
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: 24/11/2021

Submission Reference Number #:92

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 92.1

Section: RLZ - Rural Lifestyle Zone

Sub-section: Activity Rules

Provision:

RLZ-R4 Minor residential unit

Activity status: PER

[REDACTED]

Where:

1. the maximum GFA of the minor residential unit shall be 90m² (excluding any area required for a vehicle garage or carport up to a maximum of 40m²);
2. there shall be only one minor residential unit per site; or
3. there shall be only one minor residential unit per delineated area within a site; or
4. for any site where there is a residential unit and a bonus residential unit there shall be a maximum of two minor residential units per site; and
5. a minor residential unit shall only be erected on a site less than 4ha where the site exists and is a site or allotment that was created by subdivision and was on a subdivision consent between 1 October 1991 and 24 February 2001 (inclusive of both dates).

Activity status when compliance not achieved: NC

Sentiment: Support

Submission:

I'm not so much in support of what is included in this subsection, but what is omitted since the previous plan. That is the previous limit of the living area of the minor dwelling to be within 30m of the main dwelling.

In our situation, and I'm sure in many others, this has limited us finding a suitable location for a minor dwelling. Each property is unique and so the needs and available building sites are unique.

Our main dwelling is built on a terrace (thus taking away the options of practically building on land to the east or west) and the land on the terrace to the north and south this has been well used for other buildings such as garage and sheds and also lawns and established gardens. A minor dwelling is not desirable straight to the North (outdoor living / lawn area) of the main dwelling. Our property is also planted out in food producing trees and the decision of a building site is preferred where the best of the producing trees would not be removed.

Taking away the proximity limitations allows a better site to be chosen giving both dwellings a better outdoor amenity and also allow freedom to design a second dwelling that is not restricted by existing gardens, trees and land formations and limited access routes.

The increase from 75 to 90m² floor area also makes provision for a more desirable and enjoyable dwelling to be built, although the 40m² garage/carport is a little limiting but can be offset by ancillary buildings.

I commend you too that the new DP is easier to find one's way around!

Relief sought

I support and encourage the Council to implement this change in the District Plan including the omission of the 30m dwelling to dwelling limit.