

DEVELOPMENT PLANNING UNIT

Submission on Variation 1: Housing Intensification

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 (*please 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 (objectives, policy and rules) of the proposal that my submission relates to are as follows:
(please give details)

A. General matter: Visual Effects

B. Deleted Clause MRZ-BFS5 Building and structure setbacks 4. Habitable room windows within any residential unit on the first floor or above shall avoid direct views into an adjacent residential unit located within 9m by...

C. MRZ-BFS-11 Windows to street. 1. Any residential unit facing the street must have a minimum of 20% of the street-facing facade in glazing. This can be in the form of windows or doors.

My submission is that: *Please indicate whether you support or oppose the specific provisions or wish to have amendments made, giving reasons (include additional pages as necessary).*

A. General matter: Previously the visual impact of building bulk has been mitigated by lesser permissible height and scale. Vegetation could typically be established by affected neighbours to screen any unwanted views of adjoining buildings. The intensification provided by the new rules will create new potential adverse visual effects from neighbouring structures. There do not seem to be any provisions, e.g. appearance controls, to mitigate this new adverse effect.

B. Deleted Clause MRZ-BFS5 (visual privacy between residences): Noted this protection of privacy between properties has been removed, yet the need for such privacy is increased, with the increased density allowed. This is basic urban design sense. A reconsideration of this matter and possibly re-inclusion of this control would be desirable.

C. MRZ-BFS-11 Windows to street: Note requirement to glaze 20% of the street facade. What is the benefit of this? It will have an adverse effects of heat loss to people's homes where these facades face south. Also consider privacy.

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)*

A. Include appearance provisions in the new MDRS rules.

B. Include privacy between residential unit provisions.

C. Allow reduced glazed areas to residential street facades that face south.

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 Plan Change/Variation process.
3. Only those submitters who indicate they wish to speak at the hearing will be emailed a copy of the planning officer's 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: Submission
Waimakariri District Council, Private Bag 1005, Rangiora 7440

Email to: developmentplanning@wmk.govt.nz
Subject line: Submission Variation 1: Housing Intensification

Phone: 0800 965 468 (0800WMKGOV)

You can also deliver this submission form to one of 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 9 September 2022

Please refer to the Council website waimakariri.govt.nz for further updates