

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: M [REDACTED] BAX

Email address: mr.bax@xtra.co.nz

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 our submission relates to are as follows:

This submission relates to

128 Baynons Road, Clarkville

Property ID: g688

Lot 3DP 36137 (46.29 HA)

217309050

In viewing the proposed 10 year plan for the Waimakariri District, we noted a change to the area zoning relevant to our property that will have a direct impact on our ability to make future decisions that were previously discretionary.

The Proposed District Plan is to split the operative Rural Zone into Proposed General Rural Zone and Proposed Rural Lifestyle Zone.

The Ballantine property at 128 Baynons Road, Clarkville has been included in the Proposed General Rural zone but does **not fit the criteria** for this proposed zone and should logically be in the Proposed Rural Lifestyle Zone

Our Submission is that:

Part 2, District Wide matters – Subdivision chapter

We wish to have an amendment for the property at 128 Baynons Road to be included in the Rural Lifestyle Zone for the following reasons.

The land surface is principally made up of alluvial soil (shingle) with a fine layer of silt on top that does not sustain crop production to any financially viable level.

The land is not capable of sustaining viable horticultural or agricultural activities, and is not suitable to be in the proposed General Rural Zone.

The property has been owned by the Ballantine family for over 45 years and was purchased as a winter dairy grazing property due to it being predominantly shingle and very dry all year round. The property has been used

over this time for intermittent grazing of cattle and horses with supplementary feed being brought onto the property.

The property has two road frontages .. Baynons Road and Harpers Road

The property is bounded on the East side by the proposed rural Lifestyle Zone.

The West boundary although proposed as General Rural zone currently consists totally of 4 hectare (approx.) properties.

The South boundary is the Waimakariri River with the North boundary being Harpers Road.

Baynons Road currently consists of 17 x 4 hectare (approx.) properties with the proposed Zone being Rural Lifestyle with 128 Baynons Road being the only property on the road not included in the proposed Rural Lifestyle Zone.

Harpers Road currently has 13 x 4 hectare (approx.) properties immediately adjacent to 128 Baynons Road.

This leaves the property at 128 Baynons Road sitting between 30 x 4 hectare (approx.) properties.

The **property does not meet the General Rural Zone requirements** of being able to support primary production as a standalone property.

Clearly this property should be zoned Rural Lifestyle.

I/we seek the following decision from the Waimakariri District Council: (give precise details.

We seek that the proposed Waimakariri District Plan in respect of our Referenced Property:

128 Baynons Road, Clarkville

Property ID: g688

Lot 3DP 36137 (46.29 HA)

217309050

is amended to reflect 128 Baynons Road being recognised under its true form of 'Rural Lifestyle Zone' consistent with the surrounding properties.

We wish to speak in support of our submission (possibly by video conference).

Submission at the Hearing

- ☒ I/we wish to speak in support of my/our submission *- possibly by video conference*
- ☐ 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