

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

1 November 2021

Waimakariri District Council
Private Bag 1005
Rangiora

Dear Sir/Madam

**SUBMISSION ON PROPOSED WAIMAKARIRI DISTRICT PLAN
A AND N ODGERS – 1624 TRAM ROAD, CUST**

Please find below a submission on the Proposed Waimakariri District Plan on behalf of A and Odgers.

Overview

Figure 1: Location of submitters property (PDP Maps)

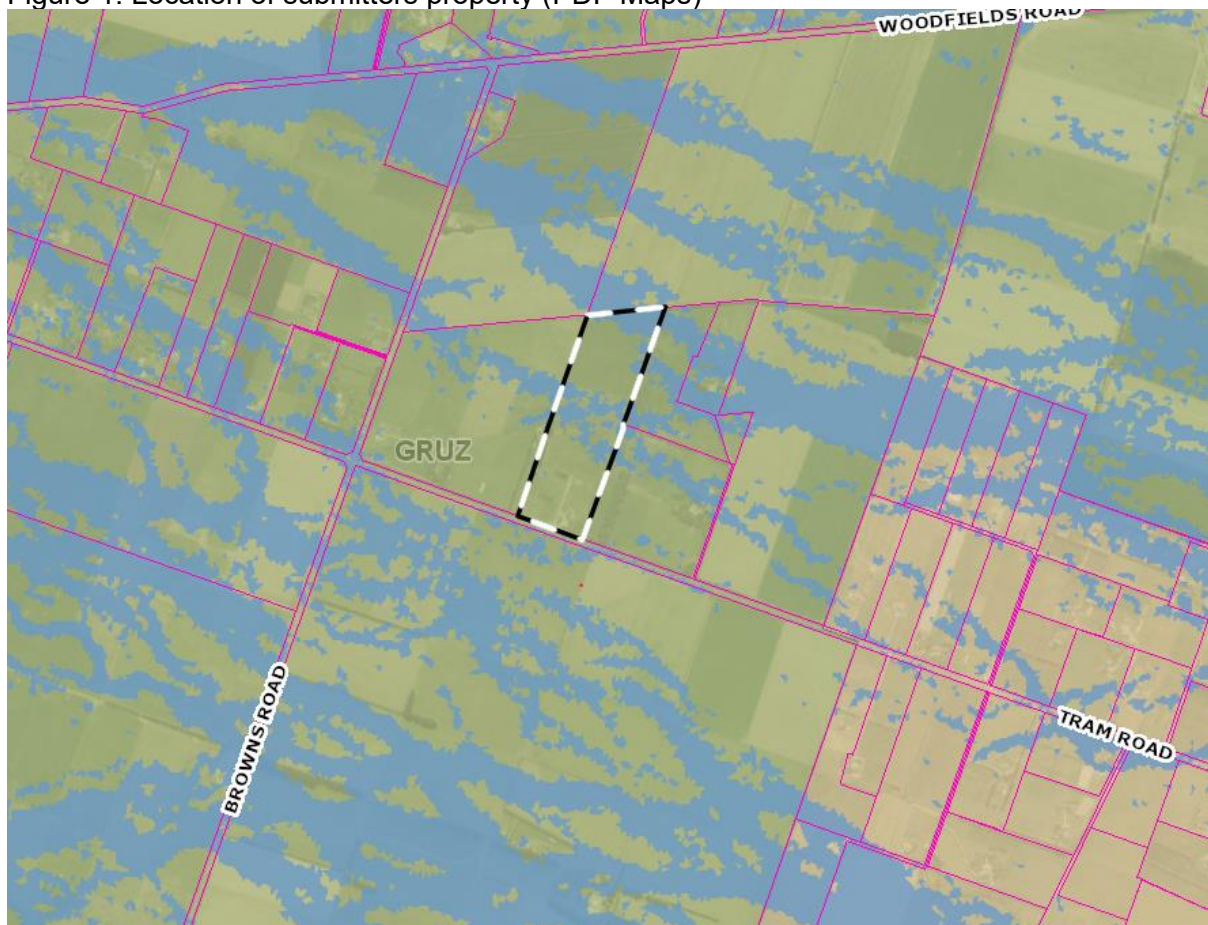


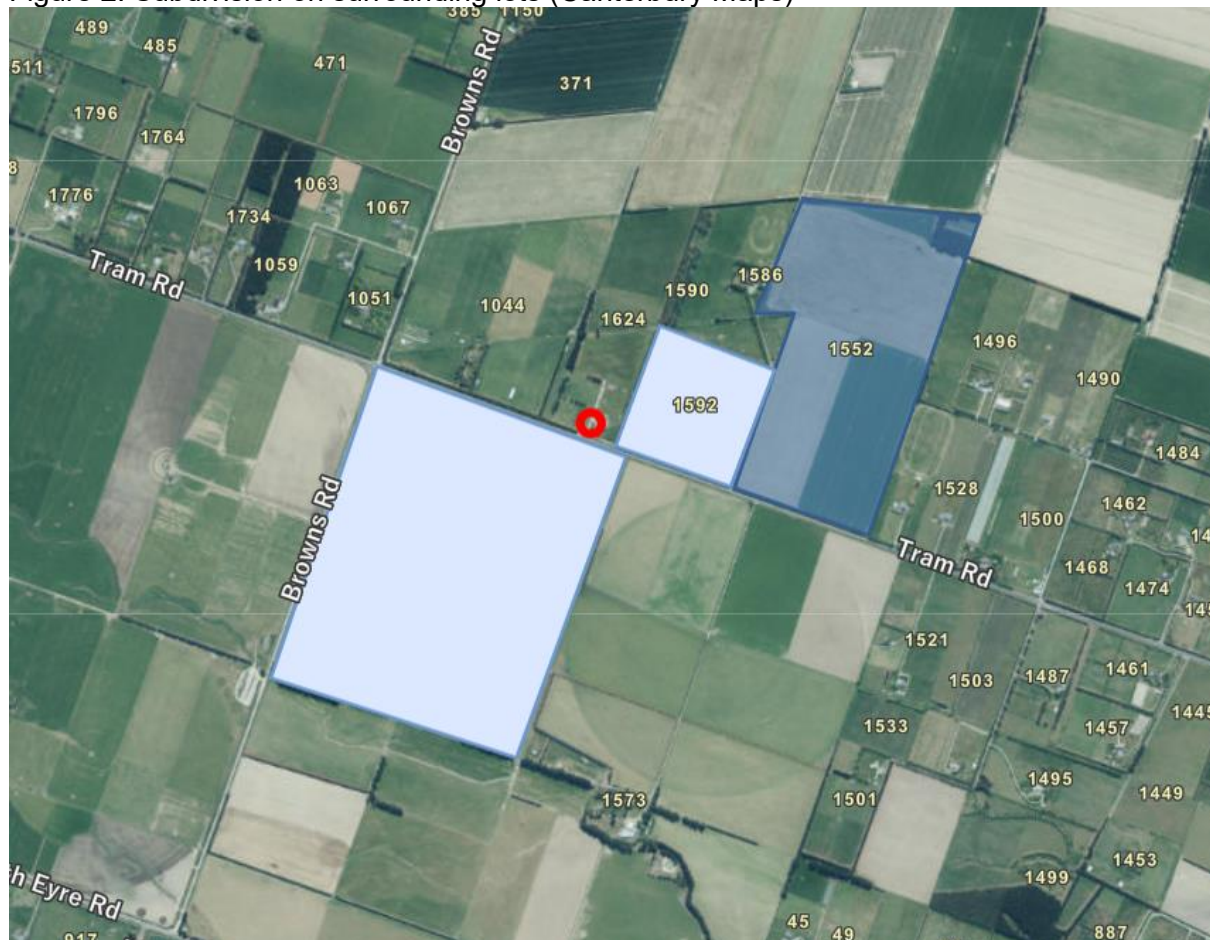
Figure 1 above illustrates the location of the submitter's property relative to the proposed Rural Lifestyle Zone boundary. The submitter's property is 11.2 ha in area, while lots between the submitter's property and the Rural Lifestyle Zone boundary are either less than 20ha or have

approved subdivision consents for subdivision to less than 20ha, typically about 4.0ha. It is noted that the area is not impacted to any significant degree by flooding in a 0.5% AEP flood event, as also illustrated in Figure 1, and there are no other known natural hazards impacting directly on the surrounding area. Therefore, there are no natural hazard constraints to residential development in the area.

Surrounding sites and subdivision

Illustrated in Figure 2 are the neighbouring sites where subdivision consent to subdivide to lots of less than 20 ha have either been approved or were lodged prior to the Proposed District Plan being notified and are awaiting approval.

Figure 2: Subdivision on surrounding lots (Canterbury Maps)



Details of these approvals/application are set out below, along with the location of existing lots of less than 20ha:

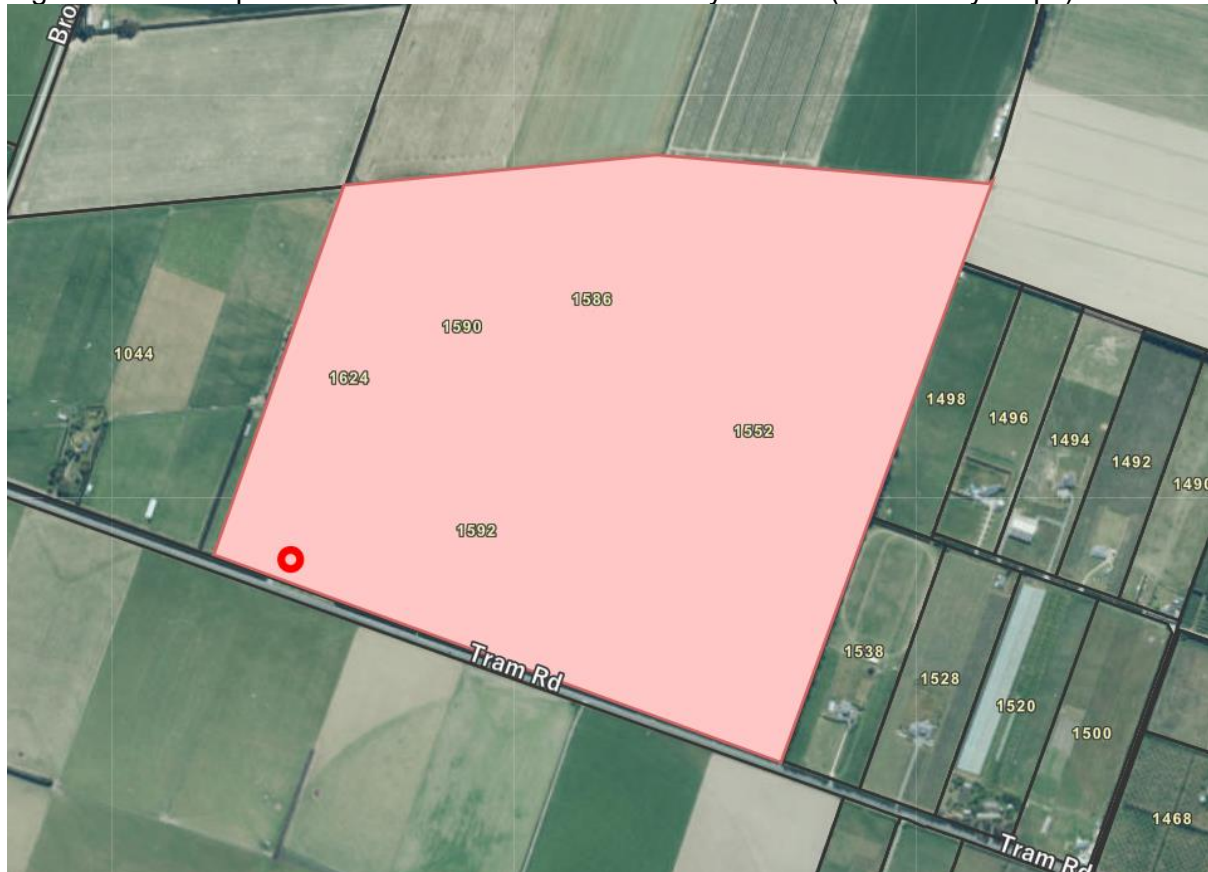
1. Issued subdivision consents:
 - 1592 Tram Road - RC215206
 - Issued subdivision consent to create two lots of 7.2ha and 4.0ha.
 - 1573 Tram Road – RC205184
 - Issued subdivision consent to create 15 lots of 4.0ha to 5.3ha.
2. Unapproved applications received prior to notification of the Proposed District Plan
 - 1552 Tram Road – RC215123 (shown on Figure 2 as part of 1573 Tram Road)
 - Not yet approved subdivision consent to create 9 lots of 4.0ha to 4.5ha.
3. Existing lots of less than 20ha.
 - 1586 Tram Road (4.7ha).
 - 1590 Tram Road (6.5ha).
 - 1624 Tram Road (11.2ha).

It is therefore clear that the area to the east of and including 1624 Tram Road does not currently exhibit the rural character or primary production capability set out in the Proposed District Plan for the General Rural Zone (GRUZ-01, GRUZ-P1, GRUZ-P2). However, the character and production characteristics for the Rural Lifestyle Zone (RLZ-01, RLZ-P1, RLZ-P2) are apparent in the area. It is therefore considered that the area shaded in Figure 3 would be more appropriately included in the Rural Lifestyle Zone.

Outcome sought

The submitter therefore seeks to have the area shaded in Figure 3 added to and included within the Rural Lifestyle Zone.

Figure 3: Area requested to be included in Rural Lifestyle Zone (Canterbury Maps)



Regards

Garry Blay
Scope Resource Management Limited
ph 0276965258