



Timaru District Council
2 King George Place
Timaru 7910
Phone: 03 687 7200

Further submission in support of, or in opposition to, submission on the Proposed Timaru District Plan

Clause 8 of Schedule 1, Resource Management Act 1991

Further submissions close on Friday 4 August 2023 at 5pm

To: Timaru District Council

This is a further submission in support of, or in opposition to, a submission on the **Proposed Timaru District Plan**.

Full name of person making further submission:

Nic twaddle Amy Alison and Robert Whittam

Organisation name and contact (if representing a group or organisation):

[Click to enter text.](#)

Only certain persons can make a further submission. Please select the option that applies.

I am:

- a person representing a relevant aspect of the public interest;
- a person who has an interest in the proposal that is greater than the interest the general public has;
- the local authority for the relevant area.

Please explain why you come within the category selected above:

[Click or tap here to enter text.](#)

Hearing options

I wish to be heard in support of my further submission? Yes No

If others make a similar further submission, I will consider presenting a joint case with them at a hearing.

Yes No

Signature: nic twaddle

Date: 11 August 2023

(of person making submission or person authorised to make decision on behalf)

PLEASE NOTE - A signature is not required if you submit this form electronically. By entering your name in the box above you are giving your authority for this application to proceed.

Electronic address for service of person making further submission: [Click to enter text.](#)

Telephone: 0220945270

Postal address (*or* alternative method of service under section 352 of the Act): 24 Haig St Whakatane

Contact person: *[name and designation, if applicable]*: Nic twaddle

You have served a copy of the further submission on the original submitter (this is required under the Resource Management Act 1991 Schedule 1, s8A(2) to be completed within 5 working days after it is served on the Timaru District Council)

Yes No

Further submissions close on Friday 4 August 2023 at 5pm.

Hannah Price

From: PDP
Sent: Wednesday, 6 September 2023 3:02 pm
To: Nic Twaddle
Subject: RE: Document shared with you: "form 6 further sub.docx"
Attachments: Natural-Features-and-Landscapes.pdf; Natural-Hazards.pdf

Hello Nic,

Please find attached a couple of summary of submissions. Look through the Natural Hazards summary to see if any of these points match up with what you would like to support/oppose, and similar look through the Natural Features and Landscapes in regards to the visual amenity overlay.

I also thought this submission point may cover some of the points you would want to support/oppose in a further submission.

Robert Whitham	121.1	OSZ - Open Space zone	General	General	Oppose	Considers there is an absence of the following information: - Specific provisions to manage natural hazard risk and effects on landowners and infrastructure from Kowhai Stream. - How to maintain safe access to the national park. - A specific analysis of the existing landscape character of 'Blandswood' and the surrounding area and the appropriateness of future growth. - A specific analysis of the development constraints of Peel Forest Settlement Zone. - A specific analysis of the appropriateness of the OPZ for Blandswood.	Decline the PDP change to Open Space Zone.
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We are moving onto further stages of the District Plan Review very shortly, so I would suggest getting back to us as soon as possible.

Please note you need to complete Form 6, and the excel spreadsheet table I sent you a few weeks ago for your further submission to be considered a complete submission. A lot of the text you provided in the Form 6 could be your 'reasons' but you need to be able to tie them to an original submission point, as new submission points cannot be raised at this stage in the process.

Kind regards,
Alanna



Timaru District Council | PO Box 522 | Timaru 7940
P: 03 687 7200 | W: www.timaru.govt.nz

From: Nic Twaddle (via Google Docs) <whakatane@gmail.com>

Sent: Monday, September 4, 2023 10:14 AM

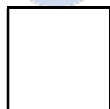
To: PDP <pdp@timdc.govt.nz>

Subject: Document shared with you: "form 6 further sub.docx"

Nic Twaddle shared a document



Nic Twaddle (whakatane@gmail.com) has invited you to **edit** the following document:



Hi Alanna,

Please find attached our amended submission for the proposed district plan.

Kind regards,

Nic

form 6 further sub.docx



This email grants access to this item without logging in. Only forward it to people you trust.

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Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA

You have received this email because whakatane@gmail.com shared a document with you from Google Docs.



Hannah Price

From: PDP
Sent: Tuesday, 5 September 2023 4:27 pm
To: Nic Twaddle
Subject: RE: Document shared with you: "form 6 further sub.docx"

Hello Nic,

Would you be able to send this through as an attached word document? I cannot download the form through Google Docs.

Kind regards,
Alanna



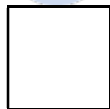
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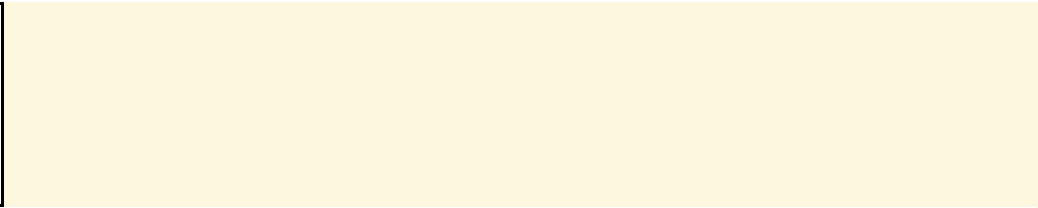
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Please find attached our amended submission for the proposed district plan.

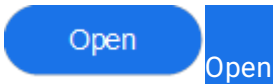
Kind regards,

Nic

form 6 further sub.docx



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From: Nic Twaddle (via Google Docs) <whakatane@gmail.com>
Sent: Monday, 4 September 2023 10:14 am
To: PDP
Subject: Document shared with you: "form 6 further sub.docx"

Follow Up Flag: Follow up
Flag Status: Flagged

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Hannah Price

From: PDP
Sent: Tuesday, 29 August 2023 11:36 am
To: Nic Twaddle
Subject: Submission points relating to zoning of Blandswood
Attachments: Blandswood Zoning Submission Points.docx

Hello Nic,

Please find attached a table of all the original submission points relating to the zoning of Blandswood. For your further submission, you can go through this list and outline which submissions you support or oppose and what you are seeking from Timaru District Council (to accept or reject original submission point, for example).

You will be able to use the excel spreadsheet I emailed you on the 22 August to complete your further submission table.

Let me know if you have any further queries.

Kind regards,
Alanna



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P: 03 687 7200 | W: www.timaru.govt.nz

From: Nic Twaddle <whakatane@gmail.com>
Sent: Friday, August 11, 2023 5:03 PM
To: PDP <pdp@timdc.govt.nz>
Subject: Re:

Hopefully attached here

On Friday, 11 August 2023, Nic Twaddle <whakatane@gmail.com> wrote:

Please see attached submission for Nic Twaddle Robert Whittam send Amy Alison. Opposing changes to the zoning of blandswood.

Kind regards

Nic Twaddle

Submitter	Sub No.	Section/Appendix	Sub-section	Oppose/ Support/ Amend	Submission Point Summary	Relief/Decision Sought Summary
Aaron Carson	8.1	Planning Maps	Rezone	Oppose	Opposes the inclusion of Blandswood, a long established settlement, in the Open Space Zone.	1. Rezone Blandswood from Open Space Zone - Holiday Hut Precinct to Settlement Zone; and 2. Any consequential amendments to the Proposed Plan.
Rachel Smith	9.1	Planning Maps	Rezone	Oppose	Opposes the inclusion of Blandswood in the Natural Open Space Zone. The zoning is not appropriate for private land with existing dwellings.	1. Rezone Blandswood from Open Space Zone - Holiday Hut Precinct to Settlement Zone; and 2. Any consequential amendments to the Proposed Plan.
Mike Lamb	24.1	Planning Maps	Rezone	Oppose	Considers the proposed OSZ will mean resource consent is required to do anything on the submitter's section on Lookout Road at Blandswood. Considers the sloping ground makes a transportable building or caravan impossible. Considers the proposed zoning will mean the section is worthless.	Rezone Lookout Road (CB26A/1208, Lot 27 DP8214,VR 2464011211) at Blandswood from Open Space Zone - Holiday Hut Precinct to Rural 4B from the Operative District Plan.
Scott Jesen	67.1	Planning Maps	Rezone	Oppose	Opposes the zoning of 166 Blandswood Road as OSZ with a Hut Precinct Overlay.	Rezone Blandswood from Open Space Zone - Holiday Hut Precinct to Settlement Zone .
Ruth Melrose	69.1	Planning Maps	Rezone	Oppose	Opposes the zoning of Blandswood as OSZ, it would result in a vacant section not being able to be built on despite its suitability for residential development. [See original submission for full reasons].	1. Rezone Blandswood from Open Space Zone - Holiday Hut Precinct to Settlement Zone ; and 2. Any consequential amendments to the Proposed Plan.
Graham John and Kathleen Veronica Collins	71.1	Planning Maps	Rezone	Oppose	Oppose having Blandswood in the Open Space Zone.	1. Rezone Blandswood from Open Space Zone - Holiday Hut Precinct to Settlement Zone ; and 2. Any consequential amendments to the Proposed Plan.
Miriam Jowett	75.1	Planning Maps	Rezone	Oppose	Opposes having Blandswood in the Open Space Zone.	1. Rezone Blandswood from Open Space Zone - Holiday Hut Precinct to Settlement Zone ; and 2. Any consequential amendments to the Proposed Plan.
Luke Challies and Elizabeth Ireland	77.1	Planning Maps	Rezone	Oppose	Oppose the zone change from Rural 4B to Open Space Zone - Hut Precinct within the Blandswood Area, due to detracting from the area as maintenance and development/improvement of properties will be restricted. Considers property owners should have greater freedom and rights to improve their properties. [Refer original submission for full reason]	1. Rezone Blandswood from Open Space Zone - Holiday Hut Precinct to Settlement Zone ; and 2. Any consequential amendments to the Proposed Plan.
Catharina Treeby	93.1	Planning Maps	Rezone	Oppose	Oppose having Blandswood in the Open Space Zone.	1. Rezone Blandswood from Open Space Zone - Holiday Hut Precinct to Settlement Zone ; and 2. Any consequential amendments to the Proposed Plan.
Ali Bras	96.1	Planning Maps	Rezone	Oppose	Oppose having Blandswood included in the Open Space Zone.	1. Rezone Blandswood from Open Space Zone - Holiday Hut Precinct to Settlement Zone ; and 2. Any consequential amendments to the Proposed Plan.
David Stanley Woods	102.1	Planning Maps	Rezone	Oppose	Opposes having Blandswood included in the Open Space Zone.	1. Rezone Blandswood from Open Space Zone - Holiday Hut Precinct to Settlement Zone . 2. Make any consequential amendments in the Proposed District Plan.
Gordon & Jillian Ireland	110.1	Planning Maps	Rezone	Oppose	Oppose the inclusion of Blandswood in the Open Space Zone as considered the area is more appropriate for Settlement Zone.	1. Rezone Blandswood from Open Space Zone - Holiday Hut Precinct to Settlement Zone . 2. Make any consequential amendments in the Proposed District Plan.

					[Refer original submission for full reason]	
Hamish Laird	111.1	Planning Maps	Rezone	Oppose	Opposes the inclusion of Blandswood in the Open Space Zone.	1. Rezone Blandswood from Open Space Zone - Holiday Hut Precinct to Settlement Zone . 2. Make any consequential amendments in the Proposed District Plan.
Robert Whitham	121.1	OSZ - Open Space zone	General	Oppose	Considers there is an absence of the following information: - Specific provisions to manage natural hazard risk and effects on landowners and infrastructure from Kowhai Stream. - How to maintain safe access to the national park. - A specific analysis of the existing landscape character of 'Blandswood' and the surrounding area and the appropriateness of future growth. - A specific analysis of the development constraints of Peel Forest Settlement Zone. - A specific analysis of the appropriateness of the OPZ for Blandswood.	Decline the PDP change to Open Space Zone.
Elizabeth Jane Small and Roger Ellis Buchanan	123.1	Planning Maps	Rezone	Oppose	It is unreasonable to zone the Blandswood area OSZ. Subject to suitable controls it is suitable for residential development. The land as purchased on the basis that a house could be built. Rates have also been paid on that basis.	Rezone Blandswood from Open Space Zone - Holiday Hut Precinct to Settlement Zone .
Amy Alison	126.1	Open Space Zone	General	Oppose	Considers there is an absence of the following information: - Specific provisions to manage natural hazard risk and effects on landowners and infrastructure from Kowhai Stream. - How to maintain safe access to the national park. - A specific analysis of the existing landscape character of 'Blandswood' and the surrounding area and the appropriateness of future growth. - A specific analysis of the development constraints of Peel Forest Settlement Zone. - A specific analysis of the appropriateness of the OPZ for Blandswood .	Decline the PDP change to Open Space Zone.
Louis Brown Nicolas John Twaddle	127.1	OSZ - Open Space Zone	General	Oppose	Considers there is an absence of the following information: - Specific provisions to manage natural hazard risk and effects on landowners and infrastructure from Kowhai Stream. - How to maintain safe access to the national park. - A specific analysis of the existing landscape character of 'Blandswood' and the surrounding area and the appropriateness of future growth. - A specific analysis of the development constraints of Peel Forest Settlement Zone. - A specific analysis of the appropriateness of the OPZ for Blandswood .	Decline the PDP change to Open Space Zone.

David William & Siobhan Mary Collins	141.1	Planning Maps	Rezone	Oppose	Oppose the Open Space Zoning of Blandswood, it is different from the other areas where this zoning is proposed.	1. Rezone Blandswood from OSZ to SETZ AND 2. Make any necessary consequential amendments.
Gregory Andrew and Vivienne Louise Wilkinson	144.1	Planning Maps	Rezone	Oppose	Opposes the Open Space Zone for Blandswood as this unduly restricts property owners to develop and improve their homes or holiday homes.	Rezone Blandswood from the Open Space Zone to the Settlement Zone .
Christian Bras	154.1	Planning Maps	Rezone	Oppose	Oppose having Blandswood included in the Open Space Zone.	1. Rezone Blandswood from Open Space Zone - Holiday Hut Precinct to Settlement Zone; and 2. Any consequential amendments.
Graham and Sharon Melrose	195.1	Planning Maps	Rezone	Oppose	The Submitter opposes the inclusion of Blandswood in the Open Space Zone. The reason is due to the area not being leasehold but in private ownership and is not in the same category as cemetery or fishing hut. The submitter considers the OSZ will severely limit their options on their non-built land and request the area be zoned Settlement Zone.	1. Rezone Blandswood from Open Space Zone - Holiday Hut Precinct to Settlement Zone; and 2. Any consequential amendments to the Proposed Plan.
Peter Bras	232.1	Planning Maps	Rezone	Oppose	Oppose having Blandswood included in the Open Space Zone.	1. Rezone Blandswood from Open Space Zone - Holiday Hut Precinct to Settlement Zone; and 2. Any consequential amendments in the Proposed District plan.

Hannah Price

From: PDP
Sent: Tuesday, 22 August 2023 1:21 pm
To: Nic Twaddle
Subject: RE: Re:
Attachments: Further-Submission-Table.xlsx

Hello Nic,

For your further submission to be treated as complete, we require detail on the specific points you wish to support or oppose from the original submissions, with reasons. I have attached a form that sets this out for you.

As for Form 6, to note this form as complete you need to complete the section explaining why you are 'a person who has a greater interest in the proposal than the interest the general public has' (as ticked on your form).

You will need to complete these requirements for your further submission to be considered.

Please let me know if you have any questions.

Kind regards,
Alanna



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Follow Up Flag: Follow up
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