

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 on the Proposed District Plan West Rangiora Development Area (WRDA) for B & R Zahner, 70 Oxford Road, Rangiora 7400

Our submission is that:-

We refer to the provisions relating to the West Rangiora Development Area (WRDA) including planning maps.

The Proposed Plan does not zone any new land at the WRDA, rather relying on a new, untested and highly discretionary Council certification process to deliver land for housing. Certification lapses within 3 years if the development is not completed, and the land is not rezoned until all land within the WRDA has been certified and fully developed. The Council must rezone our land at 70 Oxford Road and other land within the WRDA to meet the mandatory requirements of the National Policy Statement – Urban Development Capacity 2020. There is a known shortage of land for housing for the medium term i.e. the lifetime of the Proposed Plan, and Council has to ensure that there is at least sufficient development to meet medium term housing needs. Sufficient development capacity must be plan-enabled i.e. zoned for urban use; infrastructure ready i.e. can be serviced by existing infrastructure or required infrastructure budgeted in the Long Term Plan; and feasible and reasonably expected to be realised. Our land is on the existing urban boundary, can be serviced and it is our intention to make it available for development immediately.

We refer to the West Rangiora Development Area and Appendix DEV-WR-APP1- West Rangiora Outline Development Plan.

Under the first section "Land Use Plan" we support the proposal for a General Residential Zone to allow a minimum lot size of 500m². However, oppose the minimum residential density of 15 households per ha being applied to our property due to the constraint of the existing dwelling and its location on the property. A lower density of 10-12 lots per ha would be more appropriate to this site.

Under the section "Open Space and Stormwater Reserves" we strongly object to the sentence in paragraph eight which refers to an optimal location for a stormwater reserve:- "The optimal location for a stormwater reserve to cater for the catchment of development north of Oxford Road, west of Brick Kiln Road in a comprehensive manner is at the south-eastern point within this area of land". This is completely not the optimal location. Utilising our land for stormwater purposes for the Brick Kiln area when it is uncertain if and when that land will be developed due to the existing small titles and multiple landownership is totally unreasonable and inappropriate. In comparison, our intention is to make our land available for development immediately. We support the proposal for on-site smaller stormwater reserves, soak pits, swales and/or raingardens for the reasons outlined, i.e. fragmented property ownership and possible site by site development.

Please note we wish to speak in support of our submission at the hearing (this check box did not record our response correctly on the digital submission form)

Ruth and Bruno Zahner 25 November 2021