

**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 District Plan to change zoning of our property at 15 Perth Street Oxford, from Large Lot Residential to General Residential (Property ID 16087) being Land Transfer Act Record of Title CB487/9.

Additionally we respectfully request the same rezoning for all properties in the triangle between Commercial Road and Cheapside Street, including Bath Street, York Street, Perth Street and Cheapside Street.

Such rezoning could enable some land owners, should they so wish, to provide land for new housing which is clearly needed in the Waimakariri District.

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

When considering this request it would be very logical for Council to consider rezoning of the surrounding triangular block (see attached sketch) for these reasons:

- This is an old residential part of Oxford which does not fit the character of LLR zoning and is more akin to GRZ.
- The triangle is adjacent to the Rustic Country Pub which dates back to 1878.
- There are 15 lots in this triangle, most being small residential lots, with some having split zonings (GRZ/LLRZ).
- There appear to be only 3 or 4 lots that possibly fit the concept of LLRZ.
- All lots have full services in place already for town water, sewer and power.
- Our property at 15 Perth Street Oxford is already provided with 3 unused sewage laterals (on York St boundary).
- All lots are within walking distance of Oxford Area School, library, supermarket and town facilities.
- Rezoning would give owners potential to subdivide in the future should their properties comply with regulations.

I/we have included: One 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 15 Perth Street Oxford (Property ID 16087) 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, Kaipoi

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



Map Tools +

Help +

WOOD ROAD

HILL ROAD

GRZ

MAIN STREET

TAWERA LANE

ULRZ

CHEAPSIDE STREET

PERTH STREET

COMMERCIAL ROAD

YORK STREET

WEST STATION ROAD

BATH STREET

MILL



ULRZ