

Further Submission Form

Clause 8 of Schedule 1, Resource Management Act 1991

Further submissions close at 5pm on Friday 1 August 2025

To: Timaru District Council

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

PLEASE NOTE: *Further submissions are limited to Submission Point 183.28 listed in the notified SODR Addendum 3 only.*

Further Submitter Details

Full name of person making further submission:

Mark Tapley

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

MT Trust

Email: mark@pfe.nz

Telephone: 0277799008

Postal address (or alternative method of service under section 352 of the Act):

80 Brake Road, RD22, Geraldine 7992

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

Mark Tapley

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 selected the category above:

I own a property that is affected by the proposed plan change

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: Mark Tapley

Date: 1 August 2025

(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 and the date in the box above you are giving your authority for this application to proceed.*

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

Name of person making further submission: Mark Tapley

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>E.g. 42.45</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
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Environment Canterbury (Canterbury Regional Council)	183.28	Oppose Hazards and Risks; natural Hazards; Mapping amendment to increase area potentially subject to flooding	Oppose	<p>The ECan submission lacks sufficient detail to determine if the proposed expanded flooding hazard risk areas are sensible. Further, their submission mixes up the Selwyn and Timaru District Councils, and so it clearly hasn't been prepared with sufficient care or attention to detail. The submission merely states "We consider that the areas potentially subject to flooding are too narrow". Further on ECan's website https://www.ecan.govt.nz/your-region/plans-strategies-and-bylaws/what-we-know/natural-hazards/flood-hazards#:~:text=the%20Orari%20River-,Climate%20change,expected%20to%20occur%20more%20frequently. They merely state that they "undertake flood modelling across the region" but there is no criteria for what may constitute an area where a flood risk assessment is appropriate.</p> <p>It is important to recognise that there are costs and benefits which need to be assessed in any plan change, including the imposition of designating properties in flood assessment areas. Costs include potential impact on property values, likely increased insurance premiums or refusal of insurance, and the cost and time needed to undertake flood risk assessments. No cost benefit assessment has been made and the proposed increased Flood Risk Assessment Area affects thousands of properties. This is further justification for the proposed amendment by ECan to be ignored.</p> <p>The draft plan's original Flood Risk Assessment areas appeared to be more logically linked to areas where flooding is likely, and these should be retained at least until some defined criteria is developed to define an area where Flood Risk Assessments are needed, a cost benefit study is undertaken, and individual landowners are consulted by direct contact.</p>	disallow	Retain the original proposed flood risk assessment areas, and ignore the submission by ECan to expand them.
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Note to person making further submission:

Further submissions are limited to matters in support of or in opposition to submission points which were omitted or incorrectly summarised in the original summary of submissions. These points can be found on the Council's website at www.timaru.govt.nz/pdpfs.

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the Timaru District Council, you can find contact details for the original submitters within the Submitter Index at www.timaru.govt.nz/pdpfs.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious;
- It discloses no reasonable or relevant case;
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- It contains offensive language;
- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

The above form is in the format required by Form 6 of the Resource Management (Forms, Fees and Procedure) Regulations 2003.

Returning this form

You can:

- Email it to: pdp@timdc.govt.nz - Subject line: Errata - Further Submission
- Post it to: Timaru District Council, PO Box 522, Timaru, 7940
- Deliver it to a Council Service Centre in Timaru, Temuka or Geraldine.

Further submissions close *at 5pm on Friday 1 August 2025.*

Privacy Act 2020

Please note information on this form and the content of your submission will be made publicly available as part of the decision-making process.