

**SUBMISSION ON PUBLICLY NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN, CHANGE OR VARIATION**

Clause 6 of Schedule 1, Resource Management Act 1991

To Timaru District Council

Name of Submitter: Te Kotare Trust (the Trust)

- 1 This is a submission on the Proposed Timaru District Plan (the **Proposed Plan**)
- 2 The Trust could not gain an advantage in trade competition through this submission.
- 3 The specific provisions of the Proposed Plan that the Trust submission relates to and the reasons for Trust submission are set out in **Appendix A** and **Appendix B** below.
- 4 The Trust's submission relates to the whole Proposed Plan. The general and specific reasons for the Trust's relief sought in **Appendix B** are set out in **Appendix A**.
- 5 The Trust seeks the following decisions from the local authority:
  - 5.1 Grant relief as set out in **Appendix A and B**;
  - 5.2 Grant any other similar relief that would deal with the Trust's concerns set out in this submission.
- 6 The Trust wishes to be heard in support of the submission.
- 7 If others make a similar submission, the Trust will consider presenting a joint case with them at a hearing.

Signed for and on behalf of the Trust by its solicitors and authorised agents Saunders & Co.



Chris Fowler  
Partner  
15 December 2022

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## APPENDIX A

### Name of submitter

- 1 The submitter is Te Kotare Trust (the **submitter** or the **Trust**).

### Background

#### The Submitter

- 2 The Te Kotare Trust was created through a Trust Order by the Maori Land Court, with legal description given as Sections 1-18 Pt MR 882 Waipopo Blk.
- 3 The relevant tangata whenua of the Trust are Ngai Tahu and Kati Huirapa. The beneficiaries of the Trust are landowners and whānau members that are whakapapa to Kati Huirapa.

#### The Trust Land

- 4 The location of the Trust Land is shown in **Appendix 1, Figure 1, Figure 2 and Figure 3**. The Trust Land is located from Number 447-475 Waipopo Road. It is on the top of a narrow (approx. 10m<sup>2</sup>) terrace above Te Kotare Stream. The topography is flat next to the road, then drops by about 2m down to Te Kotare Stream. The land is contained in one title that has an area of 6,247m<sup>2</sup>.
- 5 Te Kotare Settlement consists of some 16 properties of varying sizes. The houses on Te Kotare Trust are all small with a floor area between 50-100m<sup>2</sup>.
- 6 Te Kotare Trust do not own the houses on their land and as such they are only looking to replace one house that has been demolished.
- 7 The bottom part of Te Kotare Trust land is subject to flooding. Generally, Te Kotare Stream backs up when the water level rises in the Opihi River. This blocks the culvert under the Stopbank. The Stopbank is located 13m to the north of Te Kotare Trust land. The houses on Te Kotare Trust land do not flood, as Te Kotare Stream overflows west onto the adjoining low-lying farmland.
- 8 All of the Trust's land has legal and physical access to Waipopo Road.

#### Historical context

- 9 In 1848, the document known as "Kemp's Deed" was signed by the Crown and Ngai Tahu, whereby the Crown promised reserves would be set aside for the present and future wants of Māori, and suggested the Crown would provide facilities such as schools and hospitals on these reserves. In return, Māori agreed to transfer the majority of land in Canterbury (approximately 5.5 million hectares<sup>1</sup>) to the Crown.

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<sup>1</sup> [https://ngaitahu.iwi.nz/our\\_stories/kemps-deed-1848/](https://ngaitahu.iwi.nz/our_stories/kemps-deed-1848/)

- 10 However, the exact number, location and extent of these Māori reserves was not agreed at the time that Kemp’s Deed was signed. After the “dust had settled” on Kemp’s Deed, it became apparent that the only small fraction of the land in Canterbury was to be set aside for Māori reserve land, far less than what was required to sustain the customary way of life for Māori communities.
- 11 The original native reserve at Te Kotare was reserved in 1848 by Mr Mantell, pursuant to Kemp’s Deed. Te Kotare Reserve was one of the few reserves ultimately set aside for Ngāi Tahu grantees and their descendants to live upon as a “kainga nohoanga” or “settlement”.
- 12 The tipuna of whānau members first settled in Te Kotare in approximately 1300, and whānau members have remained in Te Kotare Reserve since that time. Throughout, this rōpu have maintained kaitakitanga and mana whenua over the Trust Land.
- 13 Since establishment, Te Kotare Reserve has been subject to various laws and regulations. These regulations have restricted the ability of descendants of the original grantees to build dwellings on land originally set aside for them under Kemp’s Deed. It could be argued these restrictions have forced tribal members to relocate to urban areas, contributed to the alienation of the land and resulted in the breakdown of Māori communities in both social and cultural makeup.

#### The Trust’s vision for the Trust Land

- 14 The Trust’s overall vision for the Trust Land is to re-establish the village that once occupied this Māori reserve land by upgrade and redevelopment of the area for safe residential use including for Māori social housing.
- 15 The Trust would like a safe and secure drinking water supply system and an appropriate effluent and stormwater disposal system.
- 16 The Trust Land is subject to several environment constraints (discussed below), which need to be understood and appropriately addressed in order for the Trust’s vision for the land to be fully realised.

#### Environmental constraints affecting the Trust Land

##### *Flood hazard risk*

- 17 Te Kotare Settlement is located next to Te Kotare stream. The flood depths across the property vary on the location and size of breakouts from upstream. However, investigations into flooding in this area show even in worst-case scenarios, the depth of flooding on the land, while significant, does not quite reach high hazard criteria.

##### *Drinking water, wastewater and stormwater services*

- 18 There is no reticulated water, sewer or stormwater infrastructure that serves the Trust lands. Most houses discharge effluent to holding tanks and discharge stormwater to ground. Drinking water is

collected via shallow groundwater wells or rooftops. Many people do not drink the water year-round and collect drinking water from reticulated supplies elsewhere.

### **Overview of the changes in the Timaru Proposed District Plan**

- 19 See **Appendix B** for a table containing the provisions of the Timaru Proposed District Plan (**Proposed Plan**) of relevance to this submission and relief sought in relation to those submissions.

#### The Proposed Plan provisions relating to the Trust Land

- 20 Although in some respects the Proposed Plan is less restrictive than the Operative District Plan (ODP), the Trust considers that carrying out their vision within the framework of the Proposed Plan would still be very difficult. For the reasons discussed below, the Trust considers that the provisions of the Proposed Plan do not sufficiently provide for their intended use of the Trust Land.

### **Submission**

- 21 The submitter **opposes** the following parts of the Proposed Plan:
- (a) the following mapping overlays which have the effect of inhibiting residential development and activity on the Trust Land:
    - (i) Flood Assessment Area; (see **Appendix 1, Figure 5**)
    - (ii) Liquefaction Awareness Areas; (see **Appendix 1, Figure 6**) and
    - (iii) Sites of Significance to Maori ( see **Appendix 1, Figure 7**)
  - (b) the Trust opposes in principle the Māori Purpose Zoning, and the specific provisions of the Māori Purpose Zone, such as MPZ-R1 PER-1. See **Appendix B** for specific reasons for opposition towards rule MPZ-R1 PER-1. See also **Appendix 1, Figure 4** for Maori Purpose Zoning in relation to Waipopo Trust land.

### **Reasons for submission**

#### General reasons for opposition

- 22 In addition to the specific reasons discussed below, the general reasons for the submitter's opposition to the Proposed Plan are that the Proposed Plan:
- (a) does not promote the sustainable management of natural and physical resources in accordance with section 5 and the relevant matters at section 6 and 7 of the Resource Management Act 1991 (**RMA**); and
  - (b) does not provide for integrated use and development of natural and physical resources within the Trust Land; and

- (c) does not give effect to the Timaru District Council's (TDC) obligation to take into account Te Tiriti o Waitangi principles, at section 8 of the RMA;
- (d) unduly restricts the ability of descendants of the original grantees to build dwellings on land originally set aside for them under Kemp's Deed;
- (e) is not based on an adequate and/or accurate section 32 evaluation and as consequence the Council has failed to properly consider the costs and benefits of providing for residential use and development of the Trust Land.
- (f) In particular, (but without limitation) the s.32 evaluation fails to identify, alternative objectives, policies and methods that provide for residential development of the Trust land.

Specific reasons for submission

*Historic commitments between tangata whenua and the Crown to allow tangata whenua to use Te Kotare Trust Land for Māori purposes*

- 23 Since establishment, Te Kotare Reserve has been subject to various laws and regulations. These regulations have largely restricted the ability of descendants of the original grantees to build dwellings on land originally set aside for them under Kemp's Deed. Further, the current planning provisions in the ODP do not provide for the descendants of the original grantees to use the land for the purpose it was intended.
- 24 Given the Crown's historic commitments briefly described above, the Trust considers the decision to create planning rules that hinder constructive use of Te Kotare Reserve land, should not be made until extensive consultation has been undertaken with the Trust.
- 25 It is frustrating for the Trust to realise that this land is now considered by the TDC to be unfit for residential purposes, as demonstrated by the non-complying activity status attached to building extensions or new buildings under various rules<sup>2</sup>.
- 26 Alternative solutions to the Māori Purpose Zone, would be to:
- (a) rezone the Trust Land to Rural Lifestyle Zone or General Rural Zone, along with the introduction of bespoke provisions to allow for papakāinga housing on the Trust Land, subject to appropriate performance standards. Some examples of this type of approach can be found in:
    - i. the Waimakariri District Plan, with regards to the Tuahiwi settlement. The Waimakariri District Plan was amended in 2015 to introduce provisions that were fit for purpose for the Tuahiwi Māori community. The new provisions

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<sup>2</sup> See Appendix B for the specific rules that create a non-complying activity status.

allowed for “cluster housing” in the rural zone, within the specifically identified Maori Reserve as a permitted activity in a number of circumstances, and discretionary or non-complying in a number of others;

- ii. the Western Bay of Plenty District Plan (**WBPD**). The WBPD recognises that much of the rural owned land in the District is Māori owned, and that there is a need to have special provisions allowing for Māori housing in the rural zones. The WBPD Rural Zones Chapter allows for multiple dwellings on Māori as controlled, restricted discretionary, or discretionary activities, depending on the circumstances.

- (b) rezone the Trust Land to a residential zone (e.g. General Residential or Low Density Residential) along with the introduction of bespoke provisions to allow for papakāinga housing on the Trust Land, subject to appropriate performance standards.

#### *Flooding hazards in the area*

- 27 The Flood Hazard policy and its corresponding overlay takes a precautionary approach when identifying natural hazards and setting the level of risk for that hazard. The flood hazard overlays in the Proposed Plan were based on the best available data at the time of decision making. However, the precautionary approach also requires the risk level of a flood hazard be revised if new data becomes available. The following sections bring to light new data which should be taken into account when determining the level of flood risk associated with Te Kotare Trust land.
- 28 The most up-to-date flood information available for Te Kotare Settlement is contained in a report authored by ECan.<sup>3</sup> This report firstly seeks to collate all of the current information ECan has regarding flooding in the Opihi River area. The report also outlines the results of flood modelling that was undertaken for Te Kotare Settlement in particular.
- 29 The ECan report found that although Te Kotare land is prone to flood risk from up-stream overflows from the Opihi River, the depths on the property do not trigger high hazard definition and the property can be defined as low risk.
- 30 The report also shows that areas in the wider Waipopo area (e.g. the land to the immediate south west of the Hut settlement) are, based on the available information, just as likely to be affected by a storm event of 1 in 500 year magnitude.
- 31 Therefore, the Trust considers that, based on the findings in the ECan report, and their historic knowledge of flooding in the area, the flood risk to the Trust Land is not as significant as indicated by the Flood Assessment Areas Overlay.

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<sup>3</sup> A copy of this report can be supplied upon request.

32 The effect of the Flood Assessment Areas overlay is that both the replacement or modification of dwellings, and new buildings and structures, are a non-complying activity. This activity status creates a real hurdle for the Trust in achieving its vision for the Trust Land.

*Inhibiting effect of other mapping overlays in the Proposed Plan is not appropriate*

33 In addition to the Flood Assessment Area overlay, mapping overlays regarding:

- (a) Liquefaction Awareness Areas overlay; and
- (b) Sites of Significance to Maori overlay.

34 These overlays cause the replacement or modification of dwellings, new buildings, regionally significant infrastructure and structures to be a non-complying activity on the Trust Land.

35 The Trust considers that a more permissive planning regime is appropriate for these kinds of activities, because:

- (a) The Crown has made a historical commitment to enabling Māori to carry out their needs and wants on Te Kotare Reserve (as discussed above); and
- (b) The flood hazard risk in the area has been overstated (as discussed above).

## **Relief sought**

### General relief

36 Amend the Proposed Plan to enable the Trust's vision for the Trust Land. In particular, to re-establish the village that once occupied this land by upgrade and redevelopment of the Trust Land for safe residential use including for Māori social housing.

### Specific relief

37 Amend the Proposed Plan so that Te Kotare Reserve, and its historical and current significance to tangata whenua, is explicitly recognised.

38 Amend the Proposed Plan to rezone the Trust Land to either rural, rural-open space or another appropriate zoning, as identified in consultation with the Trust.

39 Amend the objectives and policies of the Proposed Plan to recognise and provide for the residential use and development within the Trust Land.

40 Amend the rules of the Proposed Plan to enable new dwellings and dwelling upgrades to be undertaken on Trust Land as a permitted activity subject to performance standards to mitigate the risk to the environment or human health.

- 41 Make any alternative amendments, additional amendments, or consequential amendments, deletions, or additions that are necessary or appropriate to give effect to the intent of this submission.
- 42 Respond to the need to provide Te Kotare Trust land with adequate drinking water, wastewater and stormwater infrastructure.
- 43 Lastly, Te Kotare Trust seek that the Council fully consults with the Trust during the next stages of the Proposed Plan.

Application of relief to other Māori owned land within this area

- 44 The matters advanced in this submission by the Trust appear to be equally applicable to other Māori owned land within this area, on the basis that:
  - (a) the aspirations of the landowners and occupants of such land are the same or similar to Te Kotare Trust,
  - (b) such land is affected by the same or similar environmental issues as outlined in this submission for Te Kotare Trust, and
  - (c) such land is affected by the same or similar provisions of the Proposed Plan as those that affect Te Kotare Trust land.
- 45 Accordingly, the relief sought in this submission should apply equally to other Māori owned land within this area for the same reasons as mentioned above in respect of Te Kotare Trust land, to the extent the relief is relevant to such land, and including any amendments that may be required to make the relief suitable to the other Māori owned land within this area.



**APPENDIX B  
TE KOTARE TRUST**

<b>Sub #</b>	<b>Provision</b>	<b>Position</b>	<b>Relief requested</b>	<b>Explanation</b>
<b>Planning Map Overlay / Zone</b>				
1.	Maori Purpose Zone (MPZ)	Support & Oppose	Nil	Provides for mana whenua needs and activities as detailed by MPZ-02
2.	Flood Assessment Area overlay	Oppose	Remove the Flood Assessment Area overlay across Te Kotare Trust Land and/or amend related rules affecting the use and development of the Trust Land.	Provides for mana whenua needs, see above MPZ-02
3	Liquefaction Awareness Areas overlay	Oppose	Remove the Liquefaction Areas Overlay across Te Kotare Trust Land and/or amend related rules affecting the use and development of the Trust Land.	Provides for mana whenua needs, see above MPZ-02
<b>Mana Whenua Chapter</b>				
4.	MW1, MW2, MW3, MW4 & MW5	Support	Support the text contained within the Mana Whenua Chapter of the PDP	Provides for the recognition of mana whenua identity, values and interests. Including occupation of ancestral land, Treaty Settlement requirements and participation in planning documents and RMA processes.
<b>Hazards and Risks Chapter</b>				
5.	Objectives NH-01 NH-03	Oppose	Amend the natural hazard provisions to recognise the particular case of Te Kotare Trust Land and provide for the replacement of existing	Te Kotare Trust land contains multiple residential buildings that were constructed in the 1930's. Many houses are in a poor state of repair. These buildings need upgrading to modern standards

			<p>dwelling of the same or similar size as a permitted activity.</p>	<p>and / or replacement. The natural hazards provisions do not recognise the upgrade of the dwellings. Nor do they provide for their replacement.</p>
6.	<p>Policies NH-P1 NH-P4</p>	<p>Oppose</p>	<p>Amend the natural hazard provisions to recognise the particular case of Te Kotare Trust Land and provide for the upgrade and replacement of existing dwellings of the same or similar size as a permitted activity.</p>	<p>Te Kotare Trust land contains multiple existing residential buildings that were constructed in the 1930's. Many houses are in a poor state of repair. These buildings need upgrading to modern standards and / or replacement. The natural hazards provisions do not recognise the existence of the dwellings. Nor do they provide for their replacement.</p>
7.	<p>Rules NH-R1 NH-R4 NH-R7 NH-R9</p>	<p>Oppose</p>	<p>Amend the natural hazard provisions to recognise the particular case of Te Kotare Trust land and provide for the upgrade and replacement of existing dwellings of the same or similar size as a controlled activity.</p>	<p>Te Kotare Trust land contains multiple existing residential buildings that were constructed in the 1930's. Many houses are in a poor state of repair. These buildings need upgrading to modern standards and / or replacement. The natural hazards provisions do not recognise the existence of the dwellings. Nor do they provide for their replacement.</p>
9.	<p>Standards NH-S1 NH-S2</p>	<p>Oppose</p>	<p>Amend the natural hazard provisions to recognise the particular case of Te Kotare Trust land and provide for the replacement of existing dwellings of the same or similar size as a permitted activity.</p>	<p>Te Kotare Trust land contains multiple existing residential buildings that were constructed in the 1930's. Many houses are in a poor state of repair. These buildings need upgrading to modern standards and / or replacement. The natural hazards provisions do not recognise the existence of the dwellings. Nor do they provide for their replacement.</p>
<p><b>Maori Purpose Zone</b></p>				

10.	Introduction and Objectives MPZ-01 MPZ-02	Support	Nil	Provides for the recognition of mana whenua interests in the occupation of ancestral land and formation of a thriving, sustainable and self-sufficient Maori community on Maori Trust land.
11.	Policies MPZ1 MPZ7	Support	Nil	Provides for the recognition of mana whenua interests in the occupation of ancestral land and formation of a thriving, sustainable and self-sufficient Maori community on Maori Trust land.
12.	Rules MPZ-R1 MPZ-R22	Support in part, Oppose in part	Amend the rule insofar as they frustrate or impede the outcomes contemplated by the MPZ objectives and the MPZ policies.	<p>Te Kotare Trust supports those rules insofar as they enable the outcomes contemplated by the MPZ objectives and MPZ policies.</p> <p>Te Kotare Trust oppose those rules insofar as they frustrate or impede these objectives by imposing undue regulatory burdens on the use, development and renewal of dwellings within Te Kotare Trust land.</p>
13.	Standards MPZ-S1 MPZ-S3 MPZ-S4(2)	Support in part, Oppose in part	Amend the standards insofar as they frustrate or impede the outcomes contemplated by the MPZ objectives and the MPZ policies.	<p>Te Kotare Trust supports those rules insofar as they enable the outcomes contemplated by the MPZ objectives and MPZ policies.</p> <p>Te Kotare Trust oppose those rules insofar as they frustrate or impede these objectives by imposing undue regulatory burdens on the use, development and renewal of dwellings within Te Kotare Trust land.</p>
14.	MPZ-S4(1) Servicing	Oppose	Amend the volume requirement of 45,000 litres to a smaller volume. This small volume	The requirement to store 45,000 litres is excessive given the small size of dwellings, the cost and

			recognises the particular circumstances of Te Kotare Trust land and its occupants	storage tanks and the circumstances of Te Kotare Trust Land and its occupants.
15.	MPZ-S4(2) Servicing	Oppose	Amend this standard to allow connection to holding tanks as an alternative connection to a reticulated service system.	The requirement for a connection to a reticulated service system is problematic as it does not provide for holding tanks.
<b>Sites and Significance to Maori (SASM) Chapter</b>				
16.	Rule SASM-R1	Oppose	Amend the rule to allow earthworks outside of the footprint of the building as a permitted activity, if the earthworks are required to upgrade and/or replace an existing building of the same or similar footprint.	Provides for the recognition of mana whenua interests in the occupation of ancestral land and formation of a thriving, sustainable and self-sufficient Maori community on Maori Trust land.
<b>Natural Character Chapter</b>				
17.	Rules NATC-R1 (vegetation clearance)	Oppose	Amend the rule to allow vegetation clearance outside of the footprint of the building as a permitted activity, if the vegetation clearance is required to upgrade and/or replace an existing building of the same or similar footprint.	Provides for the recognition of mana whenua interests in the occupation of ancestral land and formation of a thriving, sustainable and self-sufficient Maori community on Maori Trust land.
18.	Rule NATC-R2 (earthworks)	Oppose	Amend the rule to allow earthworks outside of the footprint of the building as a permitted activity, if the earthworks are required to replace and/or upgrade an existing building of the same or similar footprint.	Provides for the recognition of mana whenua interests in the occupation of ancestral land and formation of a thriving, sustainable and self-sufficient Maori community on Maori Trust land.
19.	Rule NATC-R5 (buildings)	Oppose	Amend the rule to allow for the construction of buildings outside of the footprint of the previous building as a permitted activity, if the construction of the building is required to replace and/or upgrade an existing building of the same or similar footprint.	Provides for the recognition of mana whenua interests in the occupation of ancestral land and formation of a thriving, sustainable and self-sufficient Maori community on Maori Trust land.

<b>All Chapters of the Proposed District Plan / General Submissions</b>				
24.	All Objectives, Policies and Methods	Support in part and Oppose in part.	<p>Amend the objectives, policies and methods of the Proposed Plan as may be necessary to enable the use, development and renewal of dwellings on Te Kotare Trust land, and to provide for mana whenua needs and activities on their land.</p> <p>Insert a grandfathering provision, which allows as a permitted activity the re-construction of dwellings that previously occupied Te Kotare Trust land.</p> <p>Despite the different flood hazard overlays affecting Te Kotare Trust land, there needs to be the ability for the Trust to construct new buildings on the site as a permitted activity.</p> <p>Despite Te Kotare Trust land not being serviced by a reticulated sewage system or reticulated potable water supply, there needs to be the ability for the Trust to construct new buildings on the site as permitted activity</p>	<p>Te Kotare Trust supports those rules insofar as they enable the outcomes contemplated by the MPZ objectives and MPZ policies.</p> <p>Te Kotare Trust oppose those rules insofar as they frustrate or impede these objectives by imposing undue regulatory burdens on the use, development and renewal of dwellings within Te Kotare Trust land.</p> <p>Provides for the recognition of mana whenua interests in the occupation of ancestral land and formation of a thriving, sustainable and self-sufficient Maori community on Maori Trust land.</p>
28.	All Objectives, Policies and Methods	Support in part and Oppose in part.	<p>The relief sought in this submission should apply equally to other Māori land within this area for the same reasons as mentioned above in respect of Te Kotare Trust land to the extent that the relief is relevant to such land, and including any amendments that may be required to make the relief suitable to other Māori land within this area.</p>	<p>The matters advance in this submission by the Trust appear to be equally applicable to other Māori land within this area, on the basis that:</p> <p>(a) the aspirations of the landowners and occupants of such land are the same or similar to Te Kotare Trust,</p>

				<p>(b) such land is affected by the same or similar environmental issues as outlined in this submission for Te Kotare Trust, and</p> <p>(c) such land is affected by the same or similar provisions of the Proposed Plan as those that affect Te Kotare Trust land.</p>
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APPENDIX 1 TE KOTARE TRUST



Figure 1: Te Kotare Trust land (in purple) – Location Map

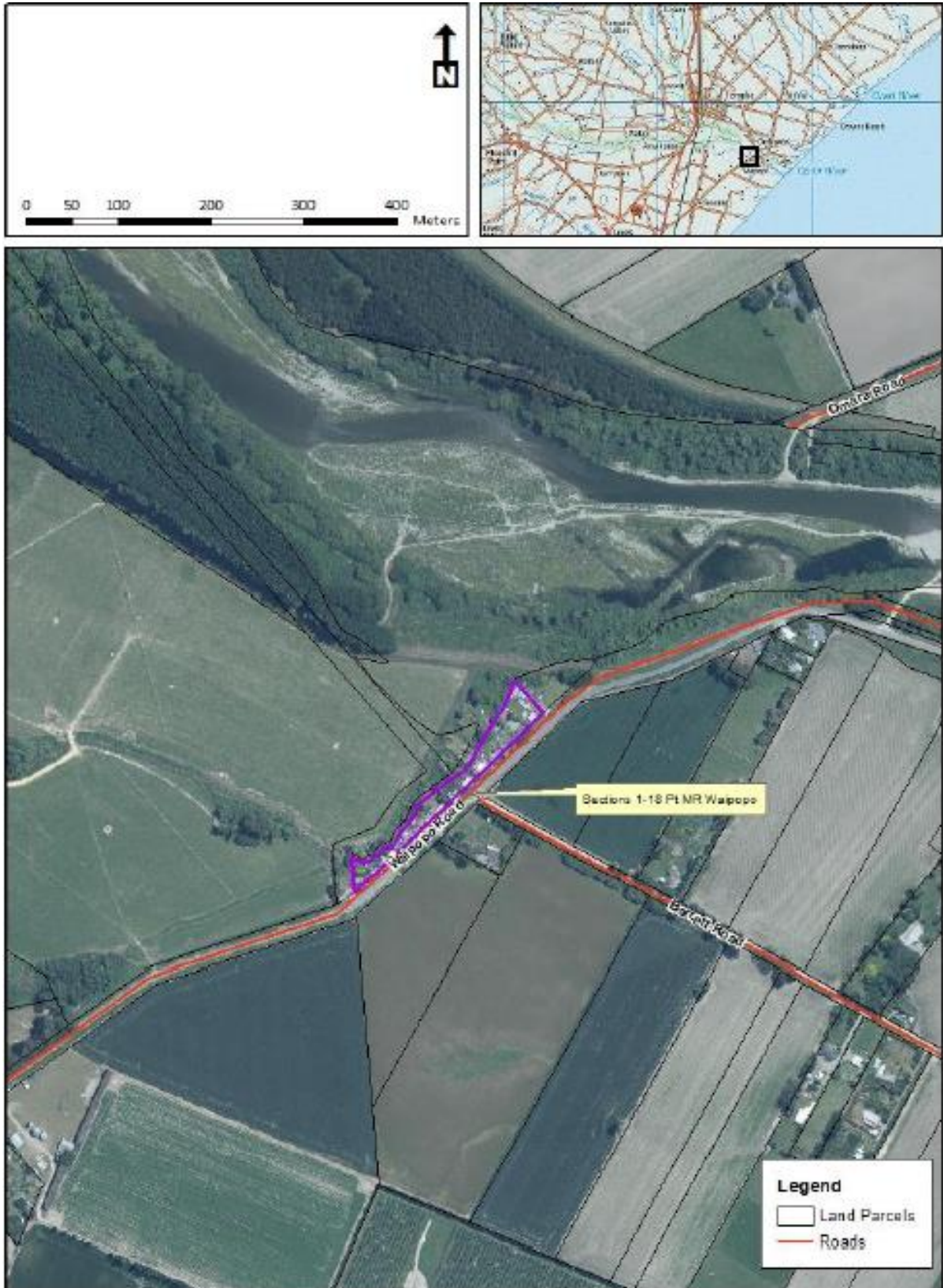






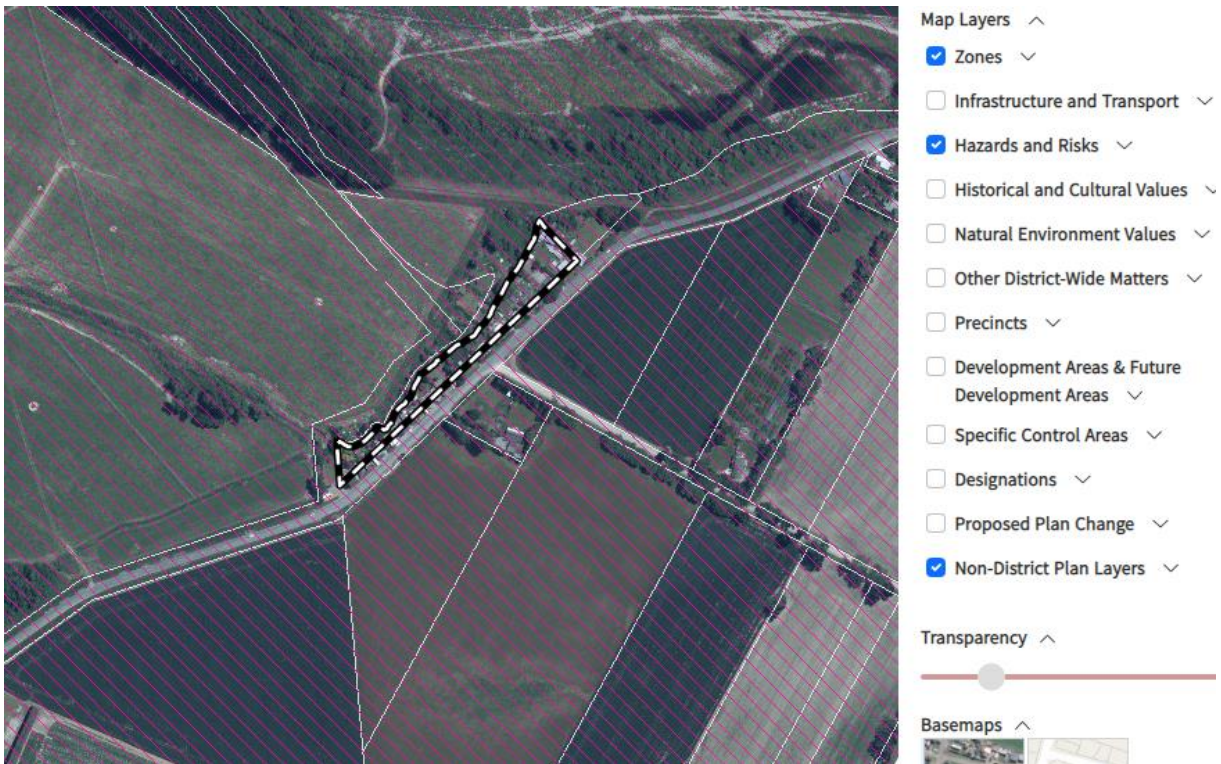
Figure 3: Location and extent of Te Kotare Trust lands, with Te Kotare Stream in a blue line



Figure 4: Te Kotare Land Trust with Maori Purpose Zone Overlay



**Figure 5:** Te Kotare Land Trust with Flood Assessment Area Overlay



**Figure 6:** Te Kotare Land Trust with Liquefaction Areas Overlay

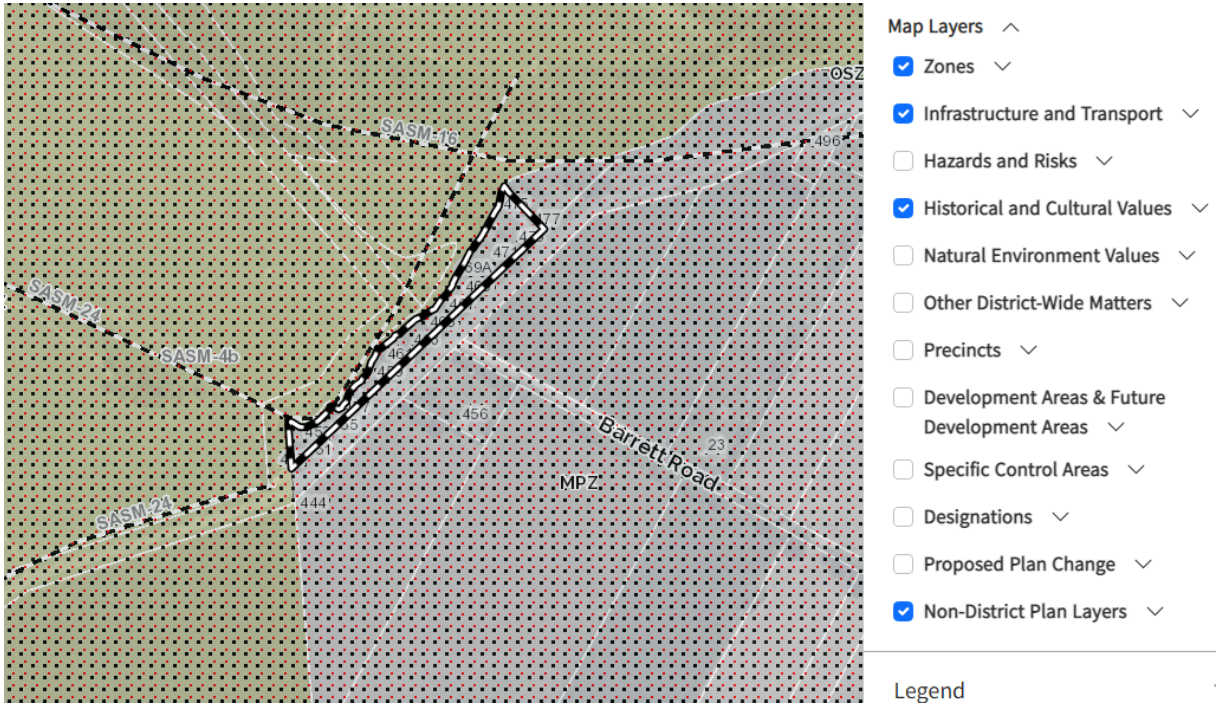


Figure 7: Te Kotare Trust land with SASM overlay

## Michelle Reeves

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**From:** Jane Marine  
**Sent:** Friday, 16 December 2022 8:17 am  
**To:** Samantha Orsulich  
**Subject:** FW: Te Kotare Trust -Documents submitted on Timaru PDP  
**Attachments:** 5509835 - Te Kotare Trust Submission Proposed Timaru District Plan (Form 5) (Doc5505476).pdf; 5509844 - Appendix A Narrative ( Te Kotare) (Doc5506982).pdf; 5509823 - Appendix B Submission Table (Te Kotare) (Doc5506980).pdf; 5509825 - Appendix 1 Te Kotare Trust (Doc5506094).pdf



**Jane Marine** | Policy Planner

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**From:** Lisa Sparks <Lisa.Sparks@timdc.govt.nz>  
**Sent:** Friday, 16 December 2022 6:58 am  
**To:** Megan Geng <megan.geng@timdc.govt.nz>; Jane Marine <Jane.Marine@timdc.govt.nz>  
**Subject:** FW: Te Kotare Trust -Documents submitted on Timaru PDP

For you 😊 I think this may be a double of that already forwarded

Lisa



**Lisa Sparks** | Planning Administration Officer

Timaru District Council | PO Box 522 | Timaru 7940  
P: +64 3 687 7599 | W: [www.timaru.govt.nz](http://www.timaru.govt.nz)

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**From:** Shona Walter | SAUNDERS & CO <[Shona.Walter@saunders.co.nz](mailto:Shona.Walter@saunders.co.nz)>  
**Sent:** Thursday, 15 December 2022 4:31 pm  
**To:** Lisa Sparks <[Lisa.Sparks@timdc.govt.nz](mailto:Lisa.Sparks@timdc.govt.nz)>; 'rehu@xtra.co.nz' <[rehu@xtra.co.nz](mailto:rehu@xtra.co.nz)>; [waipopokotaretrusts@gmail.com](mailto:waipopokotaretrusts@gmail.com)  
**Cc:** Chris Fowler | SAUNDERS & CO <[Chris.Fowler@saunders.co.nz](mailto:Chris.Fowler@saunders.co.nz)>  
**Subject:** Te Kotare Trust -Documents submitted on Timaru PDP

Hi Lisa, Vicky,

I just submitted the documents on behalf of Te Kotare Trust on the Timaru Proposed District Plan.

Let's hope for a positive response from the Council going forward.

See attached a copy of the final version of the documents.

We wish you all a happy Christmas with friends and family and look forward to working with you in 2023.

Nga mihi,



**Shona Walter**  
**Senior Lawyer**  
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**2022 SEASON  
PARTNER**



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## Michelle Reeves

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**From:** Shona Walter | SAUNDERS & CO <Shona.Walter@saunders.co.nz>  
**Sent:** Thursday, 15 December 2022 4:18 pm  
**To:** PDP  
**Cc:** Chris Fowler | SAUNDERS & CO  
**Subject:** Te Kotare Trust Submission on the Proposed Timaru District Plan  
**Attachments:** 5509835 - Te Kotare Trust Submission Proposed Timaru District Plan (Form 5) (Doc5505476).pdf; 5509844 - Appendix A Narrative ( Te Kotare) (Doc5506982).pdf; 5509823 - Appendix B Submission Table (Te Kotare) (Doc5506980).pdf; 5509825 - Appendix 1 Te Kotare Trust (Doc5506094).pdf

Kia ora,

Kindly see **attached** a submission on the Proposed Timaru District Plan which we file on behalf of our client Te Kotare Trust (the Trust).

The submission is made up of the following documents:

1. Form 5 (meets the requirements of cl.6 sched.1 RMA)
2. Appendix A (Narrative and main submission points)
3. Appendix B (Table of submission points and relief sought)
4. Appendix 1 (Maps and Plan overlays)

If you need any further clarification or information in relation to the Trust's submission, please get in touch.

Nga mihi / Kind regards,



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**2022 SEASON  
PARTNER**



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& CHEER**

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Full services resume at all offices from 16th January.  
If you have any urgent enquiries, please refer to our website for after hours contact information.

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