



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

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**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:**

Redwood Group

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

Paul Hudson

**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:

Redwood group has an interest in the PDP that is greater than the interest of the general public being an original submitter on the PDP and a landowner of the property at 223 Evans Street (Lot 1 DP 553089 and Lot 2 DP 553089).

### 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: Paul Hudson

Date: 11 August 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:** paul@redwoodgroup.co.nz

**Telephone:** 021609408

**Postal address (or alternative method of service under section 352 of the Act):** 4 Brown Street

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

**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

**Further submissions close on Friday 4 August 2023 at 5pm.**

## 1.0 Introduction

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### 1.1 Further Submitter details

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This is a further submission by Redwood Group (**the submitter**) to submissions on the Timaru Proposed District Plan (**the PDP**).

#### 1.1.1 Submission contact

The contact for this submission is:

Redwood Group

Attn: Paul Hudson

4 Brown Street, Ponsonby

+64 21 609 408

[paul@redwoodgroup.co.nz](mailto:paul@redwoodgroup.co.nz)

### 1.2 Hearing options

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The submitter does wish to be heard in support of this submission.

The submitter would consider presenting a joint case at the hearing.

## 2.0 Submission details

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### 2.1 Introduction to Submission

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This is a Further Submission on the Timaru Proposed District Plan (PDP) on behalf of Redwood Group in opposition to original submissions on the PDP.

Redwood group has an interest in the PDP that is greater than the interest of the general public being an original submitter on the PDP and a landowner of the property at 223 Evans Street (Lot 1 DP 553089 and Lot 2 DP 553089).

### 2.2 Reasons for further submission

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The submissions that Redwood Group opposes are set out in the table attached at Appendix A to this further submission.

The reasons for this further submission are.

- The primary submission does not promote the sustainable management of natural and physical resources and are otherwise inconsistent with the purpose and principles of the Resource Management Act 1991 ('RMA');
- The relief sought in the Primary Submissions is not the most appropriate in terms of section 32 of the RMA;

- Rejecting the relief sought in the Primary Submissions opposed would more fully serve the statutory purpose than would implementing that relief; and
- The Primary Submissions are inconsistent with the policy intent of the Redwood Group primary submission.

### 3.0 Decision the submitter wishes Council to make

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Without limiting the generality of the above, the specific relief in respect of each Primary Submission that is opposed is set out in **Appendix A**.

Appendix A:

Original Submitter	Submission Number	Zone	Summary of Decision Requested	Redwood Group Response	Redwood Group Reasons
Timaru City Centre Ratepayers Action Group	219.6	LFRZ – Large Format Retail Zone	<p>Consider further restrictions should be placed on the LFRZ as it has the potential to significantly adversely affect the wider local retail trade, particularly in the CBD. It is noted that unfortunately, many of the requirements imposed by the new rules will never be required to be implemented as resource consents have already been granted.</p> <p>New rules are required to prevent the area negatively impacting on the viability of the existing city centre</p> <p>Amend the rules/standards section of the LFRZ – Large Format Retail Zone Chapter to protect the City Centre from negative impacts, measures such as:</p> <ul style="list-style-type: none"> <li>reducing the quantum of commercial floor area permitted in the zone;</li> <li>adding restrictions on Small Format Retail (including service retail and food and beverage retail) with the minimum size restricted to 500m<sup>2</sup></li> </ul>	Oppose	<p>Redwood Group opposes the requested amendment on the basis that:</p> <ul style="list-style-type: none"> <li>A resource consent has been approved for retail development at 233 Evans Street (the site) consistent with the Operative District Plan. This relief sought would directly conflict with the consented development and operation of the site.</li> <li>The relief sought is in conflict with the resource consent and current development agreement thresholds for the site.</li> <li>The resource consent is currently being implemented with the subject site being established as a commercial centre for large format retail, smaller retail and food outlets</li> </ul>
Timaru Civic Trust	223.7	LFRZ – Large Format Retail Zone	<p>Consider further restrictions should be placed on the LFRZ as it has the potential to significantly adversely affect the wider local retail trade, particularly in the CBD. It is noted that unfortunately, many of the requirements imposed by the new rules will never be required to be implemented as resource consents have already been granted.</p> <p>New rules are required to prevent the area negatively impacting on the viability of the existing city centre</p> <p>Amend the rules/standards section of the LFRZ – Large Format Retail Zone Chapter to protect the City Centre from negative impacts, measures such as:</p> <ul style="list-style-type: none"> <li>reducing the quantum of commercial floor area permitted in the zone;</li> <li>adding restrictions on Small Format Retail (including service retail and food and beverage retail) with the minimum size restricted to 500m<sup>2</sup></li> </ul>	Oppose	<p>Redwood Group opposes the requested amendment on the basis that:</p> <ul style="list-style-type: none"> <li>A resource consent has been approved for retail development at 233 Evans Street (the site) consistent with the Operative District Plan. This relief sought would directly conflict with the consented development and operation of the site.</li> <li>The relief sought is in conflict with the resource consent and current development agreement thresholds for the site.</li> <li>The resource consent is currently being implemented with the subject site being established as a commercial centre for large format retail, smaller retail and food outlets</li> </ul>