

DEVELOPMENT PLANNING

Further Submission Form

Further submissions close on Monday, 21 November 2022 at 5pm.

I/we are further submitting on:

Proposed District Plan

Variation 1: Housing Intensification

Variation 2: Financial Contributions

Please use a separate form for each consultation.

Clause 8 of Schedule 1, Resource Management Act 1991

To: Waimakariri District Council

Further submitter details

Name of further submitter: _____

Organisation name and contact (if representing a group or organisation): _____

Postal address/Address for service: _____ Postcode: _____

Email: _____ Phone: _____

Only certain persons can make a further submission. Please select the option that applies to you.

I am:

a person representing a relevant aspect of the public interest

a person who has an interest in the proposal that is greater than the interest the general public has

the local authority for the relevant area

Please explain why you come within the category selected above:

Hearing options

I wish to be heard in support of my further submission? Yes No

If others make a similar further submission I will consider presenting a joint case with them at a hearing. Yes No

Signature: _____ Date: _____

(of person making submission or person authorised to make decision on behalf)

PLEASE NOTE - A signature is not required if you submit this form electronically. By entering your name in the box below you are giving your authority for this application to proceed.

Name of person making further submission: _____

This further submission is in relation to the <u>original submission</u> of: <i>Enter the details of the original submitter:</i> • name, address or email; and • submission number (and point(s), if applicable)	The particular parts of the original submission I/we support /oppose are:	My/our position on the original submission is: <i>Support or oppose</i>	The reasons for my/our support/ opposition to the original submission are:	Allow or disallow the original submission (in full or in part)	Give precise details of why you wish to allow/disallow (in full or in part) to indicate the decision you want Council to make

Name of person making further submission: _____

This further submission is in relation to the <u>original submission</u> of: <i>Enter the details of the original submitter:</i> • name, address or email; and • submission number (and point(s), if applicable)	The particular parts of the original submission I/we support /oppose are:	My/our position on the original submission is: <i>Support or oppose</i>	The reasons for my/our support/ opposition to the original submission are:	Allow or disallow the original submission (in full or in part)	Give precise details of why you wish to allow/disallow (in full or in part) to indicate the decision you want Council to make

Note

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the Waimakariri District Council. Contact details for all submitters can be found on the Waimakariri District Council website, at waimakariri.govt.nz/planning/district-plan.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least one 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.

Privacy Act 1993

Please note information on this form and the content of your submission will be made publicly available as part of the decision-making process.

This form is in the format required by Form 6 of the Resource Management (Forms, Fees and Procedure) Regulations 2003.

Further submissions close on Monday, 21 November 2022 at 5pm.

Returning this form

You can:

- Email it to: developmentplanning@wmk.govt.nz - Subject line: Further Submission
- Post it to: Waimakariri District Council, Private Bag 1005, Rangiora 7440
- Deliver it to a Council Service Centre in Rangiora, Kaiapoi or Oxford

DEVELOPMENT PLANNING

Further Submission Form

Further submissions close on Monday, 21 November 2022 at 5pm.

I/we are further submitting on:

Proposed District Plan

Variation 1: Housing Intensification

Variation 2: Financial Contributions

Please use a separate form for each consultation.

Clause 8 of Schedule 1, Resource Management Act 1991

To: Waimakariri District Council

Further submitter details

Name of further submitter: _____

Organisation name and contact (if representing a group or organisation): _____

Postal address/Address for service: _____ Postcode: _____

Email: _____ Phone: _____

Only certain persons can make a further submission. Please select the option that applies to you.

I am:

a person representing a relevant aspect of the public interest

a person who has an interest in the proposal that is greater than the interest the general public has

the local authority for the relevant area

Please explain why you come within the category selected above:

Hearing options

I wish to be heard in support of my further submission? Yes No

If others make a similar further submission I will consider presenting a joint case with them at a hearing. Yes No

Signature: _____ Date: _____

(of person making submission or person authorised to make decision on behalf)

PLEASE NOTE - A signature is not required if you submit this form electronically. By entering your name in the box below you are giving your authority for this application to proceed.

Name of person making further submission: _____

This further submission is in relation to the <u>original submission</u> of: <i>Enter the details of the original submitter:</i> • name, address or email; and • submission number (and point(s), if applicable)	The particular parts of the original submission I/we support /oppose are:	My/our position on the original submission is: <i>Support or oppose</i>	The reasons for my/our support/ opposition to the original submission are:	Allow or disallow the original submission (in full or in part)	Give precise details of why you wish to allow/disallow (in full or in part) to indicate the decision you want Council to make

Name of person making further submission: _____

This further submission is in relation to the <u>original submission</u> of: <i>Enter the details of the original submitter:</i> • name, address or email; and • submission number (and point(s), if applicable)	The particular parts of the original submission I/we support /oppose are:	My/our position on the original submission is: <i>Support or oppose</i>	The reasons for my/our support/ opposition to the original submission are:	Allow or disallow the original submission (in full or in part)	Give precise details of why you wish to allow/disallow (in full or in part) to indicate the decision you want Council to make

Note

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the Waimakariri District Council. Contact details for all submitters can be found on the Waimakariri District Council website, at waimakariri.govt.nz/planning/district-plan.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least one 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.

Privacy Act 1993

Please note information on this form and the content of your submission will be made publicly available as part of the decision-making process.

This form is in the format required by Form 6 of the Resource Management (Forms, Fees and Procedure) Regulations 2003.

Further submissions close on Monday, 21 November 2022 at 5pm.

Returning this form

You can:

- Email it to: developmentplanning@wmk.govt.nz - Subject line: Further Submission
- Post it to: Waimakariri District Council, Private Bag 1005, Rangiora 7440
- Deliver it to a Council Service Centre in Rangiora, Kaiapoi or Oxford

Submission MR PG and MRS M Driver 290 Bradleys Road
Private Plan Change 31 - Rolleston Industrial Developments Limited
Date 31st July 2022

Item 1

Item 1.1

➤ Specific Provision

Section of proposed plan change document	District Plan Policy Number
2.1	n/a

Proposal

To amend the operative district plan planning maps 57 and 89 by rezoning the site to Residential 3, Residential 4A, Residential 8, and Business 4 as detailed in Attachment 3.

➤ Submission

Issue

Contravenes Waimak Rural District Character Assessment , 6 June 2018: P14 section 2.2
*"The remaining productive farmland provides important open space relief from the more densely settled land, being less enclosed by vegetation, allowing more distant views, and a simple uncluttered pastoral environment.....
The critical aspect of this is that the whole area does not become a monotonous expanse of scattered rural residential and smaller lots."*

Reason

The W.D.C. have spent a considerable amount of money and resources to develop a district plan which meets the needs of not just Ohoka but the surrounding area and the whole Waimak district.

Rezoning the farm is going to create a sprawling development from Manderville in the south and Kaiapoi West in the east.

➤ Decision Sought from Waimak District Council

Reject Proposal

Alternative Proposal

If the Commissioners decide that they have no choice but to rezone the land for development, we propose that the site is rezoned to Residential 4B

Item 1.2

➤ Specific Provision

Section of proposed plan change document	District Plan Policy Number
Landscape Treatment A	n/a

Proposal

To amend the operative district plan planning maps 57 and 89 by rezoning the site to Residential 3, Residential 4A, Residential 8, and Business 4 as detailed in Attachment 3.

Landscape treatment A shall be designed to assistIt shall consist of a 10-metre strip in the location identified.

➤ Submission

Issue

Plan 185 shows this 10m strip running across the frontage of 290 Bradleys Road. This land is privately owned and cannot be included in this proposal without permission of the owners

Reason

Developer's proposal is incompatible with the position of existing character properties contained within the site in question.

➤ Decision Sought from Waimak District Council

Change plan to run the Landscape Treatment A around the Southern and Eastern boundaries of 290 Bradleys Road and the proposed development. See adjusted plan below,

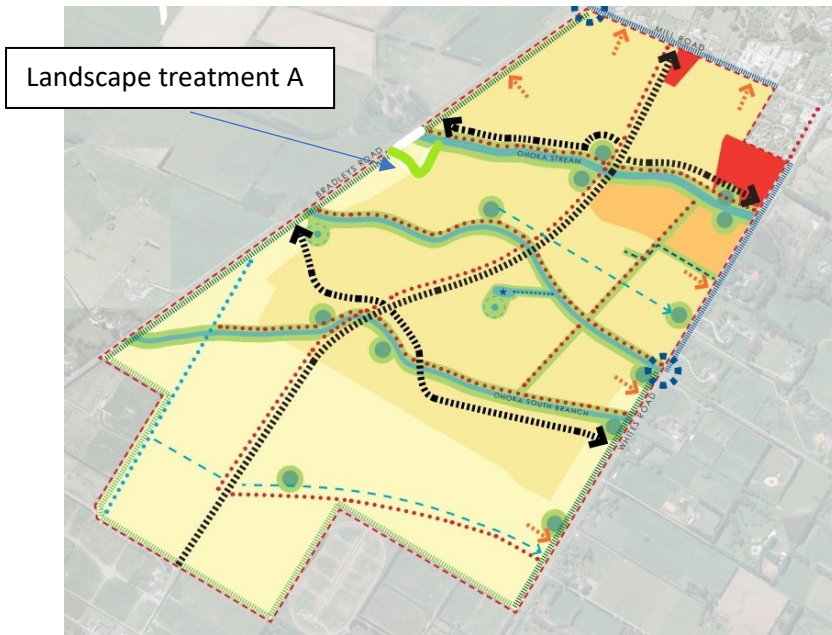


Fig 1.2 Adjustment of Landscape Treatment A layout

Item 1.3

➤ Specific Provision

Section of proposed plan change document	District Plan Policy Number
Appendix H Integrated Transport Assessment Passenger Transport section 98	n/a

Proposal

To amend the operative district plan planning maps 57 and 89 by rezoning the site to Residential 3, Residential 4A, Residential 8, and Business 4 as detailed in Attachment 3.

Although the Plan Change does not have access to passenger transport services, drivers are able to travel to / from the Park and Ride facility at Kaiapoi South.

➤ Submission

Issue

- NZ's Emissions Reduction Plan - May 2022,

Infrastructure and Development Page 129 states.

"In urban and rural areas, infrastructure investment and planning can help make lower emissions transport an easy, affordable, reliable option for people and freight."

- NZ's Emissions Reduction Plan - May 2022, Page 177 Action 10.1.1: Integrate land-use planning, urban development and transport planning and investments to reduce transport emissions, identifies a key initiative as:

"Better integrate transport planning and land-use planning through the resource management reforms....Identify to incentivise developments that avoid/reduce the need to travel and encourage travel by public transport walking and cycling."

There is no alternative to private travel from this development currently or any planned in any current future infrastructure plans.

Reason

- Why are the developers proposing to develop a significant urban population in an area not serviced by existing public transport links?
- Do you honestly expect people to drive 13km to the nearest public transport hub (Kaiapoi South Park and Ride) and then swap their personal transport for the second half of their journey into CHCH?

➤ Decision Sought from Waimak District Council

Reject Proposal

Alternative Proposal

Developer to submit report of analysis demonstrating that the net carbon emissions of this proposed development, will be less than the net carbon emissions created by the development of any areas currently not zoned for future development, that are closer to the rapid transit corridor serviced by current and future public transport plans

Item 1.4

➤ Specific Provision

Section of proposed plan change document	District Plan Policy Number
Appendix H Integrated Transport Assessment Passenger Transport section 98	n/a

Proposal

To amend the operative district plan planning maps 57 and 89 by rezoning the site to Residential 3, Residential 4A, Residential 8, and Business 4 as detailed in Attachment 3.

➤ Submission

Issue

Environment Canterbury Regional Development Plan 2018, Section 9. Moving Toward our vision: action plan, Table 9.1, page 25, in the Medium Plan 2018 -2028 states:

"Transit Orientated development is supported, by ensuring urban development is focused on locations near public transport corridors, through future reviews of the Canterbury Regional Policy Statement and District Plan. -

Policy 1.15, page 47 Integration of public transport with land use states:

"The design of new developments should ensure that higher density residential areas and community facilities.... are well located close to future public transport services, in particular rapid transit corridors to improve accessibility.

Reason

If WDC accept this change, then all Ecan plans will need to be reviewed and adjusted to reflect a change in District Plan policy to build urban development in any location proposed by commercial developers. This will result in a fragmented reactionary strategy that will not deliver the long-term strategic goals.

➤ Decision Sought from Waimak District Council

Reject Proposal

Alternative Proposal

n/a

Item 1.5

➤ Specific Provision

Section of proposed plan change document	District Plan Policy Number
Appendix H Integrated Transport Assessment Passenger Transport section 29	n/a

Proposal

To amend the operative district plan planning maps 57 and 89 by rezoning the site to Residential 3, Residential 4A, Residential 8, and Business 4 as detailed in Attachment 3.

Appendix H Integrated Transport Assessment Passenger Transport section 29 states:

"There are no public bus services in the immediate vicinity of the site."

➤ Submission

Issue

National Policy Statement on Urban Development 2020 - updated May 2022 page 16 section 3.8, Unanticipated or out of sequence developments point 2 states:

"(2) Every local authority must have particular regard to the development capacity provided by the plan change if that development capacity would

(a) would contribute to a well functioning urban development

(b) is well connected along transport corridors"

Reason

The proposed development would fundamentally change the existing urban development and Ohoka is not connected to the existing transport corridor.

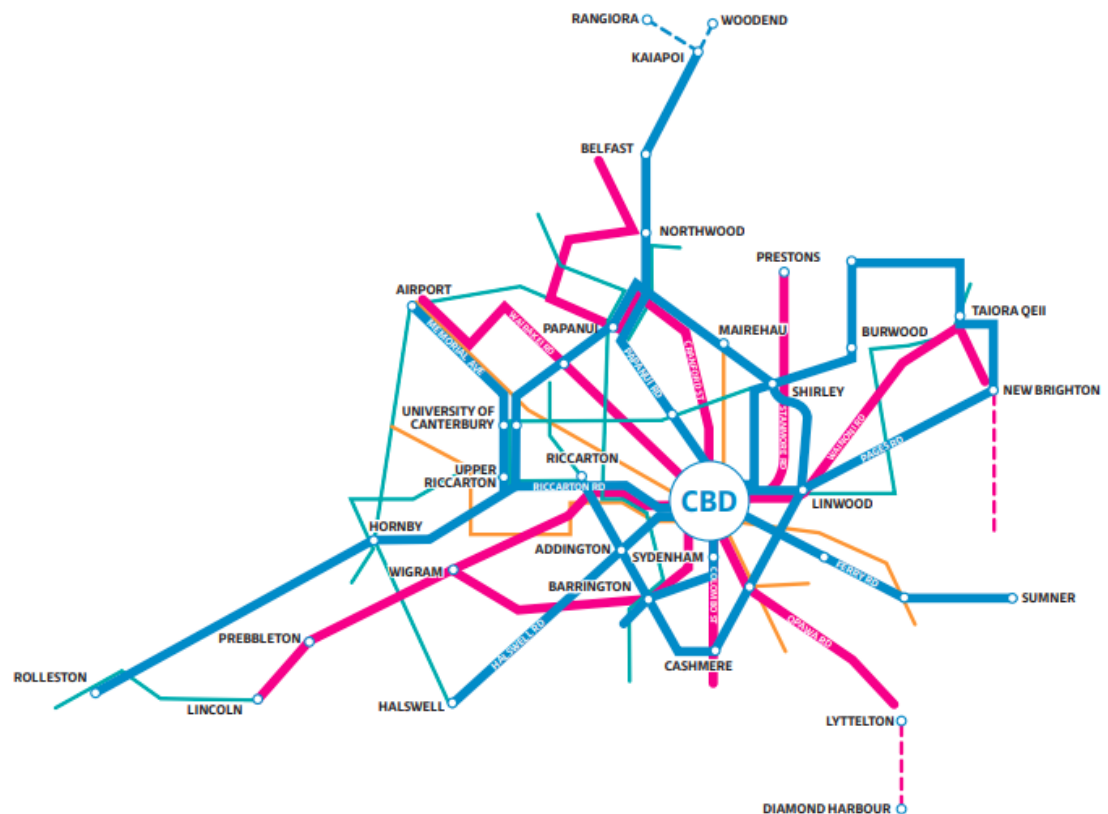


Figure 8.2 Core and potential core services

➤ Decision Sought from Waimak District Council

Reject Proposal

Alternative Proposal

n/a

Item 1.6

➤ Specific Provision

Section of proposed plan change document	District Plan Policy Number
Appendix H Integrated Transport Assessment Passenger Transport section 29	n/a

Proposal

To amend the operative district plan planning maps 57 and 89 by rezoning the site to Residential 3, Residential 4A, Residential 8, and Business 4 as detailed in Attachment 3.

Appendix H Integrated Transport Assessment Passenger Transport section 29 states:

"There are no public bus services in the immediate vicinity of the site."

➤ Submission

Issue

Canterbury Regional Policy Statement 2013 July2021 Chapter 5, Land Use and Infrastructure section 5.1.2 states:

"Unless the design, location and function of development is carefully managed, it will not necessarily be able to:.....

4. reduce vehicle trip frequency, trip generation and distance, and improve modal choice so as to reduce adverse effects on the environment of high energy consumption and associated discharges to air resulting from dependence on private motor vehicles;.....

10. maintain or protect people's health, well-being and amenity."

Reason

Regardless of the commercial premises provide in Zone 8, the majority of trips undertaken by residents in this development will be in a motor vehicle to the existing urban conurbations for Kaiapoi, Rangiora or further afield.

➤ Decision Sought from Waimak District Council

Reject Proposal

Alternative Proposal

n/a

Item 1.7

➤ Specific Provision

Section of proposed plan change document	District Plan Policy Number
Appendix A Assessment of Potential Loss of Productive Land	n/a

Proposal

To amend the operative district plan planning maps 57 and 89 by rezoning the site to Residential 3, Residential 4A, Residential 8, and Business 4 as detailed in Attachment 3.

Appendix A Assessment of Potential Loss of Productive Land Section 7.2.2 states:

“Regardless of the management strategies some plants/arable crops do not tolerate waterlogged soils. A few examples of these are:

Pipfruit, stonefruit, berryfruit and avocados which experience stunted growth particularly in late winter-spring when soils are waterlogged and bordering on anaerobic.”

7.3.3. Summary states

“At least 98% (Table 3) of the soils are Poorly or Very Poorly Drained. Poor drainage, limited aeration, moderate to slow permeability, heavy soil structure and waterlogging vulnerability (Table 2) significantly limits the soil’s suitability for horticulture and several arable crop options (Section 7.3.2).”

➤ Submission

Issue

These statements are an incorrect assessment of the land in question.

Reason

We live on the proposed area and grow a variety of fruit including some of the items mentioned in the appendix referenced above. In the summer of 2021 we cropped 4kg of blackcurrants from 4 bushes. They were highly productive and have been on the property for many years



Fig 1.7 Example of productive land

➤ Decision Sought from Waimak District Council
Reject Proposal

Alternative Proposal

n/a

Item 1.8

➤ Specific Provision

Section of proposed plan change document	District Plan Policy Number
Appendix E Landscape-Assessment.pdf	n/a

Proposal

To amend the operative district plan planning maps 57 and 8 by rezoning the site to Residential 3, Residential 4A, Residential 8, and Business 4 as detailed in Attachment 3.

Section 3.4 Effects On Visual Amenity , page 13 states:

In assessing the potential effect of a proposal, the quality and openness of the view is considered These were as follows: 1) View south west from 318 Whites Road 2) View south west from 410 Whites Road 3) View south from 535 Mills Road 4) View south from 301 Bradleys Road 5) View south east from 231 Bradleys Road 6) View south east from 205 Bradleys Road

➤ Submission

Issue

The developer has failed to assess impact on visual amenity on 290 Bradleys Road facing North, 290 Bradleys Road facing East and 290 Bradleys Road facing South.

Reason

Visual amenity for this property and many others in the village will be destroyed.

Fig 1.8 a: View South from 290 Bradleys Road



Fig 1.8b: View East from 290 Bradleys Road



➤ Decision Sought from Waimak District Council

Reject Proposal

Visual amenity for this property and many others village will be destroyed.

Alternative Proposal

n/a

Item 1.9

➤ Specific Provision

Section of proposed plan change document	District Plan Policy Number
Ecology effects item 78 to 84	n/a

Proposal

To amend the operative district plan planning maps 57 and 89 by rezoning the site to Residential 3, Residential 4A, Residential 8, and Business 4 as detailed in Attachment 3.

The proposal claims that there is no ecological impact other than the potential to affect waterways.

➤ Submission

Issue

There is a significant concentration of birdlife in the area, which will be adversely impacted by the scale of the development and may never return based on the expected increase in the feline population in the new closely packed residential area.

Reason

Effect on birdlife with the increased number of cats

The New Zealand Companion Animal Council's report Companion Animals in New Zealand 2016 updates research originally released in 2011 - shows about 64 per cent of New Zealand households are home to at least one pet

"Cats are still the most popular companion animal in New Zealand, with 44 per cent of households sharing their homes with at least one cat"

850 x 44% = 374 cats in area

➤ Decision Sought from Waimak District Council

Reject Proposal

Alternative Proposal

n/a

Item 1.10

➤ Specific Provision

Section of proposed plan change document	District Plan Policy Number
Appendix G Infrastructure Part 1	n/a

Proposal

To amend the operative district plan planning maps 57 and 89 by rezoning the site to Residential 3, Residential 4A, Residential 8, and Business 4 as detailed in Attachment 3.

Suitability for development of land for residential.

➤ Submission

Issue

Ground is not stable as demonstrated by the collapse of several concrete walls in outbuildings situated on the property located at 290 Bradleys Road

Reason

Fig 1.10 a: Cracked Slab on 290 Bradleys Road



Fig 1.10 b: Cracked Slab on 290 Bradleys Road



➤ **Decision Sought from Waimak District Council**

Reject Amendment

Alternative proposal

n/a

Item 1.11

➤ Specific Provision

Section of proposed plan change document	District Plan Policy Number
Appendix G Infrastructure Part 1	n/a

Proposal

To amend the operative district plan planning maps 57 and 89 "by rezoning the site to Residential 3, Residential 4A, Residential 8, and Business 4 as detailed in Attachment 3.

Suitability for development of land for residential.

➤ Submission

Issue

Well M35/0305 sited at 290 Bradleys Road is at risk of being affected by the significant ground works that would be undertaken if the proposed development goes underway.

Reason

The proposal states: "It is considered viable to establish a community drinking water supply within the plan change area, with an estimated total of four (4) new bores required to provide N+1 redundancy.

There is no statement on how they would ensure continuity of supply to the affected properties within the area during the proposed development.

➤ Decision Sought from Waimak District Council

Reject Amendment

Alternative Proposal

If the Commissioners decide that they have no choice but to rezone the land for development, we propose that there is a covenant added that requires the developer to ensure continuity of supply to affected properties in the area (including 290 Bradleys Road) until mains water supplies can be connected at the developer's cost.

Item 1.12

➤ Specific Provision

Section of proposed plan change document	District Plan Policy Number
Appendix G Infrastructure Part 1	n/a

Proposal

To amend the operative district plan planning maps 57 and 89 by rezoning the site to Residential 3, Residential 4A, Residential 8, and Business 4 as detailed in Attachment 3.

Flood assessment carried out by PDP has demonstrated that flood waters, displaced by the proposed land development, can be constrained to drainage and road corridors within the plan change site. No development will take place

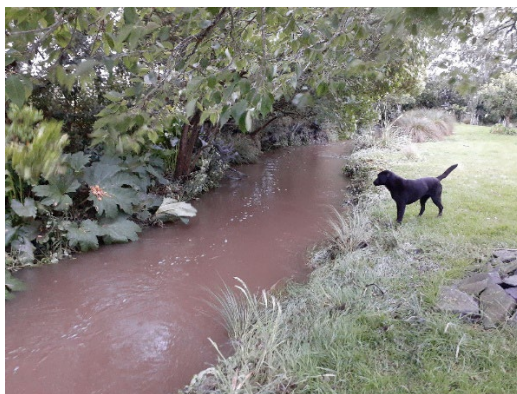
➤ Submission

Issue

The Ohoka stream is currently breaking its banks regularly with the high rainfall we are experiencing. Any additional rapid run off from residential development must avoid existing waterways to prevent increased issues and damage to existing property

Reason

Stream Prior to flooding





Flooded Ohoka Stream 22nd Feb 2022 viewed from 290 Bradleys Road



Flooded Ohoka Stream 12th July 2022 viewed from 290 Bradleys Road



Flooded Ohoka Stream 12th July 2022 viewed from 290 Bradleys Road

➤ Decision Sought from Waimak District Council

Reject Amendment

Alternative Proposal

n/a

Item 1.13

➤ Specific Provision

Section of proposed plan change document	District Plan Policy Number
Appendix H Transport Assessment	n/a

Proposal

To amend the operative district plan planning maps 57 and 89 by rezoning the site to Residential 3, Residential 4A, Residential 8, and Business 4 as detailed in Attachment 3.

Item 111 states, "Subject to the above road widening, the traffic effects of the proposed Plan Change are considered to be acceptable."

➤ Submission

Issue

Appendix H Transport Assessment does not consider the impact of putting more traffic onto Tram Road and SH1 intersection at peak time

Reason

The upgrades to the SH1 Waimakariri crossing have been designed to promote the use of multiple occupancy vehicles and buses joining via Tram Road travelling West. This means the traditional issue of traffic joining SH1 from Tram Road travelling East remains. The addition of 470 cars per hour, joining at peak times should, at the very minimum, have been assessed for the impact on SH1 southbound traffic, as this is the traditional choke point not traffic local to the proposed development which is the focus of Appendix H. There is potential to return to the long tail backs experienced in the past if too much traffic is fed through the Tram Road on ramp.

➤ Decision Sought from Waimak District Council

Reject Amendment

Alternative Proposal

Re-submit Appendix H Transport Assessment

Submission MR PG and MRS M Driver 290 Bradleys Road
Private Plan Change 31 - Rolleston Industrial Developments Limited
Date 31st July 2022

Item 2

Item 2.1

➤ Specific Provision

Section of proposed plan change document	District Plan Policy Number
2.3	16.1.1.1

Proposal

To amend the operative district plan 16.1.1.1 to add business and retail zones at Ohoka (District Planning Map 185)

➤ Submission

Issue

No requirement for retail and business as nearby amenities are already available in Mandeville, Rangiora and Kaiapoi West

Reason

Ohoka is a small rural village with existing services that match the requirements of the area. The inhabitants also have direct access to other facilities in Mandeville, Kaiapoi West, Kaiapoi and Rangiora.

➤ Decision Sought from Waimak District Council

Do not amend policy

Alternative Proposal

n/a

Submission MR PG and MRS M Driver 290 Bradleys Road
Private Plan Change 31 - Rolleston Industrial Developments Limited
Date 31st July 2022

Item 3

Item 3.1

➤ Specific Provision

Section of proposed plan change document	District Plan Policy Number
2.3	18.1.19

Proposal

Amend definition of village character of Ohoka to state, *“where larger allotments surround smaller properties which form a walkable community around the village centre.”*

➤ Submission

Issue

Removes one of the many different living choices in the Waimak district, as referred to in Waimak Rural District Character Assessment, 6 June 2018: Forward from David Ayres.

The Proposed Development does not maintain the village's existing rural character consisting of a dispersed community living on large sections

Reason

There is no requirement to specifically identify the CENTRE of a rural character village. By its definition it has developed over the years and has natural meeting points in its geography ie: Garage; Reserve; Village hall; School.

With reference to the Waimak Rural District Character Assessment, 6 June 2018: Forward from David Ayres:

“People love to live in the Waimak district for many reasons. One of those reasons is that we provide so many different living choices.”

Ohoka (a rural village without centralised amenities) is a living choice in its own right.

“The district offers the very best of Town and Country”

Ohoka is the very best of country. This proposed development would make it a town and destroy one of the jewels in the Waimak crown. A benchmark in country living.

➤ Decision Sought from Waimak District Council

Do not amend policy

Alternative Proposal

If the Commissioners decide that they have no choice but to rezone the land for development, we propose that the proposed development is altered in line with our diagram 3.1a. This creates a new village centre where larger allotments surround smaller properties. The existing character of 'old' Ohoka can be maintained and the existing residents then have the choice of how much they wish to integrate with the new community without being fundamentally affected by it regardless of their opinion



Diagram 3.1a Alternative Proposal for Development

Submission MR PG and MRS M Driver 290 Bradleys Road
Private Plan Change 31 - Rolleston Industrial Developments Limited
Date 31st July 2022

Item 4

Item 4.1

➤ Specific Provision

Section of proposed plan change document	District Plan Policy Number
2.3	31.2 Controlled Activities Section 31.2.2

Proposal

To add, "A retirement village, in the Residential 8 Zone as shown on District Plan Map 185,"

➤ Submission

Issue

Vehicle movements at shift change times (ie late nights) is not in keeping with the rural character of the village

➤ Decision Sought from Waimak District Council

Do not amend rule 31.2.2

Alternative Proposal

n/a

Item 4.2

➤ Specific Provision

Section of proposed plan change document	District Plan Policy Number
2.3	31.2 Controlled Activities Section 31.2.3

Proposal

The addition of new rule “31.2.3 Educational Facilities in the Residential 8 Zone as shown on District Plan Map 185...”

➤ Submission

Issue

Existing educational facility in village.

➤ Decision Sought from Waimak District Council

Reject New Rule

Alternative Proposal

n/a

Submission MR PG and MRS M Driver 290 Bradleys Road
Private Plan Change 31 - Rolleston Industrial Developments Limited
Date 31st July 2022

Item 5

Item 5.1

➤ Specific Provision

Section of proposed plan change document	District Plan Policy Number
2.3	32 Subdivision Table 32.1.1.1 Allotment Sizes

Proposal

Proposal to make Minimum Allotment Sizes in proposed Ohoka Residential 3 zone 500m²

➤ Submission

Issue

Residential 3A 500m². There is no valid reason for the allotment size to be smaller than the rest of the district.

Reason

There appears to be no justification for reducing the current district minimum allotment size for the Waimak plan of 600m², other than perhaps maximising the return on the developer's investment.

➤ Decision Sought from Waimak District Council

Reject table amendment

Alternative Proposal

If the Commissioners decide that they have no choice but to rezone the land for development, we propose that, to match the spacious rural properties that create the current village character, the minimum allotment size proposed Ohoka Residential 3 zone 500m² should be 1000m²

Item 5.2

➤ Specific Provision

Section of proposed plan change document	District Plan Policy Number
2.3	32 Subdivision item 32.1.1.11

Proposal

Amend rule 32.1.1.11 to state, *"the average area of all allotments in any residential 4A zone shall be not less than 5000m² except within the Residential 4A Zone (Ohoka) identified on District Plan Map 185 where the average area of all allotments shall not be more than 3300m²."*

➤ Submission

Issue

With reference to the Waimak Rural District Character Assessment , 6 June 2018: P14 section 2.2

"The remaining productive farmland provides important open space relief from the more densely settled land, being less enclosed by vegetation, allowing more distant views, and a simple uncluttered pastoral environment"

With reference to the Waimak Rural District Character Assessment , 6 June 2018: Page 1 of introduction states:

"...to meet a projected demand of approximately 385 rural residential households over the next ten years."

The proposed development would deliver 150 of these properties, 39% of the next ten years demand. There is no need to modify the existing minimum lot size and minimum average lot size to squeeze more properties into this development.

Reason

Hallfield development, which is more in keeping with the village character, has lot sizes ranging between 3630 and 6220m². If adopted, this new development will need to maintain similar size sections to maintain the existing village character

➤ Decision Sought from Waimak District Council

Reject Amendment

Alternative Proposal

If the Commissioners decide that they have no choice but to rezone the land for development, we propose that the district plan maintains existing minimum and average area requirements stated within rule 32.1.1.11