

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 #:26

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

Submitter:

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I wish to be heard: Yes

I am willing to present a joint case: No

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 26.1

Section: FDA – Future Development Area

Sub-section: Introduction

Provision: While land in the Future Development Area Overlay is suitable for urban development or rural lifestyle development, it cannot be developed until it is rezoned to enable that development to occur. Until such time, land within the overlay remains in the General Rural Zone and may be used for a range of primary production activities. Activities that potentially compromise the development of the overlay are to be managed through the consent process to avoid any permanent effects on the future development of this area.

Sentiment: Oppose

Submission:

My submission relates specifically to FDA 11, the Templer Street, Geraldine area. The present level of subdivision within this area is inconsistent with its current Rural Zoning, as well as SUB 03, which is perhaps the reason it is identified as a FDA but makes illogical the proposed GRUZ zoning of it.

Zoning this area as GRUZ does not give effect to multiple over-riding directives including but not limited to the National Policy Statement on Urban Development Capacity 2016, Objectives OA1-3, Timaru Growth Management Strategy, Strategic Direction 1, 3, 7 and 8 and Part 2 of the RMA, Section 7 (b) and (ba).

Relief sought

Zoning of the land bounded by Templer Street, Main North Road and Bennetts Road (proposed FDA 11) as RLZ.