

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**).

Full name: M [REDACTED] Noonan

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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)

The General Residential Zone being rezoned to Medium Density Residential Zone - the development of up to three houses up to 11 metres high (+1 metre for pitched roof) per site without resource consent

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).*

I oppose this plan change due to the effect it could have on neighbouring properties and communities. If 3 storey intensification was allowed to proceed in unrestricted areas, it will close in those properties surrounding each intensified development - eg I own a sunny back flat, with good aspects, at the above address. If the property in front of me was developed in this way, my property would be fully shaded and my only outlook would be a back wall of the new development. My property would instantly be devalued. I also own a town house in Woodend, 3 storey intensification would have the same impact to my property there. There are still plenty of existing options in Waimakariri for intensifying housing, by building multiple single story town houses on the larger properties. There is no need to build up. I am also concerned how it will change existing towns, suburbs and communities. There is definitely a place for intensification in the central business districts of each city - not randomly throughout suburbs or towns, as this has too much impact on existing residents, communities and infrastructure. I think there needs to be specific areas, surrounded with green spaces, for such intensification. That would support the healthy wellbeing of those living in the intensified areas and protect the surrounding communities. Many of Rangiora's residents moved from away from Christchurch for the lifestyle and space that the smaller towns and communities offer.

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)*

I would like to see the Medium Density Zone restricted to specific areas, and surrounded by green spaces, within the District Plan.

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