



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: Russell Clifford

Email address: russellclifford@gmail.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)

A SUBMISSION AND RESOURCE CONSENT FOR 22 LOWER SEKON ROAD ASHLEY IN CONFORMANCE WITH THE APPROVED SUBMISSION OF 12-18 LOWER SEKON ROAD ASHLEY (NEXT DOOR PROPERTY OF B. AND L. SLOAN) THE AFFECTED PROPERTY OWNED BY GREGOR HUGHES IS 13390m² WITH A SWEEPING OF APPROX. 170m². CB 25A/122. LOT 1 DP 46147 AND CURRENTLY ZONED AS RURAL 1A.

THE NATIONALISE DESPERATION FOR AVAILABLE HOMES OR SECTIONS TO BUMP HOMES AND THE MAYORS' RECENT MEDIA REFLECTIONS ON NORTH CANTERBURY PLAYING ITS PART IN ASSISTING WITH PLANNING TO SUPPORT FAMILIES AND ENLARGE OUR NORTH CANTERBURY (WAIMAKARIRI) POPULATION ENSURES THERE IS AN ESSENTIAL DUTY OF CARE AND COMPETING OPPORTUNITY TO RE-ZONE FOR THE BENEFIT OF MANY.

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)

THIS UNSUIT SITE IS PART OF THE ASHLEY TOWNSHIP RESIDENTIAL ZONE 3 BUT PRESENTS WITHIN A RURAL 1A ZONE ALTHOUGH HISTORICALLY (1862) WAS AN ACTUAL RESIDENTIAL FORMATION OF THE ASHLEY TOWNSHIP. A MINIMUM 1500m² LOT SIZE WOULD ENSURE FAMILIES WHO DO NOT WISH TO LIVE ON 4 ACRES OR MORE TO ENSURE PHYSICAL SEPARATION FOR THEIR FAMILIES whilst ENJOYING A RURAL URBAN ATMOSPHERE CLOSE TO PRIMARY SCHOOL, KINDERGARTEN AND ON RANGIORA HIGH SCHOOL BUS ROUTE whilst LIVING A FEW MINUTES FROM RANGIORA SHOPS AND FACILITIES. ~~W~~ THERE IS CURRENT CAPACITY BY LOCAL NETWORKS FOR ELECTRICITY, WATER AND TELECOMMUNICATIONS THIS WOULD OBVIOUSLY BE COVERED UNDER SUBMISSION CONDITIONS. AS ALREADY PROVIDED THE ASSESSMENT OF EFFECTS ON THE COMMUNITY, NEIGHBOURHOOD, TRAFFIC, CHARACTER OR AMENITIES WOULD BE LESS THAN MAJOR. THIS SUBMISSION PROPOSED WOULD NOT BE CONTRARY TO THE OBJECTIVES AND POLICIES OF -
1/we have included: INDICATIVE SUBMISSION ROAD additional pages → SEE ATTACHED. - THE RELEVANT PLANS.

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

TO REZONE THE ABOVE-MENTIONED PROPERTY IN CONFORMANCE WITH THE RE-ZONING OF 12 LOWER SEKON ROAD ASHLEY ON 31st JULY 2015. (YOUR REFERENCE RC 155111, RC 155112/150731114097)

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

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

Kaiapoi Service Centre: Ruataniwha Kaiapoi 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

22 LOWER SEFTON ROAD ASHLEY

Last Official Sale Price: \$77,500
Last Official Sale Date: 01-Mar-1995
Last Official Sale Type: Whole. One property involved
Sale Tenure: Freehold
Purchase Relationship: Market Level - Bonafide
Net Sale Price: \$77,500
Chattels:

Rating Valuations: \$325,000
Land Value: \$160,000
Improvements Value: \$165,000
Valuation Date: 01-Aug-2019
Valuation Address: 22 LOWER SEFTON ROAD ASHLEY
Valuation Reference: 21440/500
Legal Description: LOT 1 DP 46147
TA Name: Waimakariri District
Tenure: Not Leased (Owner is Occupier)
Floor Area: 170 m²
Land Area: 13390 m²
Bedrooms:
Building Age: 1990 - 1999
Category: Lifestyle, poor (LI)
Wall Material: Stone / GOOD
Roof Material: Steel / G-Iron / GOOD
Contour:
Deck:
Parking Freestanding: 2 cars
Parking Main Roof: 2
Land Use: Single Unit
Zoning: Rural (1A)

Owners: Hughes, Gregor Leslie
Certificate Of Title: CB25A/122 (Freehold)

Comments: Add comment



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