

**SUBMISSION BY WAGHORN BUILDERS LTD ON THE
PROPOSED WAIMAKARIRI DISTRICT PLAN**

Clause 6 of the First Schedule, Resource Management Act 1991

To: Proposed District Plan Submission
Waimakariri District Council
Private Bag 1005, Rangiora 7440
developmentplanning@wmk.govt.nz

Submitter: **Waghorn Builders Ltd – Luke and Jake Waghorn**

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17 Sir Gil Simpson Drive

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Trade Competition Statement

The submitter cannot gain an advantage in trade competition through this submission.

Hearing

The submitter does wish to be heard in support of their submission.

If others make a similar submission, the submitter will consider presenting a joint case with them at the hearing.

Dated 25 November 2021



Matt McLachlan
Principal Planner
For and on behalf of the submitter

REZONE 131 MAIN STREET TO GENERAL RESIDENTIAL ZONE

Site context

1. The site is legally described as Lot 1 DP 80871 being 0.2363 hectares in area. The site is shown in Figure 1 below.



Figure 1 – Location Diagram

2. The site is located on the southern side of Main Street at the western end of the Oxford township. The site is generally flat and contains an existing residential dwelling which is accessed via Cheapside Street.
3. The property is currently zoned Residential 2 and Residential 4a under the Operative District Plan.

The reason for this submission is:

4. The proposed District Plan continues this split zone scenario, being General Residential and Large Lot Residential, as shown in Figure 2 below.

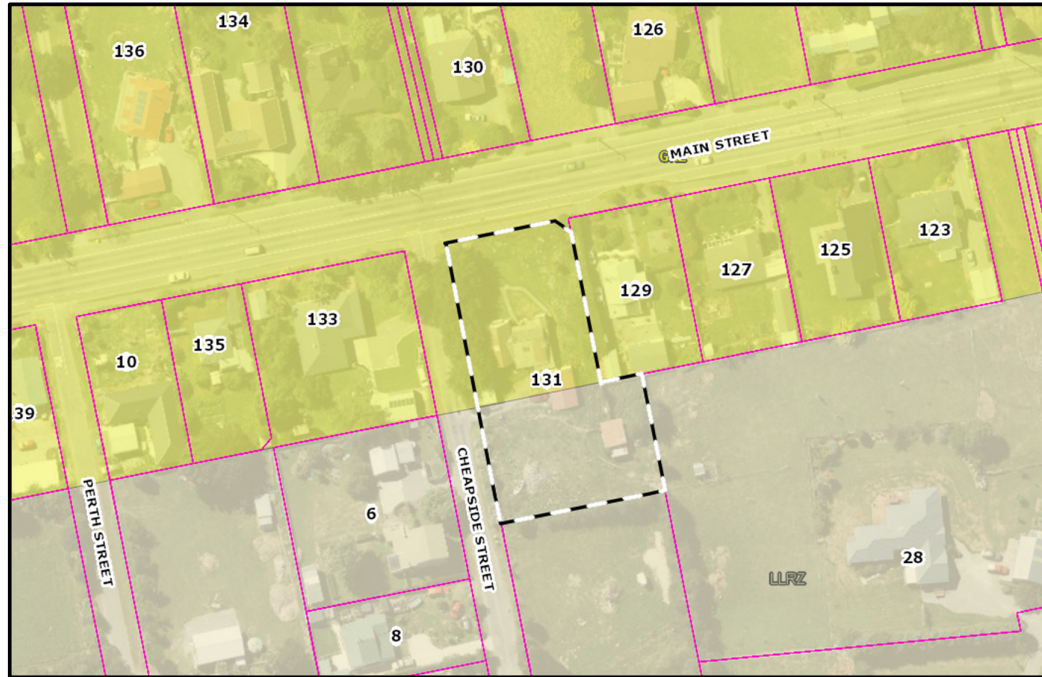


Figure 2 – Proposed District Plan Zoning

5. This split zoning is merely a continuation of the alignment of the adjoining property boundary and follows no physical feature on-site. Furthermore, the following minimum areas are required under the proposed District Plan:
 - General Residential Zone (GRZ) = 500m²
 - Large Lot Residential Zone (LLRZ) = 2500m² with an average of 5000m²

Around 1210m² of the site is zoned GRZ, meaning the remaining LLRZ area does not meet the required minimum allotment size from the outset.

6. There is no valid environmental, social, or economic reason for retaining this split zoning on the property, with the General Residential Zone representing a more efficient and sustainable use of the land and retaining the urban form of the Oxford Township.

The decision we seek is that the following provisions:

7. That the site be zoned **General Residential** and that the Planning Maps be amended to reflect this.
8. We also request any consequential amendments necessary to give effect to the above changes.