

Form 6

Further submission in support of, or in opposition to, submission on notified proposed policy statement or plan, change or variation

[Clause 8](#) of Schedule 1, Resource Management Act 1991

To Waimakariri District Council (**WDC**)

Name of person making further submission: Waimakariri District Council (**Council**)

This is a further submission in in opposition to a submission on the proposed Waimakariri District Plan (**PWDP**).

The Council is the local authority for the relevant area.

The Council opposes the submission of:

- Carter Property Group Limited (**CPGL**), submission #237.

The Council opposes the entire CPGL submission.

The reasons for the Council opposition are:

- The CPGL submission seeks to include amendments to the PWDP that will provide for zoning outcomes that are the same as, or similar to, those sought in Plan Change 31 to the operative Waimakariri District Plan (**PC31**).
- A submission was made by the Council in opposition to PC31 seeking that it be declined. The reasons for the Council's opposition are set out in its submission which can be found at the following web link: [Council submission on PC31](#)

The Council seeks that the whole of the submission be disallowed, so that the PWDP zoning for Ohoka is maintained as Rural Lifestyle zone: RLZ.

The Council wishes to be heard in support of its further submission.

Signed for and on behalf of the Council



A J Schulte
Principal
Cavell Leitch

Date: 21 November 2022

Address for service of further submitter:

Waimakariri District Council
c/- A J Schulte
Cavell Leitch
Level 3, BNZ Centre
111 Cashel Mall
PO Box 799
Christchurch 8140
Email: andrew.schulte@cavell.co.nz

Form 6

Further submission in support of, or in opposition to, submission on notified proposed policy statement or plan, change or variation

[Clause 8](#) of Schedule 1, Resource Management Act 1991

To Waimakariri District Council (**WDC**)

Name of person making further submission: Waimakariri District Council (**Council**)

This is a further submission in in opposition to a submission on the proposed Waimakariri District Plan (**PWDP**).

The Council is the local authority for the relevant area.

The Council opposes the submission of:

- Rolleston Industrial Development Limited (**RIDL**), submission #160.

The Council opposes the aspects of the RIDL submission seeking outcomes enabling more intensive rezoning at Ohoka (submission points 160.1 - 160.12 and 160.22).

The reasons for the Council's opposition are:

- The RIDL submission seeks to include amendments to the PWDP that will provide for equivalent outcomes as sought in Plan Change 31 to the operative Waimakariri District Plan (**PC31**).
- A submission was made by the Council in opposition to PC31 seeking that it be declined. The reasons for the Council's opposition are set out in its submission which can be found at the following web link: [Council submission on PC31](#)
- The reasons can be summarised as including:
 - General opposition to the level of intensification in a location considered inappropriate:
 - Issues with the reliance on the NPS-Urban Development, and the impact of the NPS-Highly Productive Land:
 - Inconsistencies with Canterbury Regional Policy Statement and the operative Waimakariri District Plan:
 - Consistent previous planning decisions that have rejected intensification at this location:
 - Impacts on 3-waters infrastructure:
 - Impacts on transport and traffic:
 - Adverse landscape and visual effects:
 - Concerns regarding integration with other urban areas:
 - Potential for reverse sensitivity effects, and:

- Concerns regarding the economic justifications given for the level of intensification and other impacts.

The Council seeks that the relevant submission points be disallowed, so that the PWDP zoning for Ohoka is maintained as Rural Lifestyle zone: RLZ.

The Council wishes to be heard in support of its further submission.

Signed for and on behalf of the Council



A J Schulte
Principal
Cavell Leitch

Date: 21 November 2022

Address for service of further submitter:

Waimakariri District Council
c/- A J Schulte
Cavell Leitch
Level 3, BNZ Centre
111 Cashel Mall
PO Box 799
Christchurch 8140
Email: andrew.schulte@cavell.co.nz