



Re:
6 York Street +
34 Commercial Road

Waimakariri District Council
215 High Street
Private Bag 1005
Rangiora 7440, New Zealand
Phone 0800 965 468

DISTRICT PLAN REVIEW

Proposed Waimakariri District Plan - Submission

Clause 6 of Schedule 1, Resource Management Act 1991

Submitter details

(Our preferred methods of corresponding with you are by **email** and **phone**).

Full name: P [REDACTED] Campbell and E [REDACTED] Mooney

Email address: elviemooney@me.com

Please select one of the two options below:

- ☒ I **could not** gain an advantage in trade competition through this submission (go to Submission details, you do not need to complete the rest of this section)
- ☐ I **could** gain an advantage in trade competition through this submission (please complete the rest of this section before continuing to Submission details)

Please select one of the two options below:

- ☐ I **am** 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 effect of trade competition.
- ☐ I **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 effect of trade competition.

Submission details

The specific provisions of the proposal that my submission relates to are as follows: *(please give details)*

We request a change to the Proposed Plan to change zoning of our property at 6 York Street Oxford from Large Lot Residential to General Residential (Property ID 1842 - 6 York Street, and Property ID 1842 - 34 Commercial Road).

This submission is in support of our separate submission for rezoning of 15 Perth Street Oxford, and can be viewed as a JOINT CASE.

My submission is that: *(state in summary the Proposed Plan chapter subject and provision of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made, giving reasons) (please include additional pages as necessary)*

We wish to have a ZONING AMENDMENT made to our current Large Lot Residential zoning so that it is changed to General Residential. This appears to come under - Part 2 of the Proposed Plan - General District-wide matters, and - Part 3 of the Proposed Plan - Area Specific Matters / Zones / Large Lot Residential Zone

The Proposed Plan is not clear as to Lot boundaries. It appears to follow Rating Units and not Land Transfer Record of Title boundaries (per plan attached). This is deceptive as 6 York Street appears larger than its true size.

The subject property at 6 York Street appears on the Proposed Plan as a large combined lot with the appearance of Large Lot Residential Zoning. This is not correct. In fact it is 2 separate legal titles (copies attached), being 6 York Street with a residential house, and 34 Commercial Road which comprises 2 lots - one on either side of the road. The issue is that these are very old titles and a relocated house was apparently placed slightly over one boundary in error. We intended to have this remedied with a boundary realignment but will await the outcome of this submission.

I/we have included: five additional pages

I/we seek the following decision from the Waimakariri District Council: *(give precise details, use additional pages if required)*

ZONING AMENDMENT to Proposed Plan to rezone 6 York Street Oxford (property ID 1842) and Lot 1 from 34 Commercial Road (property ID 1842) from LLRZ to GRZ.

AND

To rezone all properties in the triangle between Commercial Road and Cheapside Street, and including Bath Street, York Street, Perth Street and Cheapside Street, from Large Lot Residential Zone to General Residential Zone. (We have spoken with several neighbours on this proposal and all have been supportive.)

Submission at the Hearing

- ☒ I/we wish to speak in support of my/our submission
- ☐ I/we do not wish to speak in support of my/our submission
- ☒ If others make a similar further submission, I/we will consider presenting a joint case with them at the hearing

Important Information

1. The Council must receive this submission before the closing date and time for submissions.
2. Please note that submissions are public. Your name and submission will be included in papers that are available to the media and public. Your submission will only be used for the purpose of the District Plan review process.
3. Only those submitters who indicate they wish to speak at the hearing will be emailed a copy of the planning officers report (please ensure you include an email address on this submission form).

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.

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 specialised knowledge or skill to give expert advice on the matter.

Send your submission to: Proposed District Plan Submission
Waimakariri District Council
Private Bag 1005, Rangiora 7440

Email to: developmentplanning@wmk.govt.nz

Phone: 0800 965 468 (0800WMKGOV)

You can also deliver this submission form to one our service centres:

Rangiora Service Centre: 215 High Street, Rangiora

Kaipoi Service Centre: Ruataniwha Kaipoi Civic Centre, 176 Williams Street, Kaiapoi

Oxford Service Centre: 34 Main Street, Oxford

Submissions close 5pm, Friday 26 November 2021

Please refer to the Council website waimakariri.govt.nz for further updates



BURNT HILL ROAD

TAWERA LANE

GRZ

MAIN STREET

LLRZ

CHEAPSIDE STREET

PERTH STREET

COMMERCIAL ROAD

YORK STREET

WEST STATION ROAD

BATH STREET

GRUZ

WOODSIDE ROAD

DEPOT ROAD

L ROAD

LIZ

HIZ





RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy



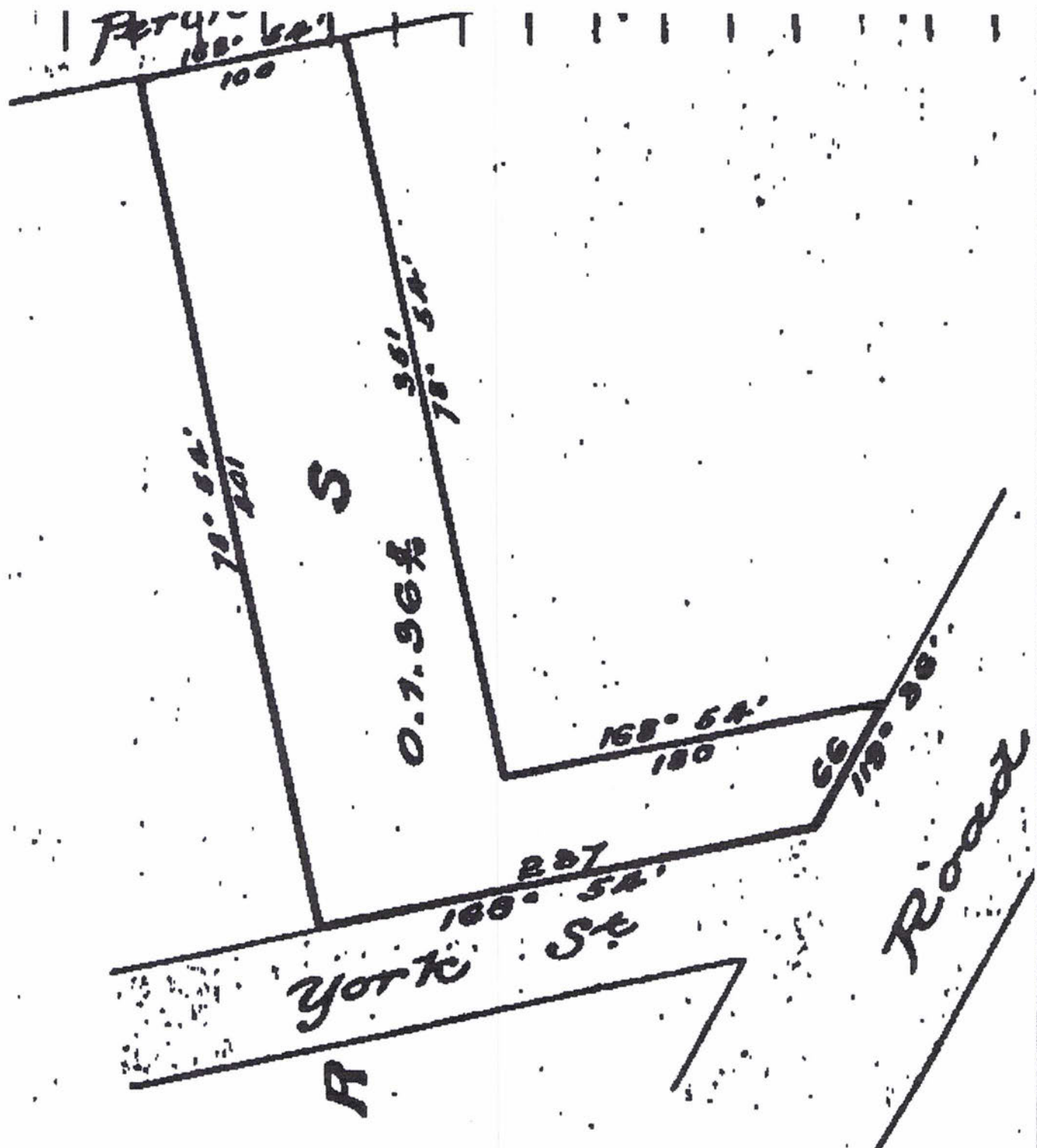

R.W. Muir
Registrar-General
of Land

Identifier **CB262/222**
Land Registration District **Canterbury**
Date Issued 14 February 1911

Estate Fee Simple
Area 1942 square metres more or less
Legal Description Part Rural Section 1750
Registered Owners
Elvere Nina Mooney as to a 1/2 share
Patrick Thomas Campbell as to a 1/2 share

Interests

5920220.3 Mortgage to (now) Westpac New Zealand Limited - 4.3.2004 at 9:00 am
6413674.1 Variation of Mortgage 5920220.3 - 10.5.2005 at 9:00 am
6551757.1 Variation of Mortgage 5920220.3 - 30.8.2005 at 9:00 am






**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **CB294/239**
Land Registration District **Canterbury**
Date Issued 12 March 1915

Estate Fee Simple
Area 2.8442 hectares more or less
Legal Description Lot 1-2 Deposited Plan 4212

Registered Owners

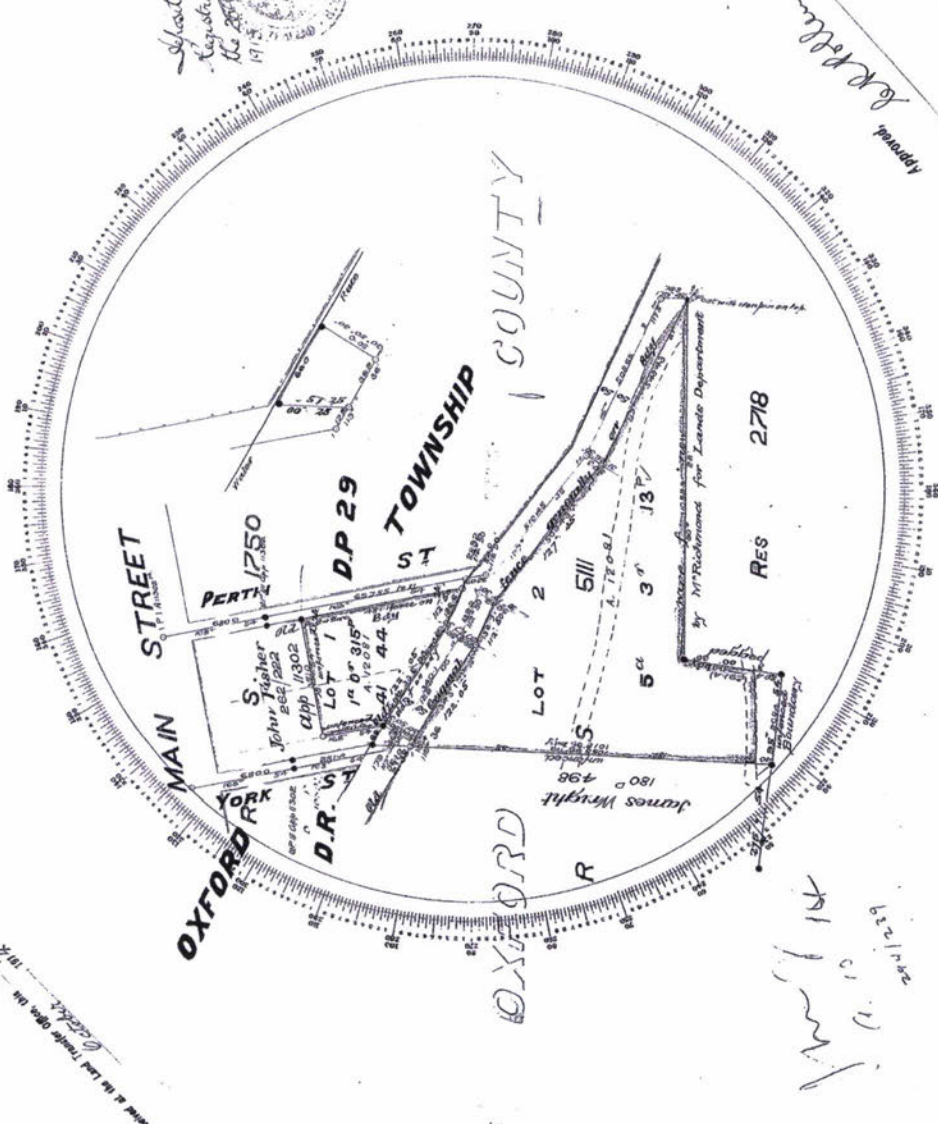
Elvere Nina Mooney as to a 1/2 share
Patrick Thomas Campbell as to a 1/2 share

Interests

6134846.2 Mortgage to (now) Westpac New Zealand Limited - 2.9.2004 at 9:00 am
6552099.1 Variation of Mortgage 6134846.2 - 30.8.2005 at 9:00 am

DP 4212

DEPARTMENT OF LANDS AND SURVEY, NEW ZEALAND,
FOR SURVEYS UNDER THE LAND TRANSFER ACT.



Ref: 7/142, C/5111
Plan of Parts of R.Ss. 1750 & 5111 Block VIII Oxford S.D.
Surveyed for Charles Stevenson
By Charles Hastings Bridgway, Son
Confirmed Surveyor, Ch. Ch. & Auckland
Date: August 1914
SCALE: TWO Chains to an inch.

RECEIVED:	18/11/15
TRAN. BOOK:	Page 1115
FIELD BOOK:	Page 1115
REF. PLANS:	

DECLARATION.
I, Charles Hastings Bridgway, Charles Stevenson
do hereby declare that this plan has been made from surveys executed by me
and that I am a duly qualified Surveyor, and have been made from surveys executed by me
and I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the Land Transfer Act, 1902.
Declared at Christchurch, this 27th day of August 1914
Signed: Charles Hastings Bridgway, Charles Stevenson
Witness: J. H. H. H.

3024