

Submission 637 on
Rolleston Industrial Developments
Private Plan Change RCP031
535 Mill Road Ohoka

1.05 - 1.20 pm 7/08/23 Rosburn Receptions Spark Lane Rangiora

Submitter

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My name is David Stringer
I am active member of the Rangiora
and Kaiapoi (my home town) Communities.
I am a retired Consultant Planner.
I am directly affected by the effects of the subject matter of the submission
that adversely affects the environment.
I have visited the Application site; AND
I have read through the Application as Publicly Notified.
My submission is as follows:

The specific provisions of the proposal that my submission relates to are as follows:

- A(1) RCP031 is contrary to the Objectives and Policies of the Waimakariri District Proposed District Plan
- A(2) RCP031 breaches the Waimakariri District Proposed Plan Rules for the Subject Site
- A(3) RCP031 breaches the Waimakariri District Rules for the Operative Plan Rural Zone
- A(4) RCP031 breaches the District Wide Rules of the Waimakariri District Operative Plan
- (5) RCP031 does not address relevant rules set out in the Canterbury Land and water Regional Plan

My submission is that:

- B(1) The time and place for this Proposed RCP031 is the revision of the Waimakariri District Proposed Plan. The issue of the location of the

location of future development has been recently dealt, and continues to be dealt with.

B(2) RCP031 places unacceptable pressure on the infrastructural assets of the adjoining towns of Kaiapoi and its surrounds (roads, cycleways, walkways, parks, reserves, sewage, water supply and emergency services)

B(3) RCP031 is contrary to the provisions of RMA Part II

B(4) There is a fundamental hierarchy of the Resource Management Act and its implementation, where the powers of District Councils pre dominate over applications for Private Plan Changes such as RCP031; and I support the Waimakariri District Council in dealing with provisions for future development through the Proposed District Plan, and NOT through the private Plan Change RCP031B(5) RCP031 is contrary to the Waimakariri District Proposed District Plan AND the effects on the environment will be more than minor*.

I seek the following decision from the Waimakariri District Council:

(1) Decline the application RCP031

(2) Ensure that the full costs of dealing with RCP031 are borne by the applicants

* The RMA Definition of Environment includes People.

The reasons for seeking these decisions are set out in my submission B(1), submission B(4), submission B(5); AND my submission A(1), submission A(4), submission (A3) submission A(4), and submission (A5)

David Stringer

Submission Dated 11/8/2022