## BEFORE THE HEARING PANEL APPOINTED BY THE TASMAN DISTRICT COUNCIL

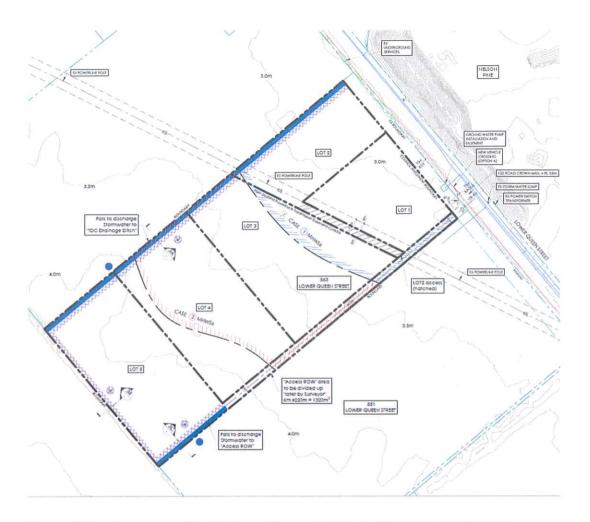
In the matter

to the Tasman Resource Management Plan under Schedule 1 of the Resource Management Act 1991.

Submitter

AB & SL Family Trust (OS 4222);

STATEMENT OF ALLAN MCLEAN (AB & SL FAMILY TRUST)



- This plan was provided to Council as part of the 'uplift' application in 2022. We were required to provide extensive technical information to demonstrate feasibility of servicing this layout (and other potential options). I discuss this further below, but it was not until the we had incurred the cost of providing this technical information that the Council staff advised that they would not process our uplift application.
- The Family Trust submission seeks for this plan to be inserted into the plan change to ensure that the work undertaken to date is not wasted. I understand that the Council Planner considers acceptance of such plan to be outside of scope. I don't understand how insertion of a plan can be outside the scope of a plan change which includes potential for range of outcomes, including both controlled and prohibited subdivision.
- 9 It is important that the extensive history and cost associated with Council processes is not wasted.

## **Application History**

10 I outline a brief history to our site and the adjoining property below:

- zoning, and a decision on the application would need to wait until the outcome of that process.
- 10.10 Following further queries, the Council advised that they 'presumed' we were aware our application could no longer progress. We were advised that this had been the case 'for some time'. We were completely unaware of this stance taken by the Council.
- I provide this timeline as a demonstration of the extensive work undertaken at the request of Council, only to be told (at what we thought was the last hurdle) that uplift would not proceed.
- In a similar vein, we thought that PC79 proposed a somewhat practical means of providing development potential. Our consultation with Council Officers in advance of this plan change's notification was that prohibition on subdivision would not work. We were pleased when the plan change did not restrict subdivision in this way. However, we have now been surprised by the Council Officer's report which fundamentally departs from the notified version. I don't understand why these matters were not resolved internally within Council, so that our original submissions could cover the true nature of this plan change.
- Ultimately this is not a facilitative plan change as was notified. By advancing prohibition through Council officer report we have had very little opportunity to respond comprehensively. We have sought to engage additional technical consultants to progress this work, but have not been able to do so on the short timelines between receipt of the Planner's Report and this hearing.

## What do we want?

- Ultimately, we want the planning regime that fairly assesses the merits of our site. We have progressed extensive assessment on this already for the Council.
- I think an appropriate example of development is demonstrated by the

  Artillery Place application which ensures site specific mitigation is provided, in
  line with the latest information. This is the methodology accepted by Council
  previously and proven to work.

## **ALLAN MCLEAN**