

PROPOSED DISTRICT PLAN - HEARING STREAM 12A

SUBMISSIONS 365 and 366 - SUBMITTERS: PATRICK CAMPBELL and ELVERE MOONEY

4 JUNE 2024

My name is Elvie Campbell, and I am also known as Elvere Mooney as that was my name when our 3 Oxford properties were purchased progressively over a period of years. My background includes over 40 years in dealing with Wills, Trusts and Estates. My specialty area was the winding-up of deceased estates. This often included the Transmission of properties to Trustees, the Transfer of properties to family members in deceased estates, or the sale of deceased estate properties through real estate agents. I am very familiar with checking Certificates of Title.

I speak on behalf of my husband Patrick Campbell and myself. Our neighbours are submitters under submission 355 and although we cannot speak for them, we know they have similar views.

FIRSTLY - thank you Ms McClung for removing Lot 2, 34 Commercial Road from this hearing. It was never intended that Lot 2 be considered for rezoning, and it was not part of our submissions. That Rural block of 2.3 hectares has a stream running through it, and my husband has been planting native trees on it for 25 years. It is on the record with Environment Canterbury who have twice visited the site and provided a grant to assist with fencing off the stream, and regenerative planting with native trees that were growing in this area 100 years ago. After 25 years of progressive planting, we are now home to many birds who are returning to this area. We have also set up our own basic nursery for native trees which we will continue planting as long as we are able.

SECONDLY – thank you Matt McLachlan from DevCorp for preparing a Section 32AA report at very short notice. You did an excellent and thorough evaluation, and I am certain it will assist the panel with their considerations.

THIRDLY – This may have been covered, but I wish to mention the “YORK STREET DIVERSION – PROJECT ID URD0110” which is now completed. This stormwater upgrade is to enable “Diversion of urban stormwater along York St to the Eyre River”. Our land is not subject to flooding, however my understanding is this new drainage infrastructure will take water out of the low lying land on the northern side of Main Street and assist those areas which are in the flow path of surface water. This project was estimated to cost \$250,000 and will be in the current set of accounts.

FOURTHLY - We have included 2 legal queries as part of tabled evidence.

The first request relates to inaccurate information having been fed into the Proposed District Plan, i.e., a legal boundary of 6 York Street has been erased and should be reinstated. Hopefully the Panel can deal with this. If not, we ask that it be referred for confirmation by the Council legal team.

The second request is more complex, and the Panel may wish for a legal opinion by the Council legal team. In summary, 34 Commercial Road is divided into 2 lots. It has split zoning. Lot 1 is on the northern side and contains approximately 4000 square metres. Lot 2 is Rural land on the southern side of the road and contains approximately 2.3 hectares. Commercial Road runs through the middle of the title. There is no roading encumbrance on the title. We query who owns this land, i.e., is it the Council or the landowners. Also, in the case of an adverse event, who is liable?

I hope this is of assistance to the panel. Thank you for your time.