

Clause 6 of the First Schedule of the Resource Management Act 1991

TO: Timaru District Council
Submitted by email: pdp@timdc.govt.nz

SUBMISSION BY: Ryan De Joux

SUBMISSION ON: The Proposed Timaru District Plan

I could not gain an advantage in trade competition through this submission.

The specific provisions of the proposal that my submission relates to are:

Please see attached Appendix 1 – Submission on Proposed Timaru District Plan which specifies the provisions of the Plan the submission relations to.

My submission is:

The details of the submission are described in the attached table, Appendix 1.

I seek the following decision from the local authority:

The relief sought is described in the attached table, Appendix 1.

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 the hearing.

Date: 17 February 2023

Electronic address for service: ryandejoux@yahoo.co.nz

Telephone: 021 150 7970

Postal Address: 8 Mahoneys Hill Road
Timaru 7910

Contact Person: Ryan De Joux

Appendix 1: Submission on Proposed Timaru District Plan

Specific Provision	Submission	Relief Sought
<i>Residential Zoning</i>	<p>I submit that the proposed District Plan does not provide sufficient additional residentially zoned land within close proximity to the Washdyke. Rezoning more land within this vicinity would provide more suitable land for affordable houses to be built to meet the demand for this level of housing in Timaru.</p>	<p>Rezone the land on the true right of Papakha Stream within records of title CB22F/884 and CB22F/885 to General Residential. Should this not be supported, then as a fallback position I submit that this area of land become a Future Development Area for residential development as a priority area for a Development Area Plan within 2 years.</p>
<i>Future Development Areas</i>	<p>I am neutral on the proposed Future Development Areas but do submit that an additional residential FDA should be created within records of title CB22F/884 and CB22F/885 if this area is not rezoned General Residential as is my preference.</p> <p>Given the restraints of the National Policy Statement for Highly Productive Land 2022 relating to the rezoning of rural land that requires the commencement of urban development within 10 years where identified by a council for future development, I submit that Council amends all Future Development Areas on rural zoned land shown as “beyond 10 years” to “5 to 10 years”.</p>	<p>Add an additional Future Development Area for the land on the true right of Papaka Stream within records of title CB22F/884 and CB22F/885 for residential development as a priority area for a Development Area Plan within 2 years.</p> <p>Amend all Future Development Areas shown as “Future Area – Beyond 10 years” to Future Area – Beyond 5 to 10 years”.</p>

Michelle Reeves

From: PDP
Sent: Monday, 20 February 2023 8:17 am
To: ryandejoux@yahoo.co.nz
Cc: Nathan Hole
Subject: Late Submission from Ryan De Joux on Proposed Timaru District Plan
Attachments: Ryan De Joux Submission PTDP.pdf

Good Morning Ryan De Joux,

Thank you for your late submission on the proposed Timaru District Plan. Please note it is the Proposed District Plan Hearing Commissioner who will determine if your submission will be considered as it was submitted after December 15th, 2022, deadline. You will be informed when a decision is made by the Hearing Commissioner. Thank you.

Regards

Jane

From: Nathan Hole <nathan.hole@rooneygroup.co.nz>
Sent: Friday, February 17, 2023 3:27 PM
To: PDP <pdp@timdc.govt.nz>
Cc: 'ryan de joux' <ryandejoux@yahoo.co.nz>
Subject: SAVED CM: [Potential Impersonation] - Late Submission from Ryan De Joux on Proposed Timaru District Plan

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Good afternoon,

Please find a submission submitted on behalf of Ryan De Joux on the Proposed Timaru District Plan.

A waiver for submitting a late submission is sought. As submissions are not yet publicly available, and the process has not proceeded past the closing of submissions, it is considered that no person is unduly prejudiced by Council granting a waiver to accept this late submission. Thank you for your consideration.

Ngā mihi

Nathan Hole

Senior Advisor – Environmental Policy & Projects

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