

## **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:** 25/11/2021

**Submission Reference Number #:**103

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 - Cotter.pdf

Submission to Waimakariri Proposed District Plan - Cotter.pdf

**I wish to be heard:** No

**I am willing to present a joint case:** No

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**

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### **Point 103.1**

**Section:** GRUZ - General Rural Zone

**Sub-section:** GRUZ - General Rural Zone

**Sentiment:** Oppose

**Submission:**

Please see attached PDF.

**Relief sought**

Please see attached PDF.

# **Submission to Waimakariri Proposed District Plan.**

Re: Zone Gruz.

## **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**

When we purchased our 8 hectare property it was considered 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 up 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 (8 -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 neighbours who may want to increase their land for primary production. However, this proposal would prevent a neighbouring landowner from a boundary adjustment to create a much more successful land use.

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

## **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 property or realign a boundary to better suit both properties. This could be achieved without creating additional titles or affecting water or effluent requirements.

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