

SEADOWN PROPERTIES LIMITED, PLAN CHANGE 22 TO THE TIMARU DISTRICT PLAN – SUMMARY OF DECISIONS REQUESTED

2/07/2020

The period for making submissions on to Plan Change 22 to the Timaru District Plan closed on 8th June 2020. This is the second stage of the public submission process where people have the opportunity to make further submissions.

This report has been prepared in accordance with Clause 7 of Schedule 1 to the Resource Management Act 1991 (RMA) and sets out a summary of all decisions requested by submitters on proposed Plan Change 22 to the Timaru District Plan.

Further submissions give the opportunity for the public to either support or oppose the submissions received or aspects of these submissions. It is not another opportunity to make fresh submissions on the Plan Change itself, as a further submission can only relate to a submission which has already been lodged.

#	Submitter Name	Plan Provision/Topic	Wishes to be heard?	Support/Oppose	Summary of Submission	Decision Requested
1	Fire and Emergency New Zealand (FENZ)	Access	Yes	Neutral	<ul style="list-style-type: none"> Generally concerned that the new industrial area has sufficient access to allow efficient response in the event of a fire emergency. Considers that provided new accesses are constructed in accordance with District Plan requirements, there should be adequate access for fire appliances. 	No decision requested.
1	Fire and Emergency New Zealand (FENZ)	Water Supply	Yes	Neutral	The application does not provide detail on water supply, concerns that if there are not specific provisions requiring water supplies compliant with the Firefighting Water Supply Code of Practice, industrial buildings	FENZ seek an additional performance standard as follows: <u>5.47 –Prior to the occupation of any building</u>

					may not have firefighting water supply.	<i>within the Outline Development Plan Washdyke Flat Road area, firefighting water supply for that building must be provided in accordance with the Code of Practice NSZ PAS 4509:2008.</i>
2	Environment Canterbury	Regional Policy Statement	No	Neutral	The application is not contrary to the regional planning framework but may be partially inconsistent with the Canterbury Regional Policy Statement (RPS) (Objective 5.2.3, Policy 7.2.3, Policy 8.3.7).	If the plan change is granted, it should incorporate appropriate conditions to protect Waitarakao and to maintain the efficiency of the transportation system.
2	Environment Canterbury	Flooding	No	Neutral	Flooding and drainage issues have been addressed in resource consents but further industrial development may be subject to flood risk in the future, if the stopbank was overwhelmed.	No decision requested.
2	Environment Canterbury	Listed Land Use Register	No	Neutral	The site may be included on the Listed Land Use Register if activities undertaken on the site are included on the Hazardous Activities and Industries List (HAIL).	No decision requested.
2	Environment Canterbury	Planning Map 27	No	Neutral	Proposal to make minor amendment to correct the stopbank location on Planning Map 27 is supported.	Amend incorrect location of stopbank on Planning Map 27.

3	Transpower New Zealand	Rule 5.42	No	Oppose in part	<p>Rule 5.42 as notified does not give effect to Policy 10 of the National Policy Statement on Electricity Transmission (NPSET) as all buildings and structure need to be managed near the National Grid. The NPSET recognises that any inappropriate buildings or structures can compromise the National Grid. An amendment is necessary to also ensure consistency with conditions of Resource Consent 101/102.2018.94.1 (which are to be imposed as consent notices against the titles) for the site.</p>	<p>Amend Rule 5.42 as follows: <i>5.42 No building or structure activity sensitive to the National Grid shall be located within: (i) 10 metres of the centre line of a National Grid transmission line on single poles; (ii) 12 metres of the centre line of a National Grid transmission line on poles; and (iii) 12 metres of the foundation of a National Grid transmission line support structure</i></p>
3	Transpower New Zealand	<p>Policy 4.1.2.2 Rule 3A.4 Rule 4.3 Rule 5.41 Rule 5.43 Rule 5.44 Notes 1 and 2 Rule 5.45 / Rule 6.3.5A (vi) Rule 6.3.6(v) Rule 6.3.9(6) and Note 1</p>	No	Support	<p>Supports the proposed policy and rules as outlined in Appendix 3 of the Report accompanying the plan change request. In particular supports the setback standards in relation to the National Grid, and the default non-complying activity status.</p>	<p>Retain Policy 4.1.2.2 , Rule 3A.4 , Rule 4.3 , Rule 5.41 Rule 5.43 , Rule 5.44 , Notes 1 and 2, Rule 5.45 Rule 6.3.5A (vi) , Rule 6.3.6(v), Rule 6.3.9(6) and Note 1 as notified.</p>

3	Transpower New Zealand	Outline Development Plan	No	Support	Supports the Outline Development Plan, in particular the location of the 'New Road' and 'National Grid 110kV Transmission Line and Buffer Zone'.	Retain Outline Development Plan as notified.
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