

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: James Redmond

Email address: James@planbeyondgeology.co.nz

(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)*

Large Lot Residential Zone of 464 and 474 Mandeville Road

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)*

Oppose the Large Lot Residential Zone of 464 and 474 Mandeville Road.
The zone of 464 and 474 Mandeville Road should be changed to Local Centre Zone.

I/we have included: 1 additional pages

I/we seek the following decision from the Waimakariri District Council: *(give precise details, use additional pages if required)*

Change the zoning of 464 and 474 Mandeville Road to Local Center Zone.

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 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

Proposed District Plan Submission

Submitter: James Palmer
Subject: Large Lot Residential Zone of 464 and 474 Mandeville Road

Reason for submission:

- Object to Large Lot Residential Zone of 464 and 474 Mandeville Road.

Outcome sought:

- That the zone of 464 and 474 Mandeville Road is changed to Local Centre Zone.

Reasons for submission:

- The sites are adjacent to the Mandeville LCZ. 474 Mandeville Road is isolated from other residential lots due to the Mandeville Road access to the retail village. Amenity and character within the sites is impacted on by the activities within and associated with the Mandeville LCZ. Adverse effects arising from activities within the Mandeville LCZ on amenity values within 464 and 474 Mandeville Road cannot be managed within the Mandeville LCZ due to the close proximity of the access road and commercial style buildings and lengthy interface with the Mandeville LCZ. Exclusion of 464 and 474 Mandeville Road from the LCZ results in an overall poor urban design outcome.
- Inclusion of 464 and 474 in the Mandeville LCZ is considered to provide beneficial outcomes with regard to the layout and functionality of the Mandeville LCZ. Extension of the Mandeville LCZ to include 464 and 474 Mandeville Road is a logical and easily integrated inclusion which will provide uniformity and logical boundaries to the LCZ.
- Restriction of activities within the Mandeville LCZ will not result in commercial activity dispersal resulting from inclusion of these sites in the LCZ.
- Inclusion of 464 and 474 Mandeville Road in the LCZ will assist with ensuring sufficient capacity is available to cater for retail and commercial services for the immediately surrounding area. The Waimakariri District has had high growth which is expected to continue, some of which will occur at Mandeville, and which needs to be provided for in the Proposed District Plan.
- RC205261 has been issued and provides for the establishment and operation of a hire yard at 464 Mandeville Road. This land use consent will be given effect to in the near future and establishes a commercial activity on this site which will integrate with and complement the retail activities in the existing Mandeville Village retail area. It is considered that this commercial activity would be better served by the LCZ to enable further integration of the site with those existing retail activities and to allow greater synergies and complementary activities. It also means that the existing residential activity at 474 Mandeville Road will appear somewhat incongruous in the adjacent commercial activity context.