

From: [Grant Fisher](#)
To: [Theresa Cavanagh](#)
Subject: FW: Code of Practice Consultation
Date: Thursday, 8 June 2023 9:23:35 am
Attachments: [Test-C2_16ac23d1-728d-4b89-abd1-c4f9f8ebb9cb1.png](#)
[stepupemailsignature_555x100pxv2_def54810-b8cb-4e85-8eec-f30610b4ee2e.png](#)
[Test-C2_16ac23d1-728d-4b89-abd1-c4f9f8ebb9cb1.png](#)
[stepupemailsignature_555x100pxv2_def54810-b8cb-4e85-8eec-f30610b4ee2e.png](#)

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Morning Theresa,

I have received the below email this morning. I've spoken with Hannah and we will treat this as a formal submission (i.e. we won't ask them to go back through the website and make it there).

I've asked Hannah to verify that this party were notified of the consultation opening along with everyone else, given that they have asked for more time to consider the changes.

Happy to discuss.

Cheers,



Grant Fisher

Senior Land Development Engineer

Grant.Fisher@icc.govt.nz

Phone: 032111777 • DDI: 032118407 • Mobile: 021479951

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From: William Orr <will@spirusgroup.co.nz>

Sent: Thursday, 8 June 2023 8:43 AM

To: Grant Fisher <Grant.Fisher@icc.govt.nz>

Cc: Maurice Orr <mauriceorr12@gmail.com>

Subject: Re: Code of Practice Consultation

Dear Grant,

I hope this email finds you well. I am writing on behalf of Spirus Group to express our initial concerns on the proposed changes to the Southland Subdivision, Land Use, and Development Code of Practice.

First and foremost, we acknowledge the Southland District Council's efforts in continuously improving the regulatory framework governing subdivision, land use, and development

within the region. We understand that updates to the Code of Practice aim to ensure the sustainable growth and development of the Southland District.

However, upon our initial review of the proposed changes, we have identified several areas that we believe may have a significant impact on development processes. Specifically, we have concerns regarding the perceived increase in the workload imposed on developers and the reduction of flexibility and potential workarounds that have been essential in the past.

We value the collaborative relationship between the council and developers, which has allowed us to navigate through various complexities in a manner that is practical, efficient, and aligned with the objectives of both parties in the past. It is our belief the current code of practice generally strikes a suitable balance in achieving these goals and recently we have noticed that it has become tricky to work with the council on aspects of the code that may stem from the proposed changes, particularly in the matter of roading. Specifically, the new code appears to restrict right of ways and associated site numbers have become more limited.

Given the importance of this matter and its potential implications to our initial residentially zoned development and wider future plan change of the land partially boarded by Church Street, we have no choice but to object to any changes to the code of practice that may fundamentally affect developments on the existing land that was purchased under the current code of practice.

Given these initial implications, some of which have not been commented on above, we kindly note we would need more time to conduct a thorough review of the proposed changes. We note that it would be very helpful if you could please provide developers with a document that highlights/underlines the key changes to the current code to speed up any future reviews.

Thank you for your attention to this matter. We appreciate your consideration and look forward to the opportunity to collaborate further with the SDC to ensure a regulatory framework that promotes sustainable and mutually beneficial development in the Southland District.

Please do not hesitate to contact me should you require any further information or clarification. We remain committed to working with the council to achieve positive outcomes for the region.

Best regards,

Will Orr

On Wed, 31 May 2023 at 23:15, Grant Fisher <Grant.Fisher@icc.govt.nz> wrote:

Good morning,

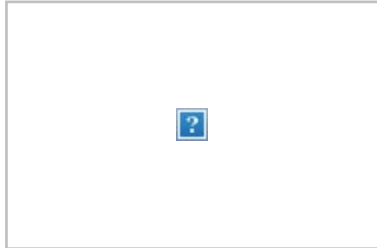
You were recently notified of consultation on a new Code of Practice for Subdivision, Land Use, and Development, intended to replace the current ICC and SDC bylaws. The submission period for the proposed Code of Practice ends Thursday next week, **8 June 2023**.

As we have received limited feedback thus far, we would like to offer an informal discussion on any queries you may have which might inform submissions on the draft document. It is proposed to meet tomorrow at **2:00pm, 2 June 2023**, here in Council

offices.

Please let me know if you would be interested in attending this discussion, or if you have any other queries regarding the draft document.

Regards,



Grant Fisher

Senior Land Development Engineer

Grant.Fisher@icc.govt.nz

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