

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:

Darren Wayne Roe

[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 Timaru 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]

That the Thompson Road Lifestyle Zone be extended North to include our property

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.]

Rural Lifestyle Zone - Thompson Road, Temuka

I propose this be extended to Springfield Road, Temuka - approximately 900 meters North of Thompson Road, Temuka

Reason - to enable us to build a modern, low maintenance house on our current property at 118 McNair Road, Temuka which is 2.4314 hectares and the subdivide of the original house. There are currently no available sections in Temuka to accommodate a house and multiple garage spaces which is what we desire therefore a small lifestyle block is suitable for us. There are currently no lifestyle blocks for sale in the Temuka area with a modern, low maintenance house and multiple garage spaces - we love the location as is close to family and places of work along with being part of the community, Temuka suits us.

We have town supply water connected to our property at 118 McNair Road, Temuka and the town sewer is 900 meters away

with main power poles running² through our property. We have been advised by Simon Davenport of the Timaru District Council that footpaths are to be installed as a continuation from King Street / State Highway 1 / Springfield Road / McNair Road / Thompson Road and the speed limit reduced to 50 kmph due to the high number of pedestrians frequenting this block so this will take it away from a rural aspect.

The only way for Temuka to grow is to the North due to river boundaries to the West and South of the town along with swampy land to the East.

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]

That the Thompson Road Lifestyle Zone be extended North to include our property at 148 McNair Road, Temuka to enable the land to be subdivided.

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.] **Yes**

Dee Anne

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 **15-12-22**

Electronic address for service of submitter: **ang.daz@slingshot.co.nz**

Telephone: **027 6286648**

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

148 McNair Road, Temuka 7920

Contact person: [name and designation, if applicable] **Darren Roe**

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.

From: [Angela Rae](#)
To: [Megan Geng](#)
Subject: Submission on Notified Proposal for Plan, Change or Variation
Date: Friday, 16 December 2022 12:22:37 pm
Attachments: [McNair Road.pdf](#)

Hi Megan

Please find attached our Submission on Notified Proposal for Plan, Change or Variation to the Timaru District Plan

I spoke with Bex a few moments ago and she advised to email this directly to yourself as apparently the submissions closed yesterday although I'm positive I saw in the paper conflicting dates so I will double check this but am positive it displayed a date of 22nd/23rd December

Thanks

Angela Rae

Disclaimer

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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:

Darren Wayne Roe

[State full name]

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Proposed Timaru District Plan

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

~~+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]

New rules to provide for Boundary Adjustment in the Rural General Zone as a Discretionary Activity without a minimum area requirement as per the Operative Timaru District Plan.

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.]

Subdivision Changes - the minimum allotment size in the General Rural Zone is 10 hectares for boundary adjustment, with consent classified as a non-complying Activity for any allotment has an area less than 10 hectares

Property at 59 Milford - Clonabaye Road, Temuka

Reason - we would like to separate the house off from the 12.1101 hectares as currently set into six lots. There are currently no available sections in Temuka to accommodate a house and multiple garage spaces which is what we desire therefore a small lifestyle block is suitable for us. There are currently no lifestyle blocks for sale in the Temuka area with a modern, low maintenance house and multiple garage spaces - we love the location as is close to family and places of work along with being

part of the community, Temuka suits us

The current owner Duncan McArthur has expressed his desire to sell the house to us as he only requires the land and has no interest in the house. By allowing this we are not changing or interfering with any productive land - this would be a win for him and a win for us

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]

I seek reinstatement of the Prior Timaru District Council Plan - Discretionary Activity for Boundary Adjustment Rule which would allow the house at 59 Milford - Clarendon Road, Temuka be subdivided off from the land

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

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[†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.] Yes

Darren Roe

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 15-12-22

Electronic address for service of submitter: arog.abz@slingshot.co.nz

Telephone: 027 6286618

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

148 McNair Road, Temuka 7920

Contact person: [name and designation, if applicable] Darren Roe

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- 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: [Angela Rae](#)
To: [Megan Geng](#)
Subject: Submission on Notified Proposal for Plan, Change or Variation
Date: Friday, 16 December 2022 12:23:12 pm
Attachments: [Milford Clandebove Road.pdf](#)

Hi Megan

Please find attached our Submission on Notified Proposal for Plan, Change or Variation to the Timaru District Plan

I spoke with Bex a few moments ago and she advised to email this directly to yourself as apparently the submissions closed yesterday although I'm positive I saw in the paper conflicting dates so I will double check this but am positive it displayed a date of 22nd/23rd December

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Angela Rae

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