
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: 22/11/2021

Submission Reference Number #:67

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

Address for service:

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Attachments:

Submission to Waimakariri Proposed District Plan Rose.pdf

Submission to Waimakariri Proposed District Plan Rose.pdf

I wish to be heard: Yes

I am willing to present a joint case: Yes

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 67.1

Section: GRUZ - General Rural Zone

Sub-section: GRUZ - General Rural Zone

Sentiment: Oppose

Submission:

This presents two different issues

- One, is not being consistent with current small block areas
- Second, not being able to allow boundary adjustments in the future.

Explanation

At the time when we purchased the property 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 both sides of Oxford Road (SH72), be subdivided into 4 hectare sections. At present, this area already has the feel of developed 4 hectare lots to the West up to the Cust river, with most of the sections east from Rangiora already 4ha or smaller in size. On the south side of Oxford Road 4 hectare blocks already run to Garterys Road. Because of this the feel of the area has been at 4 hectares for many years.

My point here is:

- The new proposal draws the boundary for 4ha blocks in such a way that there will be small pockets of larger sections (10-20ha) set among the 4ha block area with no opportunity for change. The new plan would prevent these owners from either subdividing or making boundary adjustments with their neighbours. This seems inconsistent and doesn't allow for continuation of the reflection of the area currently.
- The second 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.

I believe that these issues need to be addressed by the planning committee.

Please see PDF attachment.

Relief sought

What I would like to propose is

1. That the zone for 4 hectare lots be extended along the north side of Oxford Road, west from Rangiora to the Cust River (Kennedy Hill Rd) to match the zoning on the south side of Oxford Road.
2. WDC reinstate the boundary adjustment Provisions as per the current plan.
3. Also, the council should 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. This could be achieved without creating additional titles or affecting water or effluent requirements.

Please see PDF attachment.

Submission to Waimakariri Proposed District Plan.

Re: Zone Gruz.

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Jenny and Chris Rose

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