New Zealand Limited.	Support	Support for all of the amendments to SUB-R2	Allow in full	Amend SUB-R2 Subdivision in accordance with submission 159.83

Fonterra Limited	165.25	Opposed to the proposed amendment to SD-O1.	Oppose	Amendments to Objective SD-01 are supported to reflect the functional need to some activities and growth to occur outside the urban area.	Disallow and amend SD-01 as per submission 185.17.	Amend SD-01 Residential Area and Activities as per submission 185.17.
Fonterra Limited	165.51	Support in full	Support	Support for an amendment to NH-R8 for a controlled activity consent status	Allow in full	Amend <b>NH-R8 Subdivision</b> as follows: [...] <b>2 Liquefaction Awareness Areas Overlay</b> <b>Activity status:</b> <b><del>Restricted Discretionary - Controlled - Matters of discretion - control - are restricted to:</del></b> [...]
Fonterra Limited	165.78	Support in full	Support	Support for an amendment to NH-R10 for a Restricted Discretionary consent status	Allow in full	Amend <b>HH-R10 Subdivision of land containing a Historic Heritage Item</b> as follows: <b>Activity status: Discretionary</b> <b>Activity status: Restricted Discretionary</b> <b>Matters of discretion are restricted to:</b> <b>1. Whether the subdivision maintains the heritage setting;</b> <b>2. Whether the subdivision would result in a disconnect with adjoining sites that assists in heritage interpretation; and</b> <b>3. Whether sufficient area is achieved on the balance site to comply with the zone standards and avoid adversely affecting the heritage item.</b>
Fonterra Limited	165.83	Support in part an amendment to SUB-O3 Rural Subdivision	Support in part	Support for an amendment to SUB-O3 subject by replacing "avoid" and retaining the original "minimise".	Allow with amendment	Amend <b>SUB-O3 Rural subdivision</b> as follows: Subdivision in the rural zones will: [...] 4. <b>minimise - avoid - reverse sensitivity effects on - intensive - primary production - and rural industry.</b>
Fonterra Limited	165.84	The proposed amendment to SUB-P3 Disruptive Subdivision is not supported.	Opposed	Subdivision Policy SUB-P3 is supported as originally notified by the Timaru District Council.	Disallow submission and retain SUB-P3 as originally notified.	Retain SUB-P3 as originally notified.
Fonterra Limited	165.86	The proposed amendment to SUB-P15 Rural Lifestyle Zone is not supported.	Opposed	The proposed District Plan as notified incorporates Subdivision Objectives and Policies which already address reverse sensitivity including SUB-O3 & SUB-P5. The mandatory adoption and integration of the NPS-HPL will considerably strengthen reverse sensitivity effects on primary production and rural industry activities within the District Plan.	Disallow submission and retain SUB-P15 as originally notified.	Retain SUB-P15 as originally notified.
Penny Nelson, Director-General of Conservation Tumuaki Ahurei	166.15	Support in full	Support	Agree with the adoption of the term "Compensation" into the definitions section of the District Plan based on the definition within the NPS-IB.	Allow in full	Add a new definition for 'Compensation' as follows (or words to similar effect): <b>Compensation</b> <b>Means any positive actions (excluding biodiversity offsets) to compensate for residual adverse biodiversity effects arising from activities after all appropriate avoidance, remediation, mitigation and biodiversity offset measures have been sequentially applied.</b>
Penny Nelson, Director-General of Conservation Tumuaki Ahurei	166.16	Support in full	Support	Agree with the adoption of the term "Biodiversity offset" into the definitions section of the District Plan based on the definition within the NPS-IB.	Allow in full	Add a new definition for 'biodiversity offset' as follows (or words to similar effect): <b>Biodiversity offset</b> <b>means a measurable conservation outcome that results from actions that:</b> <b>a. redress any more than minor residual adverse effects on indigenous biodiversity after all appropriate avoidance, minimisation, and remediation measures have been sequentially applied; and</b> <b>b. achieves a measurable net gain compared to that lost.</b>
Penny Nelson, Director-General of Conservation Tumuaki Ahurei	166.46	Opposed to a proposed non complying activity status for subdivision containing an SNA.	Oppose	Support the adoption of a Restricted Discretionary Subdivision consent status for subdivision containing a SNA.	Disallow	Amend Rule ECO-R6 to a Restricted Discretionary Activity with some measureable assessment matters established.



Brougns Gully Development Limited	167.11	Support in part for an amendment to DEV-S1.	Support in part	This standard should include a reference to all suitably qualified land development professionals. Also refer to our initial submission on this matter - 60.49.	Allow with further amendments.	Amend <b>DEV1-S1</b> as follows: <b>DEV1-S1 Roading</b> [...] Note: 1. The Council will require specific designs for roads in accordance with Council's infrastructure Standards. This is to be completed by a suitably qualified <b>chartered professional engineer, Licensed Cadastral Surveyor, or Registered Professional Surveyor</b> and these engineering plans and specifications will require Timaru District Council approval prior to the commencement of any work. 2. [...]
Brougns Gully Development Limited	167.12	Support in part for an amendment to DEV-S2.	Support in part	This standard should include a reference to all suitably qualified land development professionals. Also refer to our initial submission on this matter - 60.49.	Allow with further amendments.	Amend <b>DEV1-S2</b> as follows: <b>DEV1-S2 Stormwater, water and sewerage</b> Note: 1. The Council will require specific designs for roads in accordance with Council's infrastructure Standards. This is to be completed by a suitably qualified <b>chartered professional engineer, Licensed Cadastral Surveyor, or Registered Professional Surveyor</b> and these engineering plans and specifications will require Timaru District Council approval prior to the commencement of any work. 2. [...]
Brougns Gully Development Limited	167.17	Support minor changes to SUB-S1.	Support	These minor amendments to SUB-S1 within the MDRZ are supported to provide for multi-unit developments.	Allow in full	Amend <b>SUB-S1</b> as follows: <b>SUB-S1 Allotment sizes and dimensions [...]</b> <b>2 Medium Density Residential Zone</b> 1. Allotments must have a minimum net site area of 300m <sup>2</sup> in area; and 2. no more than one allotment that is more than 500m <sup>2</sup> in net site area; and 3. allotments must have a dimensions that can accommodate a circle with a minimum 13m diameter, clear of any vehicle access, surface water body or boundary setback. Except that 4. no minimum <b>or maximum</b> net site area or dimension applies to allotments created: a. around existing residential unit; or b. a proposed residential unit is part of a combined land use and subdivision consent application, <b>or does not require a land use consent</b> . <b>3. General Rural Zone</b> [...]
Brougns Gully Development Limited	167.20	Support a minor change to GRZ-P1.	Support	Typing error within GRZ-P1	Allow in full	Amend <b>GRZ-P1</b> as follows: <b>GRZ-P1 Residential activities</b> Enable residential activities and a wide range of residential unit types and sizes where: 1. they are compatible with the character and qualities of the General Residential Zone; and 2. outdoor living areas: a. are directly <b>accessible assessable</b> from the residential unit and have access to sunlight; and [...]
Fulton Hogan Limited	170.8	Support in full	Support	We support that the SASM maps with the District Plan and the Regional Plan should be consistent.	Allow in full	Amend the Sites and Areas of Significance of Māori (SASM) map overlay to align with areas of significance used by Environment Canterbury's planning documents.
Silver Fern Farms	172.10	Support for amendments to the definition of "Reverse Sensitivity".	Support	We support expanding the definition of "Reverse Sensitivity" to include consented but unimplemented activities.	Allow in full	Amend the definition of Reverse Sensitivity as follows: REVERSE SENSITIVITY means the potential for the operation of an <b>existing permitted, consented or</b> lawfully established activity, <b>and the future development or expansion of that activity</b> to be compromised, constrained, or curtailed by the more recent possible or proposed establishment, intensification or alteration of another activity which may be sensitive to the actual, potential or perceived adverse environmental effects generated by an existing that activity
Silver Fern Farms	172.75	Opposed the proposed amendment to SUB-P9.	Opposed	Submission lacks sufficient information on buffers between new lots and adjoining zones. The submission also provides no proposed Subdivision Rules to objectively consider an amendment to SUB-S9 Subdivision Policy.	Disallow as the submission is incomplete with no Subdivision Rules proposed to support any change to SUB-P9 Subdivision Policy.	Retain SUB-P9 as initially notified by the Timaru District Council.

Alliance Group Limited	173.75	Opposed the proposed amendment to SUB-P9.	Opposed	Submission lacks sufficient information on buffers between new lots and adjoining zones. The submission also provides no proposed Subdivision Rules to objectively consider an amendment to SUB-S9 Subdivision Policy.	Disallow as the submission is incomplete with no Subdivision Rules proposed to support any change to SUB-P9 Subdivision Policy.	Retain SUB-P9 as initially notified by the Timaru District Council.
Silver Fern Farms	172.76	Opposed the proposed amendment to SUB-P14.	Opposed	Numerous significant amendments to the Proposed District Plan need to be considered including adoption of the NPS-HPL prior to any amendments to SUB-P14.	Disallow as proposed.	Reconsider any amendment to SUB-P14 once all relevant Proposed District Plan submissions have been considered. The mandatory integration of the NPS-HPL into the Proposed District Plan will significantly strengthen concerns for reverse sensitivity.
Alliance Group Limited	173.76	Opposed the proposed amendment to SUB-P14.	Opposed	Numerous significant amendments to the Proposed District Plan need to be considered including adoption of the NPS-HPL prior to any amendments to SUB-P14.	Disallow as proposed.	Reconsider any amendment to SUB-P14 once all relevant Proposed District Plan submissions have been considered. The mandatory integration of the NPS-HPL into the Proposed District Plan will significantly strengthen concerns for reverse sensitivity.
Rooney Holdings Limited	174.4	Support in full for Council compensation to landowners.	Support	We support the submission that the Proposed District Plan include policy direction for compensation to provide for Council's future needs over and above the minimum requirements.	Allow in full	Amend the Proposed District Plan to provide compensation to landowners where they are required/requested to provide land to provide for Council's future needs over and above the minimum requirements.
Rooney Holdings Limited	174.10	Support the inclusion within the District Plan of a definition of "Permanent Workers Accomodation".	Support	Support for amending the definition of "Permanent Workers Accomodation" to include part-time workers of a primary production activity, or a rural industrial activity.	Allow in full	Amend definition of Permanent Workers Accommodation to provide for the accommodation of part-time workers of a primary production activity, or a rural industrial activity.
Rooney Holdings Limited	174.14	Support in full for the deletion of EI-R26.	Support	The duplication of an earthworks consent for the installation of new services is unnecessary and we support the deletion of EI-R26.	Allow in full	Delete <b>EI-R26</b>
Rooney Holdings Limited	174.15	Support all proposed amendments to EI-R32.	Support	Renewable energy should be encouraged by amendments to EI-R32.	Allow in full	Amend <b>EI-R32</b> by: 1.Deleting EI-R32.1 for Rural Lifestyle Zone 2.Change EI-R32.2 to apply to all zones.
Rooney Holdings Limited	174.20	Support in full the removal of Rainwater Storage Systems within DEV-2.	Support	The DEV2 stormwater swale and bund network has been designed to capture post developement stormwater in accordance with a global stormwater consent held by the TDC, without Rainwater storage systems.	Allow in full	Amend <b>SW-S1 Rainwater Storage Systems</b> to exclude <b>DEV2 - Gleniti Residential Development Area</b> from this standard.
Rooney Holdings Limited	174.25	Support in full.	Support	Support for all of the proposed amendments to TRAN-S10 Vehicle access way requirements.	Allow in full	Amend TRAN-S10 Vehicle access way requirements with the following changes: 1.Reduce the sealing requirement of TRAN-S10(2) from 20m to 5 metres from the existing seal formation regardless of the distance to the road boundary, and not require sealing where the road is unsealed. 2.Amend TRAN-S10(3) to promote the access to the secondary road as the principal consideration but provide for access to the primary road as an alternative where there are no resulting adverse effects. 3.Amend TRAN-S10(3) to specify a combined passing bay and carriage way width of 5.5 metres.
Rooney Holdings Limited	174.34	Support a permitted activity pathway for Coastal Earthworks.	Support	Support the adoption of a permiited actiity rule for Earthworks into the District Plan.	Allow in full	Amend <b>ECO-R5 Earthworks</b> to create a permitted activity rule for earthworks within a Significant Natural Area where the earthworks are supported by the QEII National Trust or the Department of Conservation. Any consequential amendments as a result of the change.
Rooney Holdings Limited	174.35	Support an amendment to ECO-R6.	Support	Support the adoption of a Restricted Discretionary Subdivision consent status for subdivison containing a SNA.	Allow	Amend Rule ECO-R6 to a Restricted Distcretionary Activity with some measureable assessment matters established.
Rooney Holdings Limited	174.44	Support for amendments to PA-P1.	Support	Agree with the revision to Policy PA-P1 to also recognise the impacts of public access also.	Allow in full	Amend PA-P1 Benefits of public access to recognise the impacts of public access also.
Rooney Holdings Limited	174.45	Support for amendments to PA-P2.	Support	Support for the proposed amendments to Policy PA-P2 to also recognise reverse sensitivity by way of an additional subclause.	Allow in full	Amend PA-P2 Requirements for public access by: 1.replacing the word 'Require' with either 'facilitate' or 'promote'. 2.Insert an additional subclause recognising reverse sensitivity effects.

Rooney Holdings Limited	174.46	Support for amendments to PA-P4.	Support	Support for the proposed amendments to Policy PA-P4 to also recognise reverse sensitivity as a reason to limiting or not requiring public access.	Allow in full	Amend PA-P4 Limiting public access to include a subclause identifying reverse sensitivity as a reason to limit or not require public access.
Rooney Holdings Limited	174.49	Support for additional policy to be developed to waive or reduce esplanade requirements.	Support in part	Support the introduction of a waiver or reduction in esplanade provisions within the SUB-Subdivision Chapter.	Allow	Add a new policy to the SUB-Subdivision Chapter to provide for a waiver or a reduction for esplanade requirements;
Rooney Holdings Limited	174.50	Support proposed amendments to SUB-P11.	Support	Support the amendment to SUB-P11 with respect to no minimum allotment size within the General Residential Zone and also the Medium Density Zone.	Allow in full	Amend SUB-P11 as follows: SUB-P11 Residential Intensification Provide for consolidation of residential zones outside of the Gleniti Low Density Residential Specific Control Areas and PREC1 - Old North General Residential Precinct by: 1.enabling a variety of residential units within the constraints of the allotment size anticipated by the zone; 2.not specifying a minimum allotment size in the General Residential Zone and the Medium Density Zone for joint subdivision and land use applications to ensure flexibility and comprehensive consideration of applications; and [....]
Rooney Holdings Limited	174.51	Support for amendments to SUB-P14.	Support	Support the proposed amendment to SUB-P14.	Allow in full	Amend SUB-P14 as follows: SUB-P14 Rural allotments <del>Avoid</del> Discourage subdivision that creates allotments that are less than the required minimum allotment size within the General Rural Zone and Rural Lifestyle Zone unless: 1.the subdivided allotments are solely for the purpose of network utilities, esplanade reserves or strips, roads, walkways, cycleways or access; or 2.the non-compliance is minor and the subdivision maintains the dwelling density anticipated for the zone; and 3.the subdivision is necessary for natural hazard mitigation; or 4.the subdivision is necessary to protect the values of sensitive environments. AND
Rooney Holdings Limited	174.56	Support amendments to SUB-S4.	Support	With the ability to connect to Council infrastructure limited at times due to location and capacity, the proposed amendment to SUB-S4 is supported.	Allow in full	Amend SUB-S4 Wastewater disposal to only require a connection within the General Industrial Zone where a conveyance structure of the reticulated sewer network passes within 50 metres of the allotment boundary and where Council can provide that service.
Rooney Holdings Limited	174.60	Support amendments to EW-S1.	Support	Earthworks associated with subdivision can adequately be addressed by conditions of subdivision consent.	Allow in full	Amend EW-S1 Areas to exclude earthworks associated with implementing a subdivision consent prior to receiving section 224(c) RMA Certification, in the General Residential Zone and Medium Density Residential Zone.
Rooney Holdings Limited	174.61	Support amendments to DWP-R2.	Support	The proposed amendment to DWP-R2 is supported.	Allow in full	Amend DWP-R2 Subdivision not connected to a community sewage system to exclude boundary adjustment subdivision or subdivision where the resultant use does not require wastewater disposal.
Rooney Holdings Limited	174.62	Support amendments to FC-P2.	Support	We support the need for further clarification with respect to Council's policies for Financial Contributions & FC-P2.	Allow in full	Amend FC-P2 Financial contributions for infrastructure and facilities to provide clarity.
Rooney Holdings Limited	174.63	Support amendments to APP7.	Support	Support for amendments to Water, Stormwater, Wastewater & Roading Financial Contributions - APP7 to be more specific.	Allow in full	Redraft APP7 - Financial Contribution 1.0 Water, Stormwater, Wastewater and Roading.
Rooney Holdings Limited	174.64	Support amendments to APP7.	Support	We support the submitter's position to require that Council ensure Financial Contributions are fair and equitable particularly for contributions that are imposed retrospectively.	Allow	Amend APP7 - Financial Contribution , 1.0 Water, Stormwater, Wastewater and Roading to make it clear that any infrastructure contribution will be an equitable share of the full cost of any upgrade required as a result of the development.
Rooney Holdings Limited	174.78	Support the deletion of minimum landscaping requirements (30%) within the RGZ.	Support	Mandating a minimum of 30% of landscaping is unnecessary and a significant site constraint in achieving infill residential development.	Allow in full	Delete GRZ-S9 Landscaping.
Rooney Holdings Limited	174.81	Support the deletion of minimum landscaping requirements (25%) within the MRZ.	Support	Mandating a minimum of 25% of landscaping is unnecessary and a significant site constraint in achieving infill residential development.	Allow in full	Delete MRZ-R6 Landscaping.

Rooney Holdings Limited	174.92	Support in full	Support	Support amendments to DEV-S3 & the design/construction of cycleways.	Allow in full	Amend DEV2-S3 to achieve the following: -to only provide for the land required and delete requirements for the developer to design and form the walkways/cycleways; -to provide for walkway/cycleway land to be provided as land in lieu of cash to offset any reserve contribution payable; -to only apply to subdivision.
Rooney Holdings Limited	174.96	Support amendments to DEV3-S2.	Support	Agree the the drafting of Standard to unclear and can be improved by the amendments as proposed.	Allow in full	Amend DEV3-S2 Stormwater, water and sewerage infrastructure to require reticulated water and services to be provided to the boundary when the network is within a specified distance of the site and can be extended to the boundary.
Federated Farmers	182.78	Support for clarificatiion on SASM mapping	Support	SASM areas within the Timaru District Plan are poorly mapped and are inconsistent with records held by Environment Canterbury.	Allow	Provide landowners with specific detail on where the SASM are located and ensuring that SASM mapping is consisent within the District Plan and the Regional Plan.
Federated Farmers	182.98	Support proposed amendments to SASM-R7.	Support	Support amendments to SASM-R7 as sort by Federated Farmers.	Allow	1. Add to SASM-R7 Subdivision as follows: Subdivision occurring in rural areas where housing is required on intergenerational farms , farm housing for employees, or as required for the operations for safe farm management hous ing. AND 2. Any consequential amendments required as a result of the relief sought. [NB: TDC staff note the relief sought is difficult to align with this rule, potentially this request is better aligned with provision of a new policy]
Federated Farmers	182.143	Support proposed amendments to the SUB-Subdivision overview.	Support	Support this submission which seeks to manage growth with the Rural community which incorporates atributes including diversity, succession planning, on farm accommodation and the subdivison of surplus dwellings.	Allow	"1. Amend the SUB - Subdivision overview to: a) acknowledge the need for growth of rural communities; and b) address in detail the issue of reverse sensitivity in the rural environment and clearly sets out why the issue needs to be acknowledged and addressed. AND 2. Any consequential amendments required as a result of the relief sought."
Federated Farmers	182.161	Support for amendments to SUB-S1.	Support	Support a reduction in area within the General Rural Zone for SUB-S1 from 40ha to 20ha.	Allow in full	1. Amend SUB-S1 Allotment sizes and dimensions from a minimum allotment size for rural production land from 40ha to 20ha. AND 2. Any consequential amendments required as a result of the relief sought.
Canterbury Regional Council (Environment Canterbury)	183.2	Support for a simplified District Plan.	Support	Support for the District Plan to be simplified and to dispense with unnecessary public or limited notified resource consents.	Allow in full	Review the entire plan and consider whether public or limited notification can be dispensed with where resource consent is required.
Canterbury Regional Council (Environment Canterbury)	183.7	Support for a revised defintion for "Liquefaction Awareness Area".	Support	Support forthe revised definition of "Liquefaction Awareness Area" as proposed by the Canterbury Regional Council (ECAN).	Allow in full	Amend the definition of <b>Liquefaction Awareness Area</b> as follows: <i>Liquefaction Awareness Area: means land <del>at risk from</del> where liquefaction and lateral spreading is possible during an earthquake , but which requires site specific assessment to determine the - actual level of risk to property.</i>
Canterbury Regional Council (Environment Canterbury)	183.21	Support to add additional policy to provide for a range of housing densities throughout the District.	Support	Support for minimum yield requirements within Residential Future Development Areas and to provide for a mix of housing densities.	Allow	Amend the Urban Form and Future Development Chapter to include a policy <b>UFD-PX</b> , to ensure that housing in <b>Residential</b> Future Development Areas is developed with a minimum yield of 12 household per hectare over the area of an FDA, and provide for a range of densities within the FDA to ensure that housing choice is provided within new development areas.
Canterbury Regional Council (Environment Canterbury)	183.34	Support amendments to Policy NH-P5.	Support	Agree with the amendments proposed to Policy NH-P5.	Allow in full	"Delete NH-P5 and replace with the following, or to similar effect: Provide for subdivision in the Liquefaction Awareness Area Overlay, where the liquefaction risk has been identified and assessed, and can be appropriately remedied or mitigated."
Canterbury Regional Council (Environment Canterbury)	183.46	Support for the deletion of Rule NH-R8.	Support	Rule NH-R8 is adequately addressed under SUB-R3 and s106 and we support the deletion of Rule NH-R8.	Allow in full	Delete Rule NH-R8
Canterbury Regional Council (Environment Canterbury)	183.96	Support.	Support	The Proposed District Plan should give effect to the NPS-HPL which became operative after public notification of the District Plan.	Allow	1. Amend the Versatile Soils Chapter to give effect to the NPS-HPL. 2. Remove reference to Versatile Soils and replace with reference to Highly Productive Land.
Canterbury Regional Council (Environment Canterbury)	183.103	Support to retain SUB-P15	Support	Support for on site effluent disposal within the RLZ where a reticulated sewer network is unavailable.	Allow	Retain <b>SUB-P15</b> as notified or preserve original intent.

Canterbury Regional Council (Environment Canterbury)	183.148	Opposed to mandating a maximum building coverage of 10% with the GRUZ.	Oppose	A limit on building coverage is considered to be unnecessary given the size of allotments within the GRUZ.	Disallow	Retain GRUZ chapter without limiting building coverage.
Canterbury Regional Council (Environment Canterbury)	183.149	Opposed to the proposed amendment to RLZ-O2.	Oppose	Retain RLZ-O2 as originally notified.	Disallow	Retain RLZ-O2 as notified, with Highly Productive Land requested to be removed from all Future Development Areas (FDA's).
Canterbury Regional Council (Environment Canterbury)	183.155	Support for amendments to SETZ-S6.	Support	The proposed amendments to SETZ-S6 are fully supported.	Allow in full	Amend <b>SETZ-S6 Sewage treatment and disposal</b> as follows: Any activity must: 1. be connected to an available sewerage network where one exists; or 2. be served by an on-site treatment and sewage disposal system that has been consented or <b>approved-permitted</b> by the Canterbury Regional Council.
Canterbury Regional Council (Environment Canterbury)	183.166	Opposed to the proposed amendments to the Future Development Areas overlay.	Oppose	To ensure land that has already been identified by the Timaru District Council as being suitable for Future Development proceed to provide for the economic well being and growth of the Timaru District.	Disallow	Amend all Future Development Areas shown as "Future Area - Beyond 10 years" to Future Area - Beyond 5 to 10 years" as per submission 157.2.
House Movers Section of the New Zealand Heavy Haulage Association Inc	184.1	Support in full	Support	Support all amendments to RELO-R1 to provide for a permitted activity within all zones and a Restricted Discretionary pathway for non compliance.	Allow in full	Amend RELO-R1 as per original submission 184.1.
Te Runanga o Ngai Tahu	185.17	Support the amendments as proposed to SD-O1.	Support	Amendments to Objective SD-O1 are supported to reflect the functional need for some activities and growth to occur outside the urban area.	Allow in full	Amend <b>SD-O1 Residential Areas and Activities</b> to better reflect the functional need for some activities and growth to occur outside the urban area.
Te Runanga o Ngai Tahu	185.57	Support the amendments as proposed to the SUB-Subdivision chapter.	Support	Amendments to the SUB-Subdivision Chapter are supported to cross reference with SASM-R7 Subdivision.	Allow in full	Amend <b>SUB - Subdivision</b> Chapter to include a cross reference to SASM-R7 Subdivision, so it is clear how the provisions apply.
Te Runanga o Ngai Tahu	185.64	Support for proposed amendments to SUB-S8	Support	Support discretion being applied in the establishment of esplanade reserves and esplanade strips which may negatively or positively impact in cultural values.	Allow in full	Amend <b>SUB-S8 Esplanade reserves and strips</b> as follows: <b>Matters of discretion restricted to:</b> [...] <b>6. The impact of taking the esplanade provision on Kāti Huirapa values</b>
Te Runanga o Ngai Tahu	185.98	Support for proposed amendments to SASM-R1.	Support	Support the amendments to SASM-R1 proposed by Te Runanga o Ngai Tahu.	Allow in full	Amend <b>SASM-R1 Earthworks not including quarrying and mining</b> as follows: <b>Wāhi Tūpuna Overlay Activity status: Permitted Where:</b> <b>PER-1</b> The activity is either: 1. earthworks, including those associated with and under new buildings/structures and those necessary for the installation of infrastructure / utilities, do not exceed a maximum area of <b>750m<sup>2</sup> - 750m<sup>3</sup> per site</b> ; or [...]
KiwiRail Holdings Limited	187.61	Opposed the proposed amendment to SUB-O1.	Oppose	Subdivision Objective SUB-O1 is supported as originally notified by the Timaru District Council.	Disallow	Retain SUB-O1 as initially notified by the Timaru District Council.
KiwiRail Holdings Limited	187.64	Opposed the proposed amendment to SUB-P9.	Oppose	Subdivision Policy SUB-P9 is supported as originally notified by the Timaru District Council.	Disallow	Retain SUB-P9 as initially notified by the Timaru District Council.
Georgina Hamilton on behalf of Pages & Russell Trust	203.1	Support for rezoning to GRZ.	Support	The rezoning to GRZ is supported, being a logical, efficient and practical extension to the existing Residential 1 zone and immediately adjacent to the Kellands Hill Future Development Area.	Allow in full	1. Rezone parts of 251, 273, 279 & 295 Pages Road from <b>General Rural Zone to General Residential Zone</b> as shaded blue in submission 203.1. AND 2. All consequential amendments required to address the concerns raised in this submission and/or to ensure a coherent planning document.
Georgina Hamilton on behalf of Pages & Russell Trust	203.2	Supported in part.	Support in part	A reduction from a 5 year priority timeframe for both FDA2 & FDA10 to a 2 year priority timeframe is supported & requested.	Allow, with both FDA 2 & FDA 10 being amended to a 2 year Priority Area.	Retain SCHED 15 - FDA2 as originally notified by the Timaru District Council within the exception of the Timeframe for DAP being reduced to Priority Area - 2 years.

Spark New Zealand Trading Limited	208.31	Opposed to the proposed amendments to SD-01	Oppose	SD-01 correctly refers to reticulated sewer and water supply networks to service Rural Lifestyle zones (RLZ). With a number of cost effective and reliable satellite/wireless internet options available, specific provision for reticulated fibre within SD-01 is unnecessary and is not supported.	Disallow in full	Disallow without amendment.
Chorus New Zealand Limited	209.31	Opposed to the proposed amendments to SD-01	Oppose	SD-01 correctly refers to reticulated sewer and water supply networks to service Rural Lifestyle zones (RLZ). With a number of cost effective and reliable satellite/wireless internet options available, specific provision for reticulated fibre within SD-01 is unnecessary and is not supported.	Disallow in full	Disallow without amendment.
Vodafone New Zealand Limited	210.31	Opposed to the proposed amendments to SD-01	Oppose	SD-01 correctly refers to reticulated sewer and water supply networks to service Rural Lifestyle zones (RLZ). With a number of cost effective and reliable satellite/wireless internet options available, specific provision for reticulated fibre within SD-01 is unnecessary and is not supported.	Disallow in full	Disallow without amendment.
Spark New Zealand Trading Limited	208.82	Oppose the proposed amendments to Sub-S5	Oppose in full	SUB-S5 as notified adequately addresses the provision for electricity supply and telecommunications, bearing in mind the advancements in satellite internet technology. The provision of easements for telecommunications forms part of the supply contract entered into with the network provider without the need for any specific standards within the District Plan as is the case with the Timaru District Plan currently.	Disallow in full	Retain SUB-S5 as notified.
Chorus New Zealand Limited	209.82	Oppose the proposed amendments to Sub-S5	Oppose in full	SUB-S5 as notified adequately addresses the provision for electricity supply and telecommunications, bearing in mind the advancements in satellite internet technology. The provision of easements for telecommunications forms part of the supply contract entered into with the network provider without the need for any specific standards within the District Plan as is the case with the Timaru District Plan currently.	Disallow in full	Retain SUB-S5 as notified.
Vodafone New Zealand Limited	210.82	Oppose the proposed amendments to Sub-S5	Oppose in full	SUB-S5 as notified adequately addresses the provision for electricity supply and telecommunications, bearing in mind the advancements in satellite internet technology. The provision of easements for telecommunications forms part of the supply contract entered into with the network provider without the need for any specific standards within the District Plan as is the case with the Timaru District Plan currently.	Disallow in full	Retain SUB-S5 as notified.
Venture Timaru	212.2	Support that housing diversity needs to be enabled.	Support	Support the position of Venture Timaru that it is good to see housing diversity be encouraged and that this needs to be enabled further.	Allow in full	Agree with the overall notion of the submitter that there is no specific relief to be sought, but the principles should be taken into account by Council.



Venture Timaru	212.5	Support of this submission to enable for future growth and prosperity of the District.	Support	Support that it's appropriate for Council to identify areas for further industrial growth within the District.	Allow	Identifying areas for future industrial growth is supported.
Simstra Family Trust	216.2	Support for rezoning to GRZ.	Support	The rezoning to GRZ is supported, being a logical, efficient and practical extension to the existing Residential 1 zone and immediately adjacent to the Kellands Hill Future Development Area.	Allow in full	1. Rezone parts of 251, 273, 279 & 295 Pages Road from <b>General Rural Zone to General Residential Zone</b> as shaded blue in submission 203.1. AND 2. All consequential amendments required to address the concerns raised in this submission and/or to ensure a coherent planning document.
Simstra Family Trust	216.3	Supported in part.	Support in part	A reduction from a 5 year priority timeframe for both FDA2 & FDA10 to a 2 year priority timeframe is supported & requested.	Allow, with both FDA 2 & FDA 10 being amended to a 2 year Priority Area.	Retain SCHED 15 - FDA2 as originally notified by the Timaru District Council within the exception of the Timeframe for DAP being reduced to Priority Area - 2 years.
Kāinga Ora	229.2	Support the amendments as proposed.	Support	Support the submission for proposed hazard overlays to be non statutory GIS maps which sit outside of the proposed District Plan.	Allow in full	Delete the proposed hazard overlay(s) being the Earthquake Fault (Infrastructure or Facilities) Awareness Areas; Earthquake Fault (Subdivision) Awareness Areas; Flood Assessment Area; High Hazard Areas and Liquefaction Awareness Area from the District Plan, and instead hold this information in non-statutory GIS maps which sit outside the proposed plan; AND Amend and make consequential changes to give effect to this submission.
Kāinga Ora	229.49	Support the amendments as proposed to SUB-P12.	Support	Support proposed amendments to SUB-P12 to provide for policy for non-compliant lot size within the Subdivision chapter.	Allow in full	Amend <b>SUB-P12</b> as per initial submission from Kāinga Ora.
Kāinga Ora	229.51	Support the amendments as proposed to SUB-S1	Support	Support for all proposed amendments to SUB-S1.	Allow in full	Amend <b>SUB-S1</b> as per initial submission from Kāinga Ora.
Kāinga Ora	229.52	Support the amendments as proposed the SUB-Subdivision Chapter.	Support	Fully support the addition of a new rule within the SUB-Subdivision Chapter for permitted activity subdivision with an existing land use consent.	Allow in full	Insert a new rule into <b>SUB-Subdivision chapter</b> as per initial submission from Kāinga Ora.
Kāinga Ora	229.53	Support the amendments as proposed the SUB-Subdivision Chapter.	Support	Support an amendment to the SUB-Subdivision Chapter to insert a new controlled activity rule for vacant lot subdivision including all proposed matters of control.	Allow in full	Insert a new into <b>SUB-Subdivision Chapter</b> as per initial submission from Kāinga Ora.
Kāinga Ora	229.54	Support the deletion of EW-S3	Support	Support the deletion of EW-S3 to enable relatively minor earthworks to be completed without the need for unnecessary consents.	Allow in full	Delete <b>EW-S3</b> Setbacks.
Kāinga Ora	229.55	Agree that the FC- Financial Contributions lack clarity and certainty.	Support	Support the complete review of the FC-Financial Contributions and the related Appendix 7.	Allow in full	Delete all provisions of the <b>FC-Financial Contribution Chapter</b> , including related Appendix 7; AND Amend to ensure it is more clearly and comprehensively set out, in accordance with S77E of the Amendment Act.
Kāinga Ora	229.56	Support that APP7 and all related FC-Financial Contributions provides insufficient purpose and clarity.	Support	Support the complete review of the FC-Financial Contributions and the related Appendix 7.	Allow in full	Delete <b>APP7</b> and all related provisions from the FC- Financial Contributions chapter; AND Amend to ensure it is more clearly and comprehensively set out, in accordance with S77E of the Amendment Act.

Kāinga Ora	229.61	Support the amendments as proposed to RELO-Relocated Buildings Chapter.	Support	Support the addition of a new rule with in the RELO-Relocated Buildings Chapter for a permitted activity pathway within all Residential Zones.	Allow in full	Insert a new rule into the <b>RELO-Relocated Buildings Chapter</b> as follows: <b>RELO-RX Placement of a relocated building All Residential Zones Activity Status: Permitted</b> <b>Where:</b> <b>PER-1</b> <b>The permitted activity standards Height, Height in relation to boundary, Road setback and coverage for the Relevant Zone (GRZ or MRZ where relevant) are met.</b>
Kāinga Ora	229.63	Support the amendments as proposed to GRZ-O2.	Support	The potential for mixed housing density within the GRZ & MDRZ needs to be supported by the appropriate District Plan Objectives.	Allow in full	Amend <b>GRZ-O2</b> as follows as per submission 229.63.
Kāinga Ora	229.75	Mixed housing density & multi-unit development with the General Residential zone is supported.	Support	Support for the addition of a new rule within the GRZ-General Residential Zone Chapter enabling multi-unit development as a Restricted Discretionary Activity.	Allow in full	Amend the <b>GRZ-General Residential Zone Chapter</b> to include the following new rule: <b>GRZ-RX - Residential developments containing three or more residential units</b> <b>Activity status: Restricted Discretionary</b> <b>Matters of discretion are limited to:</b> <b>1. the effects on any infringements of the General Residential Zone Standards;</b> <b>2. the effects on neighbouring properties;</b> <b>3. building bulk and scale;</b> <b>4. appropriate privacy and amenity for on-site occupants;</b> <b>5. proximity of the site to communal or public outdoor space to mitigate a possible lack of private outdoor living space;</b> <b>6. accessibility to any commercial or mixed use zone or everyday commercial activities;</b> <b>7. The ability for the site to accommodate incidental activities anticipated within the General Residential Zone such as parking (if it is to be provided), manoeuvring, waste collection and landscaping; and</b> <b>8. Any mitigation measures.</b>
Kāinga Ora	229.76	Support for amendments to the GRZ-General Residential Zone Chapter.	Support	Support for the introduction of a new rule within the GRZ-General Residential Zone Chapter for the infringement of any applicable zone standard being classified as a Restricted Discretionary Activity.	Allow in full	Amend the <b>GRZ-General Residential Zone Chapter</b> to include the following new rule: <b>GRZ-RX - The infringement of any applicable Zone Standard to an activity</b> <b>Activity status: Restricted Discretionary</b> <b>Matters of discretion are limited to :</b> <b>1. the matters of discretion listed against each Zone Standard, where that standard is infringed.</b>
Kāinga Ora	229.78	Support for proposed amendment to GRZ-S2.	Support	Support an amendment to GRZ-S2 to exclude buildings sharing a common wall from being subject to recession planes.	Allow in full	Amend <b>GRZ-S2</b> as follows: <b>GRZ-S2 Height in relation to boundary</b> <b>Buildings and structures must be contained within a building envelope defined by recession planes from points 2.5m above ground level at the boundaries of the site. The method for determining recession planes and any permitted projection is described in APP8 - Recession Planes.</b> <b>Note: This standard does not apply where two buildings share a common wall along the boundary of the site/s.</b> <b>[...]</b>

Kāinga Ora	229.82	Open space requirements with the GRZ are too onerous to enable infill residential development.	Support	Support for all of the proposed amendments to GRZ-S8 Outdoor living space.	Allow in full	Amend <b>GRZ-S8</b> follows: <b>GRZ-S8 Outdoor living space</b> 1. Each residential unit <u>with a habitable room at ground floor level</u> must have an exclusive outdoor living space: a. of at least <del>50</del> <b>30</b> m <sup>2</sup> at ground level with a minimum dimension of <del>5</del> <b>4</b> m; and b. that is directly accessible from the residential unit; and c. is located to the north, west or east of the residential unit. <b>2. Each residential unit located entirely above ground floor level must have an exclusive outdoor living space in the form of a balcony, patio or terrace:</b> <b>a) of at least 12m<sup>2</sup>, with a minimum dimension of 1.5m</b> <b>b) that is directly accessible from the residential unit; and</b> <b>c) is located to the north, west or east of the residential unit.</b> [...]
Kāinga Ora	229.84	Outlook space requirements manage effects on neighbouring sites, such as privacy and overlooking	Support	Support the addition of Outlook space requirements with the GRZ- General Residential Zone.	Allow in full	Add a new standard to the <b>GRZ-General Residential Zone</b> as follows: <b>GRZ-SXX - Outlook space</b> <b>1. A separation distance is required of at least 6m from any window from a principal living room in a residential unit, to a window of another principal living room in a separate residential unit (excluding a minor residential unit on the same site), where there is a direct line of sight between the windows.</b> <b>2. A separation distance is required of at least 3m between any other habitable room in</b> <b>3. These separation distance must be contained within the site boundaries of the residential unit. They may overlook a road or open space and recreation zone.</b> <b>Matters of discretion</b> <b>1. Privacy, overlooking and dominance effects; and</b> <b>2. residential amenity; and</b> <b>3. any mitigation measures; and</b> <b>4. any unusual characteristics of the site or development resulting in non-compliance with this Standard.</b>
Kāinga Ora	229.104	Multi-unit development with the MRZ-Medium Density Zone is supported.	Support	Support for the addition of a new rule within the MRZ-Medium Density Zone Chapter enabling multi-unit development as a Restricted Discretionary Activity.	Allow in full	Add new rule to the <b>MRZ-Medium Density Zone</b> Chapter as follows: <b>MRZ-RXX - Residential developments containing four or more residential units</b> <b>Activity status: Restricted Discretionary</b> <b>Matters of discretion are limited to :</b> <b>1. the effects on any infringements of the Medium Density Residential Zone Standards;</b> <b>2. the extent to which the activity is compatible with the anticipated character and qualities of the Medium Density Residential Zone;</b> <b>3. the design, layout and size of the site, buildings and residential units to provide appropriate privacy and amenity to occupants on site;</b> <b>4. building bulk and scale;</b> <b>5. the effects on neighbouring properties; and</b>
Kāinga Ora	229.105	Support for a new rule to the MRZ-Medium Density Zone Chapter.	Support	Support for the introduction of a new rule within the MRZ-Medium Density Zone Chapter for the infringement of any applicable zone standard being classified as a Restricted Discretionary Activity.	Allow in full	Add new rule to the <b>MRZ-Medium Density Zone</b> Chapter as follows: <b>MRZ-RX - The infringement of any applicable Zone Standard to an activity</b> <b>Activity status: Restricted Discretionary</b> <b>Matters of discretion are limited to:</b> <b>1. the matters of discretion listed against each Zone Standard, where that standard is infringed.</b>
Kāinga Ora	229.107	Support for proposed amendment to MRZ-S2.	Support	Support an amendment to MRZ-S2 to exclude buildings sharing a common wall from being subject to recession planes.	Allow in full	Amend <b>MRZ-S2</b> as follows: <b>MRZ-S2 Height in relation to boundary</b> Buildings and structures must be contained within a building envelope defined by recession planes from points 3.5m above ground level at the boundaries of the site; except that a recession plane applies from points 2.5m above ground level along boundaries that adjoin the General residential zone. The method for determining recession planes and any permitted projection is described in APP8 - Recession Planes. <b>Note: This standard does not apply where two buildings share a common wall along the boundary of the site/s.</b> [...]

Kāinga Ora	229.113	The addition of a minimum net floor area with the MRZ-Medium Density Zone Chapter is supported.	Support	Support of the addition of a new standard to the MRZ-Medium Density Zone Chapter.	Allow in full	Add new standard to the <b>MRZ-Medium Density Zone</b> Chapter as follows: <b><u>Standard MRZ-SX - Minimum residential unit sizes</u></b> <b><u>Every residential unit must have a net floor area of at least:</u></b> <b><u>1. 35m<sup>2</sup> for a residential unit only containing one habitable room; or</u></b> <b><u>2. 45m<sup>2</sup> for a residential unit containing more than one habitable room.</u></b> <b><u>Matters of discretion :</u></b> <b><u>1- The design, size and layout of buildings to provide appropriate privacy and amenity for occupants on-site.</u></b>
Kāinga Ora	229.130	Support for a new rule to the MUZ-Mixed Use Zone Chapter,	Support	Support for the introduction of a new rule within the MUZ-Mixed Use Zone Chapter for the infringement of any applicable zone standard being classified as a Restricted Discretionary Activity.	Allow in full	Add a new rule to the MUZ - Mixed Use Zone Chapter as follows: <b><u>MUZ-RX - The infringement of any applicable Zone Standard to an activity</u></b> <b><u>Activity status: Restricted Discretionary</u></b> <b><u>Matters of discretion are limited to:</u></b> <b><u>1. the matters of discretion listed against each Zone Standard, where that standard is infringed.</u></b>
Te Tumu Paeroa, Office of the Maori Trustee	240.6	Clarity over the extent of sites of significance to Māori to required.	Support	Amend SASM-O2 for access to use and maintain areas and resources of cultural values to be in agreement with affected landowners.	Allow in full	Amend SASM-O2 as follows: SASM-O2 Access and use Kāti Huirapa are able to, <b><u>in agreement with affected landowners</u></b> , access, maintain and use resources and areas of cultural value within identified Sites and Areas of Significance to Kāti Huirapa.
Horticulture New Zealand	245.71	Opposed to the introduction of a 30m boundary setback.	Oppose	Boundary setbacks within the RLZ are a significant impediment to achieving the minimum allotment sizes and have no regard for site constraints such as topography, the provision of services and existing boundary shapes. A 30m boundary setback with the RGZ is also not supported. This is a considerable increase above the current District Plan requirements and is likely to result in unintended additional consenting requirements for existing or consented rural allotments.	Oppose in full	Retain the Standards of the Subdivision Chapter without boundary setbacks being introduced for buiding platforms with the GRZ & RLZ.
Horticulture New Zealand	245.82	The integration of Future Development Area within the receiving environment is supported.	Support	Support for a proposed amendment to clause 7 of FDA-P4 to manage reverse sensitivity.	Support	Amend FDA-P4 as follows: <b><u>FDA-P4 Development Area Plans</u></b> <b><u>Require Development Area Plans to provide for a comprehensive, coordinated and efficient development that addresses the following matters:</u></b> <b><u>1. ... [...];</u></b> <b><u>7. the integration of the area with surrounding areas and the way any conflict <b><u>between areas and reverse sensitivity</u></b> is to be managed;</u></b> <b><u>[...]</u></b>
Horticulture New Zealand	245.83	Oppose in full	Oppose	Horticulture NZ seeks to remove identified Highly Productive Land from Future Development Areas by relying on the provisions of the NPS-HPL. However FDA's were notified prior to the NPS-HPL being operative. FDA-P5 as notified includes the preparation of a Development Area plan in accordance with FDA-P4. The relief sought under our submission to 245.82 incorporates the management of reverse sensitivity within FDA-P4 making any reference to reverse sensitivity under FDA-P5 unnecessary.	Oppose in full	Remove highly productive land under the NPS-HPL from within all Future Development Areas; AND Amend FDA-P4 as per our submission on FDA-P4 above.

Horticulture New Zealand	245.84	Oppose in full	Oppose	Horticulture NZ seeks to remove identified Highly Productive Land from Future Development Areas by relying on the provisions of the NPS-HPL. However FDA's were notified prior to the NPS-HPL being operative. FDA-P5 as notified includes the preparation of a Development Area plan in accordance with FDA-P4. The relief sought under our submission to 245.82 incorporates the management of reverse sensitivity within FDA-P4 making any reference to reverse sensitivity under FDA-P5 unnecessary.	Oppose in full	Remove highly productive land under the NPS-HPL from within all Future Development Areas.
Horticulture New Zealand	245.85	Oppose the concerns raised in relation to Development Areas incorporating LUC class land.	Oppose	Horticulture NZ seeks to remove identified Highly Productive Land from Future Development Areas by relying on the provisions of the NPS-HPL. However FDA's were notified prior to the NPS-HPL being operative. FDA-P5 as notified includes the preparation of a Development Area plan in accordance with FDA-P4.	Oppose	Remove highly productive land under the NPS-HPL from within all Future Development Areas. Support for a proposed amendment to clause 7 of FDA-P4 to manage reverse sensitivity.
New Zealand Pork Industry Board	247.15	Objective SUB-03 is considered appropriate as notified using the term "minimise".	Oppose	Objective SUB-03 is considered appropriate as notified using the term "minimise".	Oppose	Retain the reference to "mimimise" within SUB-03 Rural Subdivision.
White Water Properties Limited	248.4	The District Plan needs to incorporate the NPS-HPL.	Support	VS-P3 needs to be amended or deleted due to the introduction of the NPS-HPL since notification of the Proposed Timaru District Plan.	Support in full	Either: 1. Amend <b>VS-P3 Expansion of urban areas</b> to exempt FDA's from this policy; OR 2. Delete <b>VS-P3</b> in its entirety.