

**SUBMISSION ON NNOTIFIED PROPOSAL FOR PLAN  
(PROPOSED TIMARU DISTRICT PLAN)**

*Clause 6 First Schedule, Resource Management Act 1991*

**TO:** Planning Policy Team  
Timaru District Council  
PO Box 522  
2 King George Place  
TIMARU 7910

By email: pdp@timdc.govt.nz

**Name of submitter:**

1 22 The Terrace Timaru Limited (**the Submitter**)

Address: c/- Gresson Dorman & Co  
P O Box 244  
TIMARU 7940

Contact: Georgina Hamilton

Email: georgina@gressons.co.nz

**Trade competition statement:**

2 The Submitter could not gain an advantage in trade competition through this submission.

**Proposal this submission relates to is:**

3 This submission is on the Proposed Timaru District Plan (**Proposed Plan**).

**The specific provisions of the Proposed Plan that this submission relates to:**

4 This submission relates to:

(a) The proposed City Centre zoning of 22 The Terrace, Timaru (ID:7799);

(b) Proposed Standard CCZ-S1;

(c) The proposed Port Outer Noise Control Boundary Overlay that extends over 22 The Terrace, Timaru (ID:7799).

**Submission**

5 The Submitter owns 22 The Terrace, Timaru (**Site**).

6 The Site is zoned Commercial 1B under the Operative Timaru District Plan.

7 The Submitter holds Resource Consent 102.2022.160.1 authorising the construction of a four-storey mixed-use commercial and residential building at the Site.

8 Under the Operative District Plan, this Site is subject to performance standards which restrict the building height to 12 metres above ground level.

9 Under the Proposed Plan, the Site is:

- (a) Located within the City Centre Zone;
- (b) Subject to Standard CCZ-S1, which increases the permitted building height to 20 metres above ground level; and
- (c) Subject to the Port Outer Noise Control Boundary Overlay.

Provisions supported by the Submitter

10 The Submitter supports the City Centre zoning of the Site and Standard CCZ-S1 for the following reasons:

(a) The proposed new Standard CCZ-S1 will promote consistent development of land within the City Centre Zone, encouraging mixed use development and investment within this zone, consistent with the Submitter’s consented development and the Submitter’s understanding of the Timaru District Council’s (**Council’s**) vision for future development on The Terrace.

(b) The City Centre zoning of the Site and CCZ-S1 are consistent with what is required of Council, as a “tier 3” local authority under Part 2: Objectives and Policies of the National Policy Statement on Urban Development 2020, which includes the following in particular that must be given effect to by the Proposed Plan<sup>1</sup>:

(i) **Objective 1:**

*New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.*

(ii) **Objective 3:**

*...district plans enable more people to live in, and more businesses and community services to be located in, areas of an urban environment in which one or more of the following apply:*

- (a) *The area is in or near a centre zone or other area with many employment opportunities*
- (b) *The area is well-serviced by existing or planned public transport*
- (c) *There is high demand for housing or for business land in the area, relative to other areas within the urban development*

...

(iii) **Policy 1:**

*Planning decisions contribute to well-functioning urban environments, which are urban environment that, as a minimum:*

- (a) *Have or enable a variety of homes that:*

---

<sup>1</sup> In accordance with section 75(3)(a) of the Resource Management Act 1991.

(i) *Meet the needs, in terms of type, price, and location, or different households; and*

...

(b) *Have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and*

...

(iv) **Policy 2:**

*Tier 1, 2, and 3 local authorities, at all times, provide at least sufficient development capacity to meet expected demand for housing and for business land over the short term, medium term and long term.*

(c) The City Centre zoning of the Site and CCZ-S1 are also consistent with the Timaru District 2045 Growth Management Strategy, and specifically responds to Strategic Directions [3] and [10], which direct as follows:

(i) **Strategic Direction [3] Settlement Patterns and Urban Form:**

*To accommodate future growth and capacity for commercial, industrial, community and residential activities primarily within the existing settlements of Timaru, Temuka, Geraldine, and Pleasant Point to strengthen compact patterns of development and integration with infrastructure.*

(ii) **Strategic Direction [10] Residential**

To:

(i) *encourage opportunities for higher residential densities in close proximity to the Timaru and Geraldine Town centres and Highfield Village Mall; and*

...

*With demand relating to the number of dwellings, and higher densities and services arising from an increasingly aging population; and household choice relating to a diversity of types households, range of price points including affordable housing options, and choice of locations.*

Provisions opposed by Submitter

- 11 The Submitter opposes the inclusion of the Site within the Port Outer Noise Control Boundary Overlay on the proposed planning maps.
- 12 The Submitter notes that the outer boundary of this Overlay appears to have been fixed along property boundaries, and in an otherwise adhoc matter (noting the property neighbouring the Site (20 The Terrace) has been excluded from the Overlay), rather than being based on scientific acoustic modelling.
- 13 It is therefore considered that this overlay will create an unnecessary consent burden.
- 14 The Submitter also notes that the topography and the presence of structures on the north side of The Terrace will act as a noise barrier between the Site and the Port, which provides further justification for the Submitter's request that the Overlay be removed from the Site.

**Decisions sought by the Submitter:**

- 15 The Submitter seeks the following decisions from Council:
- (a) The City Centre zoning of the Site is retained as notified; and
  - (b) Standard CCZ-S1, relating to the 20-metre height limit of buildings in the City Centre Zone, is retained as notified.
  - (c) The Port Outer Noise Control Boundary Overlay affecting the Site be deleted.

**Wish to be Heard:**

- 16 The Submitter wishes to be heard in support of this submission.
- 17 The Submitter would be prepared to consider presenting a joint case with others making similar submissions at the hearing.



---

**22 The Terrace Timaru Limited**

By its Solicitors and authorised Agents  
Gresson Dorman & Co: Georgina Hamilton  
Date: 15 December 2022

## Michelle Reeves

---

**From:** Georgina Hamilton <georgina@gressons.co.nz>  
**Sent:** Thursday, 15 December 2022 4:40 pm  
**To:** Samantha Orsulich  
**Cc:** PDP; timgresson@xtra.co.nz; Ross Wells  
**Subject:** RE: Proposed Timaru District Plan - submission by 22 The Terrace Limited  
**Attachments:** Submission by 22 The Terrace Limited (15.12.22).pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Thank you for your email Samantha.

Since filing the submission, our clients have identified a further matter that they wish to submit on relating to the Port Outer Noise Control Boundary Overlay affecting 22 The Terrace.

Accordingly, please find **attached** for filing an updated submission on the Proposed Timaru District Plan, including this additional submission point, by 22 The Terrace.

We ask that the earlier submission by 22 The Terrace Limited, filed on 12 December 2022, be withdrawn.

Many thanks.

Kind regards,

**Georgina Hamilton**  
Partner



Level 1, 24 The Terrace, TIMARU 7910 | PO Box 244, TIMARU 7940  
PHONE: 03 687 8004 | MOBILE: 027 686 9252 | FAX: 03 684 4584  
EMAIL: [georgina@gressons.co.nz](mailto:georgina@gressons.co.nz)

NOTE: The information contained in this email (and any accompanying documents) is **CONFIDENTIAL INFORMATION** and may also be **LEGALLY PRIVILEGED**, and is intended only for the individual or entity named above. If you are not the intended recipient, you are hereby notified that any use, review, dissemination, distribution or copying of this document is strictly prohibited. If you have received this document in error, please immediately notify us by telephoning 0800 684 882 and destroy the original message. Gresson Dorman & Co accepts no responsibility for changes made to this email or to any attachments after transmission.

***My core office days are Monday, Tuesday, Thursday and Friday, 9am to 3pm.***

---

**From:** Samantha Orsulich <Samantha.Orsulich@timdc.govt.nz>  
**Sent:** Thursday, 15 December 2022 11:52  
**To:** Georgina Hamilton <georgina@gressons.co.nz>  
**Subject:** Proposed Timaru District Plan - submission by 22 The Terrace Limited

You don't often get email from [samantha.orsulich@timdc.govt.nz](mailto:samantha.orsulich@timdc.govt.nz). [Learn why this is important](#)

**CAUTION:** This email originated from outside of Gresson Dorman & Co. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon Georgina,

Thank you for your submission .

You will be provided with a unique identifier and a copy of your submission when it has been uploaded into the system.

Following the consultation period all submissions will be summarised and a 'Summary of Submissions' will be published for further submission.

Kind regards



**Samantha Orsulich** | Planning Administration Officer

Timaru District Council | PO Box 522 | Timaru 7940  
P: +64 3 687 7554 | W: [www.timaru.govt.nz](http://www.timaru.govt.nz)

---

**From:** PDP

**Sent:** Thursday, 15 December 2022 11:28 am

**To:** Samantha Orsulich <[Samantha.Orsulich@timdc.govt.nz](mailto:Samantha.Orsulich@timdc.govt.nz)>

**Subject:** FW: Proposed Timaru District Plan - submission by 22 The Terrace Limited



Timaru District Council | PO Box 522 | Timaru 7940  
P: 03 687 7200 | W: [www.timaru.govt.nz](http://www.timaru.govt.nz)

---

**From:** Georgina Hamilton <[georgina@gressons.co.nz](mailto:georgina@gressons.co.nz)>

**Sent:** Monday, 12 December 2022 6:29 pm

**To:** PDP <[pdp@timdc.govt.nz](mailto:pdp@timdc.govt.nz)>

**Cc:** [timgresson@xtra.co.nz](mailto:timgresson@xtra.co.nz); Ross Wells <[rosswells@xtra.co.nz](mailto:rosswells@xtra.co.nz)>

**Subject:** Proposed Timaru District Plan - submission by 22 The Terrace Limited

Good evening

Please find **attached** for filing a submission by 22 The Terrace Limited on the Proposed Timaru District Plan.

We would appreciate if you could confirm receipt of this email and submission.

Kind regards,

**Georgina Hamilton**  
Partner



Level 1, 24 The Terrace, TIMARU 7910 | PO Box 244, TIMARU 7940  
PHONE: 03 687 8004 | MOBILE: 027 686 9252 | FAX: 03 684 4584  
EMAIL: [georgina@gressons.co.nz](mailto:georgina@gressons.co.nz)

NOTE: The information contained in this email (and any accompanying documents) is CONFIDENTIAL INFORMATION and may also be LEGALLY PRIVILEGED, and is intended only for the individual or entity named above. If you are not

the intended recipient, you are hereby notified that any use, review, dissemination, distribution or copying of this document is strictly prohibited. If you have received this document in error, please immediately notify us by telephoning 0800 684 882 and destroy the original message. Gresson Dorman & Co accepts no responsibility for changes made to this email or to any attachments after transmission.

***My core office days are Monday, Tuesday, Thursday and Friday, 9am to 3pm.***