

**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:** 08/12/2022

**Submission Reference Number #:**11

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

**Submitter:**

Milward Finlay Lobb - Andrew Rabbidge

**Address for service:**

Milward Finlay Lobb  
Milward Finlay Lobb Ltd PO Box 434 Timaru 7940  
New Zealand

**Email:** admin@mflnz.co.nz

**Submission on behalf of:**

Gerald Morton

**Attachments:**

Morton Submission - Complete.pdf

Morton Submission - Complete.pdf

**I wish to be heard:** Yes

**I am willing to present a joint case:** Yes

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

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### Point 11.1

**Section:** Planning Maps

**Sentiment:** Amend

**Submission:**

See attached report

**Relief sought**

See attached report



# 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:

**Gerald Austin Morton and Susan Anne Morton and Woollcombe Trustees 2 Limited**

*[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.]*

**No**

**The specific provisions of the proposal that my submission relates to are:** *[Give details]*

**Underlying Zoning - FDA10/General Rural Zone.**

**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.]*

**Please see attached report.**

**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]*

**It is proposed that the Future Development Area (FDA10) should be extended to the boundary with Lot 9 DP 561776 in order to provide a functional area for lifestyle block development.**

**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.]*

**I wish to be heard in support of my submissionsubmission**

**\*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.]*

**Yes**

**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]*

**Electronic means**

**Date**            **8 December 2022**

**Electronic address for service of submitter:**

**admin@mflnz.co.nz**

**Telephone:**    **03 684 7688**

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

***PO Box 434, Timaru 7940***

**Contact person:** *[name and designation, if applicable]*

**Melissa McMillan  
Planner  
Milward Finlay Lobb 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.



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## Submission on the Proposed Timaru District Plan

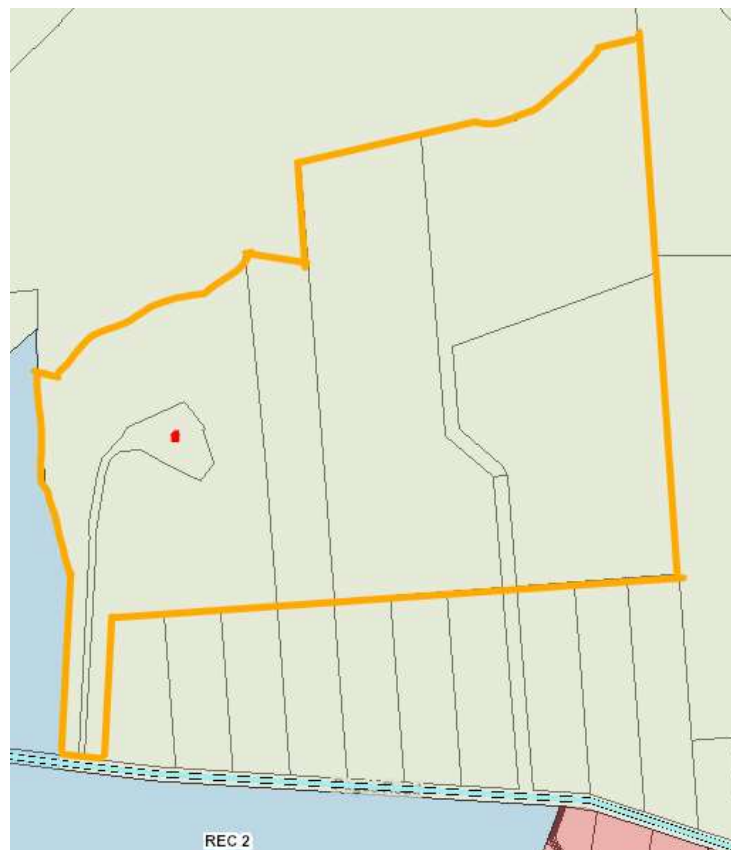
On behalf of GA & SA Morton and Woollcombe Trustees 2 Limited, we submit the following to Timaru District Council for their consideration as part of the consultation on the Proposed Timaru District Plan.

### Introduction

1.0 This submission is prepared on behalf of the submitter to address the proposed Future Development Area that is proposed for Pages Road. It is proposed that the Future Development Area should be extended to the boundary with Lot 9 DP 561776 in order to provide a functional area for lifestyle block development.

### Site Description

2.0 509 and 427 Pages Road (Lot 1 DP 48154, Lot 2 DP 48154, Lot 1 DP 57564, Lot 2 DP 57564, Lot 1 DP 61638, Lot 2 DP 61638) is 49.894 hectares of land currently zoned Rural 1 in the Operative Timaru District Plan. The site is surrounded by Rural 1 land with the Gleniti Golf Course located to the west and south of the site. The current zoning is shown below in Figure 1.



**Figure 1 – Current Zoning of the site, the subject site is outlined in orange.**





- 3.0 The site has an existing connection to Council’s reticulated Water Supply. There is no reticulated sewer or stormwater network available in Pages Road. Discharge of septic waste and stormwater is to ground in accordance with Environment Canterbury requirements. The site has two vehicle access points to Pages Road, one an existing driveway and another to unformed legal Road.
- 4.0 The site is subject to a subdivision resource consent, Council reference 101.2021.97, which was approved by Council on 25 June 2021, an excerpt of the approved Scheme Plan is provided below in Figure 2. The approved subdivision plan is included with this application. The site has a Heritage Listed dwelling “Otumarama” (Heritage New Zealand Historic Place Category 2, List Number 2068). There are also some ancillary buildings associated with the dwelling around the homestead. At this time the remainder of the property is used for farming purposes. The site is gentle, rolling country.

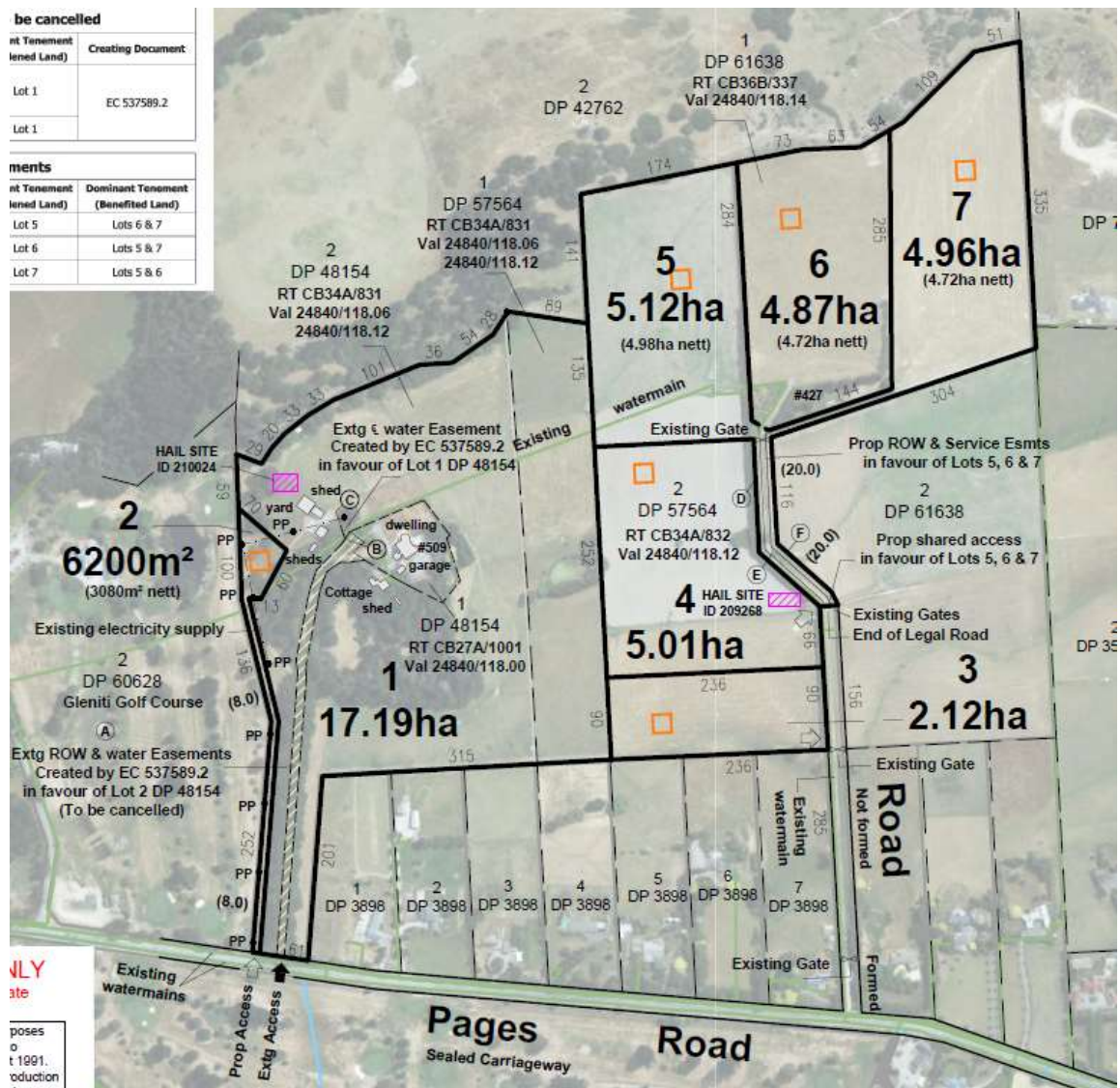


Figure 2 – Approved plan for 101.2021.97.

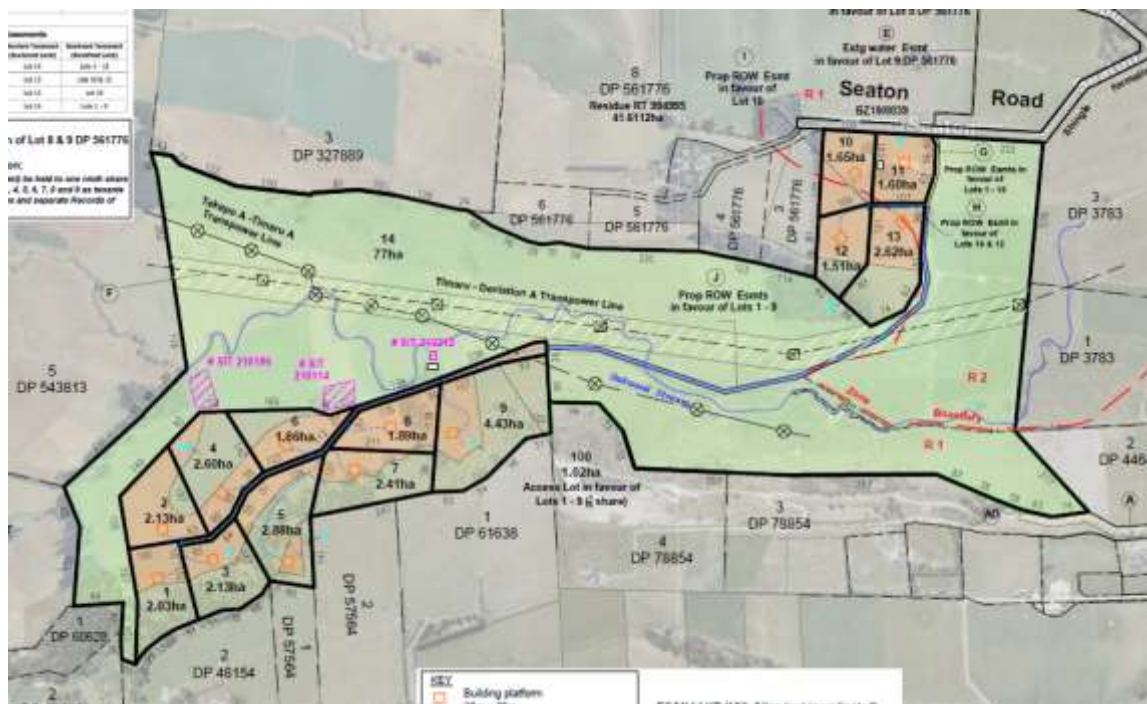




5.0 The site is registered on the Listed Land Use Register administered by Environment Canterbury. Contaminated land matters were dealt with as part of 101.2021.97. The site is not known to be subject to any natural hazard risk.

### Reasons for the Submission

6.0 The area to the south of the site has been identified as a Future Development Area (FDA10 – Priority Area 5 years), half of the existing driveway has been included in this area. The remaining land is classed as General Rural Zone. It is proposed that FDA10 should be extended to cover the entirety of the remaining site. This would bring the boundary of the future lifestyle zone to the edge of an escarpment that is also the boundary of a recent subdivision which created a number of rural lifestyle sections, along with 77 hectares of land that is to be gifted to Council for recreation and servicing purposes, Council reference 101.2021.168 (see approved scheme plan below in Figure 3). Therefore it is considered that rezoning all of the land up to this point as Lifestyle Zone would make practical sense. The current proposed zoning for the site is General Rural Zone. It is not considered that there are any site constraints that would preclude the zoning being extended to the site. The site has the same level of servicing as the neighbouring sites and vehicle access is assisted significantly by existing unformed legal Road. A screenshot of the zoning in the Proposed District Plan is provided on page 6 in Figure 4.



**Figure 3 – The approved scheme plan for 101.2021.168, the subject site is directly south of Lots 1-9.**



**Figure 4 – The proposed zoning of the subject site in the Proposed District Plan. The subject site is adjacent to the Future Development Area 10 – 5 year priority timeframe. The current proposed zoning for the site is General Rural Zone.**

7.0 The subdivision approved under 101.2021.97 will see a paper road developed that could be extended to the west to provide vehicle access to a number of sections along the back of sections on Pages Road. This would open up a number of opportunities for these land owners along with the sections to be created as part of 101.2021.97.

#### **National Policy Statement on Highly Productive Land**

8.0 The National Policy Statement on Highly Productive Land (NPS-HPL) does apply to the site as the site is classed as having LUC-3 soils. This is demonstrated on the following page in Figure 5.



**Figure 5: Aerial view from Canterbury Maps demonstrating the LUC-3 soil classification for the site and surrounding areas.**

9.0 As the adjoining sites have been proposed to be rezoned to Rural Lifestyle (albeit delayed) it is considered that this should not be withheld from the subject site as there are no discernible differences between the use of the land. It is considered that the site is not large enough to be used as an economically viable production unit (once titles are issued for the subdivision consent 101.2021.97). As the site is also surrounded by smaller sections, the development to the north of the site and the Gleniti Golf Course it is also considered that there would be reverse sensitivity effects that would arise if the site was to be used for production purposes.

#### **Decision Sought by Submitter**

10.0 It is proposed that the subject site should also be included in the Future Development Area (FDA 10) that will be classed as Lifestyle Zone once the plan change is carried out.



## Conclusion

11.0 This submission asks that the zoning for future development areas that is proposed for the Pages Road area be extended to include the subject site. There is a paper road that will be developed as a part of giving effect to 101.2021.97 and this can easily be extended further to the west to provide for more lifestyle sections in this area.

## General

12.0 An invitation is extended to Council staff to visit the subject land as part of this submission. In the first instance site access can be co-ordinated through Milward Finlay Lobb, phone 03 684 7688 or email [admin@mflnz.co.nz](mailto:admin@mflnz.co.nz)

### Prepared by:

Melissa  
McMullan LLB BA  
MPlan Planner

### Reviewed by:

Andrew Rabbidge  
BSurv (credit), RPSurv, Assoc NZPI, MS+SNZ, CSNZ  
Licensed Cadastral Surveyor  
Director, Milward Finlay Lobb Limited

6 December 2022

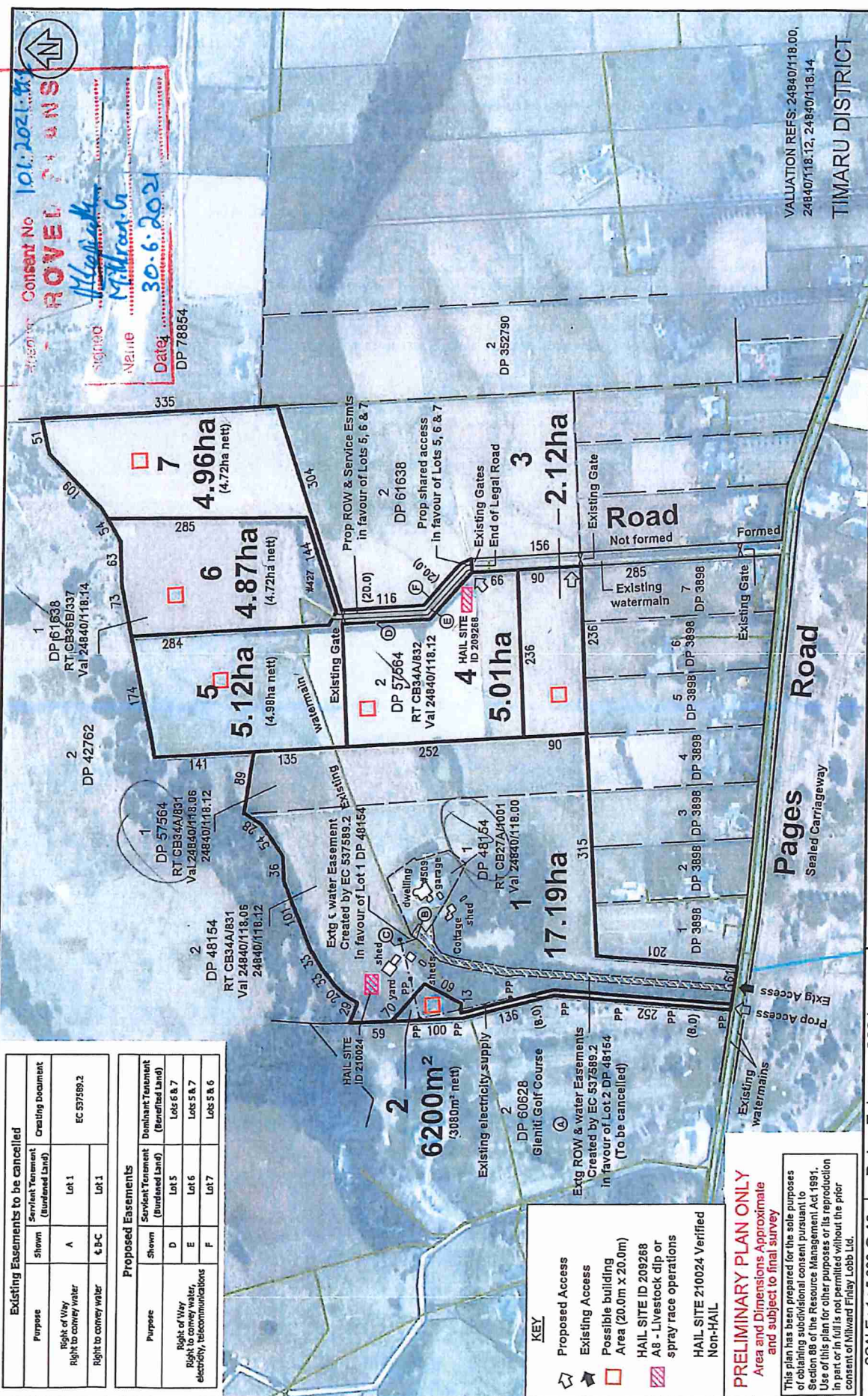


### **Attachment**

- Council's approved scheme plan for 101.2021.97



Consent No 101/2021  
**ROVEL RUNS**  
 Signed *Milward*  
 Name *Milward*  
 Date *30.6.2021*  
 DP 78854



Existing Easements to be cancelled	
Purpose	Creating Document
Right of Way	EC 537589.2
Right to convey water	Lot 1
Right to convey water	Lot 1

Proposed Easements	
Purpose	Dominant Tenement (Benefitted Land)
Right of Way	Lot 5
Right to convey water	Lot 6
Right to convey electricity, telecommunications	Lot 7

- KEY**
- Proposed Access
  - Existing Access
  - Possible building Area (20.0m x 20.0m)
  - HAIL SITE ID 209268
  - A8 - Livestock dip or spray race operations
  - HAIL SITE 210024 Verified Non-HAIL

**PRELIMINARY PLAN ONLY**  
 Area and Dimensions Approximate and subject to final survey

This plan has been prepared for the sole purposes of obtaining subdivisional consent pursuant to Section 88 of the Resource Management Act, 1991. Use of this plan for other purposes or its reproduction in part or in full is not permitted without the prior consent of Milward Finlay Lobb Ltd.

SCALE : 1 : 5,000 @ A3 Date : February 2021  
 Applicants: GA & SA Morton and Woolcombe  
 Trustees 2 Ltd  
 509 Pages Road, RD 4  
 TIMARU 7974

Resource Consent Application  
 Proposed Subdivision of Lots 1 & 2 DP 48154,  
 Lots 1 & 2 DP 57564 and Lot 1 DP 61638

VALUATION REFS: 24840/118.00,  
 24840/118.12, 24840/118.14  
 TIMARU DISTRICT

**milward finlay lobb**  
 PLANNERS | SURVEYORS | ENGINEERS

Client File No. 196441/05  
 Sheet 1 of 1