

Submission on Waimakariri District Council - Proposed District Plan

Form 5 Submission on publically notified proposal for policy statement or plan, change or variation

Clause 6 of Schedule 1, Resource Management Act 1991

To: Waimakariri District Council - Development Planning Unit

Date received: 06/11/2021

Submission Reference Number #:30

This is a submission on the following proposed plan (the **proposal**): Waimakariri District Council - Proposed District Plan

Address for service:

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I wish to be heard: No

I am willing to present a joint case: No

Could you gain an advantage in trade competition in making this submission?

- **No**

Are you 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 effects of trade competition

- **No**

Submission points

Point 30.1

Section: LLRZ - Large Lot Residential Zone

Sub-section: LLRZ - Large Lot Residential Zone

Sentiment: Support

Submission:

We live on a lifestyle block on Marchmont road which is situated on the outskirts of Rangiora next to the golf course, it is

approximately 3.3681 hectares in size. Our property is zoned as rural lifestyle which has a limit on the minimum section size meaning we can't subdivide. We are wanting the council to consider rezoning this land to Large Lot Residential zoning. Large lot residential would allow for the property to be subdivided which is what we are unable to in this present zoning class.

We are looking to get the council to open up to this zoning change as we have seen the land which is situated on the eastern side of Golflinks road has now been rezoned as residential meaning it has the ability to be developed intensely and have heard Mike Greer has a planned development for this area. We would like to open up the possibility that there could be a buffering zone between the new residential zoning and current rural zoning. Due to the size and specifics of our section, it makes it hard for the land to be used to its highest and best use, this is due to the make up of the soil being low quality which would mean it would require a lot of input into making it useful for any agricultural reasons. The size makes it not feasible to farm as the inputs required to get it to a point where it would produce a profit is not of good value.

Changing the current zoning from rural to large lot residential would be a good option for not just our property but other properties of similar nature on the outskirts of Rangiora as it would allow for more options in the market. Generally there are only the standard subdivision style sections (Roughly 500m² - 800m²) or larger rural sections on the market currently in the Rangiora area, having this option would drive more interest into the area and with the golf course being just across the road this would help boost this facility. This could also bring in interest as people aren't always looking to live in the subdivision style developments but would prefer to have the option of a larger section development.

Relief sought

We would like the zoning to be changed from RLZ rural lifestyle to LLR large lot residential for the areas on the fringe or within a certain distance from areas that are residential zoning. We also believe its a good option to consider for the area around the gold course.