

**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

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

- 1 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.
- 2 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**).



- 3 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.
- 4 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.
- 5 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.

- 6 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