



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: J. [REDACTED] CRADWICK, C. [REDACTED] CRADWICK

Email address: ktbrownnz@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)*

Please see additional sheet

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)*

Please see additional sheet

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)*

Please see additional page

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

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

'The specific provisions of the proposal that my submission relates to are as follows:'

RRLZO overlay in the Dixons Road, Loburn area.

'My submission is that:'

We request that our property, 119 Boundary Road, Ashley, currently zoned RLZ, be considered for re-zoning as LLRZ. Our reasons are as follows:

Our Neighbour, M McCormick, owner of 125 Boundary Road, Ashley, and 59 Dixons Road, which are both contiguous with my property and land indicated on the RLLZO overlay, is, we understand, making a submission for his properties to be re-zoned as LLRZ. We support his application, *conditional on our property also being re-zoned as LLRZ*. A joint development of these properties would be advantageous from the perspectives of being able to deliver superior solutions to a development's layout and its infrastructure. Furthermore, a joint development plan would facilitate the design of surface flooding mitigation measures. Any local development would likely have a major adverse impact on the likelihood of our property suffering from flood, and/or disruption of the water supply to our pond and to the waterway within our property, both of which are of significant environmental and ecological importance.

Given that it is already proposed that land on the north and south sides of Dixons Road, and nearby land to the north of Fawcetts Road are to be zoned as LLRZ (RLLZO overlay), and that the residential lots on the east side of Boundary Road (as far north as Dixons Road) are of approximately 2Ha in area, it seems reasonable that a continuous block of land be similarly divisible into lots smaller than the current 4Ha minimum. Therefore, it seems reasonable to consider our property to be re-zoned as LLRZ, if it can be part of a larger scheme.

Note that the current gravel crushing and current or proposed concrete manufacturing at 90 Dixons Road, Loburn appears to be within the 1km 'set-back' distance from proposed LLRZ areas, and possibly the existing residential area of 'Loburn Lea'. We are aware that this will have an impact on re-zoning.

'I/we seek the following decision from the Waimakariri District Council:'

That the land at 119 Boundary Road, Ashley be included in the local LLRZO overlay.