

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: _____

Email address: _____

Phone (Mobile): _____ Phone (Landline): _____

Postal Address: _____ Post Code: _____

Physical address: _____ Post Code: _____
(if different from above)

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)*

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)*

I/we have included: _____ additional pages

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

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

Signature

Of submitters or person authorised to sign on behalf of submitter(s)

Signature _____

Date _____

(If you are making your submission electronically, a signature is not required)

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

Submission to Waimakariri Proposed District Plan.

Re: 848 Oxford Road, Rangiora.

The new plan would put our property into Zone Gruz.

Recently the Government has pushed forward their plan for the Three Waters Reform. We noted that the mayor and council were angered that their voices hadn't been heard through the process. They were disappointed that their feedback had not been listened to. We are hoping that this submission to the new Proposed District Plan will be read and listened to by the council. That the new plan is not just a 'done deal', and that submissions are looked at seriously.

With regard to the Proposed Plan, we are looking at the new rural subdivision and its impact on the district and community. We know we are individuals, however, many individuals make up a community and therefore each one of us has a voice in that community.

We bought our property of 20 hectares in 1993, nearly 30 years ago. At the time 20 hectares was the smallest available area and considered to be an economic unit. After a few years the council changed the district plan allowing properties to be subdivided as low as 4 hectare lots. Over the years we have watched subdivisions along Oxford Rd, to the East and the West as well as across the road, be subdivided into 4 hectare sections. Along our own drive we have 4 hectares, 8 hectares, 12 hectares and 2, 20 hectare lots.

At present, our local area already has the feel of developed 4 hectare lots which surround us all the way to the Cust river. The feel of the area has been at 4 hectares for many years. The new proposal puts the boundary right next door to our own property on one side, yet allows a change of zone across the road and on the other side of us. The new plan would prevent us from either subdividing or making boundary adjustments with our neighbours. In reality, we would become a small pocket of 10 – 20 hectare sections surrounded by smaller 4 hectare areas.

The issue with this new plan is that it would prevent boundary adjustments from larger farmers who may want to increase their land for primary production. The purpose of the new plan proposal is for **predominant land use to be primary production**. However this proposal would prevent a neighbouring landowner from a boundary adjustment to create a much more successful land use in primary production.

Our own property is already limited to the number of sections off our driveways, so we have not subdivided. Whereas we could have been able to have a boundary adjustment, in order for neighbouring farms to increase their own primary production. To be able to sell off most of our land, to a farmer who actually wants use it for primary production, would mean we keep our home area, but are able to see a huge benefit in the district, with our farm land being used properly as a valuable economic commodity.

I have always felt that the current plan was not fit for purpose. Many people want to be able to live in the country, so they have bought small blocks of land and they are not economic or beneficial to the overall district economy. They are a one off profit for the subdividers. However, in some counties they take the view that a small 1-4 hectare area divided off a large farm provides the benefit to the farmer, the new resident and the council, without losing farm land for production.

I believe that the issue of boundary adjustments need to be carefully looked at. Perhaps small holdings could sell most of their land to larger neighbouring properties, subject to no future subdivision, which would protect the overall area from being chopped up later on. The council

needs to be able to assess subdivision requests on individual merit, such as allowing a neighbouring farm to acquire land in order to improve their primary production. I feel there needs to be an area for exemptions based on the 'Primary Production' of the land in question, in any boundary adjustment submission.

Please consider the overall impact this will have on the future of our community and the large area that can be developed by farmers in the West of Rangiora.

Brain and Sue Andersen