

## 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: J [REDACTED] Tapp

Email address: vivienegarrett@outlook.com

Phone (Mobile): [REDACTED]

Phone (Landline): \_\_\_\_\_

Postal Address: [REDACTED]

Post Code: [REDACTED]

Physical address: 3025 Oxford Road, Oxford  
(If different from above)

Post Code: 7495

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)*

Large Lot Residential Overlay

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)*

Please find details attached

I/we have included: 1 additional pages

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

To allow Large Lot Overlay to go across entire property

## 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

## Signature

*Of submitters or person authorised to sign on behalf of submitter(s)*

Signature 

Date 01.11.2021

*(If you are making your submission electronically, a signature is not required)*

## 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](http://waimakariri.govt.nz) for further updates**



J R Tapp

3025 Oxford Road  
Oxford

The new Large Lot Residential Overlay shows that rezoning of my property at 3025 Oxford Road has been revised since the original consultations and submissions. The Overlay now shows only the front part of the property being rezoned. This leaves me disadvantaged with approximately 60% of my property landlocked at the rear of the property.

All discussions with the Planners to date have been on rezoning the entire property and when asked if I would subdivide it when it was rezoned, I agreed I would subdivide the entire property.

If, at any stage, I thought I would not be able to subdivide the entire property into Large Lot Residential sections then I would have gone ahead and subdivided it into 4 hectare lots at that time.

Having approximately 9 hectares landlocked at the back of the property will be difficult to lease out with no stock yard, no haybarn and the need to go through a built up area to get to it. Building new yards and haybarn would not be viable. Any type of farming activity would be severely restricted. I consider I would be unable to lease the balance of the property out to continue with the current farming practices as the lessee would need to travel through the front subdivision with their stock, trucks, tractors etc. and the size would limit those interested in leasing as it would not be a financially viable unit with no facilities.

If you had been upfront with me at the original consultations or since, by advising that you would only be rezoning part of my land, then I would have had the opportunity to put in an application to divide the property into 4 hectare lots at that time.

My original submission would have been quite different had I known you would only be rezoning a portion of my property. It would have included the information in this submission and I would have taken the opportunity to speak at the previous hearings.

I will be most distressed if, at this stage, you decide to rezone only 40% of my property and I am unable to subdivide the landlocked balance.