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.dochertyxtra.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.) 160.9	It is appropriate to provide for educational facilities as a controlled activity within the 'Education/Retirement Village Overlay' identified on the Ohoka ODP included at Annexure B.	OPPOSE	It is not appropriate to provide for educational facilities as a controlled activity within the 'Education/Retirement Village Overlay'. We oppose the development of any controlled activities in the area.	DISALLOW IN FULL	We oppose PPC13 in its entirety and in addition we oppose the concept that any controlled activity should be allowed without public notification. The proposed activities and the buildings required, would have an adverse effect on traffic
Chapman Tripp - Jo Appleyard / Lucy Forrester - on behalf of Rolleston Industrial Developments Limited (CT/RIDL) 160.10	It is appropriate to provide for a retirement village as a controlled activity within the 'Education/Retirement Village Overlay' identified on the Ohoka ODP included at Annexure B.	OPPOSE	It is not appropriate to provide for a retirement village as a controlled activity within the 'Education/Retirement Village Overlay'. We oppose the development of any controlled activities in any area within PPC 31.	DISALLOW IN FULL	We oppose PPC13 in its entirety and in addition we oppose the concept that any controlled activity should be allowed without public notification. The proposed activities and the buildings required, would have an adverse effect on traffic
Chapman Tripp - Jo Appleyard / Lucy Forrester - on behalf of Rolleston Industrial Developments Limited (CT/RIDL) 160.11	Amend this provision as follows: 1. The maximum GFA of any single non-residential structure shall be 550m2. 2. this rule does not apply to Educational facilities within the 'Education/Retirement village Overlay' identified on the Ohoka ODP	OPPOSE	GRZ-BFS10 requires that the maximum GFA of any single non-residential structure shall be 550m2. To allow a larger GFA in a rural area is not acceptable.	DISALLOW IN FULL	There must be no exemption to this rule. The proposed amendment would allow buildings with inappropriate scale. This would have an adverse impact on visual amenity as well as increased stormwater runoff. As the PPC in Mill Road has demonstrated

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) 160.12	The submitter seeks the inclusion of two new matters of discretion which would apply to: - controlled activity resource consent applications for educational facilities within the 'Education/Retirement village Overlay' identified on the Ohoka ODP included at Annexure B; and - landscaping or fencing that does not	OPPOSE	"RES-MD12 Educational facility design principles 1. Context and character: a. The extent to which the design of the Educational facility is in keeping with, or complements, the scale and character of development anticipated for the surrounding	DISALLOW IN FULL	The proposed 'principles' are not mandatory requirements that will be complied with but are framed as "quasi questions" or some sort of 'aspirations'. Apart from objecting to the overall concept of PPC31 we object to this point in its entirety.
Chapman Tripp - Jo Appleyard / Lucy Forrester - on behalf of Rolleston Industrial Developments Limited (CT/RIDL) 160.22	Seeks addition of proposed Ohoka Development Area Outline Development Plan and associated provisions from proposed Private Plan Change 31 to Operative District Plan (RCP031) in the 'Existing Development Areas' section.	OPPOSE	We have already submitted in opposition to PPC 31. The reasons for opposing the proposed amendment are fully explained in those submissions.	DISALLOW IN FULL	Incorporating PPC31 into the DP is completely unacceptable. Proceed with PPC31 in ful or in part will destroy the rural character of Ohoka, and will have an immediate adverse affect on our properties.
Carter Group Property Limited 237.1	The submitter opposes the RLZ zoning proposed for several 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 as indicated in the relevant planning map below	OPPOSE	We oppose the submission as it is contrary to the proposed DP and appears to be another way in which the directors of RIDL seek to change the zoning and permitted use of the land. Why do they need to to apply twice to achieve essentially the same 'end' ?	DISALLOW IN FULL	Rezoning this land as submitted by CGPL essentially duplicates the relief sought under point 160.1. We oppose the submission as it will adversely affect the properties we own, as detailed above, and will also adversely affect the rural character of Ohoka

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