

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:

East Sussex Property Ltd : corner of 16A 16D, 16E Hilton Highway
 [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/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]

The flood assessment and sea water inundation areas as they apply to 16A, 16D, 16E Hilton Highway.

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 inclusion of these properties within the flood assessment and sea water inundation areas.

With regard to flood risk these properties have no history of flood events and due to the topography are highly unlikely to ever experience flooding. There is no details within the proposed plan to establish what the evidence was to identify the flood risk. Furthermore the proposed plan does not offer any evidence as to how the risk of sea water inundation has been calculated.

The most recent modelling indicates that sea levels will have less than minor change over the next 50 and 100 year time frames.

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]

Removal of both the flood assessment and sea water inundation assessment from these properties

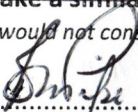
I wish (or do not wish) † to be heard in support of my submission.

[*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 12.12.2022

Electronic address for service of submitter: bruce.pipe@stora.co.nz

Telephone: 021 440 191

Postal address (or alternative method of service under s352 of the Act):

383 Gleniti Road, 4 RD, Ilwera

Contact person: [name and designation, if applicable]

Bruce Pipe

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 Notified Proposal for Plan, Change or Variation

Clause 6 of Schedule 1, Resource Management Act 1991

To: Timaru District Council

Name of submitter:

Port Bryson Property Ltd : owner of 16A, 16D, 16E Hilton Highway

[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/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]

The proposed application of the general residential zone to the property comprising 16A, 16D, 16E Hilton Highway

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 proposed GRZ zoning for 16A, 16D, 16E Hilton Highway

Reasons for opposing the GRZ for this combined property:

The original Dams hearing chaired by Commissioner Bill Wasley (8th December 2017) recommended in their decision that the combined property should be zoned to reflect the current land use. This being for commercial and light industrial activities carried out in a "business park" layout.

This decision reflected the multiple land use consents that had been issued by TDC all of which involved commercial or light industrial activities

At the hearing it was accepted that the property had a very long history of commercial & industrial activities dating back to 1950's and earlier. There had never involved residential uses

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 replace the GRZ zoning with a commercial / industrial zoning to reflect the "business park" style of activities (offices, retail, storage, purchasing light industrial) that are carried out on this property.

Based on the zone options in the proposed draft District Plan the most appropriate zone would be CIZ. This is the zone that is most compatible with the current land use consents.

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 8th December 2022

Electronic address for service of submitter: bruce.pipe@ztra.co.nz

Telephone: 021 440 191

Postal address (or alternative method of service under s352 of the Act):

383 Gleniti Rd 4 RD 7974 Timaru

Contact person: [name and designation, if applicable]

Bruce Pipe Company Director

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.