

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

Attachment A

Sarbaz Estates Limited -Submission Proposed Waimakariri District Plan

Specific Relief Requested

General Relief:

If the Resource Management (Enable Housing Supply & Other Matters) Amendment Bill is enacted the Plan be amended as part of the PWDP process to give effect to its requirements and any consequential amendments to complete the same.

To merge the General Residential Zones of Rangiora and Kaiapoi into the Medium Density Residential Zone of both towns and amend the zoning maps accordingly and make consequential amendments throughout the PWDP to achieve that outcome.

Specific Alternate Relief Part 2 District wide matters - Urban Form & Development (UFD)

Add a new Objective UFD – 03 as follows:

UFD- 03 – Infill capacity for residential development

To enable and encourage residential housing infill within Rangiora and Kaiapoi to meet the demand for residential activities anticipated to accommodate growth in the district

Add a new Policy UFP 11 as follows:

UFP- 11 Enablement of residential Infill housing within the General Residential Management Zone and Medium Density Residential Zone providing urban design outcomes of the Plan are meet.

Specific Alternate Relief Part 2 District wide matters - Subdivision

Amend Sub-S1 allotment sizes and density Activity Status Clause 1 as follows when compliance not achieved:

1. In the General Residential Zone, Medium Density Residential Zone, any Industrial Zone and Special Purpose Zone (Kaiapoi Regeneration): DIS

Amend Table Sub 1 Minimum allotment sizes and dimensions for the General Residential Zone as follows:

Zone	Minimum allotment area	Internal square	Frontage (excluding rear lots)
General Residential Zone	500m ² <u>200 m2</u>	15m x 15m <u>n/a</u>	———15m <u>n/a</u>

Specific Alternate Relief Part 3 - Area specific wide matters -Zones

Amend Objective RESZ – O1 as follows:

RESZ-O1

Residential growth, location, and timing

Sustainable residential growth that:

1. provides more housing in appropriate locations in a timely manner according to growth needs.
2. is responsive to community and district needs; and
3. enables new development, as well as redevelopment and residential infill of existing Residential Zones.

Amend GRZ – R3 Minor Residential Unit as follows:

Where:

the maximum GFA of the minor residential unit shall be 12080m² (excluding any area required for a single car vehicle garage or carport).

1. there shall be only one minor residential unit per site; and
2. ~~parking and access shall be from the same vehicle crossing as the principal residential unit on the site.~~

Amend GRZ -BFS1 Site density as follows:

RZ-BFS1 Site density

1. Site density shall be a maximum of one residential unit per ~~500~~ 200m² of net site area, which can be calculated over multiple adjacent sites.
2. ~~Where a site is less than 500m², one residential unit is allowed.~~
3. This rule does not apply to any minor residential unit, or residential unit in a retirement village.

Amend Rule GRZ -BFS2

GRZ-BFS2 Building coverage

1. Building coverage shall be a maximum of ~~60~~ 45% of the net site area, except that this rule shall not apply to:

Amend GRZ BF6 Street Interface as follows:

GRZ-BFS6 Street interface

1. Where the site has direct road frontage, any residential unit or minor residential unit facing the road shall:
 - a. ~~have at least one habitable room or kitchen located facing the street at ground level; and~~
 - b. ~~include at least 20% of the front façade in glazing (within window or door panels) of which at least half is clear; and~~

a. c. shall have a door that is directly visible and accessible from the street.

2. Garage doors that face the street shall have a combined maximum width of ~~6.5m~~ 7.0m

Amend GRZ BFS9 as follows:

GRZ-BFS9 Outdoor living space

For any residential unit:

a. a minimum of ~~100m~~ 50m² of continuous outdoor living space able to contain a circle with a diameter of 4.m ~~8m~~ shall be provided within the site of a residential unit (except a residential unit in a retirement village); and

b. the required outdoor living space shall not be occupied by any structure, driveway, or parking space, other than an outdoor swimming pool or washing line.

2. For any minor residential unit:

a. an outdoor living space able to contain a circle with a diameter of ~~6~~ 3m shall be provided; and

b. the required minimum area of outdoor living space shall not be occupied by any structure, driveway, or parking space, other than an outdoor swimming pool or washing line; and

c. the required outdoor living space is not part of any required outdoor living space for the principal residential unit.