

# 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:

TIMOTHY GRAEME BLACKLER  
[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'):

SUBMISSION PERTAINING TO ZONING OF 10 BURKE STREET  
PLEASANT POINT  
[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]

- \* ZONING
- \* SUBDIVISION
- \* MAHINGA KAI
- \* INTENDED LAND USE FOR 10 BURKE STREET - AGED RESIDENTIAL CARE

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.]

PLEASE SEE APPENDED SUBMISSION DOCUMENT



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]

PLEASE SEE APPENDED SUBMISSION DOCUMENT PREPARED IN CONSULTATION WITH ARCHITECT, PLANNER & LANDHOLDER INPUT.

PLEASANT POINT COMMUNITY BOARD HAS ALSO BEEN INCLUDED FOR INPUT

INITIAL CONTACT HAS BEEN ESTABLISHED WITH AEC.

SEEKING A ZONE CHANGE FOR 10 BURKE STREET PLEASANT POINT

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.]

N/A - SITE SPECIFIC

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 15/12/2022

Electronic address for service of submitter: tim@southanjer.co.nz

Telephone: 027 449 0567

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

10a Wharfedale Street, OAMARU 9400

Contact person: [name and designation, if applicable]

TIM BLACKIER

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 in relation to 2022 Proposed District Plan

Author – Tim Blackler, part-landowner

RE: Proposal for zoning change - 10 Burke Street, Pleasant Point

### Background

10 Burke Street is a 10.5ha property flanked by two residential sites (east and west) and a rural general property out to the north (lower topography)

The site is Rural General (Figure 1) with the new overlay showing being defined as high class soils. However, given the size of the site, it is uneconomic to generate meaningful levels of output as would define the criteria for a minimum lot size for primary production purposes. It is assumed that common sense would prevail with respect to what the intention of NPS on high class soils is trying to achieve which is preventing further development of good soils in lot sizes that still maintain the ability to provide meaningful economic output.

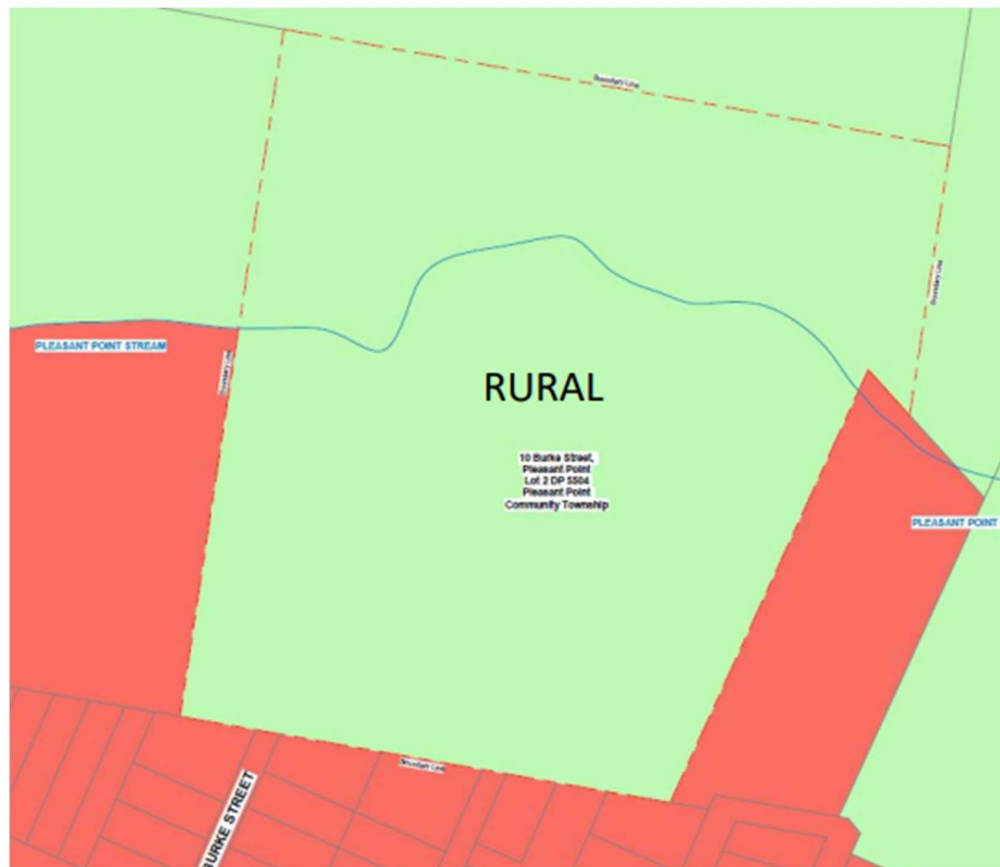


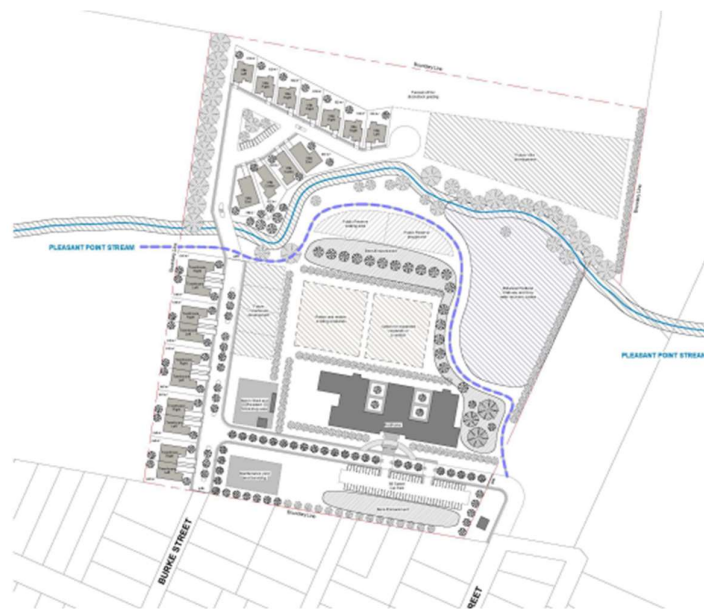
Figure 1 Burke Street site and surrounding zoning

There is a watercourse running through the property which is labelled for future public access and would provide a linkage between the domain and school grounds with the assistance of one more land holders to our west

## What we would like to do

Our intention is to create an aged residential care village and facility in a rural setting (Figure 2) with space for 'lifestyle' living and grazing of livestock, integration and accessibility with/to community for social engagement and stimulation, and modification ('wetland' type area to take storm water and filter before entering watercourse) and enhancement of landscape for improved environment and biodiversity outcomes.

Figure 2 is an early-stage conceptual layout to provide context behind the thinking around integration of residential, environment and agriculture. Note that this is very much something just to get the conversation going and all relevant stakeholders have not been properly consulted for input at the time of writing this. The overall design would be subject to tweaking and spatial adjustments that suit the topography of the site and final configuration of possible water feature, but the proportions of the footprint and their intended uses would remain relatively consistent.



*Figure 2 Early-stage conceptual plan - subject to change*

An initial meeting with TDC Planner Hayden Blackler indicated there is reticulated infrastructure availability in terms of water supply and wastewater via Burke Street. Connection would be through Council via extending the network within Burke Street, Fredrick Street or George Street. Stormwater discharge will need to be to ground.

We also plan on submitting a resource consent application for development as a discretionary activity in parallel to this submission requesting a zone change.

## Supporting Evidence

We have engaged ECan for a flood risk assessment (Figure 3) that exceeds minimum requirements to include adjustments for climate change (1 in 500 year), 100m of stop bank failure and higher river base levels. All these factors (according to my understanding) mean we would be building for a level of risk that exceeds the minimum requirements. This information provided by ECan suggests that, practically speaking, from a risk and mitigation perspective through minimum floor heights and landscape modification there will be suitable sites. Further detailed work would need to be completed for proper accuracy.



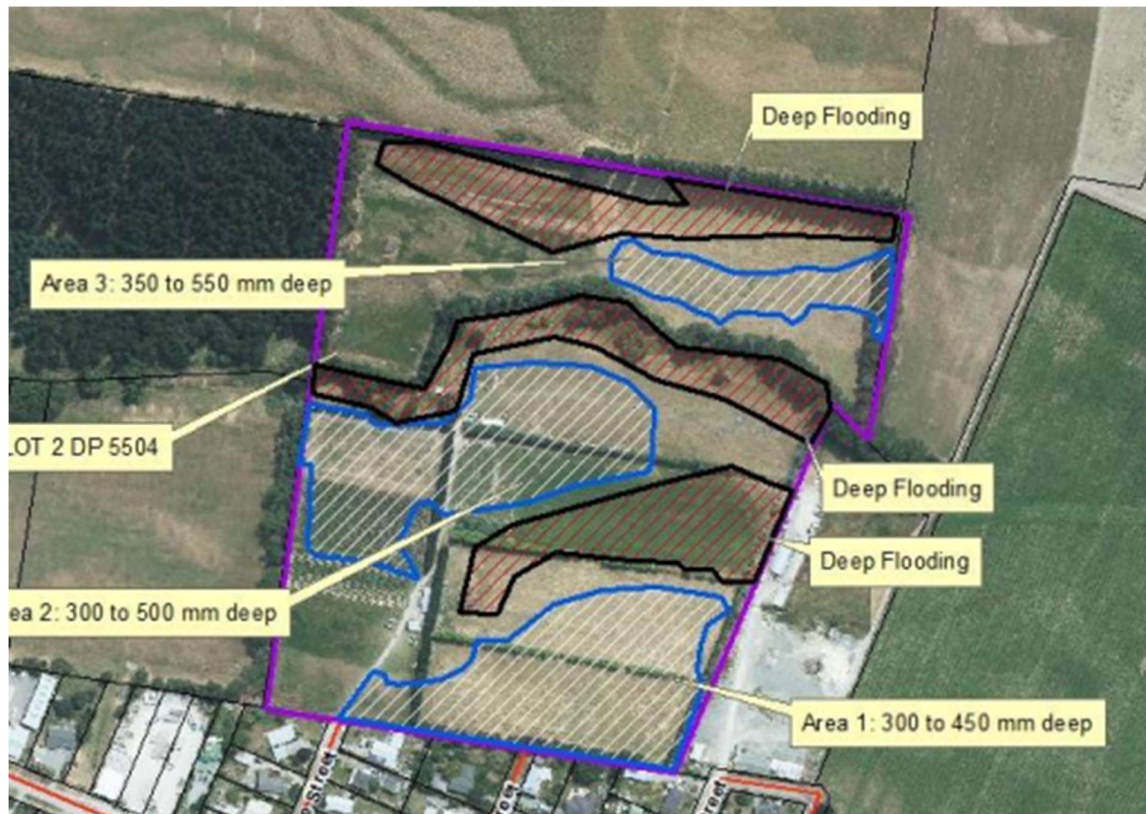


Figure 3 ECAN Flood Hazard Assessment using 1 in 500 year climate layer and 100m stopbank failure

We have obtained a demographic analysis that supports the need residential care living for the community at a Timaru District Level

We have engaged (but are yet to receive) traffic engineering guidance.

#### Issues for consideration

Access via George Street through a small wedge of council owned property (which would be required for public to connect with domain anyway) would help achieve better road access to the site. This is not currently owned by us, but we would hope to achieve a positive outcome here.

As with most Pleasant Point sites, consideration needs to be given to flood risk and an initial ECan assessment provides logical suggestions development so that landscape modification and minimum floor heights are achieved in the highest topographic zones of the existing site and rural/environmental enhancement is focused in areas not suitable for development.

#### Zoning of the site

The challenge is that Rural General suits many aspects of what we want to achieve (space, livestock, vegetable growth) with the same being the case for General Residential so there is merit to operating as a discretionary activity under General Rural Zoning and obtaining a resource consent in this regard **but** there is also equal merit from different perspectives to rezoning the site into some sort of hybrid of GRZ with GRUZ or OSZ.

With specific reference to the Proposed District Plan and rezoning, our intentions satisfy;

### **Rural Subdivision**

1. SUB-03 in that (holistically speaking) we would minimise further fragmentation of land that is actually productive by offering a place of retirement with rural aspect for those who still want that outlook
2. SUB-04 proposal for the site encompasses numbers 1-4
3. SUB-05 around riparian margin and our proposed conceptual water feature linking public through to domain would satisfy numbers 1-3
4. Proposal would comply with SUB-P8 on providing opportunity for open space

### **Residential Zoning**

1. Overall concept provides for GRZ-P3 1-3
2. GRZ-R11 is specifically for what we would like to achieve, but zoning the whole site in this manner would mean that in the lower spots more exposed to flood risk where the intention would be green space or primary production on a hobby scale for the benefit of residents would no longer be a permissible activity
  - a. Even if OSZ, while grazing is permitted, cattle is not so this wouldn't suit our residents needs as we'd like a mix of sheep and cattle and vegetable production.

### **SASM Provisions**

1. We are providing for mahinga kai and cultural values by allowing access via an esplanade strip to the stream that meanders through the property and planting will be undertaken to improve water quality.

### **Engagement to date**

We have contacted Aoraki Environmental Services for mana whenua input and have also sent information to the Pleasant Point Community Board to gauge their support.

Due to the timing of submission period and our engagement with these parties we are unable to provide any detailed guidance on their thoughts and any points of input as we were unable to give them realistic timeframes to work to.

### **Relief Sought**

We seek that 10 Burke Street is rezoned to a combination of General Rural (or OSZ) and General Residential in accordance with principles of Figure 2 of this submission. The rezoning sought will achieve an outcome that is desirable for the landowner but also promotes positive social well-being outcomes for community via community, riparian access and benefits for biodiversity, sensible risk management around flooding, and the maintenance of the hobby farming (sheep and cattle) in low lying areas.

Thank you for your consideration and we look forward to the opportunity to speak with you directly about the site when given the opportunity to speak to our submissions

**From:** [Tim](#)  
**To:** [PDP](#)  
**Subject:** RE: Submission - Proposed District Plan  
**Date:** Friday, 16 December 2022 10:39:49 am  
**Attachments:** [image001.png](#)  
[CCF\\_000287.pdf](#)  
[221212\\_TDC\\_District\\_Plan\\_Submission\\_-\\_Burke\\_Street\\_FINAL.pdf](#)

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Hi there,

Please see submission attached alongside the form you attached for me on Tuesday to fill out.

Many thanks,  
Tim

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**From:** PDP <[pdp@timdc.govt.nz](mailto:pdp@timdc.govt.nz)>  
**Sent:** Tuesday, 13 December 2022 9:09 am  
**To:** Tim <[tim@southanjer.co.nz](mailto:tim@southanjer.co.nz)>  
**Subject:** RE: Submission - Proposed District Plan

Good Morning Tim,

Kindly find attached form 5 which has to be filled out and after filling it out please resend it together with your submission so that they may be processed together. Thank you.

Regards

Jane



Timaru District Council | PO Box 522 | Timaru 7940  
P: 03 687 7200 | W: [www.timaru.govt.nz](http://www.timaru.govt.nz)

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**From:** Tim <[tim@southanjer.co.nz](mailto:tim@southanjer.co.nz)>  
**Sent:** Monday, 12 December 2022 9:56 pm  
**To:** PDP <[pdp@timdc.govt.nz](mailto:pdp@timdc.govt.nz)>  
**Cc:** mailroom <[mailroom@timdc.govt.nz](mailto:mailroom@timdc.govt.nz)>  
**Subject:** Submission - Proposed District Plan

Hi there,

Please find attached submission in relation to District Plan.

I am actually going to be away from the office for the next few days but if there is something that I may have done incorrectly administratively I would really appreciate if you accepted any required changes or amendments to the formatting of this document to comply on the 16<sup>th</sup> December which is when I would be available to next complete.

Many thanks for the opportunity and for your consideration.

Kind Regards,  
Tim Blackler

027 449 0567