

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:

G.D.M Offices Ltd c/- Tim Gresson and Glen Mclachlan (Directors)
[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.]

Support, subject to the relief set out in the 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]*

[To grant, subject to the relief sought in 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.]*

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 timgresson@xtra.co.nz
Telephone: 0297756030 (Glen)
Postal address (or alternative method of service under s352 of the Act): G.D.M Offices Ltd.
PO Box 359, Timaru 7940
Contact person: *[name and designation, if applicable]* Glen McLachlan, G.D.M Offices 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 G.D.M Offices Ltd, C/- Tim Gresson and Glen McLachlan (Directors).

Statement of interest and background

1. G.D.M Offices Ltd own the two sites at 12 and 14 The Terrace, Timaru (referenced by Council as ID: 7803 & ID: 70112 respectively). The sites are legally described as Part Lot 114 DP 1 and Part Lot 118 DP 1, consisting of 976m² and 455m² in area, and are held in Record of Title CB22A/666 and CB23F/1294 respectively (the site).

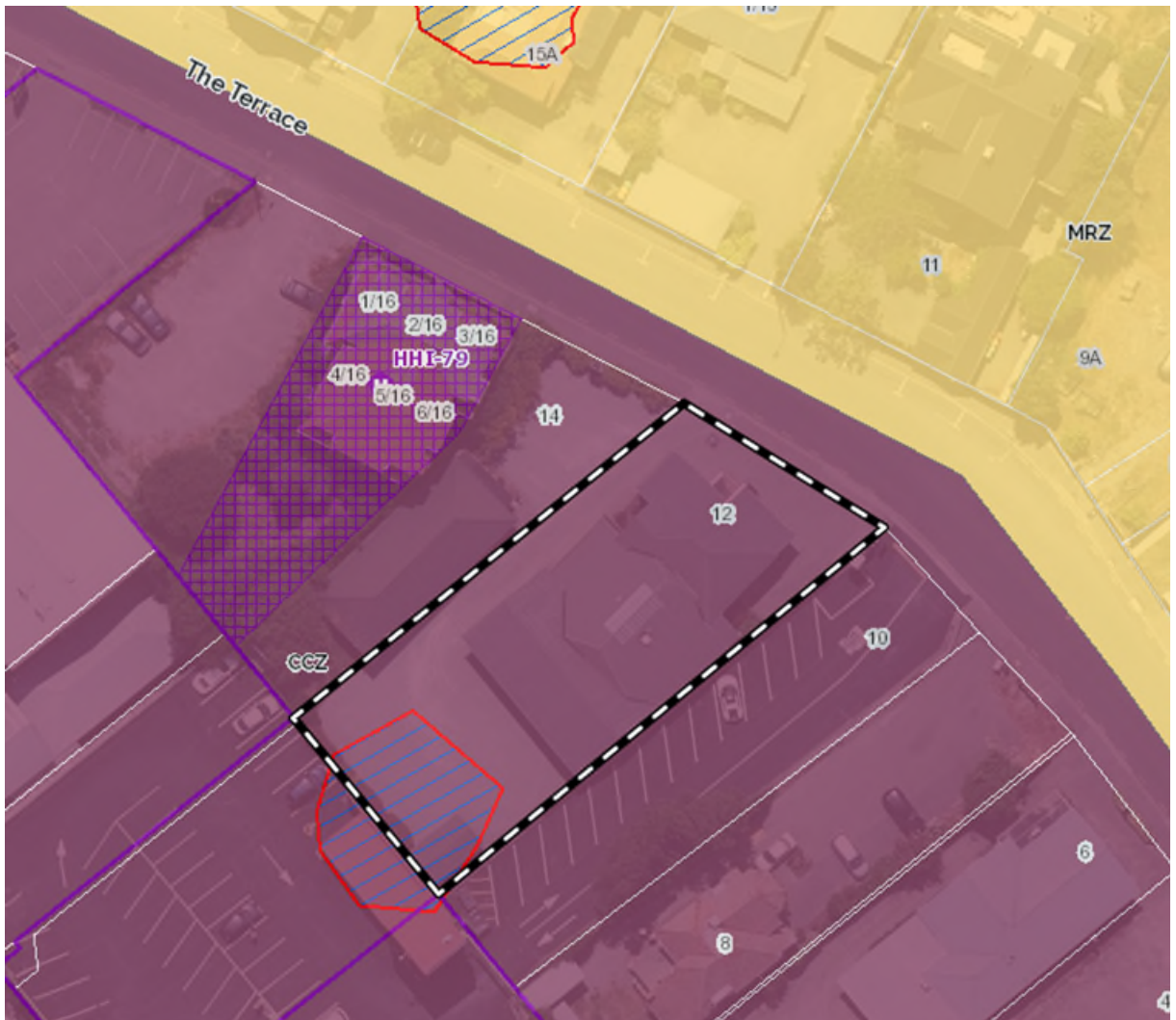


Image 1 – The site includes both 12 and 14 The Terrace.

12 The Terrace is indicated by black dashed line on the Proposed Timaru District Plan Planning Maps above.

2. The site is zoned Commercial 1B under the Operative Timaru District Plan, with existing office buildings and built development covering most of the site.

Submission

3. The Proposed Timaru District Plan (PTDP) proposes the site (ID: 7803 and ID: 70112) be zoned City Central Zone (CCZ), and is subject to Standard CCZ-S1, which increases the permitted building height to 20 metres above ground level.
4. The Submitter supports the proposed City Central Zoning and Standard CCZ-S1 for the following reason:
 - a. The proposed zone and new Standard CCZ-S1 will promote consistent development within the City Centre Zone, through encouraging options for mixed use development (i.e. integrated place of living and working). This will help with attracting, retaining and growing investment within the zone which supports sustainable growth in Timaru. This is understood to be consistent with Timaru District Council's vision for future development within the City Centre and on The Terrace.
5. The PTDP identifies that the site is also subject to the following overlays:
 - Flood Assessment Area (localised area within 12 The Terrace)
 - Noise Control Boundary (Port Outer Noise Control Boundary)
6. The submitter opposes the Flood Assessment Area overlay. Any development of the site will include the need to deal with onsite stormwater to the satisfaction of Council standards through the building consent process. Therefore in this instance the Flood Assessment Area overlay creates an unnecessary consent burden where issues (if any) can be dealt with under other legislation (i.e. the building consent process).
7. The submitter opposes the Noise control boundary (Port Outer Noise Control Boundary) overlay. This control boundary appears to follow property boundaries rather than being based on scientific acoustic modelling, therefore it is considered that this overlay will create an unnecessary consent burden that may not exist.

Decision Sought

8. The Submitter seeks that Standard CCZ-S1, relating to the 20-metre height limit of buildings in the City Centre Zone, is retained as notified.
9. The submitter opposes the Flood Assessment Area overlay and requests that this be removed from the planning maps as it relates to the site.
10. The submitter opposes the Noise Control boundary (Port Outer Noise Control Boundary) and requests that this be removed from the planning maps as it relates to the site.

Wish to be Heard:

11. The Submitter wishes to be heard in support of this submission.
12. The Submitter would be prepared to consider presenting a joint case with others making similar submissions at the hearing.

DATED 15TH DECEMBER 2022