

BY: [Signature]  
12 DEC 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 submitter:

Hilton Development Trust : owner of 18 Hilton Highway

[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 District Plan

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

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

[\*Select one.]

~~I am/am not† 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.~~

[\*Delete or strike through entire paragraph if you 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]

Flood assessment areas and sea water inundation areas as they apply to 18 Hilton Highway.

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.]

We oppose the proposal to include this property within the flood assessment and sea water inundation areas.

Flood assessment: This property has never experienced a flooding issue and due to the topography such an event is highly unlikely. The proposed District Plan does not provide a baseline to support the identification of flood risk sea water inundation. The proposed District Plan does not offer any evidence as to how the sea water inundation

risk has been calculated. The most recent modelling indicates that sea levels will have less than minor change over the next 50 and 100 yr time frames.

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]

Both the flood and sea water inundation assessments for this property be removed.

I wish (or do not wish) † to be heard in support of my 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.]

~~\*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.]~~

*[Handwritten signature]*

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]

Date 12.12.2022

Electronic address for service of submitter: bruce.pipe@stra.co.nz

Telephone: 021 440 191

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

383 Edenite Rd, 4 RD, Tūmāku

Contact person: [name and designation, if applicable]

Bruce Pipe

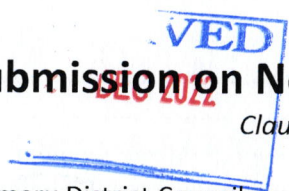
Note to person making submission

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.



# Submission on Notified Proposal for Plan, Change or Variation

Clause 6 of Schedule 1, Resource Management Act 1991



To: Timaru District Council

Name of submitter:

Hilton Development Trust : owner of 13 Hilton Highway

[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 District Plan

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

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

[\*Select one.]

~~\*I am/am not+ 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.~~

[\*Delete or strike through entire paragraph if you 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]

The application of the general residential zone to that part of the property that a land use consent approved by TDC applies. The area comprises 355 sq.m and is Lot 9 of the approved subdivision.

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.]

We oppose the proposed GRZ zoning for that part of the property at 13 Hilton Highway that is the subject of a land use consent for commercial storage activities. (Proposed Lot 9 of the consented subdivision)

The land use consent is for commercial storage with the site now developed for this purpose. The site adjoins 16 D Hilton Highway which has been developed for similar activities



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]

To replace the GRZ zoning with a commercial/industrial zoning more appropriate for the activities covered by the land use consent. The commercial/industrial zoning would be similar to that sought for the adjoining property at 4 A, D, E Hillon Highway.

Based on the zone options in the Proposed District Plan the most appropriate zone would be GIZ. This zone appears to be the most compatible with the current land use consent.

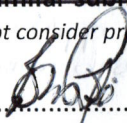
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[†Select one.]

~~\*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.]~~



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]

Date 8<sup>th</sup> December 2022

Electronic address for service of submitter: bruce.pipe@atka.co.nz

Telephone: 021 440 191

Postal address (or alternative method of service under s352 of the Act): 383 Gleniti Rd, 4 RD Timaru 7974

Contact person: [name and designation, if applicable] Bruce Pipe Trustee

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.
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