

DISTRICT PLAN REVIEW

Proposed Waimakariri District Plan - Submission

Clause 6 of Schedule 1, Resource Management Act 1991

Submitter details

(Our preferred methods of corresponding with you are by **email** and **phone**).

Full name: [REDACTED] leblanc

Email address: remy@i4c.co.nz

Please select one of the two options below:

- ☒ I **could not** gain an advantage in trade competition through this submission (go to Submission details, you do not need to complete the rest of this section)
- ☐ I **could** gain an advantage in trade competition through this submission (please complete the rest of this section before continuing to Submission details)

Please select one of the two options below:

- ☐ I **am** directly affected by an effect of the subject matter of the submission that:
- A) Adversely affects the environment; and
 - B) Does not relate to trade competition or the effect of trade competition.
- ☒ I **am not** directly affected by an effect of the subject matter of the submission that:
- A) Adversely affects the environment; and
 - B) Does not relate to trade competition or the effect of trade competition.

Submission details

The specific provisions of the proposal that my submission relates to are as follows: *(please give details)*

My submission is that: *(state in summary the Proposed Plan chapter subject and provision of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made, giving reasons) (please include additional pages as necessary)*

Submission to Waimakariri Proposed District Plan for a Special Purpose Zone- Lifestyle Village

This is a brief submission and more information and evidence and a S32 report will be presented at the hearings

1. Total area of submission 151.6771ha

Stage one Total 114.9913ha

84 Marchmont Road 28.4463ha

62 Coldstream Road 17.0249ha

84 Smarts Road 18.243ha

88 Smarts Road 41.2905ha

326 Gressons Road 9.0866ha

Stage 2 Total 36.6858 ha

I/we have included: _____ additional pages

I/we seek the following decision from the Waimakariri District Council: *(give precise details, use additional pages if required)*

2. Request is for these areas which are proposed to be zoned Rural Lifestyle Zone be zoned Special Purpose Zone- Lifestyle Village

3. Under this zone housing which complies to the new Medium Density NPS would be allowed as a Permitted Activity, Also it is requested that retail activities be a permitted activity and retirement village activities across the entire RLZ zone (not just this area)

4. The intended use of the zoning is a large scale community development age for occupants at of near retirement age of 55 years and over. The homes would be mainly freehold titles and would fit in an affordable price range. The large scale of around 2000 homes in Stage One and 600 in Stage Two allows a large range of amenities to be offered to residents. Some of these are shown in the attached plans. Roading will remain private with the possible exception of the main connector road through the middle of the site

5. The development would be largely self contained for infrastructure and therefore not be a burden on Council or ratepayers

Submission at the Hearing

- ☐ I/we wish to speak in support of my/our submission
- ☐ I/we do not wish to speak in support of my/our submission
- ☒ If others make a similar further submission, I/we will consider presenting a joint case with them at the hearing

Important Information

1. The Council must receive this submission before the closing date and time for submissions.
2. Please note that submissions are public. Your name and submission will be included in papers that are available to the media and public. Your submission will only be used for the purpose of the District Plan review process.
3. Only those submitters who indicate they wish to speak at the hearing will be emailed a copy of the planning officers report (please ensure you include an email address on this submission form).

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious
- It discloses no reasonable or relevant case
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further
- It contains offensive language
- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Send your submission to: Proposed District Plan Submission
Waimakariri District Council
Private Bag 1005, Rangiora 7440

Email to: developmentplanning@wmk.govt.nz

Phone: 0800 965 468 (0800WMKGOV)

You can also deliver this submission form to one our service centres:

Rangiora Service Centre: 215 High Street, Rangiora

Kaiapoi Service Centre: Ruataniwha Kaiapoi Civic Centre, 176 Williams Street, Kaiapoi

Oxford Service Centre: 34 Main Street, Oxford

Submissions close 5pm, Friday 26 November 2021

Please refer to the Council website waimakariri.govt.nz for further updates

From: [Records Staff](#)
To: [Development Planning Mailbox](#)
Subject: Plan change submission
Date: Friday, 26 November 2021 4:57:40 PM
Attachments: [RANGIORA-SUBMISSION.pdf](#)

Proposed plan change No. 0001

Name: Remi leblanc

Organisation name: i4c

Address: Suite 6 99 Mana Esplanade Paremata, Porirua

Postal Address:

Phone No. 0273938361

Fax No.

Email: remy@i4c.co.nz

Wish to be heard? Yes

Heard with others? Yes

My submission is that ...

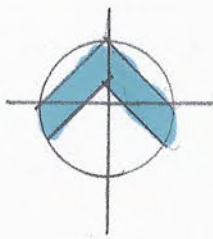
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I/we seek the following decision from Council for the following reasons:

to meet demande for affordable retirement housing.



RANGIORA LIFESTYLE VILLAGE
PROPOSED ROADING LINKS



◀ RANGIORA TOWN CENTRE

ENLARGED
SEE SEPARATE PLAN

GOLF COURSE

STAGE 01 - 115ha
approx. 2000 homes

PART 03 -
NINE HOLE GOLF COURSE IN FLOOD AREA

◀ RANGIORA TOWN CENTRE

STAGE 02 - 37 ha
approx. 600 homes

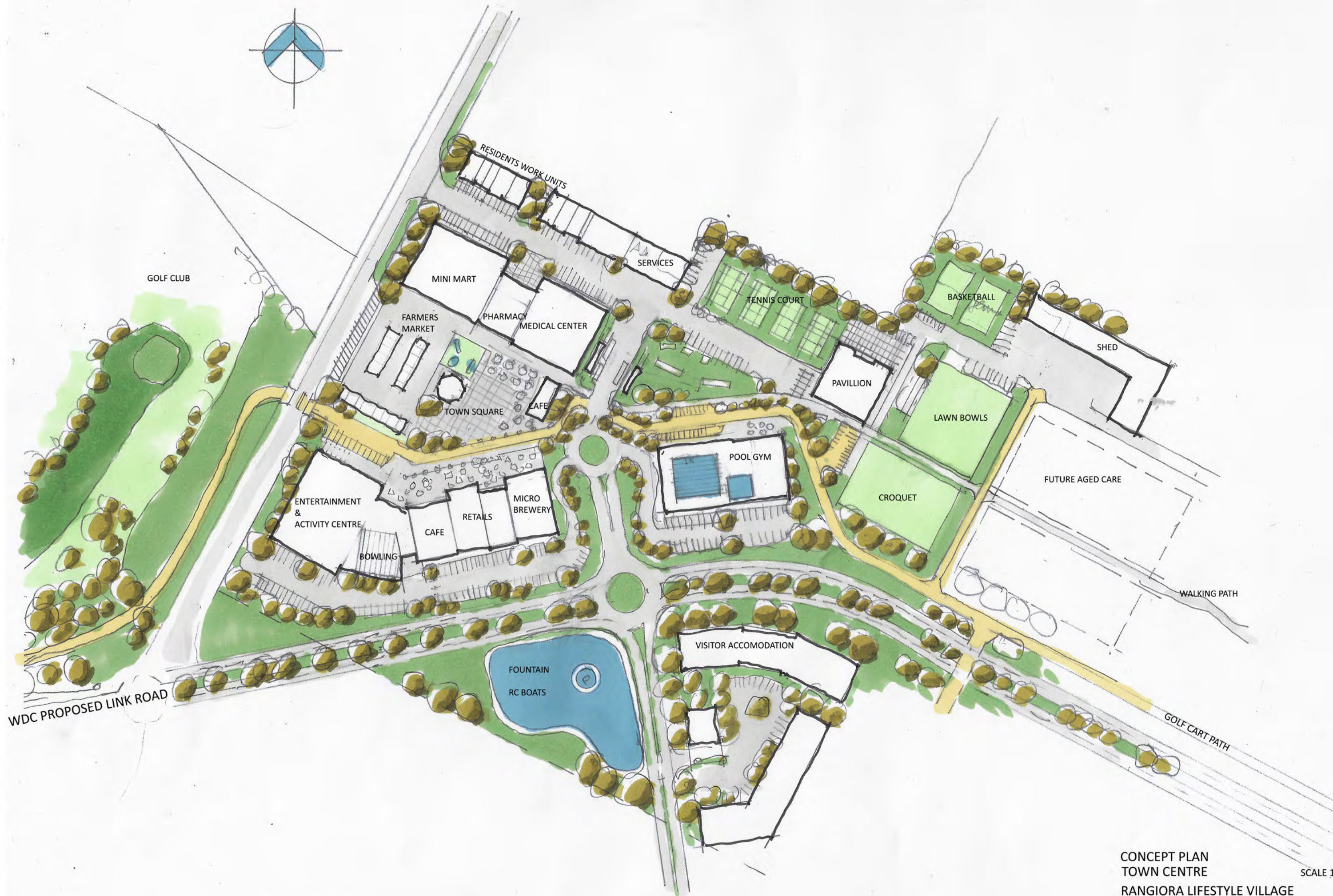
SMARTS RD

LINK ROAD

RANGIORA LIFESTYLE VILLAGE
INDICATIVE DEVELOPMENT PLAN

SCALE 1:1000@A3

26/11/2021



CONCEPT PLAN
TOWN CENTRE
RANGIORA LIFESTYLE VILLAGE
DISTRICT PLAN SUBMISSION

SCALE 1:2000@A3

26/11/2021

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7. I wish to be heard at the hearing