

# 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:

Beverley Ruth Melrose

[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 Open Space Zone and the Settlement 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.]

I oppose the inclusion of Blandswood in the Open Space Zone. I own an undeveloped section in Blandswood (Lot 6 DP46155) CB25K1348.

The Council allowed this section to be created over 12 years ago by enforcing a subdivision of an original estate, and has rated it as a residential section from this time. Since 2007 I have paid over \$11,000 in rates which have risen steadily in line with the increased valuation of the section and council charges. (Over the last 15 years the value of the section has risen from \$7,000 to \$80,000. The most recent increase from 2017-2020 doubled from \$40,000 to \$80,000.) I have also spent over \$4,000 installing an underground power cable to site.

It is unreasonable to now suggest I may not be permitted to build on it, despite its suitability for residential development (subject to if necessary the controls on appearance). The original Council enforced subdivision created the

potential for controlled development to enable Blandswood to be enjoyed by future generations.

I seek reinstatement of the right to build a house on my section (with or without some reasonable control over appearance) in line with other land owners in Blandswood, some of whom have built on their sections within the last year.

**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 include Blandswood in the Settlement Zone and make any consequential amendments to the Proposed Plan.

Blandswood has been a pleasant small settlement for over 90 years. The Council has ensured it will remain low density from the earlier mandated subdivision. With stringent building and water storage regulations in place the Council has ensured Blandswood will remain unspoiled. It now remains for consistency and fairness (to existing landowners) to prevail in keeping it in the Settlement Zone.

**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 28 November 2022

Electronic address for service of submitter: melrose.ruth.1@gmail.com

Telephone:

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

421 Chapmans Boundary Road RD5 Rangiora, 7475

Contact person: [name and designation, if applicable]

Ruth Melrose

**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.