

**SUBMISSION ON PUBLICLY NOTIFIED PROPOSAL FOR POLICY STATEMENT OR
PLAN, CHANGE OR VARIATION**

Clause 6 of Schedule 1, Resource Management Act 1991

To Waimakariri District Council

Name of submitter: CSI Property Limited (CSIPL)

- 1 This is a submission on the proposed Waimakariri District Plan (the **Proposed Plan**).
- 2 CSIPL could not gain an advantage in trade competition through this submission.
- 3 CSIPL's submission relates to the entire Proposed Plan.
- 4 CSIPL seeks the following decision from the local authority:
 - 4.1 The relief as set out in **Annexure A**.
 - 4.2 Any other similar relief that would address the relief sought by CSIPL.
 - 4.3 All necessary consequential amendments.
- 5 CSIPL **wishes to be heard** in support of the submission.
- 6 If others make a similar submission, CSIPL will consider presenting a joint case with them at a hearing.

Signed for and on behalf of CSI Property Limited by its solicitors and authorised agents
Chapman Tripp



Ben Williams
Partner
26 November 2021

Address for service of submitter:


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ANNEXURE A

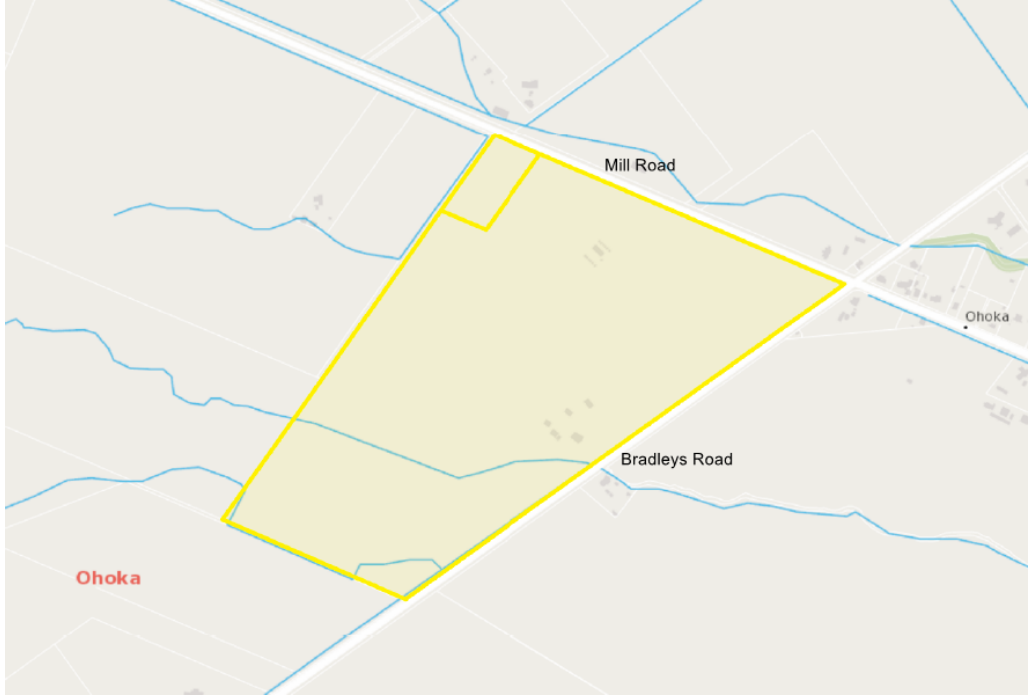
The drafting suggested in this annexure reflects the key changes CSIPL seeks. Consequential amendment may also be necessary to other parts of the proposed provisions.


CSIPL proposes drafting below and seeks that this drafting, or drafting with materially similar effect, be adopted by the Council.

PLANNING MAPS

No.	Provision	Position	Submission	Relief Sought
1.	<p>Zoning - Rural Lifestyle Zone</p> <p>(Boys Road and Marsh Road, Rangiora)</p>	Oppose	<p>The submitter opposes the RLZ zoning proposed for the land shown below, comprising generally 149 Boys Road, 197 Boys Road, 243 Boys Road, 4 Marsh Road, 137 Marsh Road, 150 Marsh Road, 228 Marsh Road, 287 Boys Road, 2 Dunlops Road, 10 Dunlops Road, 24 Dunlops Road, 28 Dunlops Road, 32 Dunlops Road, 34 Dunlops Road, 17 Gefkins Road, 21 Gefkins Road, 109 Camside Road, and part of 65 Northbrook Road.</p> <p>The submitter seeks that this site be rezoned a combination of General Residential Zone ('GRZ'), with an appropriate amount of commercial zoning to service that area as might be required.</p> 	Amend the planning maps so as to zone the land GRZ with an appropriate amount of commercial zoning to service that area as might be required.

No.	Provision	Position	Submission	Relief Sought
2.	<p>Zoning - Rural Lifestyle Zone and Large Lot Residential</p> <p>(Main North Road, Gressons Road, and Wards Road, Waikuku)</p>	Oppose	<p>The submitter opposes the RLZ and LLRZ zoning proposed for the land shown below, comprising generally 1271, 1273, 1275, 1277, 1279, 1319 Main North Road, Parts of the property at 1323 Main North Road, 1355 Main North Road, 1369 Main North Road, 5 Wards Road, 99 Wards Road, 169 Wards Road, 109, 117, 121, 145 Gressons Road, Part of 150 Gressons Road (South of Gressons Road) Parts of 209 Gressons Road (the part to the South East of Gressons Road), and 319 Gressons Road.</p> <p>The submitter seeks that this site be rezoned a combination of General Residential Zone ('GRZ'), with an appropriate amount of commercial zoning to service that area as might be required.</p> 	Amend the planning maps so as to zone the land GRZ with an appropriate amount of commercial zoning to service that area as might be required.

No.	Provision	Position	Submission	Relief Sought
3.	<p>Zoning - Rural Lifestyle Zone</p> <p>(Bradleys Road, Ohoka)</p>	Oppose	<p>The submitter opposes the RLZ zoning proposed for the land shown below, comprising 301 Bradleys Road.</p> <p>The submitter seeks that this site be rezoned a combination of General Residential Zone ('GRZ') and Large Lot Residential Zone ('LLRZ'), with an appropriate amount of commercial zoning to service that area as might be required.</p> 	<p>Amend the planning maps so as to zone the land GRZ with an appropriate amount of commercial zoning to service that area as might be required.</p>

No.	Provision	Position	Submission	Relief Sought
4.	Zoning – Rural Lifestyle Zone (Main North Road and Neeves Road, Kaiapoi)	Oppose	<p>The submitter opposes the RLZ zoning proposed for the land shown below, comprising generally 183 Main North Road, 175 Main North Road, 12 Neeves Road, and 20 Neeves Road.</p> <p>The submitter seeks that this site be rezoned a combination of General Industrial Zone ('GIZ'), with an appropriate amount of commercial zoning to service that area as might be required.</p> 	Amend the planning maps so as to zone the land GIZ.