Waimakariri District Council
215 High Street
Private Bag 1005
Rangiora 7440, New Zealand
Phone 0800 965 468

DEVELOPMENT PLANNING

Further Submission Form

Further submissions close on Monday, 21 November 2022 at 5pm.

I/we are further submitting on:

☑ **Proposed District Plan** ☐ **Variation 1: Housing Intensification** ☐ **Variation 2: Financial Contributions**

Please use a separate form for each consultation.

Clause 8 of Schedule 1, Resource Management Act 1991

To: Waimakariri District Council

Further submitter details

Name of further submitter: J W & CE Docherty

Organisation name and contact (if representing a group or organisation): _____

_____

Postal address/Address for service: _____ Postcode: _____

Email: j.docherty@xtra.co.nz Phone: _____

Only certain persons can make a further submission. Please select the option that applies to you.

I am:

☐ a person representing a relevant aspect of the public interest

☑ a person who has an interest in the proposal that is greater than the interest the general public has

☐ the local authority for the relevant area

Please explain why you come within the category selected above:

We are the beneficial owners of two properties on Whites Road immediately opposite the proposed Private Plan Change 31 and as such we are directly affected by a number of the proposed amendments to the District Plan. Our submissions relate to the submissions made in respect of the District Plan by Chapman Tripp - Jo Appleyard /Lucy Forrester - on behalf of Rolleston Industrial Developments Limited and the Carter Group.

Hearing options

I wish to be heard in support of my further submission? ☑ Yes ☐ No

If others make a similar further submission I will consider presenting a joint case with them at a hearing. ☐ Yes ☑ No

Signature: _____ Date: _____

(of person making submission or person authorised to make decision on behalf)

PLEASE NOTE - *A signature is not required if you submit this form electronically. By entering your name in the box below you are giving your authority for this application to proceed.*

Name of person making further submission: J & C Docherty

This further submission is in relation to the original submission of: *Enter the details of the original submitter: • name, address or email; and • submission number (and point(s), if applicable)*	**The particular parts of the original submission I/we support /oppose are:**	**My/our position on the original submission is:** *Support or oppose*	**The reasons for my/our support/ opposition to the original submission are:**	**Allow or disallow the original submission (in full or in part)**	**Give precise details of why you wish to allow/disallow (in full or in part) to indicate the decision you want Council to make**
Chapman Tripp - Jo Appleyard / Lucy Forrester - on behalf of Rolleston Industrial Developments Limited (CT/RIDL) (Unsigned submission.) 160.1	CT/RIDL Opposes Rural Lifestyle Zone for Ohoka properties legally described as Lot 2 & 3 DP 318615, Lot 2 & Part Lot 1 DP 8301, Lot 2 DP 61732, Lot 1 DP 55849, Lot 2 DP55404, Part RS 2220, Lot 1 DP 318615 and Part Lot 1 DP 2267 that extend in a southwest direction from Mill Road	OPPOSE	The lots referred to in the submission should retain the RLZ designation as per the DP.	DISALLOW IN FULL	Allowing residential , commercial, educational and retirement village development on this land will have adverse affects on the properties we own on the east side of Whites Road. These include flooding, loss of rural character, loss of amenity values, increased
Chapman Tripp - Jo Appleyard / Lucy Forrester - on behalf of Rolleston Industrial Developments Limited (CT/RIDL) 160.2	Oppose Settlement Zone (SETZ) zoning for the Ohoka settlement and consider General Residential Zone more appropriate. The two areas of Local Centre Zone within proposed Private Plan Change 31 to the Operative District Plan (as indicated on map in Annexure B of submission) is the appropriate	OPPOSE	The SETZ contained in the DP is an appropriate zoning for Ohoka as it is consistent with the scale and character of Ohoka. As stated in SETZ-01 it is important that the objective of SETZ-01 is retained, viz. :Existing settlements are recognised and retain their existing character, while providing for a	DISALLOW IN FULL	CT/RIDlL's proposed amendment would result in the development which is completely contrary to objective SETZ-01.
Chapman Tripp - Jo Appleyard / Lucy Forrester - on behalf of Rolleston Industrial Developments Limited (CT/RIDL) 160.3	Amend UFD-P3 on the grounds that it does not support proposed Private Plan Change 31 (to the Operative District Plan) for new Large Lot Residential Zone developments adjacent to a General Residential Zone.	OPPOSE	UFD-P3 requires "new Large Lot Residential development, other than addressed by (1) above, is located so that it: occurs in a form that is attached to an existing Large Lot Residential Zone or Small Settlement Zone and promotes a coordinated pattern of development;	DISALLOW IN FULL	Allowing PPC31 to proceed with the proposed amendment would have adverse effects in regard to traffic, with no public transport available; the disposal of wastewater and other facilities. It does not comply with the intended coordinated pattern of development

Name of person making further submission: J & C Docherty

This further submission is in relation to the original submission of: *Enter the details of the original submitter:* • *name, address or email; and* • *submission number (and point(s), if applicable)*	**The particular parts of the original submission I/we support /oppose are:**	**My/our position on the original submission is:** *Support or oppose*	**The reasons for my/our support/ opposition to the original submission are:**	**Allow or disallow the original submission (in full or in part)**	**Give precise details of why you wish to allow/disallow (in full or in part) to indicate the decision you want Council to make**
Chapman Tripp - Jo Appleyard / Lucy Forrester - on behalf of Rolleston Industrial Developments Limited (CT/RIDL) 160.4	Amend TRAN-R3 to allow for appropriate standards to be developed for the Ohoka Outline Development Plan area at subdivision stage (refer to map in Annexure B of the submission, which is part of proposed Private Plan Change 31 to the Operative	OPPOSE	CT/RIDL claim that they wish to amend this clause as it "Seeks recognition of the character of Ohoka through provision for specific road types within the Ohoka Outline Development Plan area (refer to map in Annexure B of the submission, which is part of proposed Private Plan Change 31 to	DISALLOW IN FULL	All new roading covered by the DP should comply with the requirements set out in TRANS-S1 which comply with accepted traffic and roading practice. To allow RIDL, or any other developer to develop their own standards for roading is not acceptable
Chapman Tripp - Jo Appleyard / Lucy Forrester - on behalf of Rolleston Industrial Developments Limited (CT/RIDL) 160.5	SUB-P6. 2. be prepared in accordance with the following: c. for new Residential Development Areas demonstrate how each ODP area will achieve a minimum net density of at least 15 lots or households per ha, unless there are demonstrated constraints or the ODP is for the Ohoka area, then no less than 12	OPPOSE	CT/RIDL state "However, 15 households per ha represents a density which is too high within the Ohoka context." and wish to have this amened to "no less than 12 households per ha".	DISALLOW IN FULL	The land should be retained with an RLZ designation in which case the submission would not apply. However we object on the basis that there is no MAXIMUM density specified. Stating that there should be no less than 12 household per ha is irrelevant if the ultimate aim is
Chapman Tripp - Jo Appleyard / Lucy Forrester - on behalf of Rolleston Industrial Developments Limited (CT/RIDL) 160.6	SUB-S3.	OPPOSE	"As above, 15 households per ha is too dense in the Ohoka context."	DISALLOW IN FULL	As per item 160.6. There must be maximum densities specified. Minimum densities are irrelevant in the context of what is proposed in PPC 13.

Note

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the Waimakariri District Council. Contact details for all submitters can be found on the Waimakariri District Council website, at waimakariri.govt.nz/planning/district-plan.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least one 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.

Privacy Act 1993

Please note information on this form and the content of your submission will be made publicly available as part of the decision-making process.

This form is in the format required by Form 6 of the Resource Management (Forms, Fees and Procedure) Regulations 2003.

Further submissions close on Monday, 21 November 2022 at 5pm.

Returning this form

You can:

- Email it to: developmentplanning@wmk.govt.nz - Subject line: Further Submission
- Post it to: Waimakariri District Council, Private Bag 1005, Rangiora 7440
- Deliver it to a Council Service Centre in Rangiora, Kaiapoi or Oxford