

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: 09/12/2022

Submission Reference Number #:12

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:

Steve Fraser

Attachments:

Submission - Fraser - Complete.pdf

Submission - Fraser - 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

Point 12.1

Section: Planning Maps

Sentiment: Support

Submission:

See attached report

Relief sought

The proposed rezoning of 45 Washdyke Flat Road to the General Industrial Zone is supported.



**milward
finlay lobb**



Submission on the Proposed Timaru District Plan

Client Steve Fraser and Timpany Walton Trustees 2017 Ltd

Address 45 Washdyke Flat Road, Timaru

File Number 150802/16

Date December 2022

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:

Steve Fraser and Timpany Walton Trustees 2017 Ltd

[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 - General Industrial 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]*

The proposed rezoning of 45 Washdyke Road to the General Industrial Zone is supported.

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 submission

***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 Steve Fraser and Timpany Walton Trustees 2017 Ltd, 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 applicant in support of the proposed rezoning of 45 Washdyke Road to the General Industrial Zone.

Site Description

2.0 45 Washdyke Flat Road is approximately 8.5 hectares of land that has a number of industrial uses already established on site, with consent recently approved for further storage facilities to be established on site, Council reference 101.2022.189. The approved Land Use Consent site plan is included with this application. The site is currently zoned Rural 2 and Industrial L. The current zoning is shown below in Figure 1.

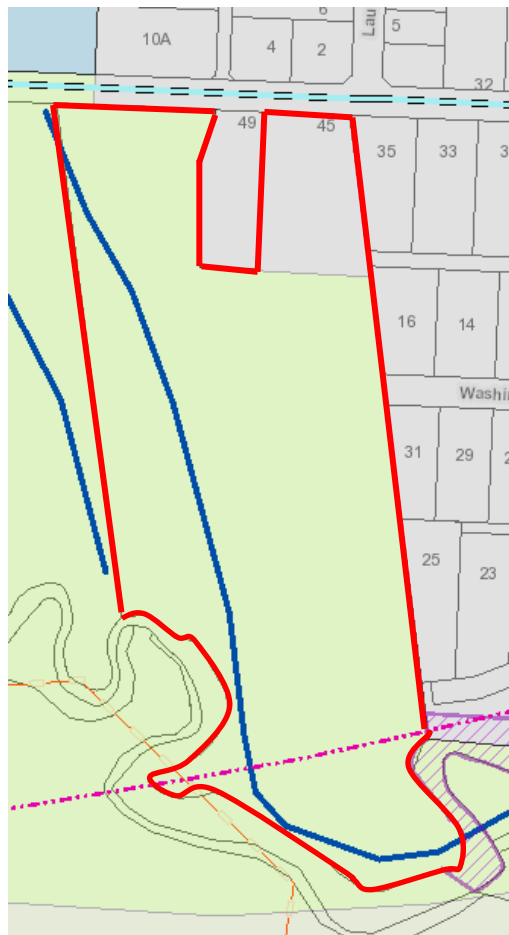


Figure 1 – Current Zoning of the subject site outlined in red.



Reasons for the Submission

3.0 The portion of the site to the north of the stopbanks for Papaka Stream and Washdyke Creek have been rezoned to General Industrial Zone. This submission supports this rezoning. The use of the site is primarily for industrial use with large sheds and offices already established on the portion of the site that is currently zoned Industrial L.

The site borders a recently completed Industrial Subdivision with road access available to the site from Washdyke Flat Road and also Washington Drive.

Timaru District Council water and sewer networks are readily available and the site contour and proximity to State Highway 1 is well suited for Industrial land use.

There are limited production values left on the remainder of the site that would allow for the site to be used for farming production and it is considered the proposed rezoning is the best use for the site.

Decision Sought by Submitter

4.0 For the proposed rezoning to General Industrial be proceeded with for 45 Washdyke Flat Road.

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

8 December 2022

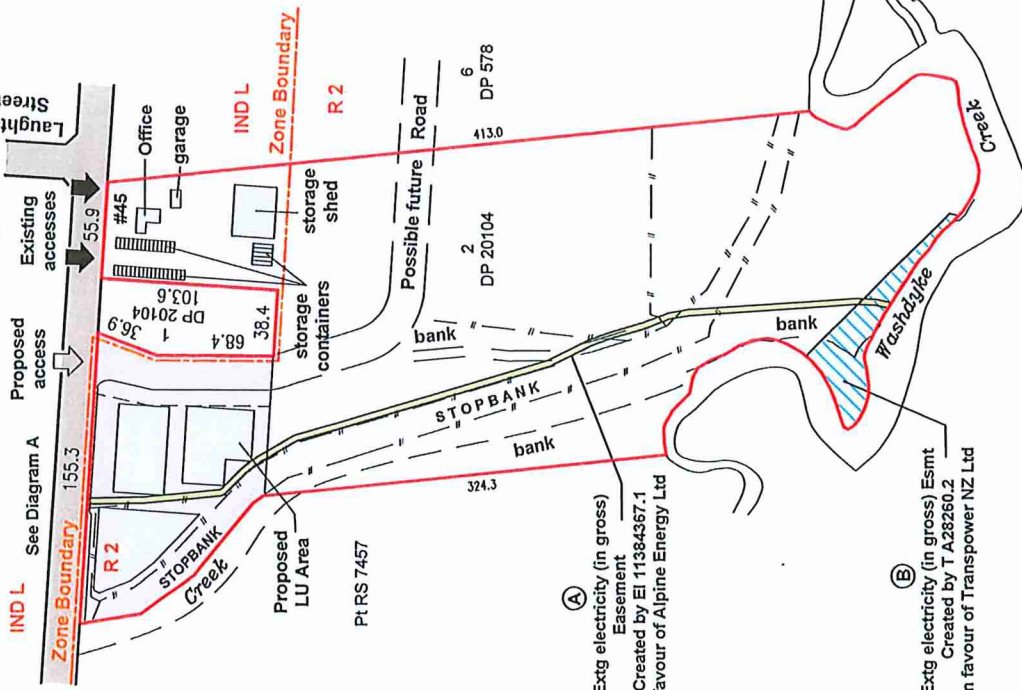


Attachment

- Approved Land Use Consent Site Plan – 102.2022.189



Washdyke Flat Road



Scale 1 : 3,000

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 : AS shown @ A3 Date : May 2021
 Applicants: SM Fraser & Timpany Walton Trustees 2017 Ltd
 Drawn VCJ
 Attended 17/09/2021, 29/11/2021
 29/11/2021, 10/02/2022, 24/05/2022, 21/09/2022
 6 The Terrace
 TIMARU 7910

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

TIMARU DISTRICT COUNCIL
 Planning Unit
 APPROVED
 7/10/2022 hayden.blackler

Washdyke Flat Road

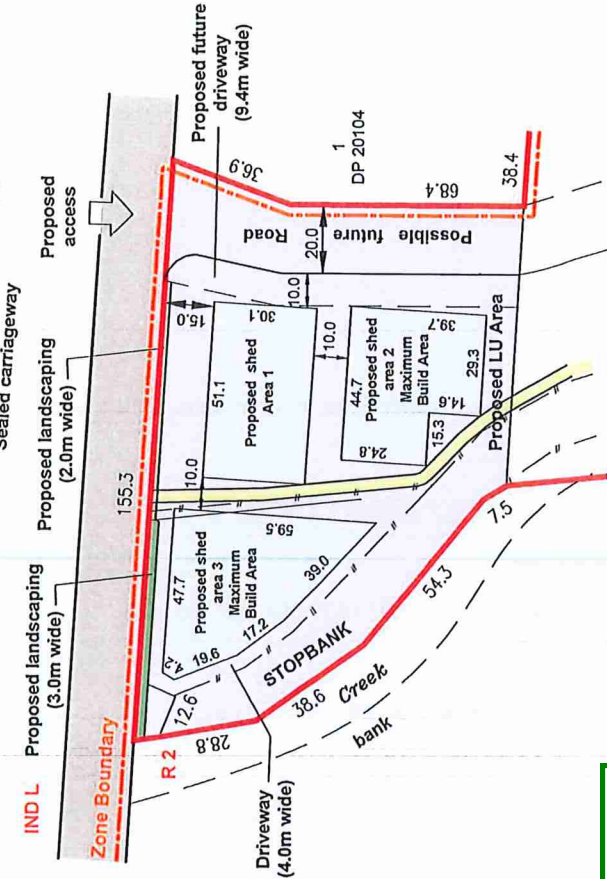


Diagram A
Scale 1 : 1,500

VALUATION REF: 24840/124.02
 24840/125.00, 24930/171.00,
 24930/212.01

TIMARU DISTRICT



Client/Job No.
 150802/12
 Sheet 1 of 1

LAND USE CONSENT Pt RS 7457 & Lot 2 DP 20104 - #45 Washdyke Flat Road