

Submission on Waimakariri District Council - Proposed District Plan

Form 5 Submission on publically notified proposal for policy statement or plan, change or variation

Clause 6 of Schedule 1, Resource Management Act 1991

To: Waimakariri District Council - Development Planning Unit

Date received: 19/11/2021

Submission Reference Number #:53

This is a submission on the following proposed plan (the **proposal**): Waimakariri District Council - Proposed District Plan

Address for service:

G [redacted] and S [redacted] Brown

[redacted]
New Zealand

Email: graham.brown@brownglass.co.nz

I wish to be heard: Yes

I am willing to present a joint case: No

Could you gain an advantage in trade competition in making this submission?

- N/A

Are you 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 effects of trade competition

- N/A

Submission points

Point 53.1

Section: Planning Maps

Sentiment: Oppose

Submission:

We wish to make a submission regarding changing the current Rural Lifestyle zoning designation of our property at 215 Jacksons Road Ohoka from Rural Lifestyle Zone (minimum 4 ha) to Large Lot Residential (minimum 1/2 hectare).

We request that this submission be considered as part of the councils current review of the District Plan.

Our property is situated on the north west corner of Birchdale Place and Jacksons Road and is within 500 meters of the school and community center. We support the continued development of a thriving village in and around the Ohoka community center , school, domain, hall, garage and shop and church.

We note that there are already several residential developments in this area which have been permitted to subdivide land into areas of less than 4 hectares. These include two parcels of land on Jacksons Road , one on the south corner of Jacksons Road and Birchdale Place , and one between our property and the community center and school. We believe it would be beneficial to the vibrancy of the community , including the vibrancy and roll growth for the school , if the existing zoning was changed to allow smaller lot sizes on the western side of Jacksons Road between Birchdale Place and the community centre , and also to extend a footpath from the school to Birchdale Place to allow safer passage for children walking or biking to the school.

The other smaller subdivisions we are aware of which are already zoned as Settlement (600sq meters) or Large Lot Residential (0.5 ha) in and around the Ohoka village are in Kintyre Lane, in Keetley Place, in Newtons Road, in Wilson Drive, and in the north end of Bradley's Road near the stop bank and stream.

We appreciate that some in the community feel that the subdivision of farm land is not desirable. However in this area the subdivision has already occurred and some further intensification to 1 ha lot sizes around the community hub seems to us to be a sensible path to follow, compared to the development of new and additional 4 ha blocks.

We understand that reticulated fresh water and waste water is available from Mill Road as far as the community center making the provision of these services to any new 1 ha properties on the West side of Jacksons Road between Birchdale Place and the school and community center relatively straight forward . We understand that there will be a cost by way of development contribution payable to WDC if our property is able to be subdivided.

Thank you for considering our submission.

We would be available to attend the district plan hearings to answer any questions in support of our submission.

Sincerely

Graham and Sue Brown.

Relief sought

We request that the zoning for our property be changed from Rural Lifestyle Zone to Large Lot Residential.