## BEFORE INDEPENDENT HEARING COMMISSIONERS APPOINTED BY THE WAIMAKARIRI DISTRICT COUNCIL

**IN THE MATTER OF** The Resource Management Act 1991 (**RMA** or

the Act)

**AND** 

IN THE MATTER OF Hearing of Submissions and Further

Submissions on the Proposed Waimakariri District Plan (**PWDP** or **the Proposed Plan**)

**AND** 

IN THE MATTER OF Hearing of Submissions and Further

Submissions on Variations 1 and 2 to the

Proposed Waimakariri District Plan

AND

**IN THE MATTER OF** Submissions and Further Submissions on the

Proposed Waimakariri District Plan and Variation 1 by **Mike Greer Homes NZ Limited** 

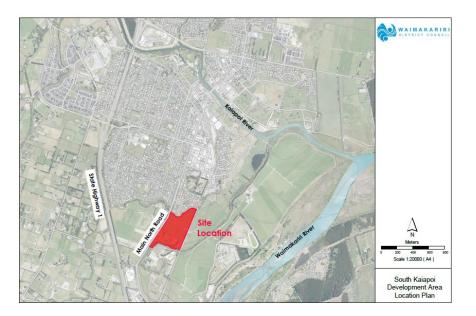
## LEGAL SUBMISSION ON BEHALF OF MIKE GREER HOMES NZ LIMITED REGARDING STREAM 10A FUTURE DEVELOPMENT AREAS

Dated: 9 February 2024

Presented for filing by: Chris Fowler PO Box 18, Christchurch T 021 311 784 / 027 227 2026 chris.fowler@saunders.co.nz

## LEGAL SUBMISSION ON BEHALF OF MIKE GREER HOMES NZ LIMITED REGARDING STREAM 10A FUTURE DEVELOPMENT AREAS

- These submissions are filed on behalf of Mike Greer Homes NZ Limited (**Mike Greer Homes** or **MGH**) in respect of the Stream 10A hearing of submissions on the Proposed Waimakariri District Plan (**Proposed Plan**) and Variation 1 to the Proposed Plan (**Variation 1**) dealing with Future Development Areas.
- The Mike Greer Homes submissions on the Proposed Plan and Variation 1 seek to rezone 14 ha of land identified at Appendix A of Mike Greer Homes' submissions (shown below) to Medium Density Residential Zone (the **MGH land**).



- The submissions also seek to amend the Proposed Plan by establishing a new Development Area for South Kaiapoi within the area shown above and an associated South Kaiapoi Outline Development Plan (**ODP**) as shown in Appendix B of the Mike Greer Homes submissions.
- The Mike Greer Homes submissions regarding the South Kaiapoi
  Development Area and ODP are not discussed in the s42A Report for Future
  Development Areas. This is not considered problematic for the reasons
  discussed below.
- The purpose of these submissions is to advise the Hearings Panel that Mike Greer Homes does not intend to appear at the Stream 10A hearing because Mike Greer Homes plans to present evidence and legal submissions at the Stream 12 (large-scale rezoning) hearing.

- At this hearing Mike Greer Homes will present its case in support of rezoning the MGH land and the associated ODP.
- 7 This approach is intended to avoid unnecessary duplication and thereby provide for a more efficient hearings process.
- 8 Counsel for Mike Greer Homes is available and can appear at the Stream 10A hearing should the Hearings Panel have any questions or wish to discuss the above matters with Counsel.

Dated: 9 February 2024

Chris Fowler

Counsel for Mike Greer Homes NZ Limited