

Online submission

This is a submission that was made online via the Council's website.

Submitter No.	S23
Submitter Name	Michael & Alyson Duff
Submitter first name	Michael & Alyson
Submitter surname	Duff
Submitter is contact	Yes
Email	mike@bdc.govt.nz
Wish to be heard	Yes
Joint presentation	No
Trade competition	I could not gain an advantage in trade competition through this submission.
Directly affected	N/A
Withhold contact details?	No

Submission points

Plan section	Provision	Support/oppose	Reasons	Decision sought
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ZONES	ZONES	Amend		
			<p>Our request to rezone our land to Settlement Zone (Rural Residential Precinct) is based on the following reasons aligned to WCRC guiding principles:</p> <ol style="list-style-type: none"> 1. Consistency with the WCRC Regional Policy Statement (RPS) – Our request is aligned with the operative RPS (July 2020) and presents nil departures from scope and affect. 2. Existing infrastructure use for residential housing – Our request does not require large scale infrastructure extensions and enjoys the same utility access and neighbouring and adjoining properties which are proposed as Settlement Zone (Rural Residential Precinct). 3. Business and industrial land – Not applicable for our request since our land is not business and industrial. 4. Areas of high value – Not applicable for our request since our land is not classified as high natural, historic or Poutini Ngāi Tahu value. 5. Exacerbation of significant natural hazards – Not applicable for our request since our land is not classified as within a significant natural hazard zone. 6. Potential impact of climate change – Not applicable for our request since our land is not subject to significant risk from climate change. 7. Reverse sensitivity impact to industry – Not applicable for our request since our land is not adjacent to productive uses or industry. 8. Nationally significant infrastructure – Our request does not impact nor is it incompatible with nationally significant infrastructure. 9. Future Urban Zone considerations – Our request does not impact nor is it incompatible with Future Urban Zone considerations. 10. Clearly defensible zone boundaries – Our request is aligned with good practice principles of delineation and purpose. 11. Property boundaries – Our request follows established property boundaries, and simply seeks to extend the proposed Settlement Zone (Rural Residential Precinct) to include our land and be the same as our neighbouring and adjoining properties. 12. Spot zoning avoidance – Our request avoids being a single site zone by extending the proposed Settlement Zone (Rural Residential Precinct) to include our land and be the same as our neighbouring and adjoining properties. 13. Resource consent – Not applicable for our request as we are not determined by existing resource consents or rights. <p>We trust that the above request will be considered as part of the TTPP hearings process.</p>	<p>We are submitting request to rezone our land (28 Tuis Way, Lot 2 DP 12993, Lower Buller Gorge, Westport 7892) from General Rural to Settlement Zone (Rural Residential Precinct), and be the same as our neighbouring and adjoining properties.</p>
			<p>Documents included with submission</p> <p>None</p>	