
Submission on Waimakariri District Council - Proposed District Plan

Form 5 Submission on publically notified proposal for policy statement or plan, change or variation

Clause 6 of Schedule 1, Resource Management Act 1991

To: Waimakariri District Council - Development Planning Unit

Date received: 26/11/2021

Submission Reference Number #:124

This is a submission on the following proposed plan (the **proposal**): Waimakariri District Council - Proposed District Plan

Address for service:

D [REDACTED] Duke

New Zealand

Email: debbyduke.nz@gmail.com

Attachments:

Sawmill Submission 8 Mill Road, Oxford.pdf

I wish to be heard: No

I am willing to present a joint case: No

Could you gain an advantage in trade competition in making this submission?

- No

Are you 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 effects of trade competition

- Yes

Submission points

Point 124.1

Section: Planning Maps

Sentiment: Oppose

Submission:

We accept that the Mill, at 8 Mill Road, Oxford, Also known as Ashley Industrial Services (AIS) is an established business that has been on the "Rural" designated site for many years. We have always had a good relationship with the mill owners and staff during our nine years at our home next door to the AIS mill. Only recently, we had a productive conversation with the mill's owner, to discuss any concerns that we may have with regards to the mill. He assured us that he does not intend to extend any of the mill's operating hours as laid down in the original consent. He also plans to redirect the wood shavings, so that they never appear adjacent to our property. Additionally, he plans to add improved dust suppression and the moving of some of the louder machines to a more central location in the mill. Thus reducing noise. These are all welcome initiatives.

When we first purchased our property adjacent to and bordering the mill, we understood it to be a basic mill operation. Logs were cut in the main mill building producing moderate amounts of sawdust and wood shavings. These were deposited via a small narrow conveyor belt to the ground adjacent to our property and cleared away on an infrequent basis. The noise from the mill building was acceptable and with the doors and windows closed, you would barely know that you were next to a saw mill. We knew we were purchasing a property next to a saw mill and in the early days the mill's activities adjacent to and bordering our property were considered acceptable by us.

During the previous nine years the mill has expanded its activities and added a large conveyor for sawdust and wood shavings. A kiln and to the best of my knowledge new machinery, have also been added. The activities have produced increased sawdust and wood shavings adjacent to our property and the noise associated with the machinery has increased. Whilst we have been assured by the mill owner that plans are to be put in place to redirect wood shavings, suppress sawdust and relocate noisy machinery, this only relates to the mill's current activities.

Concerns regarding, 8 Mill Road being zoned Heavy Industrial Zone and Light Industrial Zone (HIZ-LIZ) are as follows:

We are concerned that HIZ-LIZ may see an increase in activities adjacent to our property that may arise from any further expansion.

The next concern and possibly our biggest, is that should AIS cease to trade, for whatever reason, the site would remain HIZ and LIZ. This could mean any other form of "Heavy Industrial" activities adjacent to our properties could take its place. For example plastics factory, boning works, smelting or heavy engineering etc.

We are also concerned that as the township continues to expand, we could effectively have a noisy and or polluting HIZ-LIZ in the middle of a small peaceful residential community.

The value of our properties being affected is also of concern. We accepted that we were next to a mill when purchasing our property. However, the current zoning indicates Rural. If given HIZ-LIZ status, this could affect the values of our properties going forward, as any form of Heavy Industry could replace the mill in the future.

We would like to enjoy our home, making allowances for "reasonable" amounts of noise and pollution adjacent to our property. This is after all our biggest investment.

We have felt it necessary to make a submission with our views on the zoning. If we failed to do so, it would suggest we are happy to accept 8 Mill road, Oxford, being zoned HIZ-LIZ and that is simply not the case. We oppose the plan for an HIZ-LIZ zoning immediately adjacent to our established residential community.

Relief sought

We request that Ashley Industrial Services of 8 Mill Road, Oxford not be granted Heavy Industrial and Light Industrial Zone and to keep it currently zoned as Rural Zone.

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