

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: E [REDACTED] and J [REDACTED] Hamilton

Email address: ohokagas@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 my submission relates to are as follows: (please give details)

Please email response

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)

See Supporta Plan Change

I/we have included: _____ additional pages

I/we seek the following decision from the Waimakariri District Council: (give precise details, use additional pages if required)

Zone Plan Change from Existing Use
Residential to COMMERCIAL

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

From: [Ohoka Gas](#)
To: [Development Planning Mailbox](#)
Cc: edwardandjustine@xtra.co.nz
Subject: SUBMISSION TO THE PROPOSED DISTRICT PLAN
Date: Tuesday, 23 November 2021 5:38:37 PM
Attachments: [0.png](#)



419 Whites Road, Ohoka Valuation No. 2174013600 Land area 1885 sqm

The above property is occupied by Ohoka Service Station and is on a prominent site on the corner of Mill Road and Whites Road, Ohoka.

WE WISH TO SPEAK ON THIS SUBMISSION. Justine and myself wish to have the current “existing use, residential” zoning changed to “Commercial”.

Commercial activity has been carried out on this site since the 1800’s servicing the Ohoka area. Firstly, in the form of a Hotel, then a Blacksmiths. This evolved into an Engineering Workshop. From there, things progressed into an Automotive Workshop which it remains as to this day. The business Ohoka Service Station is currently for sale. Many of the possible purchasers that have looked at the business have been concerned with its existing use zoning because it could impact on the future plans to diversify the business.

As we all know the automotive industry is evolving fast and fuel sales and car maintenance will start to decline over the coming years.

It is felt this site is in the ideal location for the “Ohoka Village” to perhaps evolve again into potentially a retail style business that could be linked to an automotive café or eatery etc. Consideration needs to be given on this parcel of land being zoned for a better fit for purpose zone. We refer our parcel land to the likes of say the Lillybrook Shopping Complex (which has had a zone change), with the foresight to ideally having the ability to develop this site in the future to something which doesn’t not current reflect its existing use.

Edward and Justine Hamilton

Ohoka gas

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Ohoka

Kaiapoi R D 2

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