



A Carr  
C/- Anita Collie  
PO Box 35  
Christchurch  
8140

7 December 2022

Dear Andrew,

**Water Application Number WS220428 – 308 Cones Road, Ashley**

The Council can confirm that six additional water units are available on the Ashley Rural Water Supply for the above address.

Please note that all restrictors will be installed at the Cones Road boundary with individual DN25mm pipes to each tank to be located in the proposed right of way. Please note that this would include moving the restrictor for the current tank (Tank 181185) out to road boundary too.

This approval is based on hydraulic modelling and will be valid for the next 12 months. If included within the conditions of a resource consent, then the modelling approval should be included but the full water application conditions would apply. I encourage you to complete the applicable application form and return it to us by 7 December 2023. Should you wish to complete a full water application, the modelling fee for the first unit will not be charged.

**Please note that no pipe installation can take place until the full water application has been received.**

If you have any questions, please feel free to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Cynthia Otto'.

Cynthia Otto  
Customer and Information Advisor

Phone 03 314-8816  
Email [cynthia.otto@hurunui.govt.nz](mailto:cynthia.otto@hurunui.govt.nz)

**From:** [Jennifer McSloy](#)  
**Sent on:** Monday, 30 October 2023 4:11:23 pm  
**To:** [Sam Kealey](#)  
**Subject:** RE: 308 Cones Road - Proposed District Plan - Rezone (waste capacity) (2689-21)

**Follow up:** Follow up  
**Start date:** Monday, 30 October 2023 1:00:00 pm  
**Due date:** Monday, 30 October 2023 1:00:00 pm

Cheers,  
Jen

**Jennifer McSloy | Development Manager**  
Project Delivery Unit

**Phone:** [0800 965 468](tel:0800965468) (0800 WMK GOV)  
**Mobile:** [+64 27 247 9815](tel:+64272479815)  
**DDI:** [+64 3 311 8947](tel:+6433118947)



[waimakariri.govt.nz](http://waimakariri.govt.nz)

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**From:** Sam Kealey <[sam@townplanning.co.nz](mailto:sam@townplanning.co.nz)>  
**Sent:** Thursday, October 26, 2023 3:25 PM  
**To:** Jennifer McSloy <[jennifer.mcsloy@wmk.govt.nz](mailto:jennifer.mcsloy@wmk.govt.nz)>  
**Subject:** RE: 308 Cones Road - Proposed District Plan - Rezone (waste capacity) (2689-21)

**Caution:** [THIS EMAIL IS FROM AN EXTERNAL SOURCE] DO NOT CLICK links or attachments unless you recognise the sender email address and know the content is safe.

Hi Jen,

Thank you for coming back to us with that.

On your point regarding water and it not having capacity to support all the developments would you please be able to confirm what the current capacity is and what the current system can accommodate?  
I note that there is a vast difference between 9 units that it can accommodate and 127 units which is the total of all developments that could take place if all the rezoning submissions went ahead.

If you could see if the network planning team have a figure or range that could be accommodated in the current system that would be greatly appreciated.

Kind Regards,



**Sam Kealey – Senior Planner**

Cell: 021 057 3762 | Email: [sam@townplanning.co.nz](mailto:sam@townplanning.co.nz)  
Town Planning Group | [www.townplanning.co.nz](http://www.townplanning.co.nz)  
Offices in Queenstown, Wānaka, Christchurch & Auckland

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**From:** Jennifer McSloy <[jennifer.mcsloy@wmk.govt.nz](mailto:jennifer.mcsloy@wmk.govt.nz)>  
**Sent:** Thursday, October 26, 2023 11:17 AM

To: Sam Kealey <[sam@townplanning.co.nz](mailto:sam@townplanning.co.nz)>

Subject: RE: 308 Cones Road - Proposed District Plan - Rezone (waste capacity) (2689-21)

Hi Sam,

I heard back from our network planning team this morning.

## Water

- Ashley network is a restricted network, and generally there has been no additional growth work looked at for the network.
- If only 308 Cones Road was to connect to water (9 units), there would be capacity in the system. However;
- There is not capacity in the system to support connections for all the developments you list below and 308 Cones Road.
- This number of additional connections cause issues in the Ashley village and surrounding area. Pressure drops below minimum service levels, and capacity upgrades would be required to meet the LOS in the area.
- We have not investigated what upgrades are required for the long-term demand scenario. Developments in this area should expect to contribute towards upgrades required to service their site. This is something that would need to be discussed with HDC

## Sewer

- There is capacity in the system for additional connections required for 308 Cones Road, as well as the other connections mentioned below.

Cheers,  
Jen

**Jennifer McSloy | Development Manager**

Project Delivery Unit

Phone: [0800 965 468](tel:0800965468) (0800 WMK GOV)

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DDI: [+64 3 311 8947](tel:+6433118947)



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**From:** Sam Kealey <[sam@townplanning.co.nz](mailto:sam@townplanning.co.nz)>

**Sent:** Wednesday, October 25, 2023 10:38 AM

**To:** Jennifer McSloy <[jennifer.mcsloy@wmk.govt.nz](mailto:jennifer.mcsloy@wmk.govt.nz)>

**Subject:** RE: 308 Cones Road - Proposed District Plan - Rezone (waste capacity) (2689-21)

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Hi Jen,

I am following up again as we still have not heard anything in regard to the water and the waste and we are starting to edge towards Christmas.

We would really like to start having all of our information to WDC however the waste and water seem to be the only outstanding information.

Would you please be able to urgently follow this up.

Kind Regards,



## Sam Kealey – Senior Planner

Cell: 021 057 3762 | Email: [sam@townplanning.co.nz](mailto:sam@townplanning.co.nz)  
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**From:** Jennifer McSloy <[jennifer.mcsloy@wmk.govt.nz](mailto:jennifer.mcsloy@wmk.govt.nz)>  
**Sent:** Wednesday, October 11, 2023 11:59 AM  
**To:** Sam Kealey <[sam@townplanning.co.nz](mailto:sam@townplanning.co.nz)>  
**Subject:** RE: 308 Cones Road - Proposed District Plan - Rezone (waste capacity) (2689-21)

Hi Sam,

I'll add that query re the water into the servicing query – it's with the team at the moment for comment.

They should hopefully get back to me this week.

Cheers,  
Jen

**Jennifer McSloy | Development Manager**  
Project Delivery Unit

**Phone:** 0800 965 468 (0800 WMK GOV)  
**Mobile:** +64272479815  
**DDI:** +6433118947



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**From:** Sam Kealey <[sam@townplanning.co.nz](mailto:sam@townplanning.co.nz)>  
**Sent:** Wednesday, October 11, 2023 9:27 AM  
**To:** Jennifer McSloy <[jennifer.mcsloy@wmk.govt.nz](mailto:jennifer.mcsloy@wmk.govt.nz)>  
**Subject:** RE: 308 Cones Road - Proposed District Plan - Rezone (waste capacity) (2689-21)  
**Importance:** High

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Hi Jen,

I am just following up as we are trying to get all of our information together and were seeing if you had those servicing comments for us to go through.

We have tried talking to Hurunui in regard to the water and used the following which is all of the proposed rezonings in Mr Carr's vicinity as discussed in our meeting:

- #70: 90 Dixons Road (north of road): 20.7ha. 48 lots
- #70: 90 Dixons Road (south of road): 15.4ha. 35 lots
- #158: 308 Cones Road: 4.1ha: 9 lots
- #271: 59 Dixons Road and 125 Boundary Road: 10.0ha = 23 lots
- #312: 119 Boundary Road: 5.2ha = 12 lots

However we haven't had much luck in getting definitive answers about water capacity and wonder if it is better to go through WDC to Hurunui in regard to capacity?

Kind Regards,



## Sam Kealey – Senior Planner

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**From:** Jennifer McSloy <[jennifer.mcsloy@wmk.govt.nz](mailto:jennifer.mcsloy@wmk.govt.nz)>  
**Sent:** Thursday, September 28, 2023 9:56 AM  
**To:** Sam Kealey <[sam@townplanning.co.nz](mailto:sam@townplanning.co.nz)>  
**Subject:** RE: 308 Cones Road - Proposed District Plan - Rezone (waste capacity) (2689-21)

Hi Sam,

Sorry I actually had an email open to you yesterday to apologise for the delay, but didn't get round to hitting send!

As Matt and I mentioned when we met, we've received (and are receiving) a large number of enquiries from rezoning submitters, and engineering are also being asked to provide input to the reporting officer's reports addressing the servicing aspects of rezoning submissions. I'm in the process of setting up a system and a team to tackle the workload to avoid us effectively double handling each rezoning submission. I'll use 308 Cones Road as one of the 'early cases' to get some servicing comments back through to you in the next week or so.

Cheers,  
Jen

**Jennifer McSloy | Development Manager**  
Project Delivery Unit

**Phone:** 0800 965 468 (0800 WMK GOV)  
**Mobile:** +64272479815  
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**From:** Sam Kealey <[sam@townplanning.co.nz](mailto:sam@townplanning.co.nz)>  
**Sent:** Thursday, September 28, 2023 9:34 AM  
**To:** Jennifer McSloy <[jennifer.mcsloy@wmk.govt.nz](mailto:jennifer.mcsloy@wmk.govt.nz)>  
**Subject:** FW: 308 Cones Road - Proposed District Plan - Rezone (waste capacity) (2689-21)  
**Importance:** High

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Hi Jen,

We have not heard anything further in regard to the capacity of the reticulated network in order to confirm capacity for waste.

Could you please provide an update as to how we are getting on with this please.

Kind Regards,



## Sam Kealey – Senior Planner

Cell: 021 057 3762 | Email: [sam@townplanning.co.nz](mailto:sam@townplanning.co.nz)  
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Offices in Queenstown, Wānaka, Christchurch & Auckland

**From:** Sam Kealey

**Sent:** Thursday, September 14, 2023 10:36 AM

**To:** [jennifer.mcsloy@wmk.govt.nz](mailto:jennifer.mcsloy@wmk.govt.nz)

**Subject:** 308 Cones Road - Proposed District Plan - Rezone (waste capacity) (2689-21)

Hi Jen,

Thank you for taking the time to speak with Anita, Andy and myself on the 31<sup>st</sup> of August.

As discussed could you please provide a contact that we can discuss the capacity of the reticulated network in order to confirm capacity and preapproval for our outline development plan proposal.

Kind Regards,

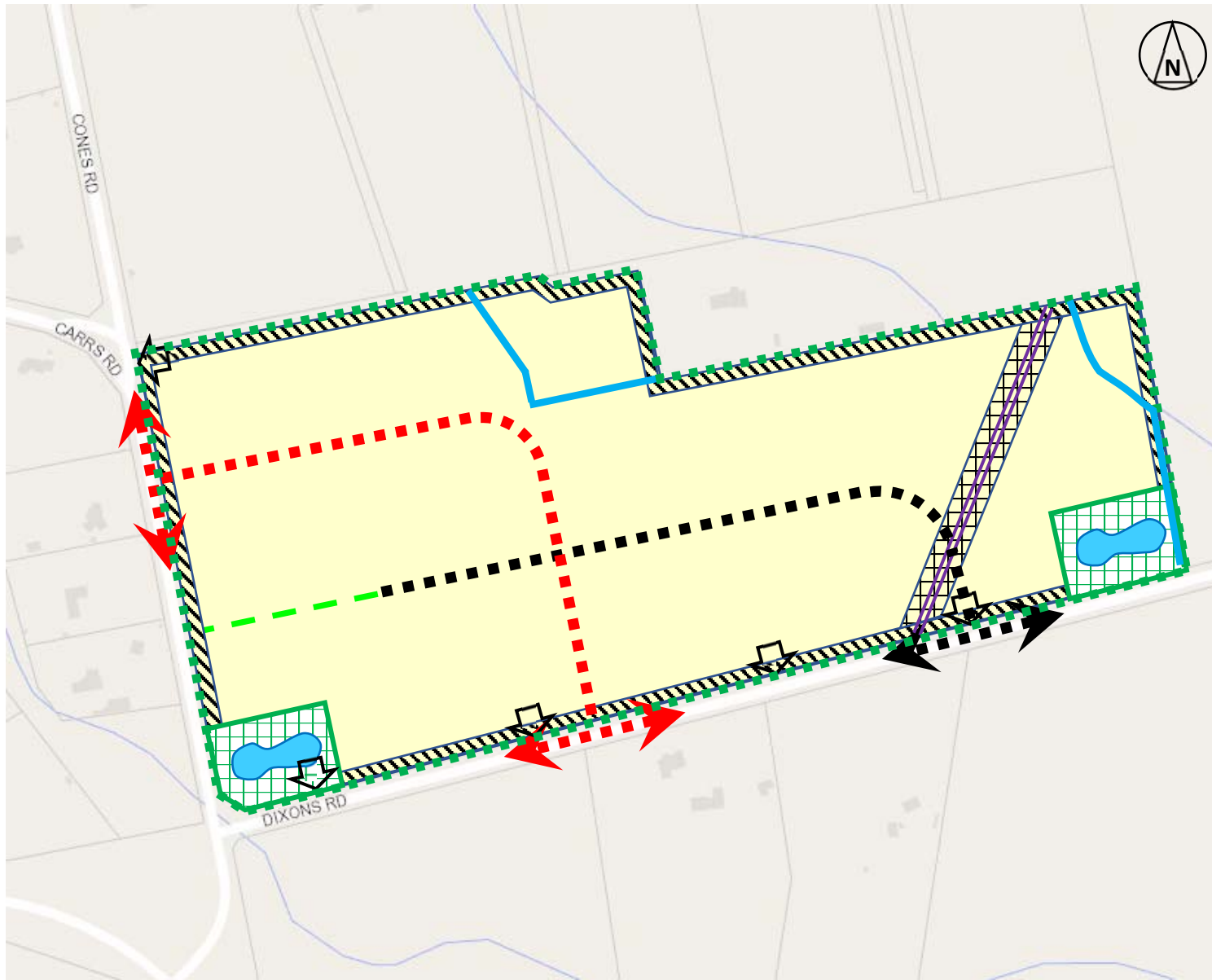













**Sam Kealey – Senior Planner**


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-  Indicative primary pedestrian, cycle and vehicle connection
-  Indicative secondary pedestrian, cycle and vehicle connection
-  Existing access
-  Large Lot Residential Zone
-  220kV transmission line
-  Existing drain
-  Stormwater reserve / local reserve
-  Indicative pedestrian and cycle linkage
-  Landscape treatment (see Urban Design Assessment)
-  10m road and GRZ setback
-  12m No Build Area

  
0m 200m

# Loburn Lea East

## Land Use Plan

The Outline Development Plan for Loburn Lea East recognises the Council's expectations for Large Lot Residential Zone, which has a minimum lot size fixed at 5,000sqm. As such there is limited scope to introduce varying densities within the site. Furthermore, the approach taken has been to minimise the use of cul-de-sacs, which also then means that the development pattern of Loburn Lea cannot be replicated (as all access to those residences is provided via cul-de-sacs). Accordingly, the general development pattern has instead sought to reflect the immediate environment created by Cones Road and Dixons Road, which have straight sections connected by relatively sharp curves.

The introduction of an Outline Development Plan in a prime location at the intersection of Dixons Road and Cones Road and adjacent to Loburn Lea (which is currently zoned as Residential 4B and proposed to be zoned as Large Lot Residential Zone) provides consistency and continuity, and effective and efficient development. This area is perfectly situated to continue the type of development that is provided in Loburn Lea, address the rural residential dwelling shortfall previously identified by the Council, and uphold the character and amenity associated with the rural residential area. Reverse sensitivity effects will therefore be less than minor, and the Outline Development Plan is an appropriate response to what is anticipated within the Waimakariri District.

The site is in two parcels, under separate ownership, with 308 Cones Road comprising the northern part of the site and 90 Dixons Road comprising the southern part. The Outline Development Plan has been devised to allow one parcel to be developed without the need to rely on any infrastructure within the other, while still ensuring that ultimately there will be a seamless and integrated layout provided. Consequently, staging of development could commence at the north, under the control of one land owner, or from the south, under the control of the other land owner, without difficulty.

It is anticipated that the phasing and co-ordination of development will begin in the northern portion of the Outline Development Plan without reliance on the southern parcel of land until such time that that owner is ready to undertake development.

Overall, there are few constraints to development with the site being heavily modified through farming, and having a topography with only minor undulations and a gentle gradient from north to south. However, there is a 220kV transmission line that runs through the eastern part of the site which has an associated National Grid Yard of 12m on either side.

There is also an easement that runs along the southern boundary of 308 Cones Road for conveyance of telecommunications and power. Written approvals have already been received from Mainpower and Chorus for a subdivision of 308 Cones Road and associated access arrangements located on the alignment of the east-west portion of the primary roading connection.



## **Movement Network**

The Outline Development Plan for Loburn Lea East provides access to the wider transportation networks through a small movement network within the sites comprising one primary and one secondary road.

The greatest travel desire lines associated with the site will be to and from the south, with this being the direction of the commercial, retail, education and employment opportunities in Rangiora. Consequently, the movement network provides the strongest connections towards the west of the site to avoid imposing unnecessary travel distance on residents. One end of the primary road connects to Cones Road to the south of the Cones Road / Carrs Road intersection to provide a convenient route for those living towards the north and northwest of the site, with the other end connecting onto Dixons Road to serve those living further towards the southwest.

The secondary road runs east-west through the centre of the site and has the main function of providing connectivity to the primary road. Towards the east, the secondary road curves southwards to meet Dixons Road, which allows for travel to and from located to the east. However, as the extent of this travel is not expected to be significant, the secondary road status is considered to be appropriate. The secondary road extends westwards past the primary road but does not connect to Cones Road due to the need to ensure an appropriate separation of intersections on Cones Road. However, the east-west route continues as a green route to Cones Road, suitable for walking and cycling.

Only the more significant roads are identified in the movement network plan, and it is possible that additional tertiary roads may be required. However these will respond to detailed subdivision design of those areas.

The specific roading classification of all roads will be ultimately determined at the time of development, to provide flexibility and match the eventual roading hierarchy made operative through the District Plan.

It is unlikely that a public transport service will operate through the site in future, but nevertheless, the primary route allows for a service to penetrate into the site with all residences within a 7-minute walk of such a route. In practice, it is more likely that any route would use Cones Road, and because of the green route and northwestern part of the primary route, 90% of the site lies within a 10-minute walking time of such a bus route.

The low traffic volumes anticipated on the roading network means that in common with other Large Lot Residential Zones, pedestrians and cyclists will share the movement lanes with motorised vehicles and no specific footpaths or cycle paths will be provided within the road reserves. The roads will be designed to meet appropriate guides and will promote reduced vehicle speeds and hence support a safe environment for walking and cycling.

Although the specific location of the elements of the movement network will be flexible to allow for subdivision, the position of the east-west section of the primary route is fixed and lies directly on the common boundary between the two land parcels. Locating this section of road in this manner means that either landowner is able to form, or partially form, the road, in order to provide access to their parcel without the need to use any land belonging to the other.

### **Open Space and Stormwater Reserves**

The Outline Development Plan for Loburn Lea East indicates two indicative stormwater management systems but does not include any open space.

The two stormwater reserves are located to the southeastern and southwestern corners of the site and are at the lowest parts of the Outline Development Plan area. Since the land falls from north to south, this is the logical place for these reserves. The nature of the LLRZ means that the internal roading network will be constructed with swales, which can then feed-in to these areas. Run-off from roofs and hardstand areas can be directed to these swales and then further to the stormwater management areas.

The size of the stormwater reserves will be finalised at each subdivision stage. However, work has already been carried out at 308 Cones Road and has shown that this area is able to meet its own stormwater needs without having to rely on infrastructure within 90 Dixons Road, which again ensures that the two land parcels can be developed independently of one another.

There is an existing watercourse towards the northeast of the site, and this can be protected as required. Appropriate setbacks can be provided as required under the District Plan.

The green route to Cones Road, suitable for walking and cycling, ensures residents have easy access to the Open Space Zone within Loburn Lea and to the locally well-used walking and cycling route on Cones Road north of Carrs Road. In fact, the green route and the northwestern part of the primary route taken together mean that more than 55% of the site is within a 500m walking/cycling distance of the Open Space Zone at Loburn Lea.

The Council has signalled plans for a cemetery on the eastern boundary of 90 Dixons Road, and if developed as a park-like setting, is also able to be considered as open space. However, if this does not eventuate, there would be a need for an additional Open Space Zone towards the east of the site. This can easily be accommodated in a prominent and easily accessed location.

### **Water and Wastewater Network**

The site is served by a reticulated potable water supply (and there is already supply of two water units to an existing property at 308 Cones Road). The site lies within the Ashley Rural Water Supply scheme, and Hurunui District Council (which manages this scheme) has confirmed that there are approximately 50 additional water units that are available for residential development on the site, and this is likely to be sufficient for full site development in view of the minimum lot size.

The Loburn Lea Wastewater System serves the existing residences to the immediate west of Cones Road, immediately adjacent to the southwestern corner of the site where there is also a pumping station. The Council connected the Loburn Lea scheme to the Eastern District Sewer Scheme in 2022. The Outline Development Plan area is therefore extremely well-placed to connect into the existing scheme and it has been confirmed that there is sufficient capacity in the system for full development of the site.

Ideally, the network would be constructed from south to north, so that there is wastewater infrastructure for residences to connect into. Temporary solutions may need to be discussed if development was to occur in the north (308 Cones Road) first, however this can be assessed when resource consents are sought.

It is not expected that large lot residential development in this location will have any adverse effects on, or implications for, the surface or ground water quality. The roading network provides swales which can be connected to the stormwater management areas.

### **Landscape Matters**

The Outline Development Plan area is considered to be substantially modified through farming activities, rather than being natural. Existing vegetation is predominantly exotic species, used for shelter belts and along roads. Increased residential activity modifies the landscape of the existing site from one that is semi-open and agricultural in character to one that is more developed in nature. That said, the large lot sizes, coupled with sympathetic treatments such as open fencing, additional vegetation and enhancements of waterways, will retain a degree of rural character.

The density of built form will increase due to site development, but views of buildings will generally be limited. However, in order to reduce any perceived residual visual effects, the Outline Development Plan includes landscaping around the site boundary to provide a sympathetic visual buffer between the development and adjacent rural land.

### **Regional Policy Statement**

The Outline Development Plan adheres to Policy 6.3.9 of the Canterbury Regional Policy Statement as the area is outside Christchurch City, outside existing urban areas and can be provided with water, sewer and stormwater as outlined above.

Legal and physical access can be provided to a sealed road and the location and design is not within the noise contours, not within a groundwater protection zone, not between any stop banks, does not have any character overlays or ecological protections, does not compromise military or aviation operations, provides access for emergency services and avoids any reverse sensitivity effects. The land is stable and is not subject to any cultural protection, and the Outline Development Plan area will cohesively integrate and consolidate with the existing settlement at Loburn Lea to the west.

Subdivision and land use consents will be integrated to provide a high quality rural residential development for the long-term maintenance of the prevailing rural residential character.

Waimakariri District Council  
Private Bag 1005  
Rangiora 7440

For planning enquiries please phone or email:  
Phone: 0800 965 468  
Email: [duty.planner@wmk.govt.nz](mailto:duty.planner@wmk.govt.nz)

### 1. Affected Person's Details

Full Name (1)	CHORUS
Full Name (2)	Nick Miskelly
Address of affected property	308 CONES ROAD, LOBURN
Postal Address	
Email Address	siteacquisition@chorus.co.nz
Contact telephone No;	09 975 2885

I am / We are the:  Owner(s)  Occupier(s)  Owner(s) and Occupier(s)  Director(s)  Trustee(s) of the above property:

Utility Owner

### 2. The Application Site (Address or location of the proposed development or activity)

Note: This part may be filled in by the person applying for Resource Consent.

Name of Applicant (applying for Resource Consent)	Andrew Carr
Street Address (Location of the proposed activity)	308 Cones Road, Loburn, Waimakariri
Legal description (Certificate of Title)	Lot 3 Deposited Plan 386430
Resource Consent Number (if application already lodged)	RC225263 / RC225264

### 3. The Proposal

*(Description of the proposed development or activity, including the ways it does not comply with the District Plan (attach extra pages if necessary))*

Subdivision of one land parcel to form 7 rural-residential allotments plus one access lot. Consent is required as the application does not comply with the following provisions of the District Plan:
- Condition 30.6.1.1 as Lots 2 to 7 gain access to Cones Road, and Cones Road does not comply with Table 30.1
- Condition 30.6.1.13 as the legal width of the proposed accessway to Lots 2 to 7 is 0.5m less than required
- Condition 30.6.1.24 as the proposed access does not achieve a 250m sight distance to the north at Cones Road
- Standard 31.1.1.1 as the lot sizes fall below the minimum 4ha size
- Standard 32.1.1.1 as Lots 1 to 7 have a site area of less than 4ha and dimensions of less than 120m by 120m
- Standard 32.1.1.29 as Lots 2 to 7 do not meet Conditions 30.6.1.1, 30.6.1.13 and 30.6.1.24 as noted above

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## 4. Privacy Information

All the relevant information on this form is required to be provided under the Resource Management Act 1991 for Waimakariri District Council to process the resource consent application referred to.

Under this Act this information can be made available to members of the public, including business organisations. The information produced may be made available to other departments of the Council. You have the right to access the personal information held about you by the Council which can be readily retrieved.

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## 5. Signing a written approval form

If an application for a Resource Consent is to be processed as a non-notified application, the Resource Management Act requires that written approval must be obtained from every person whom the Council considers may be adversely affected to a minor or more than a minor extent. It is the responsibility of the applicant to consult with persons identified as being affected.

If you have been asked to give your written approval it is likely that this is because the Council considers you may be adversely affected by the proposed activity. This gives you the opportunity to consider the particular proposal and decide for yourself whether you are adversely affected and/or the degree to which you may be adversely affected.

If you are asked to give your written approval to someone's proposal as part of their application for a Resource Consent, we recommend the following:

1. Request that the applicant (or their representative) explain the proposal clearly and fully to you, including the ways it does not comply with the District Plan.
2. Study the application and associated plans of the proposed activity provided by them in order to understand the effects of the proposal. If there are no plans available at this stage, you may wish to wait until they are available. Ask for time to consider the documents if you think you need it.
3. Decide whether the proposal will adversely affect you or your property. You are entitled to ask the applicant for more information, but you should make a decision about whether you will sign the form or not as promptly as is reasonable in the circumstances. You may suggest amendments to the proposal that you consider would reduce the effects of the proposal on you. If you do this you should sign only the amended version of the proposal. Written approvals obtained will usually be submitted to the Council by the applicant as part of their application.
4. If you are satisfied that the proposed activity will not adversely affect you and/or the effects are acceptable to you, you may decide to sign the affected person's approval form on this document and a copy of the associated application including plans. You should then return them to the applicant (or their representative). If you are willing to sign subject to some other condition being met, this will need to be the subject of a civil agreement between yourself and the applicant.
5. If you change your mind after signing the form, you may withdraw your approval at any time before the hearing, if there is one, or otherwise before a decision is made on the application, by advising the Council in writing that your approval is withdrawn.
6. If you consider that you will be adversely affected by the proposal and/or do not wish to sign the approval form, you will need to advise the applicant (or their representative). There is no obligation to sign this form, and no reasons need to be given.
7. Conditional written approvals cannot be given.
8. If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

Please note that if a property is owned by more than one person, all of the joint owners are considered to be 'affected persons'. If a property is rented out, the tenants may also be considered to be 'affected persons'.

If you do not give your approval and you are considered by the Council to be an adversely affected person, then the application must be publicly notified or processed on a limited notified basis, and you will have a formal right to lodge a submission on the application. Alternatively, the applicant may proceed without the need for Resource Consent if they amend their proposal so that it complies with the Plan, or if they amend their proposal so that it still needs Resource

Consent but the Council no longer considers that the proposal will affect you.

Please note that even though you may sign the affected person's approval form, Council must give full consideration to the application in terms of the Resource Management Act. However, if you give your approval to the application, Council is not able to have regard to any actual or potential effects the proposal may have on you. You are therefore encouraged to weigh up all the effects of the proposed activity before agreeing to it. Further written information regarding affected persons' approvals, the Resource Consent process and hearings is available from the Council upon request.

## 6. Written Approval

This is my written approval to the activity described above that is the subject of a resource consent application.

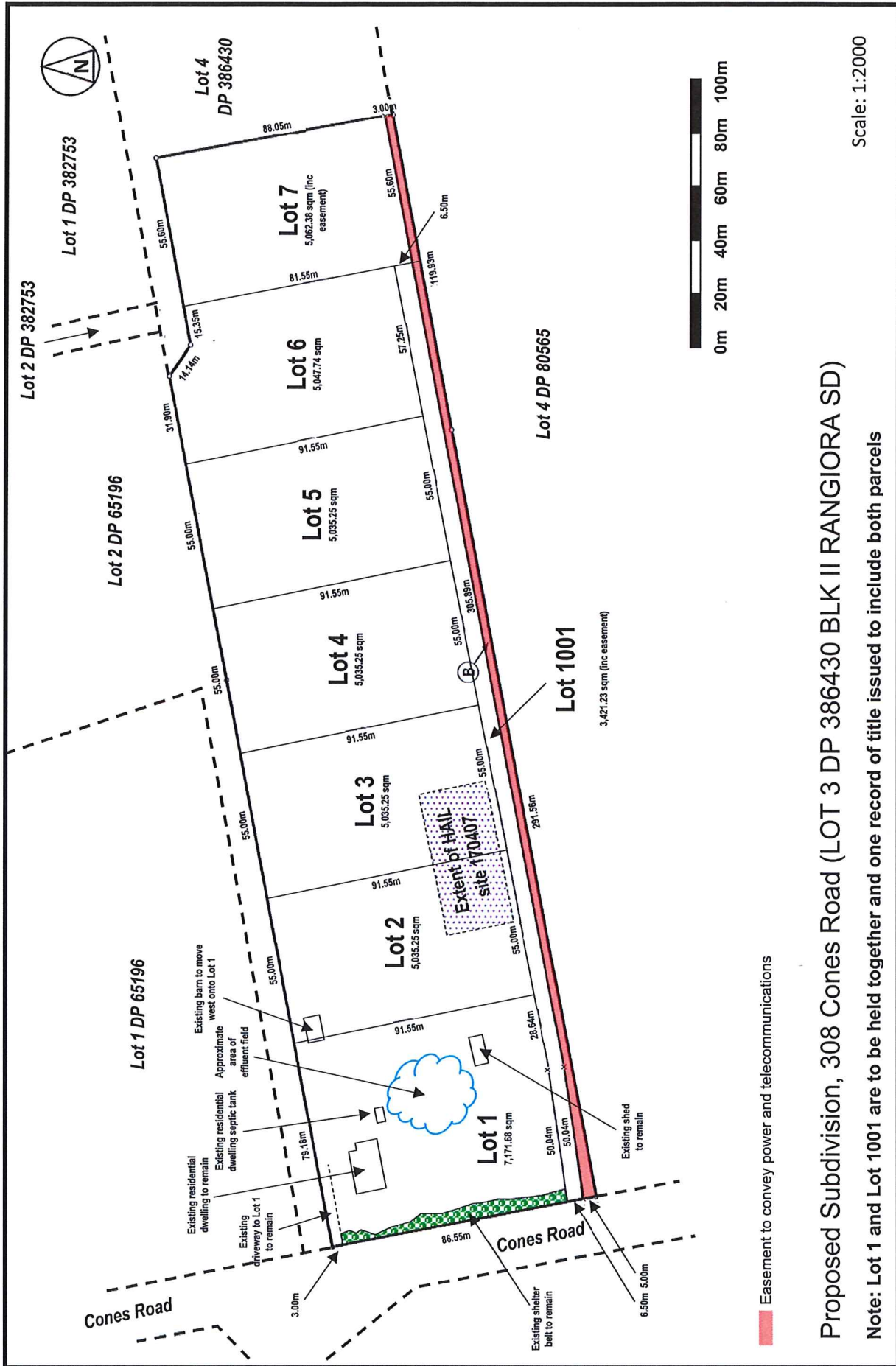
- I have read the full application for resource consent, the Assessment of Environmental Effects, and viewed any site plans
- In signing this written approval, I understand that the Council must decide that I am no longer an affected person, and the Council must not have regard to any adverse effects on me.
- I can confirm that I have viewed the application for resource consent and signed each page of the application plans.
- I understand that I may withdraw my written approval by giving written notice to the consent authority before a hearing, if there is one, or if there is not, before the application decision is determined.

All owners and occupiers of this property must have signed the approval form, if the property is held in a Trust, all Trustees must sign. Conditional written approvals cannot be accepted. Where this form has been signed on behalf of a trust or company, or under a Power of Attorney, please supply the necessary documentation to confirm that you have the signing authority.

**Signature(s):** (of person(s) giving written approval (or person(s) authorised to sign on their behalf – a signature is not required if you give your written approval by electronic means (note that the plans do still need to be signed)).

Signed (1): Nick Miskelly Date: 12/1/2023  
Signed (2): \_\_\_\_\_ Date: \_\_\_\_\_

Name of persons giving written approval (1)	Nick Miskelly
Name of persons giving written approval (2)	
Email address for service of person(s) giving written approval:	siteacquisition@chow.com.nz
Contact telephone number:	099752885



■ Easement to convey power and telecommunications

**Proposed Subdivision, 308 Cones Road (LOT 3 DP 386430 BLK II RANGIORA SD)**

**Note: Lot 1 and Lot 1001 are to be held together and one record of title issued to include both parcels**

Scale: 1:2000

Waimakariri District Council  
 Private Bag 1005  
 Rangiora 7440

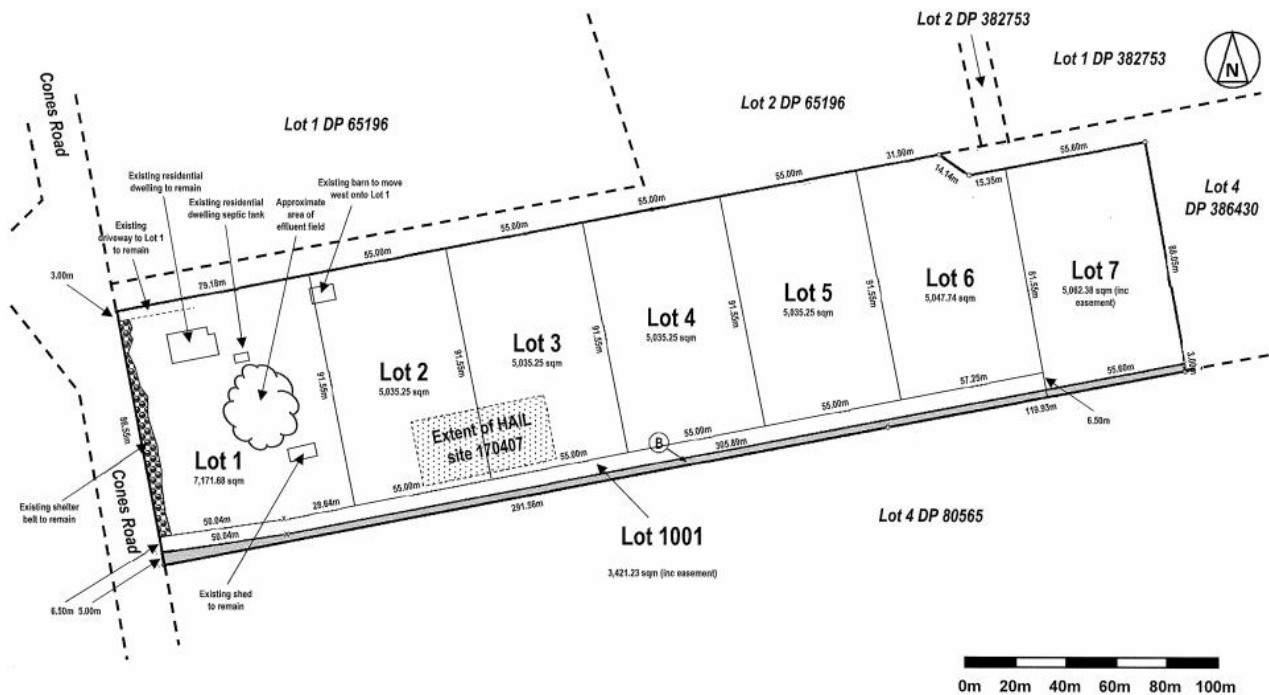
172 Fernside Road,  
 RD1,  
 Kaiapoi 7691

**Attention** Duty Planner

Dear Duty Planner,

**Affected Party Address 308 Cones Road Rangiora – Easement in favour of MainPower NZ Limited across Lot DP386430 and RC225263 / RC225264**

This letter is to inform you that as an affected party under the Resource Consent application RC225263 / RC225264, MainPower has no objection to Andrew Carr of 308 Cones Road, Loburn, Waimakariri using the Easement to Convey Power as a, in part, right of way for Lots 1, 2, 3, 4, 5, 6 and 7 where the benefits of the easement to MainPower will not be eroded. The full enjoyment of the easement will still need to apply to Lot 7.



Easement to convey power and telecommunications

Proposed Subdivision, 308 Cones Road (LOT 3 DP 386430 BLK II RANGIORA SD)

Note: Lot 1 and Lot 1001 are to be held together and one record of title issued to include both parcels

Scale: 1:2000

Your Sincerely

Mark Appleman  
 General Manager Network



**From:** [Jennifer McSloy](#)  
**Sent on:** Thursday, 8 February 2024 4:09:09 pm  
**To:** [Sam Kealey](#); [Andy Carr](#)  
**CC:** [Mark Buckley](#); [Matthew Bacon](#)  
**Subject:** 308 Cones Road - draft evidence comments

**Follow up:** Follow up

**Start date:** Thursday, 8 February 2024 1:00:00 pm

**Due date:** Thursday, 8 February 2024 1:00:00 pm

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Thank you for providing the following information in support of the proposed rezoning of 308 Cones Road and 90 Dixons Road on the proposed Waimakariri District Plan:

- a. Geotechnical report – 90 Dixons Road
- b. Geotechnical report – 308 Cones Road
- c. Landscape Visual Impact Assessment (including appendices 1 and 2)
- d. LLUR Property Statement – 90 Dixons Road
- e. LLUR Property Statement – 308 Cones Road
- f. Preliminary Site Investigation
- g. Outline Development Plan
- h. Outline Development Plan Narrative
- i. Transportation Assessment
- j. Peer Review of Transportation Assessment
- k. Stormwater Report – 90 Dixons Road
- l. Stormwater Report – 308 Cones Road
- m. Correspondence regarding water/wastewater servicing
- n. Written approval from Chorus and Mainpower.

Please note the information below, which sets out the parameters of Council's review process.

In Minute 10, the Hearings Panel confirmed it is unable to issue directions sought by Mr Carr and Momentum requiring the Council to review draft technical information for completeness, correctness or sufficiency. Instead, the Panel requested Council be responsive to technical information received, and amended Minute 1 requesting the Council to review any technical evidence provided by submitters in advance of 60 working days before the rezoning hearings, and to advise the submitter of the completeness and adequacy of the evidence in a timely manner, so that the submitter has the opportunity to provide any further information necessary.

To that end, and as foreshadowed in Council's memorandum dated 12 December 2023, timing and procedural constraints have limited Council's review to a high level review. A high level review has been undertaken on the following basis:

1. Council officers (or consultant) will not review reports in which they do not have expertise. The reports which have been reviewed are listed below.
2. A Council officer (or consultant) has undertaken a high-level review. The high level review has been made in good faith, and provides preliminary views only. Any comments on potential missing information and/or inadequacies are based on the Council reviewing officers' experience in receiving and processing development proposals. The officer/consultant may not identify all issues or may alter their views once they have had the opportunity to give technical reports a more considered review once it has been formally submitted. An absence of comment on a matter does not indicate agreement or acceptance of that matter.
3. The Council does not assume any legal liability or responsibility for the completeness, correctness, sufficiency or adequacy of your draft technical information.
4. It remains your responsibility to progress your submission request(s) and to obtain and rely solely on your own professional planning, legal and other professional advice in progressing your submission request.
5. The views expressed as part of the high level review are in no way binding (legally or otherwise) on Council officers or expert witnesses (including views to be provided by them in section 42A reports and expert evidence), nor on any decision by the Hearings Panel or Council. This high level review does not replace the in-depth assessment required in formally considering and/or determining your submission request.

6. To the extent permissible by law, the Council disclaims any liability to submitters (including for negligence) in relation to the high level review of your draft technical information.

Please remember Council officers/consultants are not the decision makers on your submission. The Hearings Panel may raise matters Council officers/consultants have not anticipated. A high level review of draft reports by Council officers are preliminary and non-determinative, and their views could be subject to change during the hearings process.

Council's engineering consultants have read the reports in which they have expertise, being:

- a. Outline Development Plan
- b. Outline Development Plan narrative
- c. Stormwater Report – 90 Dixons Road
- d. Stormwater Report – 308 Cones Road
- e. Transportation Assessment
- f. Peer review of transportation assessment
- g. HDC confirmation of water and communication with WDC regarding water and sewer servicing

There are no material comments regarding wastewater, water or stormwater (noting the previous correspondence has been provided by Council regarding capacity for water servicing, and the fact this may be limited depending on development timing and the outcome of the rezoning hearings). It is noted the 308 Cones Road stormwater report is supported by testing, whereas the 90 Dixons Road report is not.

Regarding transport, the consultant notes:

- i) The ODP includes intersections at 270m apart, while the PDP anticipates a distance of 800m given the 100km/h speed limit;
- ii) Cones Road is 0.5m narrower than standard, and does not allow for cyclists. Localised shoulder widening to support larger vehicle traffic (such as waste trucks) may be something the submitter wishes to consider.
- iii) The peer review paper suggests considering active travel links to the south, but perhaps the scale of this rezoning alone does not trigger the need. It is a point the submitter may wish to consider/address.

Kind regards,  
Jen

**Jennifer McSloy | Development Manager**  
Project Delivery Unit

**Phone:** [0800 965 468](tel:0800965468) (0800 WMK GOV)  
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[waimakariri.govt.nz](http://waimakariri.govt.nz)