

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:

Thompson

[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 Timaru 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]

Refer to attached submission.

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.]

Refer to attached submission.

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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]*

[Refer to the attached submission](#).....
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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.]*

[Glen McLachlan](#)

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 [15 December 2022](#).....

Electronic address for service of submitter: glen@do.nz Jason@thompsonltd.co.nz

Telephone: [0297756030 \(Glen\)](tel:0297756030)

Postal address (or alternative method of service under s352 of the Act): [PO Box 359 Timaru](#)

Contact person: *[name and designation, if applicable]* [Glen McLachlan, Davis Ogilvie \(Aoraki\) Ltd](#)

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 THE PROPOSED TIMARU DISTRICT PLAN

(Clause 6 First Schedule Resource Management Act 1991)

This submission is made by North Meadows 2021 Limited and Thompson Engineering (2002) Limited ('Thompson').

STATEMENT OF INTEREST AND BACKGROUND

1. Thompson is a construction and engineering company based in Washdyke, Timaru. Its services include design, steel fabrication, precast concrete and construction. The company has been operating from Timaru for around 44 years and directly employs approximately 150 people and engages a significant number of contractors and consultants.
2. Thompson has acquired 236 Meadows Road, Lot 3 DP 432561, property ID: 19052 (known as the "site") with the intention of developing the site for industrial activities. The company required a contiguous site of this size to meet the needs of anticipated industrial development. The company settled on the 236 Meadows Road property following an exhaustive, and ultimately fruitless, search for appropriately sized, located and available industrial land in Timaru.
3. The Thompson site at 236 Meadows Road is zoned General Rural in the Proposed Timaru District Plan ('PTDP'). The PTDP identifies that the site is subject to the following overlays:
 - Aerodrome Flight Path Protection Area
 - Flood Assessment Area
 - Wahi Tupuna – SASM3
 - Versatile Soils
 - Designated Area (Wastewater Treatment Plant)
4. Thompson also own other existing industrial land holdings that will be zoned GIZ. A review of PTDP relating to their sites has resulted in further comments and requests outlined within the attached table.

SUBMISSION

5. Thompson seeks to ensure that the PTDP appropriately provides for its intended future development of the site. Therefore, Thompson opposes the proposed General Rural zoning and requests General Industrial zoning.
6. The current Industrial zone boundary coincides with Aorangi Road. Although this submission addresses 236 Meadows Road (the "site", property ID:19052), it is considered appropriate to include adjoining properties that lie or are located between the site and Aorangi Road for consideration of rezoning to General Industrial Zone (GIZ). This includes identified properties of ID:78117 (B G Property Limited), ID:78118 (Ladbrook), ID:19053, 77771 (TDC) and ID: 19054 (TDC) i.e. encompassing all land between Aorangi Road and the northern boundary of 236 Meadows Road.
7. We note the two properties to the southwest of the site legally described as Lot 1 DP 432561 (ID: 78117) and Lot 2 DP 432561 (ID: 78118) have existing land use consents authorising industrial use. Furthermore we note that Councils existing waste water treatment ponds on the south side of Aorangi Road are proposed to be zoned GIZ, therefore it is considered more appropriate to

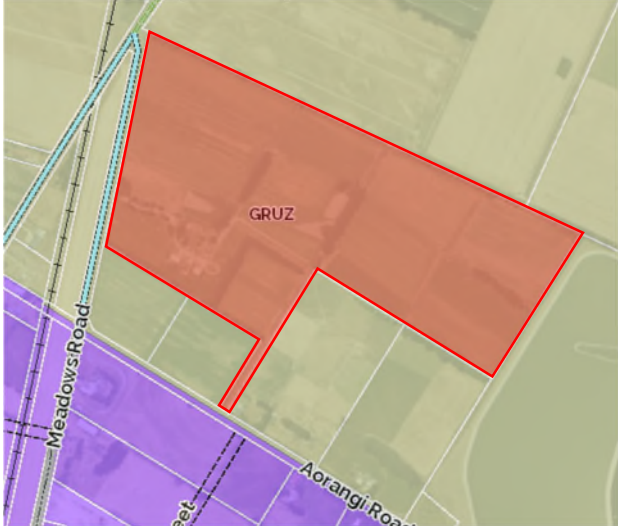
extend the GIZ to also cover the treatment ponds on the north side of Aorangi Road along with the Council land mentioned above to line up with the alignment of northern boundary of 236 Meadows Road, thus creating one contiguous zone.

8. Thompson also seeks to ensure that development and redevelopment of its existing land holdings within the Washdyke industrial area is appropriately provided for in the PTDP.

RELIEF SOUGHT

9. The relief sought is set out in the attached submission table.
10. Consequential amendments may be necessary to the PTDP as a result of Council accepting relief specified.

SUBMISSION TABLE – THOMPSON ENGINEERING (2002) LIMITED, WASHDYKE

PROVISION	POSITION	SUBMISSION	RELIEF SOUGHT
PLANNING MAPS			
General Rural Zone	Oppose	<p>The current Industrial zone boundary coincides with Aorangi Road. Although this submission addresses 236 Meadows Road (the “site”, property ID:19052), it is considered appropriate to include adjoining properties that lie or are located between the site and Aorangi Road for consideration of rezoning to General Industrial Zone (GIZ). This includes identified properties of ID:78117 (B G Property Limited), ID:78118 (Ladbrook), ID:19053, 77771 (TDC) and ID: 19054 (TDC).</p> <p>We note the two properties to the southwest of the site legally described as Lot 1 DP 432561 (ID: 78117) and Lot 2 DP 432561 (ID: 78118) have existing land use consents authorising industrial use. Furthermore we note that Councils existing waste water treatment ponds on the south side of Aorangi Road are proposed to be zoned GIZ, therefore it is considered more appropriate to extend the GIZ to also cover the treatment ponds on the north side of Aorangi Road along with the Council land mentioned above to line up with the alignment of northern boundary of 236 Meadows Road, thus creating one contiguous zone.</p> 	Amend the planning maps so as to zone the subject land GIZ

PROVISION	POSITION	SUBMISSION	RELIEF SOUGHT
		The submitter is confident that the requirements of the National Policy Statement on Highly Productive Land are able to be satisfied to facilitate the proposed re-zoning.	
Urban Area	Oppose in part	The extent of the Timaru Urban Area should be extended from Aorangi Road to the northern boundary of 236 Meadows Road including the neighbouring land to the south.	Amend the planning maps so that the Urban Area -Timaru boundary is extended from Aorangi Road to the northern boundary of 236 Meadows Road including the neighbouring land to the south.
Height Specific Control Area	Support in part	Height Specific Control Area should be extended from Aorangi Road to the northern boundary of 236 Meadows Road including the neighbouring land to the south.	Amend the planning maps so that the Height Specific Control Area overlay is extended from Aorangi Road to the northern boundary of 236 Meadows Road including the neighbouring land to the south.
Versatile Soils	Oppose	The Versatile Soils overlay should not apply to Lot 3 DP 432561.	Amend the planning maps so that the Versatile Soils overlay is removed from Lot 3 DP 432561.
STRATEGIC DIRECTION			
Objective SD-06	Support	Objective SD-06 is considered appropriate.	Retain as notified.
ENERGY AND INFRASTRUCTURE			
Rule E1-R39	Support in part	Ensuring the safe operation of aircraft is supported. However, greater clarity/detail of the Airport certification process is required.	Insert detail of the certification process at PER-1, potentially via a note.
NATURAL HAZARDS			
Rule NH-R4	Support	The rule provides a pathway to permit natural hazard sensitive activities that are subject to flooding, including by way of minimum finished floor level requirements	Retain rule as notified.
Standard NH-S2	Oppose in part	It is unclear from the rule as to whether the limits are applied on a per site, project or per zone basis. It is assumed that it is not a per zone limit as. The rule should be amended to make clear the volume is per site. Further, earthworks to achieve the required minimum floor levels should be excluded from the volume restrictions.	Amend NH-S2(1) as follows: <i>The earthworks do not exceed:</i> <ul style="list-style-type: none"> • 2,000m² in area in any calendar year in a Rural zone site; and

PROVISION	POSITION	SUBMISSION	RELIEF SOUGHT
			<ul style="list-style-type: none"> • 250m² in area in any calendar year in any <u>site within any other zone.</u> <p><i>Except for earthworks necessary to achieve minimum floor levels specified in a Flood Risk Certificate in Rule NH-S1.</i></p>
SITES AND AREAS OF SIGNIFICANCE TO MĀORI			
Rule SASM-R1	Support in part	<p>The site and surrounding area are subject to the Wahi Tupuna Overlay SASM3.</p> <p>PER-1 permits earthworks not exceeding 750m². PER-2 requires an Accidental Discovery Protocol commitment form be submitted to Council at least two weeks prior to the earthworks. The protocol includes that in the event of an accidental discovery, works shall cease, the site shall be secured, the required agencies will be notified including Te Runanga o Arowhenua, and works shall not recommence until an archaeological assessment has been made and material dealt with appropriately.</p> <p>It is considered that PER-2 appropriately provides for accidental discoveries and PER-1 should be deleted.</p>	Delete PER-1.
COASTAL ENVIRONMENT			
Policy CE-P12	Oppose in part	The use of the term “avoid” in Clause 2 of this policy sets a high threshold and the term “increase” is not quantified. Potentially, no new buildings could establish in the Sea Inundation Overlay in accordance with this policy.	<p>Amend so that CE-P12(2) as follows.</p> <p>Within existing urban areas, <u>manage</u> avoid increasing the risk of social, economic, or environmental harm from coastal natural hazards.</p>
Rule CE-R4(4)	Support	In the context of the Washdyke industrial area, it is appropriate that buildings are provided for in the Sea Water Inundation Overlay.	Retain as notified.
EARTHWORKS			
Rule EW-R1	Support in part	An additional exclusion should be applied to earthworks required to achieve minimum flood floor levels.	<p>Amend EW-R1 as follows:</p> <p><i>Earthworks, excluding earthworks:</i></p>

PROVISION	POSITION	SUBMISSION	RELIEF SOUGHT
			<ul style="list-style-type: none"> a. for tree planting, or the removal of trees not protected by the District Plan; b. for test pits, wells or boreholes permitted under a regional plan or where all necessary regional resource consents have been obtained; c. for infrastructure permitted in the Energy, Infrastructure and Transport chapters of the Plan; d. required for maintenance of existing drains and ponds; e. for natural hazard mitigation works carried out by Timaru District Council or Canterbury Regional Council that are permitted by the relevant Plan chapter; f. for cemeteries, including pet cemeteries, and urupā; g. permitted under a National Environment Standard, unless otherwise subject to a rule in this Plan. h. within the building footprint, or within 2m of the outer edge of, a building that has building consent and that complies with EW-S3. This exemption does not apply to earthworks associated with retaining walls/structures which are not required for the structural support of the principal building on the site or adjoining site; <u>and</u> i. <u>necessary to achieve minimum floor levels specified in a Flood Risk Certificate in Rule NH-S1.</u>
NOISE			
Table 24 – Noise Performance Standards	Oppose in part	<p>Table 24 sets out the noise performance standards within zones. This includes an ‘in-zone’ noise limit for the GIZ.</p> <p>Noise limit controls are considered appropriate along the zone boundary with sensitive zones or at the notional boundary of noise sensitive activities in other zones. However, in-zone noise limits within the GIZ are opposed.</p> <p>It is considered that the reference to the GIZ in Table 24 – Noise Performance Standards should be deleted.</p>	Delete the reference to the General Industrial Zone in Table 24 – Noise Performance Standards.
GENERAL INDUSTRIAL ZONE			
Objective GIZ-O1	Support	Objective GIZ-O1 is considered appropriate.	Retain as notified.

PROVISION	POSITION	SUBMISSION	RELIEF SOUGHT
Objective GIZ-O2	Support in part	Objective GIZ-O2(7) seeks that buildings and activities “do not compromise” the amenity of adjoining Residential and Open Space and Recreation Zones. The term ‘maintain’ is more appropriate and aligns with GIZ-O3(4).	Amend as follows: <i>buildings and activities that do not compromise <u>maintain</u> the amenity of adjoining Residential and Open Space and Recreation Zones; and</i>
Objective GIZ-O3	Support	Objective GIZ-O3 is considered appropriate.	Retain as notified.
Objective PREC3-O1	Support	Objective PREC3-O1 is considered appropriate.	Retain as notified.
Policy GIZ-P1	Support	Policy GIZ-P1 is considered appropriate.	Retain as notified.
Policy GIZ-P4	Support	Policy GIZ-P4 is considered appropriate.	Retain as notified.
Policy GIZ-P6	Support	Policy GIZ-P6 is considered appropriate.	Retain as notified.
Rule GIZ-R1	Support in part	<p>Rule GIZ-R1 permits industrial activity but excludes ancillary activities. This is not necessary given the definition of “Industrial Activity” in the PDTP includes “any ancillary activity”.</p> <p>An amendment is proposed to the rule to remove the exclusion of ancillary activities. It is also proposed to combine Rule GIZ-R1 with Rule GIZ-R2, to streamline the rule framework.</p> <p>PER-2 captures all activities which require a trade waste connection, even if the site has an existing available connection. PER-2 should only be concerned with activities that require a trade waste connection on a site not currently serviced, or not able to be serviced by the trade waste network.</p>	<p>Amend as follows:</p> <p><i>Rule GIZ-R1 - Industrial activity, Trade supplier, Laboratories, Service stations, Motor garage, Emergency services facilities, Veterinary clinics, excluding any industrial ancillary activity and offensive trades</i></p> <p><i>PER-1 -The activity and its buildings and structures (excluding fences) are located more than 50 metres from any Residential Zones or Rural Lifestyle Zone; and</i></p> <p><i>PER-2 – If the activity does not requires a new industrial and trade waste connection <u>and a trade waste connection is available</u>; and</i></p> <p><i>PER-3 -The activity and its buildings and structures, complies with all the Standards of this chapter; and</i></p> <p><i>PER-4 – Any ancillary activity does not include a residential activity; and</i></p> <p><i><u>PER-5 -Any ancillary activity(s):</u></i></p> <p>1. <i><u>are located on the same site of the primary industrial activity; and</u></i></p>

PROVISION	POSITION	SUBMISSION	RELIEF SOUGHT
			2. <i>has a maximum combined gross floor area of 15% of the primary industrial buildings on the site.</i>
Rule GIZ-R2	Oppose	As above.	Delete GIZ-R2 and amend Rule GIZ-R1 as above.
Standard GIZ-S2	Support	Standard GIZ-S2, in particular the 35m height limit in the Height Control Area, is considered appropriate.	Retain as notified.
Standard GIZ-S3	Support in part	Standard GIZ-S3 requires any building or structure be setback 5m from a road boundary whereas GIZ-S6 requires a 3-metre-wide landscaping strip along the road boundary. A 3-metre setback (comprising the required landscaping) is considered an appropriate width to establish the species set out in GIZ-S6 and provide the screening and amenity anticipated.	Amend as follows: 1. <i>Any building or structure must be setback a minimum of 53m from any road boundary; and</i> 2. <i>Any building or structures must be setback a minimum of 3m from any boundary with a Residential Zone, Rural Zone or Open Space and Recreation Zone.</i>
Standard GIZ-S6	Support	Standard GIZ-S6 is considered generally appropriate, however Clause 4 should allow planting to occur in the following planting season.	Amend Clause 4 as follows: 4. <i>The landscaping strip must be permanently maintained and if any plants die or become diseased, the must be replaced <u>in the next planting season immediately.</u></i>
WASHDYKE INDUSTRIAL DEVELOPMENT AREA			
Washdyke Industrial Development Area Chapter		The PTDP uses the following references which are understood to relate to the same area of land: - Washdyke Development Area - Washdyke Industrial Development Area - Washdyke Expansion Development Area (planning map reference) The PTDP should rely on the reference to “Washdyke Industrial Development Area” and delete or amend any other reference.	Amend the Washdyke Industrial Development Area chapter to ensure all references to the chapter name area correct.
Policy DEV3-P1	Support in part	Policy DEV3-P1 is generally considered appropriate, however the reference to “development” should include a reference to “land use and subdivision”. Further, it is not clear what the “associated requirements” are. This term is considered unnecessary.	Amend as follows: <i>Enable <u>land use, subdivision and</u> development that complies with the Washdyke Industrial Development Area and any associated requirements.</i>

PROVISION	POSITION	SUBMISSION	RELIEF SOUGHT
Figure 23 - Washdyke Industrial Development Area Plan	Support in part	A walkway/cycleway is shown along the southern boundary of 2 and 4 Milward Street. There are public health and safety concerns associated with a walkway/cycleway in this location. The walkway/cycleway should instead extend along Milward Street and Road 4 and on to the lagoon.	<p>Amend the Washdyke Industrial Development Area Plan walkway/cycleway as follows:</p> <ul style="list-style-type: none"> • delete the section along the southern boundary of 2 and 4 Milward Street; and • extend the section along Milward Street and Road 4 to Washdyke Lagoon.