

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: **Luke Challies & Elizabeth Ireland**

.....
[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 District Plan

.....
[State the name of proposed or existing plan and (where applicable) change or variation].

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

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

The Re-zoning of properties within the Blandswood Area, notably the properties on Lookout Road and Blandswood Road. the proposed rezoning is from the Blandswood Rural 4B & Recreation 1 (flood zone) the the Open spaces zone with Hut Precinct overlay.

.....
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.]

.....
We oppose the re-zoning of the aforementioned properties to the “hut precinct” zoning. This will significantly detract from the area as maintaince and developement/improvement of properties will be restricted. The land is owned freehold so should not have such onerous rules around building and development.

The area is not like the Rangitata or Opihi hut sites as for the most part the “huts” are within the one title. whereas blandswood the properties are on there own single titles, and therefore the property owners should have greater freedom and property rights to improve their properties. A property lawyer would be able to distinguish between the two more eloquently than I have.

The proposed district plan should be amended so that the Blandswood properties are zoned as settlement zone which would/should maintain current rights to build and improve the titles within the Blandswood area.

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]*

Inclusion of Blandswood into the settlement zone.
Make any consequential changes to the proposed district plan.

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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.**

Luke Challies - 13 December 2022

.....
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 13 December 2022

Electronic address for service of submitter: Challies.luke@gmail.com

Telephone: 02041820617

Postal address (or alternative method of service under s352 of the Act): 203 Bealey Ave, Christchurch

Contact person: Luke Challies

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):
 - x It is frivolous or vexatious: x It discloses no reasonable or relevant case: x It would be an abuse of the hearing process to allow the submission (or the part) to be taken further: x
It contains offensive language:
 - x 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.

From: [PDP](#)
To: [Elizabeth Rosa](#)
Subject: RE: Proposed District Plan
Date: Friday, 27 January 2023 10:03:02 am
Attachments: [image665289.png](#)
[TDC Form 5 - Google Docs.pdf](#)

Phoned 02041820617 and spoke to Luke at 2:37pm on 3 February 2023 , who confirmed they do not wish to be heard.

Hi Elizabeth,

Could you please confirm if you wish to be heard in supporting your submission, as this is not indicated in your submission.

regards



Timaru District Council | PO Box 522 | Timaru 7940
P: 03 687 7200 | W: www.timaru.govt.nz

From: Elizabeth Rosa <elizabethrosaart@gmail.com>
Sent: Tuesday, 13 December 2022 10:06 pm
To: PDP <pdp@timdc.govt.nz>
Subject: Proposed District Plan

Hello - see attached submission against the proposed plan changes to the Blandswood area.

Let me know if you have any questions.

Thanks,
Luke & Lizzie.