

## **SUBMISSION ON PROPOSED TIMARU DISTRICT PLAN**

**To:** Timaru District Council

**E-mail:** [pdp@timdc.govt.nz](mailto:pdp@timdc.govt.nz)

**Name of Submitter:**

- R P & PB Simmons Trustee Company Limited.

**This is a submission on the following proposed plan:**

- The Proposed Timaru District Plan

**The submitter could not gain a trade competition advantage through this submission.**

**The parts of the Proposed Timaru District Plan that the submission relates to is the proposed zoning of land at Hadlow, Timaru.**

**The submission is:**

The submitter owns a property located at 29 Oakwood Road, Hadlow, Timaru (the Property). The Property is approximately 2.48ha in total, a scale which is unambiguously rural residential in nature.

Within the surrounding area, there are a range of other properties which are of a similar scale to the Property, and which have been created by means of rural residential subdivision over approximately the last two decades. Broadly speaking these rural residential sites are within the area described as:

- a) Properties with frontage to the North side of Pages Road between Kellands Hill Road and Gleniti Golf Club.
- b) Properties with frontage to the South Side of Gleniti Road i.e., from 5 Snowdon Road to 248 Gleniti Road.
- c) 301-409 Gleniti Road.
- d) 7-23, 6-28 & 40 Gladstone Road.
- e) 5 & 29 Oakwood Road.
- f) 6 Hadlow Road.
- g) 10-102 Rosebrook Road.

A detailed schedule of the above properties and their respective lot sizes is **attached** as Appendix A to this submission.

Of the above the properties identified in (a) & (b) are located within Future Development Areas FDA 2, FDA9 & FDA 10. The Submitter notes however that some of the properties within FDA 2 and FDA 10 either are, or form part of, landholdings that are more rural than rural residential in scale.

The Property is proposed to be zoned as General Rural Zone under the Proposed District Plan. The Submitter's overall view is that the GRZ is inappropriate not just for the Property, but also for the majority, if not all, of the additional properties identified in (a)–(g) above. In particular, the scale of the Property and others of similar size is such that they are highly unlikely to be capable of sustaining viable rural uses of the type contemplated by the GRZ, in particular primary production (GRUZ-01). As currently drafted, the Proposed Plan contemplates sites of a minimum lot size of 40ha as the benchmark for achieving the purpose of the GRZ.

In addition, because of their scale, the properties identified above do not reflect the character and qualities listed in Objective GRUZ-02, noting of course that GRUZ-02 simply does not acknowledge this existing cluster or concentration of rural residential development in close proximity to Timaru.

**The following relief is sought:**

In order to provide for the ongoing sustainable management of the Property and similarly scaled properties within the area outlined in (a) to (g) above and as detailed in Appendix A, the Submitter requests the following relief:

- a) A rezoning from General Rural Zone to Rural Lifestyle Zone; or
- b) A rezoning of the properties at 5 Oakwood Road, 29 Oakwood Road and 301-311 Gleniti Road from GRZ to Rural Lifestyle; or
- c) Inclusion of the properties at 5 Oakwood Road, 29 Oakwood Road and 301 - 311 Gleniti Road within FDA10; or
- d) Amendments to the GRZ provisions which enable further development and intensification, including further subdivision down to a scale consistent with Rural Lifestyle development i.e 5000m<sup>2</sup>; and
- e) Such other consequential amendments to the Proposed Plan as may be necessary or appropriate to give effect to the alternative forms of relief specified above. This may include, but not necessarily be limited to, the amendments to the objectives, policies, rules and standards of the Proposed Plan, together with the planning maps. With respect to the relief sought in (d), potential amendments to the objectives and policies of the GRZ include, but are not necessarily limited to:
  - a. Amendments to GRUZ-02 and implementing Policies GRUZ-P2 and P8 to recognise that the character and qualities of the General Rural Zone include the area identified in this submission where there is a concentration of rural residential development that is compatible with the purpose of the Zone.
  - b. The Objective, supporting Policies and rules should also recognise the degree of fragmentation inherent in these areas and acknowledge that they are suitable for additional rural residential scaled development without compromising the broader character and qualities of the Zone.

**The Submitter wishes to be heard in support of its submission.**

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



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

15 December 2022

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Date

Address for service of submitters:

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## Appendix A: Schedule of Rural Residential Properties – Gleniti/ Hadlow

Address	Area
102 Rosebrook Road	2.263 ha
96 Rosebrook Road	1.786 ha
94 Rosebrook Road	2.025 ha
82 Rosebrook Road	2.023 ha
70 Rosebrook Road	2.033 ha
64 Rosebrook Road	2.014 ha
52 Rosebrook Road	2.025 ha
Rosebrook Road	2.025 ha
40 Rosebrook Road	3.709 ha
42 Rosebrook Road	0.80 ha
30 Rosebrook Road	2.395 ha
38 Rosebrook Road	1.653 ha
26 Rosebrook Road	0.82 ha
10 Rosebrook Road	3.218 ha
6 Hadlow Road	1.908 ha
407 Gleniti Road	0.5 ha
409 Gleniti Road	1.664 ha
401 Gleniti Road	1.525 ha
399 Gleniti Road	0.597 ha
369 Gleniti Road	3.685 ha
367 Gleniti Road	2.445 ha
353 Gleniti Road	1.11 ha
335 Gleniti Road	3.602 ha
333 Gleniti Road	0.495 ha
333A Gleniti Road	0.305 ha
331 Gleniti Road	3.429 ha
315 Gleniti Road	4.047 ha
307 Gleniti Road	2.094 ha
301 Gleniti Road	1.297 ha
7 Gladstone Road	0.823 ha
6 Gladstone Road	0.213 ha
23 Gladstone Road	2.597 ha
24 Gladstone Road	1.211 ha
28 Gladstone Road	0.74 ha
29 Oakwood Road	2.48ha
5 Oakwood Road	1.546 ha
288 Gleniti Road	2.955 ha
274 Gleniti Road	2.323 ha
248 Gleniti Road	1.922 ha
246 Gleniti Road	1.929 ha
244 Gleniti Road	0.223 ha
238 Gleniti Road	0.998 ha

230 Gleniti Road	1.651 ha
222 Gleniti Road	2.068 ha
216 Gleniti Road	1.129 ha
210 Gleniti Road	1.673 ha
204 Gleniti Road	1.122 ha
18 Snowdon Road	1.473 ha
17 Snowdon Road	0.681 ha
5 Snowdon Road	0.943 ha
495 Pages Road	1.856 ha
491 Pages Road	1.783 ha
479 Pages Road	1.872 ha
469 Pages Road	1.96 ha
453 Pages Road	2.049 ha
447 Pages Road	2.137 ha
431 Pages Road	2.206 ha
421 Pages Road	2.352 ha
403 Pages Road	2.34 ha
397 Pages Road	2.534 ha
385 Pages Road	1.598 ha
377 Pages Road	0.8 ha
345 Pages Road	1.54 ha
327 Pages Road	1.08 ha
325 Pages Road	1.146ha
279 Pages Road	0.891 ha