

**BEFORE THE INDEPENDENT HEARINGS PANEL
APPOINTED ON BEHALF OF THE TIMARU DISTRICT COUNCIL**

UNDER the Resource Management Act 1991

AND

IN THE MATTER OF the Proposed TIMARU District Plan –
Hearing Stream G – Growth

AND the submissions of D & S Payne on
the Proposed Timaru District Plan
(Sub No. 160).

**JOINT WITNESSS STATEMENT
Planning**

Dated: 22 August 2025

1 INTRODUCTION

1.1 This joint statement relates to submissions made by D & S Payne (Sub No. 160) on the Proposed Timaru District Plan (**TPDP**).

1.2 Submission 160.2 seeks that FDA11 be deleted from the Future Development Area Overlay.

Submission 160.1 seeks that that 'area to the north of Geraldine township, which includes the area encompassed by the Main North Road, Templer Street and Bennett Road (as identified as FDA11 in the PTDP) including Lot 2 DP 356462 be rezoned from GRUZ to RLZ'

1.3 The s42A evidence recommended that the submission relief be accepted, albeit as subject to a minimum 2Ha allotment size as a Specific Control Area. In reaching that conclusion, the s42A Reporting Officer identified that in terms of s32AA the amending proposal would be the more **efficient** and **effective** in that:

(a) The block (as notified as FDA11 with the underlying GRUZ zoning) is not aligned with the outcomes, character or environmental qualities expressed in the GRUZ Zone, and exhibits outcomes expressed in the TPDP (**RLZ-O1 to RLZ-O3**).

(b) The amending proposal would give effect to the NPS-HPL;

(c) The amending proposal would not have any material effect on achieving well-functioning urban environments, to the extent that the NPS-UD was relevant to the submission.

(d) Would:

(i) not have a material effect on consolidation outcomes¹

(ii) provide for commensurate rural residential opportunities attached to an existing urban area and providing for a co-ordinated settlement pattern².

¹ CRPS Objective 5.2.1.

² CRPS Policy 5.3.1, TPDP – SD-O1(2) albeit with residual tension with reticulated sewer requirements.

(iii) be generally serviced with supporting infrastructure, with the exception of network wastewater³.

(iv) Maintain or enhance amenity and landscape characteristics⁴.

1.4 The evidence of Ms Wharfe, supported *'the recommendations to amend the PTDP to remove FDA11 and rezone it as Rural Lifestyle Zone and also the removal of the versatile soils overlay from the FDA11 area'*⁵, except that an *'alternative lot size of 1.5 ha for the FDA11 area where the access is not onto Main North Rd/ SH79'* is the more appropriate outcome' for the reasons stated in evidence⁶.

1.5 Minute 42 was issued by the Independent Hearings Panel (**IHP**) on 18 July 2025. At [14] the Minute requested:

expert conferencing between the relevant s42A Report author or expert and submitters' expert witnesses

For D & S Payne this is to include Ms Wharfe (Submitter Planner), and Mr Bonis (Growth s42A) and Mr Boyes (Subdivision s42A), with the express purpose of:

"Provid[ing] a Joint Witness Statement setting out a package of zone provisions to support rezoning from GRUZ to RLZ, accompanied by a Specific Control Area (SCA) that is fit for purpose for either a 2-hectare minimum allotment size or 1.5 hectare minimum allotment size that would give effect to the recommended SCA."

1.6 The Planners note that unlike other JWS requests by the Independent Hearing Panel did not request 'a record of any disagreements and reasoning as necessary'.

1.7 The Planners agree that the only point of dispute is the application between the 2-hectare minimum allotment size as predicated in the PTDP Subdivision provisions where reticulated sewer is not provided, and the 1.5 hectare minimum allotment size as sought in the evidence of Ms Wharfe as associated with the area north of Geraldine township,

³ CRPS Policy 5.3.2 and Policy 5.3.5

⁴ CRPS Policy 5.3.1(4) and Policy 5.3.3(2)

⁵ [Submitter-160-Hearing-G-Growth-Evidence-of-L-Wharfe-for-D-S-Payne-amended-with-attachment-2.pdf](#) [1.5]

⁶ At [1.13] evidence L Wharf

which includes the area encompassed by the Main North Road, Templer Street and Bennett Road.

1.8 Accordingly, this Joint Witness Statement provides:

- (a) A RLZ district plan mechanism and consequential amendments as associated with the 2.0 hectare minimum allotment size; and
- (b) A RLZ district plan mechanism and consequential amendments as associated with the 1.5 hectare minimum allotment size.

1.9 Initial conferencing of the Planning witnesses took place on Friday 1 August 2025, with an iterative process being undertaken until the JWS was signed on 25 August 2025. The joint witness conference attendees were as follows:

- (a) Matt Bonis (**MB**) on behalf of the Timaru District Council (s42A Growth).
- (b) Nick Boyes (**NB**) on behalf of Timaru District Council (s42A Rural).
- (c) Lynette Wharfe (**LW**) on behalf of D & S Payne (Sub.No 160).

1.10 This joint statement has been prepared in accordance with sections 9.4 and 9.5 of the Environment Court Practice Note 2023, which relates specifically to expert conferencing. The attendees confirm they have read, and agree to abide with, the updated Code of Conduct for Expert Witnesses included in Section 9 of the Environment Court Practice Note 2023.

1.11 It is assumed that all submitted evidence has been reviewed and understood as a precursor to this joint witness statement.

2 MATTERS AGREED

2.1 MB, NB and LW (**the Planners**) all agreed with the package of zone provisions to support rezoning from GRUZ to RLZ as accompanied by a Specific Control Area, as set out below, with the alternative 2Ha vs 1.5Ha mechanism to be inserted into Rule SUB-S1(5) as identified.

- 2.2 The Planners all agree that cultural values associated with the mauri of the Raukapuka Stream which is a spring fed waterway as a tributary of the Waihi River flows and flows through the subject area, would be subject to the amendments recommended by the Subdivision S42A Report writer to incorporate '*the effects of the discharge on the values of Kāti Huirapa*'⁷ as a matter of discretion for both SUB-S2 (stormwater) and SUB-S4 (wastewater)⁸. Accordingly, additional restrictions, matters of assessment or standards were considered unnecessary.
- 2.3 The Planners all agree that vehicle access to state highways is restricted by SUB-S6(2), but that were the Panel to implement a 1.5Ha lot size minimum the amendments recommended to SUB-S1 (5) clarifies further restrictions on subdivision as associated with the Raukapuka North SCA. Were the Panel to implement a 2.0Ha lot size minimum the amendments to SUB-S1(5) are unnecessary, as allotments with direct frontage to State Highway 79 are less than 4.0Ha.
- 2.4 Ms Wharfe advised that the SCA be named 'Raukapuka North' as the Raukapuka Stream starts from a spring within the area and the area has historically been recognised as Raukapuka by Maori, early settlers and the current community. MB and NB agreed.

⁷ TronT [185.63]

⁸

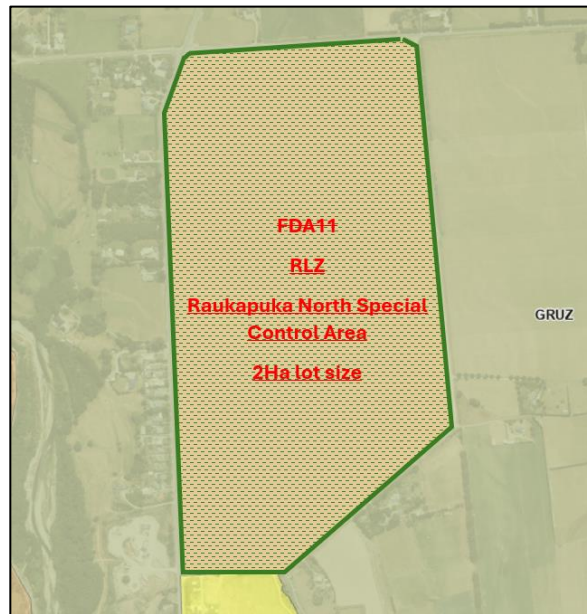
https://www.timaru.govt.nz/__data/assets/pdf_file/0010/959482/Appendix-1-Recommended-Changes.pdf

Recommended Amendments

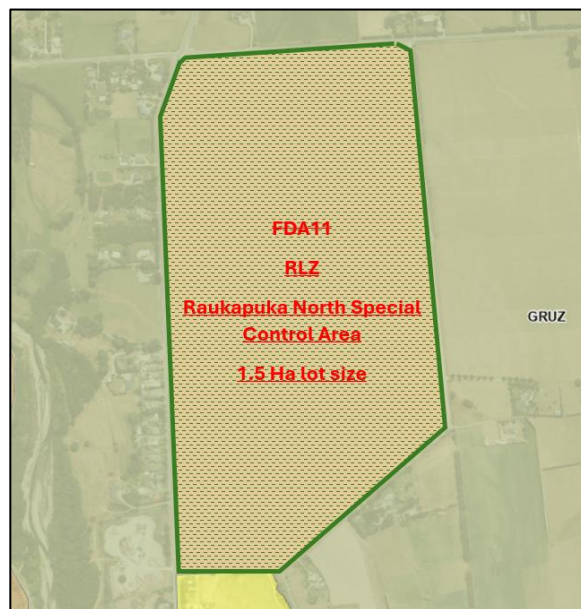
Amendments: Planning Maps

- (a) Rename FDA11 area: Raukapuka North Special Control Area (and include option of either 2Ha or 1.5Ha.
- (b) Rezone Raukapuka North SCA from GRUZ to RLZ Rural Lifestyle Zone

2Ha Minimum lot size



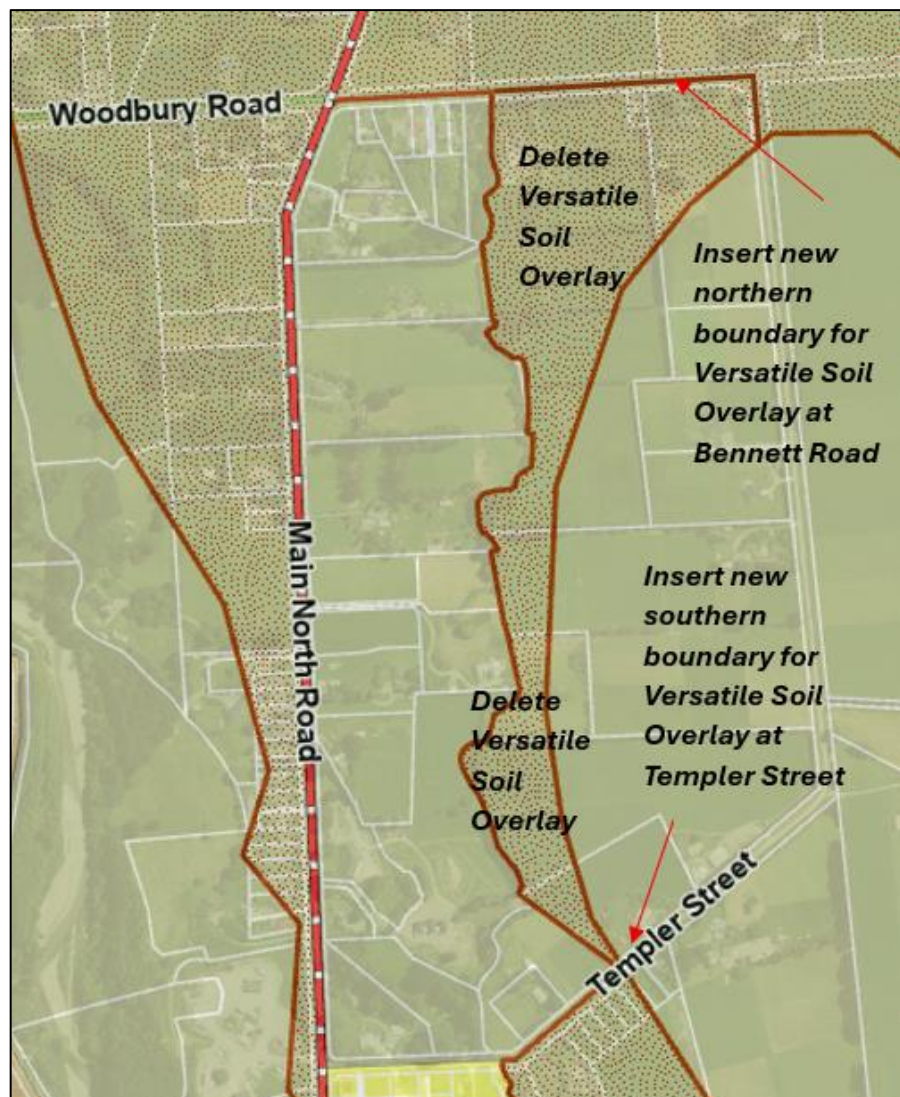
1.5Ha Minimum lot size



(c) Amend SCHED-15 as below:

SCHED15 — SCHEDULE OF FUTURE DEVELOPMENT AREAS				
Unique identifier	Name	Anticipated Zone	Timeframe for DAP	Additional Requirement
FDA11	FDA11 – Templer Street Future Development Area – Rural Lifestyle	Rural Lifestyle Zone	Future Area – beyond 10 years	
FDA 12 11 <i>[Renumber accordingly]</i>	FDA 12 11 - Sir Basil Arthur Park Future Development Area - Industrial Development	General Industrial Zone	Priority area - 2 years	

(d) Delete the versatile soil overlay from Raukapuka North SCA



Amendments: Planning Provisions

- (e) For the enablement (and implementation by an amended standard) of 1.5Ha minimum allotments in the Raukapuka North SCA).

SUB-P15 (5): Add new clause: 'provide opportunities for small allotment sizes within the Raukapuka North SCA to reflect existing character and amenity'.

SUB-P15 Rural Lifestyle Zone

Require subdivision in the Rural Lifestyle Zone to:

1. maintain the character and qualities of the Rural Lifestyle Zone; and
2. connect to the reticulated drinking water network; and
3. require connection to the reticulated wastewater networks where available, or if not available, provide a suitable site area for onsite disposal; and
4. maintain larger allotment sizes in the Geraldine Downs to protect its landscape character and amenity values; **and**
- 5. provide opportunities for smaller allotment sizes within the Raukapuka North SCA to reflect the existing character and amenity.**

- (f) For the Raukapuka North specific control area with a minimum lot size of 1.5Ha - Insert a new SCA into SUB-S1- (5): 1.5ha in the Raukapuka North specific control area where the access is not onto SH 79.

2Ha Minimum lot size – **No change required**

1.5 Ha Minimum lot size

Standards	
SUB-S1	Allotment sizes and dimensions
4 Rural Lifestyle Zone	If no development area plan is required, allotments must have a net site area no less than: <ol style="list-style-type: none">1. 5000sqm for Lots 1 and 2 DP 444786;2. 2ha in the 2ha lot size specific control area;3. 10ha in the 10ha lot size specific control area; and4. in any other areas, 5000m² if there is a sewer connection to each residential lot, otherwise 2ha; and5. 1.5ha in the Raukapuka North specific control area where the access is not onto State Highway 79.

Signed:



Matt Bonis on behalf of Timaru District Council

A handwritten signature in blue ink, appearing to read 'N Boyes'.

Nick Boyes on behalf of Timaru District Council

A handwritten signature in blue ink, appearing to read 'LP Wharfe'.

Lynette Wharfe on behalf of D & S Payne (Sub No.160)

Dated: 22 August 2025