

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: 07/11/2022

Submission Reference Number #:1

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

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I wish to be heard: No

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

- **Yes**

Submission points

Point 1.1

Section: GRUZ – General Rural Zone

Sub-section: Standards

Provision:

GRUZ-S3 **Boundary setbacks for buildings and structures**

General Rural Zone	<p>New building and structures (excluding fences, irrigators, water troughs, crop support structures and artificial crop protection structures) shall be setback the following minimum distances:</p> <ol style="list-style-type: none"> 1. 20m from all national, regional or district arterial road boundaries; and 2. 10m from all other road boundaries; and 3. 10m from any other site boundary in a different ownership. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. location of buildings and structures; and 2. the extent of adverse effects including noise, smell, visual, character, privacy, shading and dominance; and 3. measures to avoid and mitigation adverse effects.
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Sentiment: Support

Submission:

I support the proposed amendments to increase the setback distances in the General rural zone as it will help preserve the values associated with this zone (low noise, amenity, privacy etc etc). This is especially relevant in areas where minimum section sizes are large.

Relief sought

Approve the proposed amendments.

Point 1.2

Section: GRUZ – General Rural Zone

Sub-section: Objectives

Provision:

GRUZ-O1 Purpose of the General Rural Zone

The General Rural Zone predominantly provides for primary production, including intensive primary production, as well as a limited range of activities that support primary production, including associated rural industry, and other activities that require a rural location.

Sentiment: Amend

Submission:

The focus of this objective should be on supporting activities that allow the rural community to generate income, rather than focusing solely on primary production. A range of factors at play currently including unstable import/export markets, high inflation, climate change and increasing regulatory measures means it is important for rural communities to have the ability to rapidly alter/diversify their income streams when/if needed. Given the national export revenue for the food and fibre sector is forecast to hit a record \$52.2 billion in the year to 30 June 2022, it is unlikely there will be a food supply shortage in the country. I believe the focus should be on supporting rural communities to diversify farm type operations and income streams through these uncertain times.

Relief sought

GRUZ-O1 Purpose of the General Rural Zone

The General Rural Zone predominantly provides for primary production, including intensive primary production, as well as a range of activities that support rural communities, including associated rural industry, and other activities that suit a rural location.

Point 1.3

Section: GRUZ – General Rural Zone

Sub-section: Rules

Provision:

GRUZ-R21 Rural industry

General Rural Activity status: Restricted Discretionary Zone

Activity status where compliance not achieved: Non-complying

Where:

RDIS-1

The activity is not an offensive trade.

Matters of discretion are restricted to:

1. the suitability of the location, site design and layout; and
2. the intensity and scale of the activity; and
3. the extent of adverse effects on existing or permitted activities; and
4. the extent of adverse effects on the safe and efficient operation of the road network, and suitability of onsite loading, manoeuvring and access; and
5. the provision of infrastructure to service the activity; and
6. measures to avoid, mitigate or remedy adverse effects.

Note:

1. *any associated building and structure must be constructed in accordance with GRUZ-R13.*

Sentiment: Amend

Submission:

I believe the wording should be amended to better allow for diversified land use in this zone. The way the overarching objective is worded indicates that the location (as in 1) would seldom be suitable for activities outside of general primary production.

Relief sought

GRUZ-R21 Rural industry

General Rural Activity status: Restricted Discretionary Zone

Activity status where compliance not achieved: Non-complying

Where:

RDIS-1

The activity is not an offensive trade.

Matters of discretion are restricted to:

1. the suitability of the site design and layout; and
2. the intensity and scale of the activity; and
3. the extent of adverse effects on existing or permitted activities; and
4. the extent of adverse effects on the safe and efficient operation of the road network, and suitability of onsite loading, manoeuvring and access; and
5. the provision of infrastructure to service the activity; and
6. measures to avoid, mitigate or remedy adverse effects.

Note:

1. *any associated building and structure must be constructed in accordance with GRUZ-R13.*

Point 1.4

Section: GRUZ – General Rural Zone

Sub-section: Rules

Provision:

GRUZ-R29 New Industrial activities not listed in GRUZ-21

General Rural Zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
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Sentiment: Oppose

Submission:

As noted previously, the ability to shift to a range of potential income streams for rural areas is essential to respond to the challenges posed by climate change, increased environmental regulation, uncertain economic factors etc etc. I feel this rule is overly restrictive given the challenges rural areas are facing.

Relief sought

Make it a restricted discretionary activity.