

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**).

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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)*

I would like our property at 59 Dixons Road, Ashley to be included in the LLRZ overlay.

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)*

Refer attached submission:

I/we have included: 3 additional pages

I/we seek the following decision from the Waimakariri District Council: *(give precise details, use additional pages if required)*

Change the zoning overlay of my property to LLRZ from RLZ.

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

Currently our property at 59 Dixons Road is located immediately adjacent the proposed new LLRZ zone.

I think it makes more sense to include our property in this LLRZ overlay as Boundary Road is the logical border of this zone.

Adjacent to our 59 Dixons Road property is 125 Boundary Road, which we also own and this is also adjacent the new LLRZ zone. It would be logical to include both 59 Dixons Road and 125 Boundary Road in the LLRZ overlay.

We are going to have the LLRZ immediately adjacent, so it would be a better use of our land to be LLRZ as otherwise we will be living directly adjacent this proposed zone, so we are better to be included also.

There would be no adverse effects on the neighbours as to the west the zoning would be LLRZ anyway and to the north and east the road is the buffer. The properties to the east are already 2ha blocks as opposed to 4ha (as they were subdivided circa 1970s), so I don't see any negative impact on neighbours if we also had a smaller lot size. I believe our neighbours at 119 Boundary Road would also be agreeable to rezoning their site.

There is scope for the LLRZ zone to include all properties bounded by Dixons Road, Cones Road, Fawcetts Road and Boundary Road i.e. the whole block should be LLRZ, not just bits to the North West and the South; better to include the whole block including the middle. The natural boundary would be Dixons Road, Cones Road, Fawcetts Road and Boundary Road as mentioned. That would be planning for the future as opposed to having some LLRZ to the north (Dixons Road) and some to the south (Fawcetts Road).

Other advantages:

- **Reserves:** Ample scope for creating reserves, particularly by fencing off waterways and enhancing them with native plantings. We have been working on this in recent years to beautiful the waterways and attract more wildlife and improve the ecology of the area.
- **Farming Buffer:** The farming buffer is still retained north of Dixons Road. Dixons Road itself would be the delineation point. Concentrating the LLRZ overlay within the Dixons Road, Cones Road, Fawcetts Road and Boundary Road area would be more logical than spreading north of Dixons Road I would have thought.
- **Traffic Management:** In terms of traffic our site at 59 Dixons Road is a corner site and has a frontage of approximately 500 metres so there is ample access to the site and any increased traffic would be negligible considering there are two street frontages to work with. It would be no more of an issue than the area immediately adjacent to the west of us which has been included in the LLRZ overlay. Our driveway to 125 Boundary Road could also be utilised in future subdivision; the multiple access points dilute the traffic as opposed to having congestion concentrated in one area.

- **Flooding:** Flooding is not an issue as there are fenced off areas that have been landscaped with native plantings which would not be built on and the natural contour of the land means flooding is kept in controlled areas and away from potential building platforms.
- **Better Land Utilisation:** Allow existing owners the choice to downsize when the need arises and stay in the area, at the same time allowing for the creation of additional lots which can be occupied by newcomers. They aren't making any more land, so better to utilise what we have in a better way, particularly this close to Rangiora.
- **High Market Demand:** There are a number of benefits in including our property in the LLRZ overlay. It would provide a larger potential pool of future LLRZ sections which better caters for the high demand for lifestyle blocks in the area. The close proximity to Rangiora means that there is less travel time for future land owners, which is better from an environmental point of view. Concentrating a larger number of households nearer Rangiora would seem to make sense rather than having a multitude of larger 4ha lifestyle blocks spread over productive farmland. Previously purchasers did not have the choice of smaller holdings in many instances and this has led to the unnecessary fragmentation of productive farmland. Had the purchasers had the choice of smaller lifestyle blocks they most likely would have purchased these sites rather than copious 4ha blocks. Long term there must be scope to connect to the new sewer system that is being connected to Loburn Lea.
- **Geotech:** The land status is unlikely to be any different from the neighbouring area immediately adjacent to the west which is in the LLRZ overlay.

The diagram below shows our properties 59 Dixons Road and 125 Boundary Road. Both of these sites are immediately adjacent the LLRZ overlay to the immediate west. You can see how geographically we are adjacent the new overlay and at the same time Dixons Road and Boundary Road are a distinct buffer to neighbours.

