

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(s):

Bernard John O'Keefe; Joy Ellen Maud O'Keefe; Alan Leslie Stout; Bryan Adriaan Vogel
[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'):

To support the proposed District Plan where a change of zoning is recommended
[State the name of proposed or existing plan and (where applicable) change or variation].

~~It~~^{We} could/could not* gain an advantage in trade competition through this submission.
[*Select one.]

~~I am~~^{We are} 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]

This submission relates to a change of zoning from Rural 1 to R L Z for:
Lot 2 DP 1364; 4.3023 ha Address 16 Burden Road, Woodbury
Lot 3 DP 5765; 3.1464 ha Address 26 Burden Road, Woodbury
Lot 2 DP 5765; 2.6886 ha Address 36 Burden Road, Woodbury

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 support the proposed plan as explained in the attached 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]

We, Bernard O'Keefe, Joy O'Keefe, Alan Stout and Bryan Vogel ask that the local authority approves the following recommendation: That the zoning of the following lots, all located in the village of Woodbury, be changed from the present Rule 1 Zoning to Rule Lifestyle Zone. Lot 2 D.P. 1364 at 16 Burden Road, Woodbury. Lot 3 D.P. 5765 at 26 Burden Road, Woodbury. Lot 2 D.P. 5765 at 36 Burden Road, Woodbury.

We 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.] This submission represents 3 property owners.

We do not wish to present a joint case with any other submitters.

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]

J.E.M. O'Keefe

Date 10 December, 2022

Electronic address for service of submitter: joybernie@gmail.com

Telephone: 03 6922864

Postal address (or alternative method of service under s352 of the Act): 16 Burden Road, Woodbury, R.D. 21, Geraldine, 7991

Contact person: [name and designation, if applicable] Joy O'Keefe

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.

The purpose of our submission is to support the proposed plan.

This submission relates to;

Lot 2 DP 1364; 4.3023 ha Address 16 Burdon Road, Woodbury. Owners: Bernard and Joy O'Keefe

Lot 3 DP 5765; 3.1464 ha Address 26 Burdon Road, Woodbury. Owner: Alan Stout

Lot 2 DP 5765; 2.6886 ha Address 36 Burdon Road, Woodbury. Owner: Bryan Vogel

The above landowners wish to support the proposed plan for the following reasons;

1. The lots referred to are situated within an existing rural village and bounder the Woodbury Domain, a large recreational area, and one bounders the Woodbury Café, the centre of Woodbury.
2. The demand for building sites is strong. Any Woodbury residential property put on the market recently has sold within days.
3. We the present owners, feel very comfortable subdivision into minimum 5000 sq m sections will not compromise the existing character and qualities of the area. All three lots are well planted with trees and ornamentals already.
4. After submitting two submissions and attending a hearing requesting a change of zoning from Rural One, it was recommended our case was to be "Accepted". This was then passed (adopted) by Timaru District Council on 22 May 2018. Quite sometime later we were informed this decision had been reversed. On questioning "why", the answer was "water". We have recently been informed the new treatment plant and storage facility for the Te Moana scheme at Pleasant Valley will mean new connections are made available. It was pleasing to hear a reticulated water supply will now be possible as we are aware this is a requirement under the Rural Lifestyle Zone.
5. All land involved in this submission is very well drained hence modern sewage/greywater disposal units work efficiently.

We have read and feel comfortable with the regulations set out for RLZ and would expect new owners to comply accordingly.

From: joybernie@gmail.com
To: [PDP](#)
Subject: Submission to accompany Form 5
Date: Monday, 16 January 2023 9:53:06 am
Attachments: [The purpose of our submission is to support the proposed plan.docx](#)

Attention Jan.

This is in response to your phone call this morning.

Please find attached the submission from B & J O'Keefe, A Stout and B Vogel that was submitted to TDC in December. This relates to land in the village of Woodbury.

Kind regards
Joy O'Keefe