



Waimakariri District Council
215 High Street
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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:

K [REDACTED] AND [REDACTED] JONES

Email address:

kadejones@xtra.co.nz

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)

RESIDENTIAL PROPERTY

SUBDIVISION

RURAL PROPERTY

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 SEE 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)

1. MANDEVILLE NORTH BE IDENTIFIED AS A LOCATION FOR FUTURE LARGE LOT RESIDENTIAL DEVELOPMENT
2. THE MANDEVILLE GROWTH BOUNDARY BE REMOVED OR AT LEAST MOVED NORTH ON THE WESTERN SIDE OF WARDS ROAD
3. THAT OUR PROPERTY AT 121 WARDS ROAD BE REZONED AS "LARGE LOT RESIDENTIAL" NOW
4. THAT SOME FLEXIBILITY BE INTRODUCED INTO THE WAY THAT COUNCIL INTERPRETS ITS REGULATIONS

Proposed District Plan

Submission from: Kevin & Diann Jones. 121 Wards Road, Mandeville North, RD5 Rangiora 7475

This submission is aimed more at some of the conclusions reached in the Waimakariri Rural Residential Development Strategy dated 4 June 2019 but having discussed our specific concerns with the Mayor at a meeting on 17 June 2021, we were advised by the Mayor that we should resubmit our concerns in conjunction with the proposed District Plan Consultation.

Our main concern relates to the exclusion of Mandeville from future expansion of Rural Residential Development. The process used to reach the conclusion for exclusion is, in our view, at least partly flawed. The Mandeville Growth Boundary was formalised in 2012 citing the need to restrict sprawl and problems with resurgence, flooding and drainage. The problems identified do not affect the area to the north of the MGB, they are all constrained within the MGB and especially Millfield. The decision process does not appear to have considered the benefit of allowing further subdivision in Mandeville but has constrained itself by assuming that the MGB is immovable – it was drawn by the Council and can just as easily be amended. The Council survey of Residential 4 Zones carried out in 2018 showed that 79% of respondents work in Christchurch or Rangiora. As we have pointed out in earlier submissions, Mandeville is closer to Christchurch than any of the selected localities offering easier commutes and a reduction in the amount of pollution and CO2 produced.

The Growth Boundary is immediately on our southern boundary and we are zoned Rural. Our property (Lot 1 DP 62901) is sandwiched between 6 residential properties in Millfield on our southern boundary and 5 residences to our immediate north. There is one residential property on our western boundary and more on the opposite side of Wards Road. As we have pointed out on previous occasions the proximity of these surrounding properties, especially Millfield create compatibility issues with farming activity. The rules in the proposed plan preclude any subdivision of our property : 6.95ha cannot be split to smaller Lots.

The Mandeville Growth Boundary has created unintended consequences for our farming activity. If the boundary was moved to the north and the land inside the boundary either rezoned now as large lot Residential (Residential 4a), or identified as a future growth location the compatibility problem would be resolved and land for development in the most convenient commuting location in Waimakariri would become available.

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

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