

Our Reference: RC215210 RC225279 /220919161584
Valuation Reference: 2149013703

19 September 2022

Dear Sir/Madam

RESOURCE MANAGEMENT ACT 1991 PUBLIC NOTIFICATION OF APPLICATION FOR A RESOURCE CONSENT

The Waimakariri District Council has received the attached application for a resource consent from **Longmead Downs Limited, 425 Loburn Kowai Road Loburn North.**

Proposal

To subdivide 425 Loburn Kowai Road, Loburn North (legally known as Lot 2 DP 559709) into 16 lots that are 4.0 hectares or larger. The property has an area of 77.76 hectares. The subdivision will be undertaken in 4 stages. Proposed Lots 2 - 12 would be served by a new accessway from Loburn Terrace Road, and Lots 13 - 17 would be served by a new accessway from Loburn Kowai Road.

All lots achieve the required minimum area of 4ha and the required minimum dimensions of 120m x 120m for a suitable shaped allotment under the Operative District Plan. All proposed lots are less than the required minimum area of 20ha under the Proposed District Plan.

Land use consent is also sought to allow for the future establishment of a residential dwelling on the proposed lots, which are undersize under the Proposed District Plan, as well as an additional minor dwelling unit on proposed Lot 17.

The application is a Discretionary activity under the Waimakariri Operative District Plan and a non-complying activity under the Proposed District Plan. The site is located in the Rural Zone (Waimakariri Operative District Plan) and General Rural Zone (Waimakariri Proposed District Plan)

Submissions

If you wish to make a submission on this application you may do so by sending a written submission to the Council no later than **5.00pm on Tuesday 18th October 2022.** The submission must be dated, signed by you, and include the following information:

1. Your name, postal address, telephone number and fax number (if applicable).
2. Details of the application in respect of which you are making the submission, including location.
3. Whether you support or oppose the application.
4. Your submission, with reasons.
5. The decision you wish the Council to make.

6. Whether you wish to be heard in support of your submission.

Enclosed is a copy of Council's submission form (QS-P255-AU).

A copy of your submission is also required to be served as soon as reasonably practicable on the applicant whose address for service is:

Address for Service

Mr Joshua Thomas
Joshua Thomas Surveying
joshua@jtsurveying.co.nz

The closing date for submissions is 5pm on **Tuesday 18th October 2022**. Your submission may also be sent via email to: RCsubmissions@wmk.govt.nz

For any queries regarding this resource consent application, please contact Marcus Langman on 021 722-610 or email marcus.langman@planningconsultant.co.nz

Yours faithfully

Sally Fear

Sally Fear
PLANNING SECRETARY