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

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: P and C Taylor

Email address: n.taylor@tba.co.nz

Phone (Mobile): _____ Phone (Landline): _____

Postal Address: _____ Post Code: _____

Physical address: _____ Post Code: _____
(if different from above)

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.

2106170979 46 - Version 1.0 - August 2021

Submission details

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

1) Strategic direction of future residential development to provide a range of housing opportunities, with new residential activity in the identified development areas of West Rangiora (SD-02/4)

2) West Rangiora Development Area (DEV-WR-O1, DEV-WR-P1, DEV-WR-P2)

3) West Rangiora Outline Development Plan (DEV-WR-APP1)

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)*

We SUPPORT future residential development to provide a range of housing opportunities as an urgent need in the District and consider new residential activity in the identified development area of West Rangiora is appropriate. We consider the West Rangiora Development area should be zoned as General Residential Zone in the Proposed District Plan, as there is demand now to develop this area for housing consistent with SD-02.

We OPPOSE the proposed West Rangiora Movement Network as described and shown in the Outline Development Plan. A new straight through road between Oxford and Johns Road is unnecessary and poor urban design. A local road network along with walking and cycling connections will provide necessary connectivity for residents. Developers need flexibility to agree on the optimum layout of infrastructure with the Council.

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)*

Zone the area of West Rangiora a General Residential Zone.

Modify the West Rangiora Movement Network description and Outline Development Plan (DEV-WR-APP1) to show local connectivity and no direct through road. Remove the wording "A key movement network feature for the West Rangiora Development Area is a main north/south primary road parallel to Lehmans Road through the centre of the growth area that intersects with Oxford Road in the north of the Development Area and curves to meet Townsend Road in the southeast of the Development Area." Emphasise local connectivity and retain references to "walking", "cycling", "high amenity", "reduced vehicle speeds and increased safety," "residential nature," and "cater less to through vehicle traffic" in the description of movement in the development area. Also retain the references to flexibility and the words "subject to detailed subdivision design" when describing the process of detailed planning for the area. Refer to Oxford Road, Lehmans Road, Johns Road and West Belt as through roads that already provide excellent connections to and beyond West Rangiora.

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 _____

(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 for further updates