

Before the Hearing Panel Appointed by  
the Waimakariri District Council

Under the Resource Management Act 1991

In the matter of a hearing on submissions on the proposed Waimakariri District  
Plan

Hearing Stream 12C: Large Lot Residential Zones

Between **MacRae Land Company Limited**

Submission Number: 409

Further Submission Number: 113

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**Memorandum of Counsel - PWDP Stream 12C - MacRae Land Company Ltd  
(S409)**

7 August 2024

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**Submitter's solicitors:**

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lloyd.**

**May it please the Commissioners**

- 1 This memorandum is filed on behalf of MacRae Land Company Limited (Submitter number: 409; Further Submitter: 113).
- 2 The Submitter proposes a number of amendments to the Mill Road Development Area Outline Development Plan (**ODP**), including an additional link to the Mill Road Development Area via Threlkelds Road, to better enable development throughout the Mill Road Development Area.
- 3 During the Stream 12C hearing, the Panel provided the Submitter an opportunity to provide a copy of the Mill Road Outline Development Plan (**ODP**) showing the proposed Threlkelds Road access.
- 4 On the current ODP, Threlkelds Road falls outside the bounds of the map.
- 5 We have therefore overlaid an aerial photograph of the Mill Road Development Area with the ODP image and added the Threlkelds Road connection point, see **attached** Appendix 1.
- 6 We hope this assists the Panel.

Dated 7 August 2024



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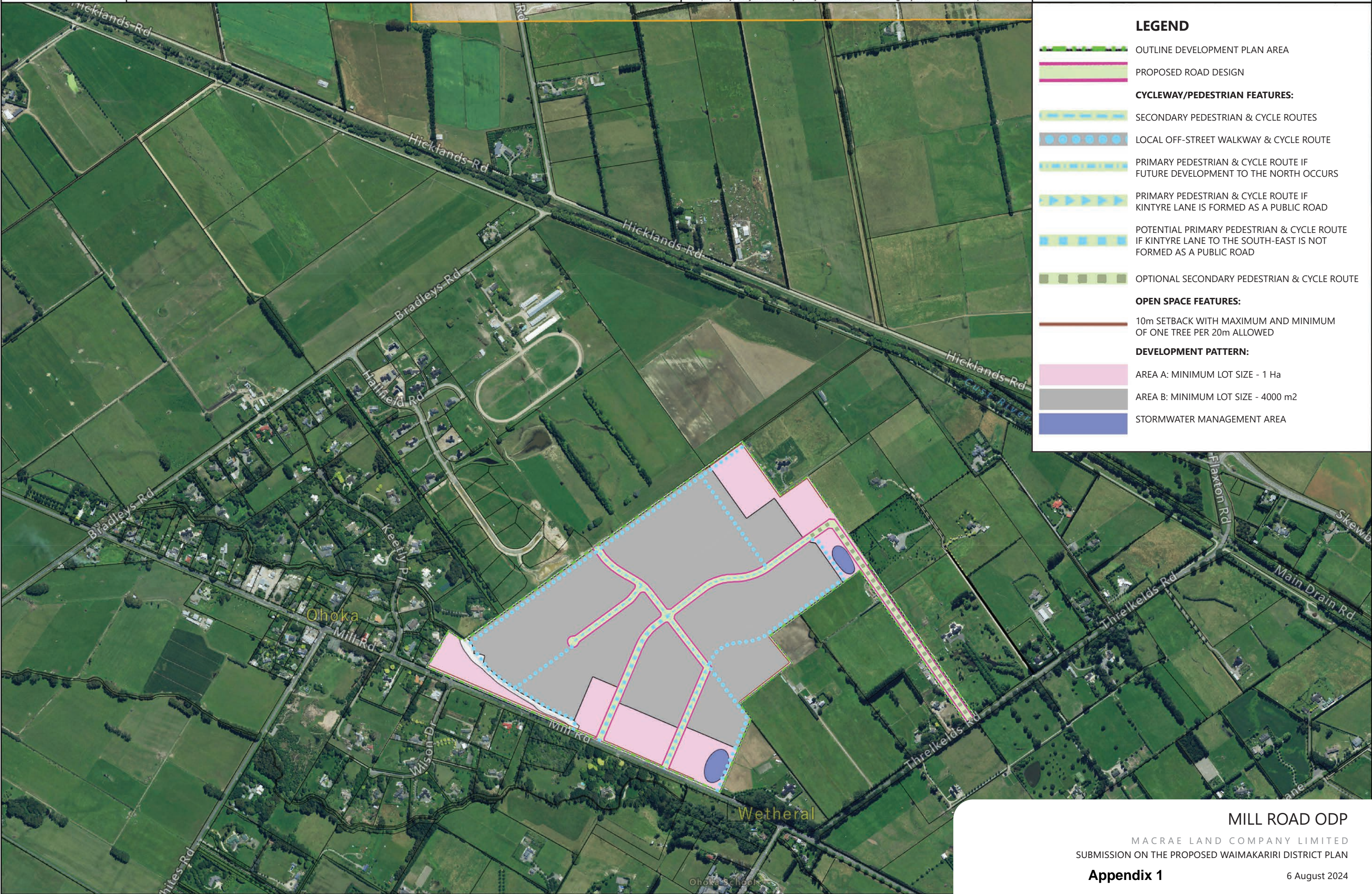
Sarah Eveleigh/Sarah Schulte  
Counsel for the Submitter





**LEGEND**

- OUTLINE DEVELOPMENT PLAN AREA
- PROPOSED ROAD DESIGN
- CYCLEWAY/PEDESTRIAN FEATURES:**
- SECONDARY PEDESTRIAN & CYCLE ROUTES
- LOCAL OFF-STREET WALKWAY & CYCLE ROUTE
- PRIMARY PEDESTRIAN & CYCLE ROUTE IF FUTURE DEVELOPMENT TO THE NORTH OCCURS
- PRIMARY PEDESTRIAN & CYCLE ROUTE IF KINTYRE LANE IS FORMED AS A PUBLIC ROAD
- POTENTIAL PRIMARY PEDESTRIAN & CYCLE ROUTE IF KINTYRE LANE TO THE SOUTH-EAST IS NOT FORMED AS A PUBLIC ROAD
- OPTIONAL SECONDARY PEDESTRIAN & CYCLE ROUTE
- OPEN SPACE FEATURES:**
- 10m SETBACK WITH MAXIMUM AND MINIMUM OF ONE TREE PER 20m ALLOWED
- DEVELOPMENT PATTERN:**
- AREA A: MINIMUM LOT SIZE - 1 Ha
- AREA B: MINIMUM LOT SIZE - 4000 m2
- STORMWATER MANAGEMENT AREA



**MILL ROAD ODP**

MACRAE LAND COMPANY LIMITED  
SUBMISSION ON THE PROPOSED WAIMAKARIRI DISTRICT PLAN