

Submission on Proposed Timaru District Plan - He Po. He Ao. Ka Awatea.

Form 5 Submission on publically notified proposal for policy statement or plan, change or variation

Clause 6 of Schedule 1, Resource Management Act 1991

To: Timaru District Council - Planning Unit

Date received: 14/12/2022

Submission Reference Number #:34

This is a submission on the following proposed plan (the **proposal**): Proposed Timaru District Plan - He Po. He Ao. Ka Awatea.

Submitter:

Milward Finlay Lobb - Andrew Rabbidge

Address for service:

Milward Finlay Lobb
Milward Finlay Lobb Ltd PO Box 434 Timaru 7940
New Zealand

Email: admin@mflnz.co.nz

Submission on behalf of:

Greenfield, McCutcheon, Tarrant, Sullivan and Ellery

Attachments:

Joint Submission Report - Complete.pdf

I wish to be heard: Yes

I am willing to present a joint case: Yes

Could you gain an advantage in trade competition in making this submission?

- No

Are you directly affected by an effect of the subject matter of the submission that

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

- No

Submission points

Point 34.1

Section: Planning Maps

Sentiment: Support

Submission:

Please see attached report.

Relief sought

Proceeding with Future Development Area (FDA7). Also refer to the attached report particularly paragraphs 10.0 – 14.0.

milward finlay lobb



Joint Submission on the Proposed Timaru District Plan

Clients

**KD Greenfield
AKJ McCutcheon
CJ & EJ Tarrant
GL & PJ Sullivan
MK & VR Sullivan
BA & TL Ellery**

Addresses

**29 Thompson Road, Temuka
31 Factory Road, Temuka
14, 25, 28 & 55 Grange Settlement Road, Temuka**

File Number

269816/03

Date

December 2022

Submission on Notified Proposal for Plan, Change or Variation

Clause 6 of Schedule 1, Resource Management Act 1991

To: Timaru District Council

Name of submitters:

Kim Dorothy Greenfield

Alister Kenneth James McCutcheon

Craig John Tarrant & Emma Jane Tarrant

Glynis Lynette Sullivan & Peter John Sullivan

Mark Kenneth Sullivan & Victoria Rose Sullivan

Blake Alexander Ellery & Tristan Lee Ellery

[State full name]

This is a submission on the following proposed plan *or* on a change proposed to the following plan *or* on the following proposed variation to a proposed plan *or* on the following proposed variation to a change to an existing plan) (the 'proposal'):

Proposed Timaru District Plan

[State the name of proposed or existing plan and (where applicable) change or variation].

We ~~could~~/could not* gain an advantage in trade competition through this submission.

[*Select one.]

The specific provisions of the proposal that my submission relates to are: *[Give details]*

Proposed – FDA7 / Thompson Road Future Development Area, Rural Lifestyle Development.

My submission is: [Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views]

[If your submission relates to a proposed plan prepared or changed using the collaborative planning process, you must indicate the following:

- *Where you consider that the proposed plan or change fails to give effect to a consensus position and therefore how it should be modified; or*
- *In the case that your submission addresses a point on which the collaborative group did not reach a consensus position, how that provision in the plan should be modified.]*

Please see attached report.

I seek the following decision from the local authority: *[Give precise details as this is the only part of your submission that will be summarised in the summary of decisions requested]*

Proceeding with Future Development Area (FDA7). Also refer to the attached report particularly paragraphs 10.0 – 14.0.

We wish ~~(or do not wish)~~ † to be heard in support of our submission.

*[*In the case of a submission made on a proposed planning instrument that is subject to a streamlined planning process, you need only indicate whether you wish to be heard if the direction specifies that a hearing will be held.]*

[†Select one.]

We wish to be heard in support of our submission.

***If others make a similar submission, I will consider presenting a joint case with them at a hearing.**

*[*Delete if you would not consider presenting a joint case.]*

Yes

Signature of submitter (or person authorised to sign on behalf of submitter)

[A signature is not required if you make your submission by electronic means]

Electronic means

Date **15 December 2022**

Electronic address for service of submitter:

admin@mflnz.co.nz

Telephone: **03 684 7688**

Postal address (or alternative method of service under s352 of the Act):

PO Box 434, Timaru 7940

Contact person: [name and designation, if applicable]

Andrew Rabbidge
Licensed Cadastral Surveyor, BSurv (credit)
Director
Milward Finlay Lobb Ltd

Note to person making submission

1. If you are making a submission to the Environmental Protection Authority, you should use form 16B. If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.
2. 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 specialist knowledge or skill to give expert advice on the matter.



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Submission on the Proposed Timaru District Plan

On behalf of:

KD Greenfield

AKJ McCutcheon

CJ & EJ Tarrant

GL & PJ Sullivan

MK & VR Sullivan

BA & TL Ellery

we submit the following to Timaru District Council for their consideration as part of the consultation on the Proposed Timaru District Plan.

Introduction

1.0 This submission is prepared on behalf of the submitters above to support the proposed Future Development Area that is proposed for Thompson Road, Temuka being Future Development Area 7 (FDA7).

Site Description

2.0 29 Thompson Road – Lot 1 DP 309012 – 0.8116ha (KD Greenfield)

55 Grange Settlement Road – Lot 2 DP 309012 – 0.8134ha (AKJ McCutcheon)

25 Grange Settlement Road – Lots 24 – 27 & Pt Lot 28 DP 6860 – 3.7034ha (CJ & EJ Tarrant)

28 Grange Settlement Road – Lots 3, 5-8 DP 6860 – 4.2623ha (GL & PJ Sullivan)

31 Factory Road – Lot 4 DP 6860 – 0.8523ha (MK & VR Sullivan)

14 Grange Settlement Road – Pt RS 3152 – 1.2141ha (BA & TL Ellery)

These properties are identified on Figure 1 on the following page.

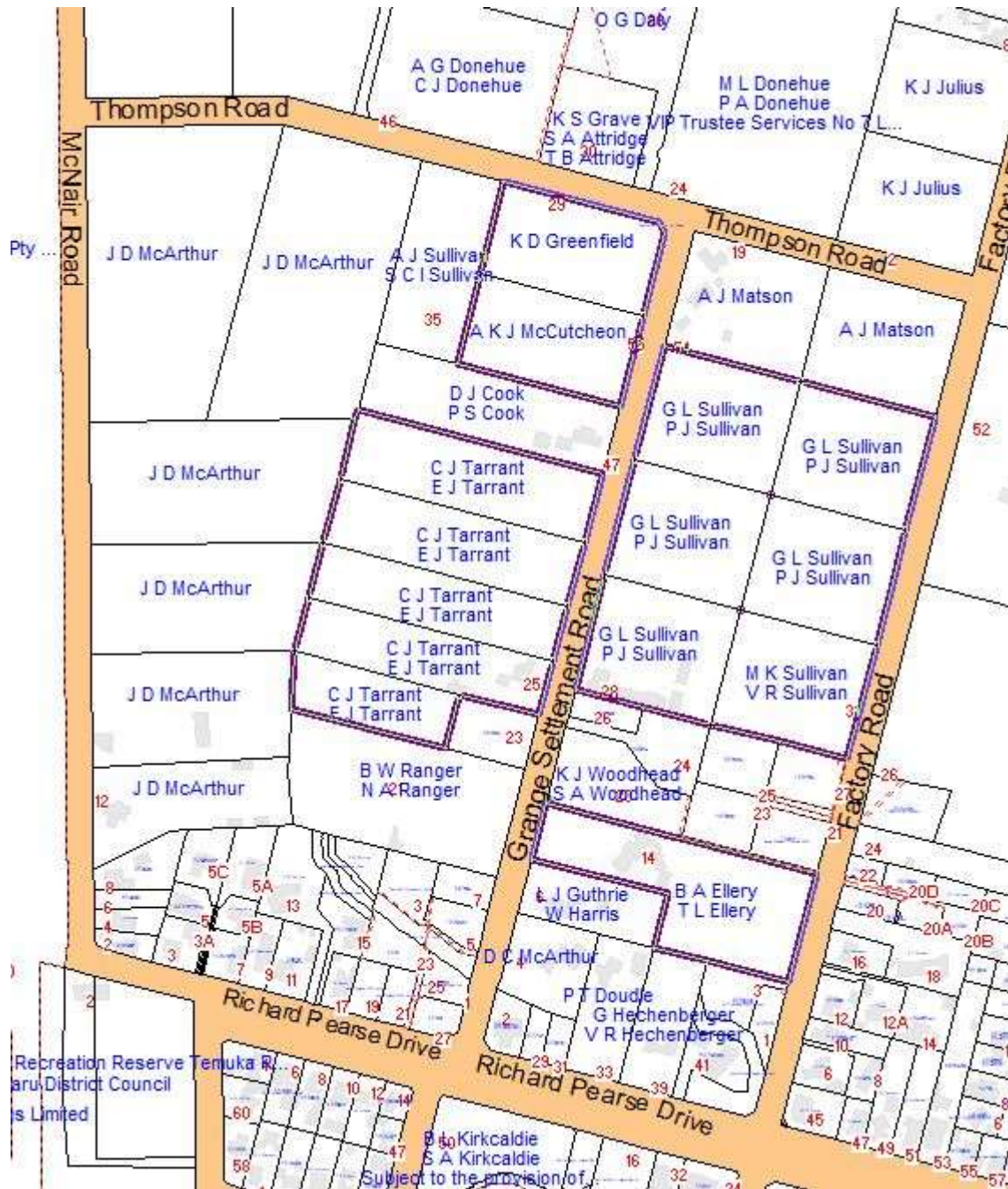


Figure 1 –Subject properties identified on the above Quickmap Plot

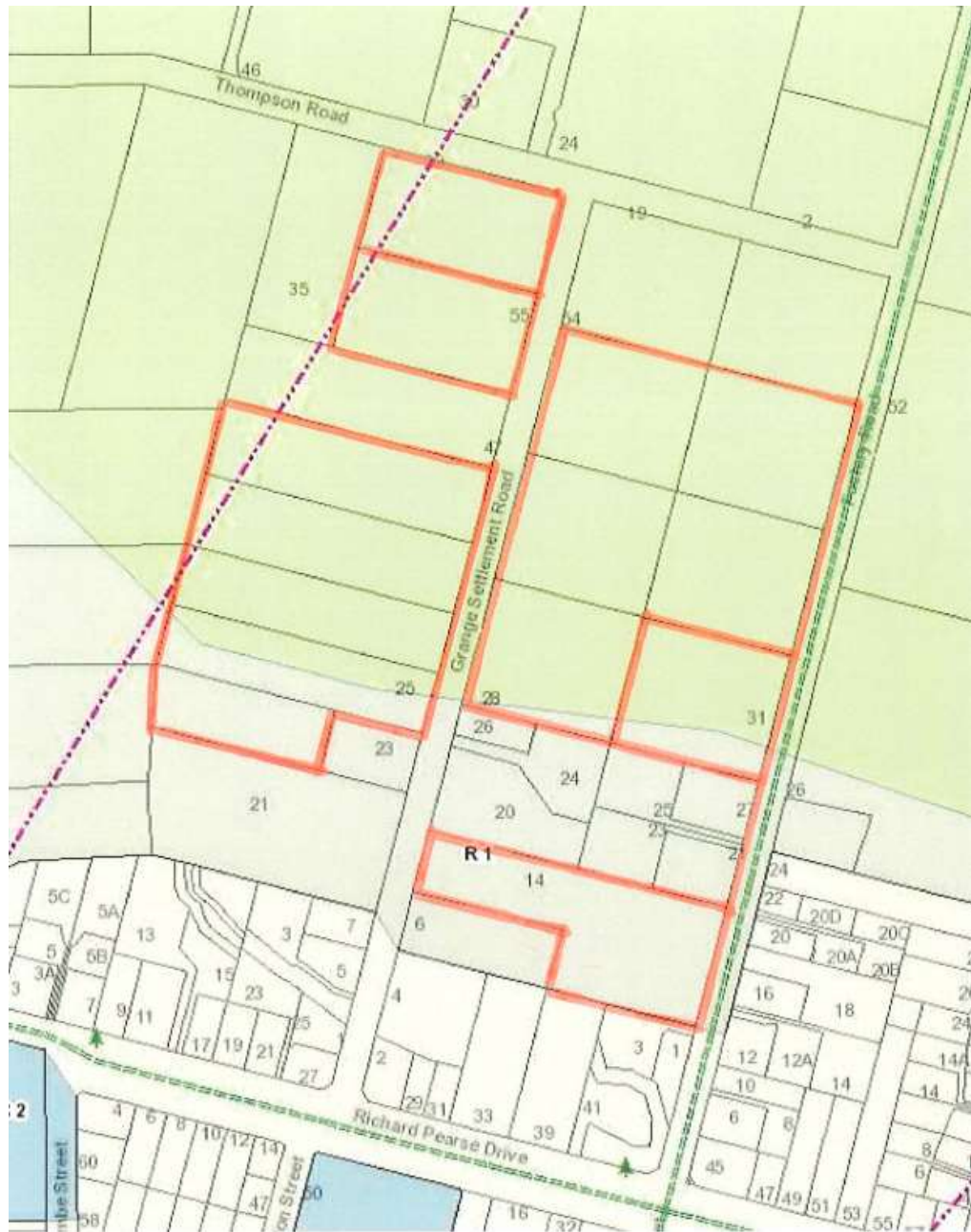


Figure 2 –Subject properties identified on the Operative Timaru District Plan

Reasons for the Submission

- 5.0 This joint submission seeks to notify Council that there is strong support for FDA 7 to be implement within the 2 year priority period as per the recent notification of the Proposed Timaru District Plan by a large group of residents with in the proposed Thompson Road Future Development Area.

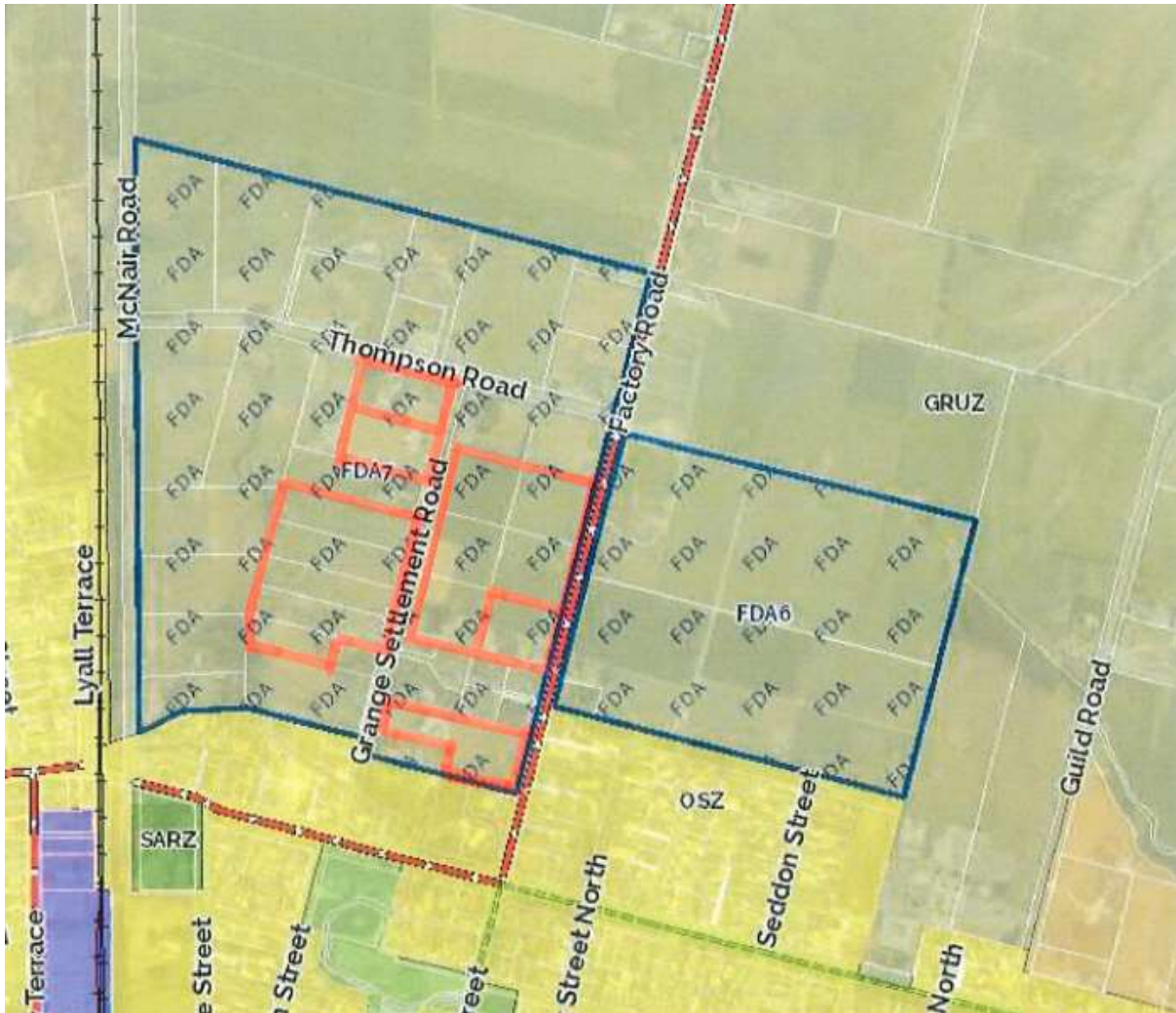


Figure 3 – The proposed zoning of the subject area in the Proposed District Plan being Future Development Area 7 (FDA 7) with a 2 year priority timeframe.

FDA7 – Thompson Road Future Development Area – Rural Lifestyle

9.0 Strategic Direction (SD-01) sets out to enable growth within Future Development Areas with Council reticulated sewer and water infrastructure. This objective is supported by the joint submitters and requested that the necessary sewer and water infrastructure extensions be completed by the Timaru District Council as soon as practicable.

The intention for Council Development Area plans to be prepared by Council (refer to FDA-P3) is also supported.

Furthermore this should extend to Council preparing and publicly notifying a plan change to give effect to FDA7. This should also extend to the Timaru District Council obtaining any necessary consents (if any) for other infrastructure to enable the area to be ready for future lifestyle development.



Decision Sought by Submitters

- 10.0 Support for SD-01 on the provision that sewer and water infrastructure is to be extended by Council.
- 11.0 Support for FDA-P3.
- 12.0 New Rule FDA-PA4, clause 13 – that Development Area Plans be prepared and publicly notified by the Timaru District Council by plan change. This should include the Timaru District Council preparing and obtaining any necessary consents for additional infrastructure to enable the Future Development Area to be ready for future urban or lifestyle development.
- 13.0 Support for FDA7 Thompson Road Future Development Area and the associated 2 year priority.

Conclusion

- 14.0 As a group of six property owners within the Thompson Road Future Development Area – Rural Lifestyle, there is strong support for Rural Lifestyle zoning. Given the time that has lapsed into the review of the District Plan, we encourage Council to complete the rezoning as requested in this submission and extend the water and sewer networks to enable Rural Lifestyle development to occur as a 2 year priority.

Site Visit

- 15.0 We extend an invitation for Council to view the submitters' properties which can be co-ordinated through Milward Finlay Lobb in the first instance.

Approved by:

Andrew Rabbidge BSurv (credit), RPSurv, Assoc NZPI, MS+SNZ, CSNZ
Licensed Cadastral Surveyor
Director, Milward Finlay Lobb Limited

15 December 2022