

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 to council- District Plan Review.

Submitted that; In the revision of the District Plan, consideration be given to the Zoning anomaly as currently applied to the Tuahiwi area.

I have owned a property of 5.7ha in Tuahiwi for 26 years and have lived there for 20 years. I have been approached several times by persons wanting to know if we would be willing to sell a piece of the land fronting Tuahiwi Road. The current zoning precludes this. The anomaly is that the properties on either side and across the road are all subdivided into 3 acres or less the smallest being 1/4acre.

When I have checked with the council as to the reason my property was zoned rural and therefore not being subdivisible into less than 10 acres (4ha) I have been given various reasons. The first was that there was no reticulated water and no more wells were able to be consented. Later, when the water supply had been installed the reason given was that there was no sewage system available and the capacity of the land to cope with septic tanks had been reached. Now the sewage system is installed there should, according to the information I have been given, as outlined above, there should be no impediment to our subdividing a section off. Moreover, it would make economic sense as it would produce additional income for the council in the form of rates and new connection fees to the water and sewage systems.

I understand that it is a council policy to control the spread of urbanization west of Rangiora to prevent the breaking up of productive farmland to the west of Rangiora that has accelerated since the 2010/2011 earthquakes. This is true of the Waimakariri district as a whole as it is a desirable place to live and I understand the westward urban spread has prompted the Waimakariri District Council to prefer the East and North of Rangiora as the area of development. This is supported by the development of Ravenswood which has been consented and built on farmland. Ravenswood is a residential development and is very close to our property yet, though our property is in an area that is already partially subdivided as outlined above, it is zoned rural.

Over the past 20 years I have attended most of the consultation evenings the council has held with the community and the council representatives with whom I have spoken, have agreed that the current situation is anomalous particularly as over the past 26 years 5 new homes have been consented and built, all on 3 acres or less; 2 on ¼ acres sections.

In media announcements and also personal discussions with builders, it appears that currently there is a shortage of homes exacerbated by a shortage of building sites. Complicating this is the need to prevent as much as possible, the encroaching of urbanization onto productive farmland. Land like ours and much of the surrounding land is already broken up into smaller lots and already has the services infrastructure in place. I would therefore suggest that the current review would be a good time to address the zoning in this area.

Thank you for considering this matter.

R Woolley

366 Tuahiwi Road.