WAIMAKARIRI DISTRICT COUNCIL
COMMENTS FORM: Land Use Recovery Plan (LURP)

Action 12: Community Facilities,  
Action 21: Kaiapoi Maori Reserve 873,  
Actions 26 and 28: Key Activity Centres and Comprehensive Redevelopment Plans

Comments on the responses to the above actions are invited until 5pm, 17 October 2014.

1. Contact Details:
   Name: Allan C MacDonald  
   Address: 119 Vernon St, Kings Hill, Invercargill  
   Postal Address (if different): 77 Tinaro St, West Invercargill, Invercargill  
   Phone Number: 0274-166 24-41  
   Email: pacificseafoodltd@xtra.co.nz

2. I WOULD LIKE TO MAKE THE FOLLOWING COMMENTS:  
   (add extra pages if required)
   
   Re Section 221  
   Old North Road  
   Kaiapoi MR 873 Blk x1 Sec 221  
   2,1563 Shares of 8.4625 shares  
   See attached
3. **Please either address to:**

   Waimakariri District Council, Freepost 1667, Private Bag 1005, Rangiora 7440, or

   Email to **planning@wmk.govt.nz**.

   Please ensure that you state the Action your comments relate to.

If your comments relate to Action 21 (Kaiapoi Maori Reserve 873) and you wish to present your comments in person to a hearings panel, please ensure that full contact details are provided as set out on the comments form and the hearing options box is completed.

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<th>Action 21 (Kaiapoi Maori Reserve 873)</th>
<th>Do you wish to present your comments to a hearings panel?</th>
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<td>Yes ☑/ No ☐</td>
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Re: Rakiwhakaputa Maori Reserve 873 221 (as highlighted on attached plan)

I have read the LURP for this area. I am a shareholder of this land, owning 2.11563 shares of the 8.4625 shares, zoned rural

I ask that the LURP Committee look at the zoning of this section and re-zone it residential or rural/residential, as equivalent to the majority of sections further down Old Main North Road.

I am in support of the LURP in the centre of Tuahiwi but believe the residential zoning should be extended right through to Topito Road.

Allan C MacDonald
SUBMISSION ON A PUBLICLY NOTIFIED PROPOSED PLAN CHANGE UNDER THE RESOURCE MANAGEMENT ACT 1991

To: Waimakariri District Council
Submission on: Land Use Recovery Plan - Action 21: District Plan Amendments to provide for cluster housing within the Rural Zone within Maori Reserve 873 at Tuahiwi (the District Plan Amendments)
Name of submitter: New Zealand Fire Service Commission ('the NZFS Commission')
Address for service: C/- Beca Group Ltd
PO Box 3942
WELLINGTON 6140
Attention: Alexandra Strawbridge
Phone: 04 550 5695
Email: alexandra.strawbridge@beca.com

This is a submission on Waimakariri District Council’s Land Use Recovery Plan (LURP) Action 21 proposed amendments to the District Plan to implement the Maori Reserve 873 cluster housing at Tuahiwi.

The specific parts of the proposed District Plan Amendments that the NZFS Commission's submission relates to are:

Aspects of the proposed District Plan Amendments that may impact on the operations of the NZFS Commission, including the provision of sufficient water supply for fire fighting purposes.

Background:

In achieving the sustainable management of natural and physical resources under the RMA 1991, decision makers must have regard to the health and safety of people and communities. Furthermore, there is a duty to avoid, remedy or mitigate actual and potential adverse effects on the environment. The NZFS Commission has a responsibility under the Fire Service Act 1975 to provide for fire fighting activities in a safe, effective and efficient manner. As such, the NZFS Commission monitors development occurring under the RMA 1991 to ensure that, where necessary, a submission is made which promotes the consideration of fire safety.

The NZFS Commission's main area of concern is the provision of a water supply that enables the New Zealand Fire Service (NZFS) to operate effectively and efficiently. This is best achieved
through compliance with the New Zealand Standard for the provision of a fire fighting water supply, known as the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008 (the NZFS Code), which sets out standards for water supply and access design which meet the operational requirements of the NZFS for both reticulated and non-reticulated water supply systems.

The NZFS Commission notes that the Canterbury Regional Policy Statement has been amended to include Chapter 6: Recovery and Rebuilding of Greater Christchurch. Policy 6.3.9(3) requires all subdivision and development taking place in areas identified for rural residential development to be located so that it can be economically provided with a reticulated water supply integrated with a publically owned system.

LURP Action 21 requires the amendment of a number of chapters in the Waimakariri District Plan to enable the Plan Change. While the proposed changes focus on matters relating to the Kaiapoi Maori Reserve 873, the changes proposed constitute a rework of the existing rules that relate to the Residential, Business 1, 2 and 4 Zone and Rural Zones. The District Plan Amendment requires that the supply of water to any site to be reticulated. The NZFS wishes to highlight the concern however that a "reticulated potable water supply" may not (and in this case will likely not) be designed to provide adequate fire fighting water quantities and pressure in rural residential areas.

The NZFS does prefer the provision of a fully reticulated water supply that meets the operational needs of the NZFS in terms of quantity and pressure where the installation of this is practicable. This is the most reliable source of water for the NZFS when attending a fire emergency. However, the NZFS understands that the provision of a fully reticulated water supply system to rural residential development is not always possible. In cases where only a restricted reticulated water supply can be made available, the NZFS are still able to respond efficiently and effectively to a fire emergency if an on-site fire fighting water supply is provided to the standards of the NZFS Code (details on non-reticulated compliance are contained in Appendix A to this submission). Therefore, while the NZFS is concerned with the protection of lives, property and the surrounding environment in the areas identified for future rural residential development, it is not requesting that a fully reticulated water supply be provided to these areas; rather it requests that the NZFS Code be complied with. This gives the option of providing an on-site fire fighting water supply in areas where a fully reticulated water supply cannot be made available.

Upon review of the proposed District Plan Amendments, the NZFS Commission appreciates the focus on requiring the provision of a 'reticulated' water supply to future rural residential development. However, for the reasons stated above, it would like to see a direct reference to the NZFS Code within the relevant Policies and Rules. This will ensure that the developer is made aware that on-site fire fighting water supplies will be required if the proposed 'reticulated' water supply is unable to meet the standards of the NZFS Code for reticulated water supplies.
The NZFS Commission’s submission is:

For the reasons set out in the section above, the NZFS Commission requests that the following additions be made to the wording of the proposed District Plan Amendments:

* Chapter 23: Land and Water Margins – Rules

23.1.1.16 Within any Residential Zone, Business 1, 2, or 4 Zone, the Rural Zone including cluster housing within Kaiapoi Maori Reserve 873 or Mapleham Rural 4B Zone, the supply of water to any site shall be by a reticulated potable water supply capable of meeting firefighting water supply standards set out in SNZ PAS 4509:2008.

If the reticulated potable water supply is unable to meet the requirements set out in SNZ PAS 4509:2008 for reticulated supplies, alternative firefighting water supply as outlined in SNZ PAS 4509:2008 shall be provided.

23.3.7 Except as provided for by Rule 23.5, any land use that does not comply with Rule 23.1.1.16 (supply of water) is a discretionary activity (restricted).

In considering any application for a resource consent under Rule 23.3.6, the Council shall, in deciding whether to grant or refuse consent, and in deciding whether to impose conditions, restrict the exercise of its discretion, to the following matters:

...  
	xi. the ability to comply with firefighting water supply standards set out in SNZ PAS 4509:2008.

* Chapter 31: Health, Safety and Wellbeing – Rules...

31.29.1.1 In the Kaiapoi Maori Reserve 873, within the Rural Zone any dwellinghouse shall:...

c. connect to a reticulated potable water supply and sewage disposal utility, and be provided with a firefighting water supply in accordance with SNZ PAS 4509:2008; and...
The NZFS Commission seeks the following decision from the Council:

That, if the District Plan Amendments are approved, the above additions requested by the NZFS Commission be included in the final wording.

The NZFS Commission has qualified staff, experienced in all aspects of this submission, and would be happy to assist and/or advise in any way possible.

If a hearing is held on these District Plan Amendments, the NZFS Commission wishes to be heard in support of their submission.

[Signature]
(Signature of person authorised to sign on behalf of New Zealand Fire Service)

17/10/14
Date
APPENDIX A

Alternative methods to achieve compliance with the NZFS Code in non-reticulated areas:

The NZFS Commission considers that the best method to comply with the NZFS Code is the installation of a domestic sprinkler system in accordance with Fire Sprinkler Systems for Houses NZS 4517:2010. Domestic sprinklers provide a highly effective means of early fire suppression which minimises property damage and the effects on the environment. Domestic sprinklers quickly apply water directly to the source of the fire and are the most reliable method to control a fire, particularly in areas that are some distance from the nearest fire station. The NZFS Code recommends that a standard dwelling with an installed domestic sprinkler system requires a minimum dedicated water supply of 7,000 litres. This water storage can be provided within a potable water tank through including a reserve supply with a cut-off valve to maintain 7,000 litres at all times as shown in Figure 1 below.

Another means of complying with the NZFS Code is the installation of a dedicated firefighting water supply to be used by the New Zealand Fire Service in the event of an emergency. For a typically-sized dwelling without a domestic sprinkler system, the NZFS requires at least 20,000 litres of dedicated water storage within 90 metres of a building, depending on the surrounding fire hazards. As well as the minimum water storage, the NZFS Code identifies other associated requirements, such as a compliant 100mm female round thread coupling with an on/off valve, and sufficient access to the water supply for fire appliances as well as a hard-standing surface within 6 metres of the coupling for fire appliances to park on. In certain cases, this water supply may be able to be shared across multiple properties.

Aside from dedicated static water storage tanks or the installation of domestic sprinkler systems, there are other water sources that can achieve compliance with the NZFS Code. Such alternative sources can be water from any year-round source such as dams, swimming pools, stream water, seawater, etc., provided that source is adequately available for use by the New Zealand Fire Service and it meets the other requirements of the NZFS Code that includes a hard-standing area for fire appliances.

Fire fighting water supply may be able to be provided by means other than the ones described above, as long as he approval of the NZFS is obtained.

The NZFS Commission has qualified staff, experienced in this area, who are happy to assist and advise with the fire safety aspects of any proposed subdivision and/or development in order to achieve the best outcome for all parties.
Figure 1:

Water storage option for domestic sprinklers

Potable Water Supply

Dedicated water storage for domestic sprinkler system
(Minimum 7000L required to meet SNZ PAS 4509:2008)

To dwelling

To sprinklers
WAIMAKARIRI DISTRICT COUNCIL
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Action 12: Community Facilities,
Action 21: Kaiapoi Maori Reserve 873,
Actions 26 and 38: Key Activity Centres and Comprehensive Redevelopment Plans

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1. Contact Details:

   Name: MARY NIEKE NEWTON
   Address: 189 Te-Rau-kepatuki Road,
   Postal Address (if different): Kaiapoi RD p/d no 7661
   Phone Number: 03 3122332
   Email: mikel.newton@xtra.co.nz

2. I WOULD LIKE TO MAKE THE FOLLOWING COMMENTS:
(add extra pages if required)

Having met spoken yesterday with eleven other potential cluster housing group residents around our area we voiced our very real concerns relating to stormwater drainage and general sewerage drainage issues in the area. Our concern is based on flooding experiences over two years, especially this last June and July issue. We have no doubt at all that the current drainage system would be totally inadequate for new housing etc. and this despite continuous maintenance in recent weeks. We would like to emphasise our concerns and ask that particular attention to specifications are included for no drainage issues before permission for future development as discussed.
3. Please either address to:

Waimakariri District Council, Freepost 1667, Private Bag 1005, Rangiora 7440, or

Email to planning@wmk.govt.nz.

Please ensure that you state the Action your comments relate to.

If your comments relate to Action 21 (Kaiapoi Maori Reserve 873) and you wish to present your comments in person to a hearings panel, please ensure that full contact details are provided as set out on the comments form and the hearing options box is completed.

Action 21 (Kaiapoi Maori Reserve 873)
Do you wish to present your comments to a hearings panel?  

Yes [ ]  No [ ]
Dear Sir/Madam,

Please convey the following thoughts and objection to your councillors.

(1)

In regards to the proposed 5m height restriction of buildings.
Please clarify that trees will not be subject to this new rule. I have a belt of trees on the north side next to the Marae which all in excess of 5 m.
Views of Mt grey will not be impinged by 7m roofs from a distance of say 300m.

Also my single story house roof is 4.8m let alone a two story. My concern here is you would be restricting the type of home to be built and in the end it is more probable that cheap small units will be the bases of the cluster house idea.
This has the propensity to lower tenor of the area over time. People should have the freedom to construct a home of their desire.

(2)

I object strongly to the proposition that Maori descendants only can subdivide the land under the proposed rules.
When I purchased my place which is one in the Action31 reserve, we have clear Europeanised title.
This was clearly checked by our lawyers prior to purchase. According to proposed law we can only subdivide if we sell to Maori. This is racist and also effects our wellbeing in so much we are a small block holder and run some animals and will end up having multiple housing each side and at the back of us. By not being able to offer our property for a decent price on the open market we are seriously compromised. Yes we can put it on the market but the question then remains who would what it if they in turn are constrained and cannot develop the property? The opportunity now under the new rule is for the Maori descendants to get a much lower priced property that will not reflect the true value to the existing owner who has improved the land markedly since we brought it 18 years ago.

Yours sincerely

Paul O'Donnell
229 Tuahiwi Road
RD1 Kaiapoi.
021 937 246
313 9521
WAIMAKARIRI DISTRICT COUNCIL
COMMENTS FORM: Land Use Recovery Plan (LURP)

Action 12: Community Facilities,
Action 21: Kaiapoi Maori Reserve 873,
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Comments on the responses to the above actions are invited until 5pm, 17 October 2014.

1. Contact Details:

   Name: William Arthur Pitama

   Address: 42 Orrick Cres Avondale Ch Ch

   Postal Address (if different): ________________________________

   Phone Number: 3821039

   Email: willie@freeville.school.co.nz

2. I WOULD LIKE TO MAKE THE FOLLOWING COMMENTS:
   (add extra pages if required)

   1. Removal of the rural zoning Section 221 to Terakihinatakaputa MR 873 old north rd.

   2. If have it got to have a zone can it be residential.

   3. We would like put in a petition order
3. Please either address to:

Waimakariri District Council, Freepost 1667, Private Bag 1005, Rangiora 7440, or

Email to planning@wmk.govt.nz.

Please ensure that you state the Action your comments relate to.

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Action 21 (Kaiapoi Maori Reserve 873)
Do you wish to present your comments to a hearings panel? Yes [ ] No [ ]
Action 12: Community Facilities,
Action 21: Kaiapoi Maori Reserve 873,
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Comments on the responses to the above actions are invited until 5pm, 17 October 2014.

1. Contact Details:

   Name: Debbie & Brendon Rahurahu
   Address: 283 Tukahini Road, RD1 Kaiapoi 7691
   Postal Address (if different): 
   Phone Number: (03)3130313 or 0274312999
   Email: rahux2 @ xtra.co.nz

2. I WOULD LIKE TO MAKE THE FOLLOWING COMMENTS:
   (add extra pages if required)

   1. Failed/Unfair Consultation Processes -
      - Only a few of the affected landowners from the northern side of the Marae appear to have received the latest round of changes to the District Plan, including Map 176B.
      - The last 3 notifications of Meetings were either on or after the meetings were actually held.
      - The latest notification of an additional drop-in session arrived in good time, but all pertinent documents and maps (including Map 176A & 176B) were omitted, therefore failing to openly & clearly identify the massive departure from the only plan I have ever received from the WDC which was sent over 10 months ago.
      - This document included a map of which parcels of land the "cluster housing" was a possibility for - it made no mention of the possibility of a huge subdivision, and the land targeted in that first document was all Maori or Kemp's Deed land, not privately owned.
      - As a result of such obscure and vague consultation tactics the WDC has robbed existing landowners of their opportunity to ask relevant and pertinent questions. Here are some of mine.

   > see next page
3. Please either address to:

Waimakariri District Council, Freepost 1667, Private Bag 1005, Rangiora 7440, or
Email to planning@wmk.govt.nz.

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**Action 21 (Kaiapoi Maori Reserve 873)**
**Do you wish to present your comments to a hearings panel?**

Yes [ ]  No [ ]

---

**Continued**

2. The “Development Plan Area”

- Is there an assurance from the WDC, that CERA or some other body (such as Ngai Tahu) will not reclaim ownership or force the sale of privately owned land in this area for “The Development Plan”?
- Are existing owners within this Area to retain their current and rights, (as Rural Zones) with regards to - the use of private wells for water supply
  - stock/chickens etc.
  - dog ownership
  - boundary trees?

- If rezoning of this area occurs, the WDC is required by law to get a valuation done for each property, and this will impact our rates (probably dramatically), regardless of whether or not we wish to do, ever develop our land. Are landowners aware of this?

3. "Development" issues

- Water! Will those landowners with existing private wells be required by Rule 23.11.16 to obtain resource consent to use them as a potable well supply to their house? And if they choose to develop their land will they then be forced to connect the existing residence to the “recharged” water supply?

- Sewer! How will the existing system cope with the potentially huge increase in users? It won’t. Current landowners (who do pay their rates) have been paying over $800 in annual rates, in our case for 16 years, for this service. Who will be paying for a “recharged” sewerage disposal utility to be installed?

- Structures! Am I correct in reading the Rules that should
WAIMAKARIRI DISTRICT COUNCIL
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1. Contact Details:

Name: Debbie & Brendan Rahwatu
Address: 283 Tuahiwi Road, RD1 Kaiapoi, 7691
Postal Address (if different): ...........................................................................
Phone Number: (03) 313 013 or 0274 31999
Email: rahwa@xtra.co.nz

2. I WOULD LIKE TO MAKE THE FOLLOWING COMMENTS:
(add extra pages if required)

Continued from Page 1

3. Development issues

the "Development Plan" go through, that a developer would be allowed to build a "structure" of 8m in height, 2m from a boundary? what are the provisions/rules regarding recess planes? will there be covenants as to what type/style or size of structure can be erected? what about shared driveways? which enable a developer to build 2 houses on a single parcel of land?

4. Infrastructure

Aside from the issues raised above, there are some major issues facing North Canterbury as a whole in terms of infrastructure. The Village of Tuahiwi does not have the roadways, cycleways, road planning, public transportation or facilities to cope with this potentially massive influx of new residents.

--> See Over
3. Please either address to:

Waimakariri District Council, Freepost 1667, Private Bag 1005, Rangiora 7440, or

Email to planning@wmk.govt.nz.

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Action 21 (Kaiapoi Maori Reserve 873)
Do you wish to present your comments to a hearings panel? Yes ☑ No ☐

Conclusion

Due to the utter lack of adequate notification of the enormous changes to the Proposed District Plan and the issues with transparency on the WDC's part, existing landowners cannot make informed decisions regarding whether or not they support the rezoning.

I do not believe the Waimakariri District Council has fulfilled its mandate to consult openly and honestly with all concerned, and I am not convinced that even now, the existing landowners have been advised of all of the impending changes the “Development Plan” will bring.

We moved to Tuahiwi for its rural outlook and village atmosphere. There are many as yet incomplete subdivisions already in North Canterbury, with land and housing available. The proposed change to the District Plan are a HUGE departure from the proposal at the beginning of the process, where cluster housing was to be developed within the empty lots owned by the descendants of Kemps Deed.

North Canterbury does not need another subdivision and it is definitely not needed in Tuahiwi, with no means other than private transport to get anywhere.

We are opposed to a change in the zoning for the land, which is any further north than that adjacent to the Marae, and while we supported the concept of the cluster housing on Kemps Deed trustee land, we vehemently oppose turning Tuahiwi Village (now already a Township) into yet another pocket of suburbia.

Brendan & Debbie Rahurahu
WAIMAKARIRI DISTRICT COUNCIL
COMMENTS FORM: Land Use Recovery Plan (LURP)

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Comments on the responses to the above actions are invited until 5pm, 17 October 2014.

1. Contact Details:

Name: Warner & Fietta Reid
Address: 27 Te Pite Rd, T晚间
Postal Address (if different): 
Phone Number: 03 313 7778 or 021 127 4460
Email: pvdlvd@actrix.co.nz (all lower case)

2. I WOULD LIKE TO MAKE THE FOLLOWING COMMENTS:
(add extra pages if required)

Please see attached sheets.

141017113928
DDS-06-05-05-21-02
3. **Please either address to:**

   Waimakariri District Council, Freepost 1667, Private Bag 1005, Rangiora 7440, or

   Email to [planning@wmk.govt.nz](mailto:planning@wmk.govt.nz).

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   If your comments relate to Action 21 (Kaiapoi Maori Reserve 873) and you wish to present your comments in person to a hearings panel, please ensure that full contact details are provided as set out on the comments form and the hearing options box is completed.

   **Action 21 (Kaiapoi Maori Reserve 873)**
   **Do you wish to present your comments to a hearings panel?**
   ![Yes] [No]
Hello. My name is Warner Reid and I live at 27 Topito Rd with my wife and daughter. Our land is not in the proposed residential development area but borders this area.

My wife and I support the cluster housing proposal for ancestors of the original inhabitants of this land, but are highly against the proposed residential rezoning.

We moved to Tuahiwi nearly 6 years ago because we saw Tuahiwi as being a very special place. A place that you could say was more traditional than other small towns around Christchurch. A place where people can be themselves and are not pressured into conforming into what is seen as "normal". A place that I would call a traditional Kiwi town.

I know of no faster way for a small town to lose it's special character than the allowance of mass development. This proposal may not seem like mass development in general terms but by small town Tuahiwi standards, it is. Allowing this rezoning will spell the end of the very special character of this township.

First many new people move into the new housing from out of the area and then they put pressure on those around the development to conform to their standards. This spreads and more and more people are pushed out of the area until Tuahiwi becomes an extension of Christchurch. The special soul and character of the area will be destroyed.

Tuahiwi is one of the last small traditional townships that has not yet been overtaken by development.

Please please give people like us a choice. A choice to live in a small town like Tuahiwi with it's very special character or forced to move to one of the numerous developments around the area.

If this rezoning is approved, the town will be changed forever and can never go back. Please don't destroy one of the last remaining characteristic small NZ townships.

Please ask those that support this rezoning, if they do so to retain the soul, character and personality of Tuahiwi or purely for their own gain.

Thank you for taking the time to read and consider this letter.

Yours sincerely

Warner and Petra Reid
Comments to Action 21;

Firstly, I would like to express my disappointment that as a representative of Maori Land landowners who has submitted to the development of whanau land within the Kaiapoi Maori Reserve 873, was not made aware of this current process that I am commenting on.

I would like our submission to be included in the WDC response to the Land use recovery plan.

We do not support the cluster arrangement and we would also point out that this option was not mandated by Maori Land landowners unless of course the WDC has copies of the minutes of the hui where Maori Land landowners within the Kaiapoi Maori Reserve 873 had signed documents supporting the cluster option.

Naku, na

Tim Reriti

Sent from my iPhone
WAIMAKARIRI DISTRICT COUNCIL
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1. Contact Details:
   Name: Arapata Reuben
   Address: 50 Tehipeto Rd, Turakina
   Postal Address (if different): RD 1 Kaiapoi 7691
   Phone Number: 03 313 8597
   Email: arapata.reuben@angiitahu.govt.nz

2. I WOULD LIKE TO MAKE THE FOLLOWING COMMENTS:
   (add extra pages if required)

   Please see attached doc.
3. Please either address to:

Waimakariri District Council, Freepost 1667, Private Bag 1005, Rangiora 7440, or

Email to planning@wmk.govt.nz.

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<td>Power Point Presentation also</td>
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Kia ora tātou

On behalf of Reuben whānau land owners within MR873 I have been asked to make comment with regards to LURP Action 21. I will bullet point main comments below and make more detailed comment when presenting to the Council.

- Table 31.1 Minimum Structure Setback Requirements
- 31.30.1.E,i,ii,iii
- 31.30.1.F
- 32.2.14
- 32.3.5
- 32.3.6
- 32.4.1
- 32.4.10

Heoi anō Arapata Reuben

[Signature]
Dear Audrey

Thank you for the updates on proposed changes to Maori Reserve 873. Please can you forward our comment to the management team concerned.

In response to your invitation to submit comments I would like to say the following:

We are being impacted heavily by the growth in the area, which is all part of development and has some good points, especially for the Council and local business. However, it also has some negative points for residents in the Reserve bordering Rangiora Woodend Rd. We have increased traffic and road noise that has us adjusting the paintings on our walls every week for a long time now, as the trucks rolling by shake our house. Add to that, we have had three road accidents outside our front gate in the last 2 years and now have the building of Ravenswood immediately opposite our property.

We think the current proposal to only allow owners of land who are descendants of an original grantee of land within the reserve to develop their land, is both unfair and discriminatory against Pakeha and other residents in the reserve. To make things fair, non discriminating and non divisive, I propose having one rule for all residents in the small reserve who have been members of the community and contributors over the years.

Your Faithfully

David and Lynda Sale
175 Rangiora Woodend Rd
RD1 Kaiapoi 7691.
To: The Waimakariri District Council

Submission on Proposed District Plan Change In Response To LURP Action 21 –
Kaiapol Maori Reserve 873

SUBMITTER DETAILS

Name: Gordon and Elaine Stanley
Address: 112 Isaac Road, Eyrewell, RD6, Rangiora
Email: tahu.stanley@xtra.co.nz
Telephone: (03) 312 5204

OUR SUBMISSION

1. Our submission relates to the effect that the Council’s response to LURP Action 21 would have in restricting development opportunities for our land:

   80 Topito Road, Tuahiwi
   Lot 146 MR873 Block XI Rangiora S.D.
   Valuation Number: 2161138600

2. The specific parts of the proposal that we are submitting on are:
   • New Rules 23.5 and 23.5.1
   • New Rule 32.1.1.54
   • New Rule 32.4.1

THE DECISIONS WE SEEK are:
   • That new rules 23.5 and 23.5.1 be Deleted
   • That new rule 32.1.1.54 be Deleted
   • That new rule 32.4.1. be Amended by deleting the reference to rule 32.1.1.54

THE REASON FOR OUR SUBMISSION are:

1. The requirement that proposed housing development which cannot connect to a reticulated sewage disposal utility and/or a reticulated potable water supply will be classed as “non-complying” will unreasonably restrict housing opportunities within MR873.

2. This part of the proposed Plan Change will not give effect to objectives and policies for Maori Reserve 873, as required under Action 21 of the LURP, and go beyond the provisions necessary for those purposes.

3. The requirement that all new houses and subdivisions for housing purposes must be connected to reticulated utility services is unnecessary in meeting the
purposes of the Resource Management Act or for the protection of the environment.

4. The requirement that all new houses and subdivisions for housing purposes must be connected to reticulated utility services is self-serving of the Council’s financial interests and an attempt to force landowners to help fund public works beyond that necessary to provide for their own servicing needs.

5. If the decisions that we seek are agreed to, the development of housing without connecting to reticulated sewage and water supply systems would become restricted discretionary activities under rules 23.3.6 and 23.3.7, which would enable the environmental and other effects of on-site systems to be properly assessed. The process is already provided for in the Plan, for areas other than MR873.

HEARING

We would welcome the opportunity to speak in support of our submission.

Signature                      Date

G and E Stanley                      15 October 2014

14.10.2014
WAIMAKARIRI DISTRICT COUNCIL
COMMENTS FORM: Land Use Recovery Plan (LURP)

Action 12: Community Facilities,
Action 21: Kaiapoi Maori Reserve 873,
Actions 26 and 28: Key Activity Centres and Comprehensive Redevelopment Plans

Comments on the responses to the above actions are invited until 5pm, 17 October 2014.

1. Contact Details:
   Name: Andrew & Ngaire Stott
   Address: 61 Topito Rd, RD 1, Kaiapoi 7691
   Postal Address (if different): 
   Phone Number: 310 6767
   Email: aandn.stott@kinect.co.nz

2. I WOULD LIKE TO MAKE THE FOLLOWING COMMENTS:
   (add extra pages if required)

   Please see attached re Action 21
   Also please note on your ADP NZ Historic Places Trust has changed name to Heritage NZ
3. Please either address to:

Waimakariri District Council, Freepost 1667, Private Bag 1005, Rangiora 7440, or

Email to planning@wmk.govt.nz.

Please ensure that you state the Action your comments relate to.

If your comments relate to Action 21 (Kaiapoi Maori Reserve 873) and you wish to present your comments in person to a hearings panel, please ensure that full contact details are provided as set out on the comments form and the hearing options box is completed.

Action 21(Kaiapoi Maori Reserve 873)
Do you wish to present your comments to a hearings panel?  Yes ☐  No ☑
We are concerned about the following:

The shape of the proposed Outline Development Plan from Tuahiwi Road towards Topito Road ruins not only the shape of the village but also the lovely rural/residential mix that we enjoy now. It should be consistent development on both sides of the road, behind existing residential on the West side and initially, one or two layers back on the East side. Both proposed areas are to be broken down to sections as small as 600m² which does not stay in keeping with the rural/residential feel of the village/area at all.

If the residential zoning is to go to the extent shown in the ODP then we have concerns over the drainage at the South East side of our property. This area has difficulty draining now, any development is only going to make it worse, particularly, if the land in the ODP is built up to any extent, potentially that area will then drain into our property.

The area between the proposed residential and the existing rural/residential should include a buffer zone to provide a break of approx. 40m between the two to alleviate problems between the rural activities and the urban. This could be a walkway/greenbelt with native planting which would then be an asset to the area.

How is the Woodend water supply going to cope with the extra demand – Woodend suffers restrictions in Summer now, and Tuahiwi’s demand (as it stands now) has not fully impacted on the supply as yet. How is it supposed to cope with even more?

At present, the village is not fully serviced with a full sewerage system – is this to be upgraded to a full system to cater for the extra sections?

We are also concerned that restrictions, such as clean air zoning, will be put in place.
Comments on the responses to the above actions are invited until 5pm, 17 October 2014.

1. Contact Details:
   - Name: Michael and Maria Wise
   - Address: 440 Tuahiwi Road
   - Postal Address (if different): RD1, Kaiapoi
   - Phone Number: 03 313 0456
   - Email: sagecounsellor@gmail.com

2. I WOULD LIKE TO MAKE THE FOLLOWING COMMENTS:
   (add extra pages if required)

   Please see attached pages.
3. Please either address to:

Waimakariri District Council, Freepost 1667, Private Bag 1005, Rangiora 7440, or

Email to planning@wmk.govt.nz

Please ensure that you state the Action your comments relate to.

If your comments relate to Action 21 (Kaiapoi Maori Reserve 873) and you wish to present your comments in person to a hearings panel, please ensure that full contact details are provided as set out on the comments form and the hearing options box is completed.

Action 21(Kaiapoi Maori Reserve 873)
Do you wish to present your comments to a hearings panel? Yes ☑ No ☐
Letter to Waimakariri District Counsel

M & M Wise
440 Tuahiwi Road
RD1, Kaiapoi
7691
03 313 0456

17 October 2014

Re: LURP Action 21 – MR873

This letter is in response to your letter dated 18th September ref: DDS-06-05-05-21-01 / 140918101268, and following my meeting with your representatives at the Tuahiwi Marai this week.

Here are our comments. Please can you respond to each comment in writing.

1. The above mentioned document is a list of amendments to another document. I have not been supplied the main document as requested at the Marai this week so am unable to comment on the proposals.

2. In absence of the main document I am not in a fully informed position to comment on the proposals. I was promised the main document(s) would be posted to me by Jennifer who was one of your representatives at the Tuahiwi Marai.

3. I propose that this process is being squeezed into an unreasonable time-frame and that it not be furthered until I (and others?) have been supplied with full information and a reasonable time-frame and process for consultation. (Your above mentioned letter is the first I have received to do with this subject).

4. The language in the above mentioned document is not in plain English, and is like a rabbit warren of seeming legal jargon and references to other parts of the document and other documents, and therefore hard to understand. I make an appeal for further documents to be issued that are in understandable format and then a reasonable consultation process and time be followed. (I have been in a professional technical industry most of my working life over 40 years and still find the document confusing!)

5. I am concerned that much of the land (possibly 2/3) next to our own property (which falls under this change) is flood prone on a yearly basis and is extremely boggy for many months of the year, but is not marked as such may be unfit for buildings.

6. As such (5) under these proposals could lead to a higher density of homes being build on the land towards the road where it is usually dry, but taking the land area as a whole could seem to be acceptable. (I.E. a lot of homes could be built on the small area of land near the road). A better proposal regarding density would be for homes to be apportioned only to land that is suitable for buildings to be on, rather than the whole land area).

7. I wish to know how entrance roadways and drives could affect toe proximity to my land. The effect of a road less than 15mtrs to our boundary for multiple dwellings would have a negative noise impact. Are all roads and drives to also be away from any boundary by 15 mtrs?

8. I am told that as a non Maori I am not allowed similar rights to develop, but if I were to sell this European titled land to a Maori they would be allowed to develop. This seems unfair. Please clarify exactly what my future rights are in this respect.

9. Much of this Maori reserve has been sold back to non Maori since being in their ownership, and believe that as such that as it is within the reserve still that similar rights to develop the land should exist.
10. The limits to house size seems to have no limits. Is this really correct? There could be between 2 and 7 homes of any size. This seems strange.

11. This whole plan seems to have no president in New Zealand, and has not been tried out or prototyped. Once permission has been granted for these huge changes of land use, and development done it will last for a long time and be hard to reverse (if ever). Buildings can last hundreds of years! I put forward that this change be done very slowly and tried out before being fully implemented.

12. The land in the Tuahiwi Reserve is highly productive agricultural land with good quality soil and production. I understand that it was also used for producing crops by the Maori in earlier days. Canterbury in general has very dry and in places poor production land (drive to Oxford in the summer), whereas in the Reserve the grass grows well all year in many areas due to the moisture. I believe to use this land for high populous could be regrettable later and needs careful thought. Development of this land may make a few people rich, but will change the reserve and it’s beauty for ever.

13. Please can you confirm that any homes build on the adjacent land to ours will have to be supplied with services for water and sewerage from the main street services.

14. The definition of 'Dwellinghouse' and 'Clusterhouse' seems to be really thin and undefined. This could be anything between what is a minimum standard for a Kiwi home under current regulations and a mud house (yes there is one in Tuahiwi). I have nothing against this, but am concerned that if there are too lower standards set these dwellings could become ghettos in the future.

15. Please define discretionary used in this document. It could change from day to day as to who's discretion is sought.

16. Please define portable water supply.

17. Please define what 0.2% Annual Exceedance Probability. What does this mean in real terms? It is open to interpretation.

18. Why has the norm of 20mtrs been relaxed to 15 mtrs for boundary separation? What was the rational?

19. 31.30.1.c. Please clarify. Is this 2 to 7 for each multiple of 0.5Ha? If so this will lead to very high density housing in a rural area.

20. Will every single dwelling be subject to its own title making it freehold and buy and sellable as a single entity? This seems very unclear I the document.

Regards,

[Signature]