

SUBMISSION ON PUBLICLY NOTIFIED PROPOSED WAIMAKARIRI DISTRICT PLAN

To: Waimakariri District Council

Name of Submitter:

- Woodwater Limited (Woodwater)

This is a submission on the following proposed plan:

- The Proposed Waimakariri District Plan

The submitter could not gain a trade competition advantage through this submission.

The parts of the Proposed Waimakariri District Plan that the submission relates to are:

- The proposed zoning of land listed in the following Schedule, and as illustrated in Appendix 1: *Relevant Land*

Address	Legal Description
21 Judsons Road, Woodend, Waimakariri District	Lot 2 Deposited Plan 2567 and Part Rural Section 689
320 Woodend Beach Road, Woodend, Waimakariri District	Lot 2 Deposited Plan 75359
1 Judsons Road, Woodend, Waimakariri District	Part Lot 1 Deposited Plan 2567
328 Woodend Beach Road, Woodend, Waimakariri District	Part Lot 1 Deposited Plan 2567
36 Judsons Road, Woodend, Waimakariri District	Part Rural Land 689 Part Rural Land 689
40 Judsons Road, Woodend, Waimakariri District	Part Rural Section 689
46 Judsons Road, Woodend, Waimakariri District	Part Rural Section 689
50 Judsons Road, Woodend, Waimakariri District	Part Rural Section 689
52 Judsons Road, Woodend, Waimakariri District	Part Rural Section 689
	Part Rural Section 689
	Part Rural Section 367A and Part Rural Section 689
60 Judsons Road, Woodend, Waimakariri District	Parcel ID: 3401266
62 Judsons Road, Woodend, Waimakariri District	Part Rural Section 689
Copper Beech Road, Woodend, Waimakariri District	Lot 1, 101 Deposited Plan 503969
43 Petries Road, Woodend, Waimakariri District	Part Rural Section 367A and Part Rural Section 689

The submission is:

The Relevant Land listed in the Schedule above is included within the projected infrastructure boundary (PIB) in Map A to Chapter 6 of the Canterbury Regional Policy Statement (RPS).

Map A identifies the location and extent of urban development necessary to support recovery for Greater Christchurch, as well as planning for future growth and the provision of infrastructure. The PIB represents the area that the various local authorities (Waimakariri, Selwyn and Christchurch) have agreed can be serviced with necessary and planned supporting urban infrastructure. Identification of the PIB in the RPS is not a rezoning of the land, rather rezoning is to be achieved either pursuant to a plan review, or by means of a change to an operative district plan.

Under the Proposed District Plan, the Relevant Land is zoned Rural Lifestyle Zone (RLZ). The surrounding zoning includes General Residential to the north, and Special Purpose Kainga Nohoanga Zone (SPZ-KN) to the west. To the east and south of the Relevant Land, land has been rezoned as either Open Space Zone (OSZ) or Large Lot Residential Zoning (LLRZ).

The net outcome for the Relevant Land is that it will essentially be an island of rural land surrounding on all sides by urban land. Such an outcome is undesirable from the perspective of sound resource management practice, as it is likely to result in significant constraints on any rural activities that can be undertaken on the land pursuant to the RLZ provisions. As a consequence, the proposed zoning of the Relevant Land may render it incapable of reasonable use.

Woodwater considers a more appropriate outcome for the Relevant Land, and one which recognises its inclusion in the PIB, is that it be rezoned to enable residential use at a density considered appropriate to its context.

Woodwater considers that the Relevant Land is a logical location for consolidated residential development at Woodend. Further, there will be significant benefits in rezoning the RLZ land for residential use, including the provision of plan enabled housing capacity in accordance with the National Policy Statement on Urban Development 2020 (NPSUD). In turn, this assists in achieving the purpose of the Resource Management Act 1991.

The following relief is sought:

Woodwater seeks that Relevant Land be rezoned for residential use. Without limitation, this could include a General Residential Zoning and/or a Medium Density Residential Zone with either incorporating, where considered appropriate, the MDRS provisions identified in the Resource Management (Enabling Housing Supply and Other Matters) Bill 2021. Large Lot Residential zoning may also be considered the most appropriate for part of the Relevant Land.

In addition, Woodwater seeks such other amendments as may be necessary to the provisions of the Proposed District Plan. This may include, but not necessarily be limited to, amendments to the urban growth objectives and policies of the Proposed Plan, supporting rules and the relevant planning maps.

Woodwater wishes to be heard in support of its submission.

If others make a similar submission, the submitter will consider presenting a joint case with them at a hearing.



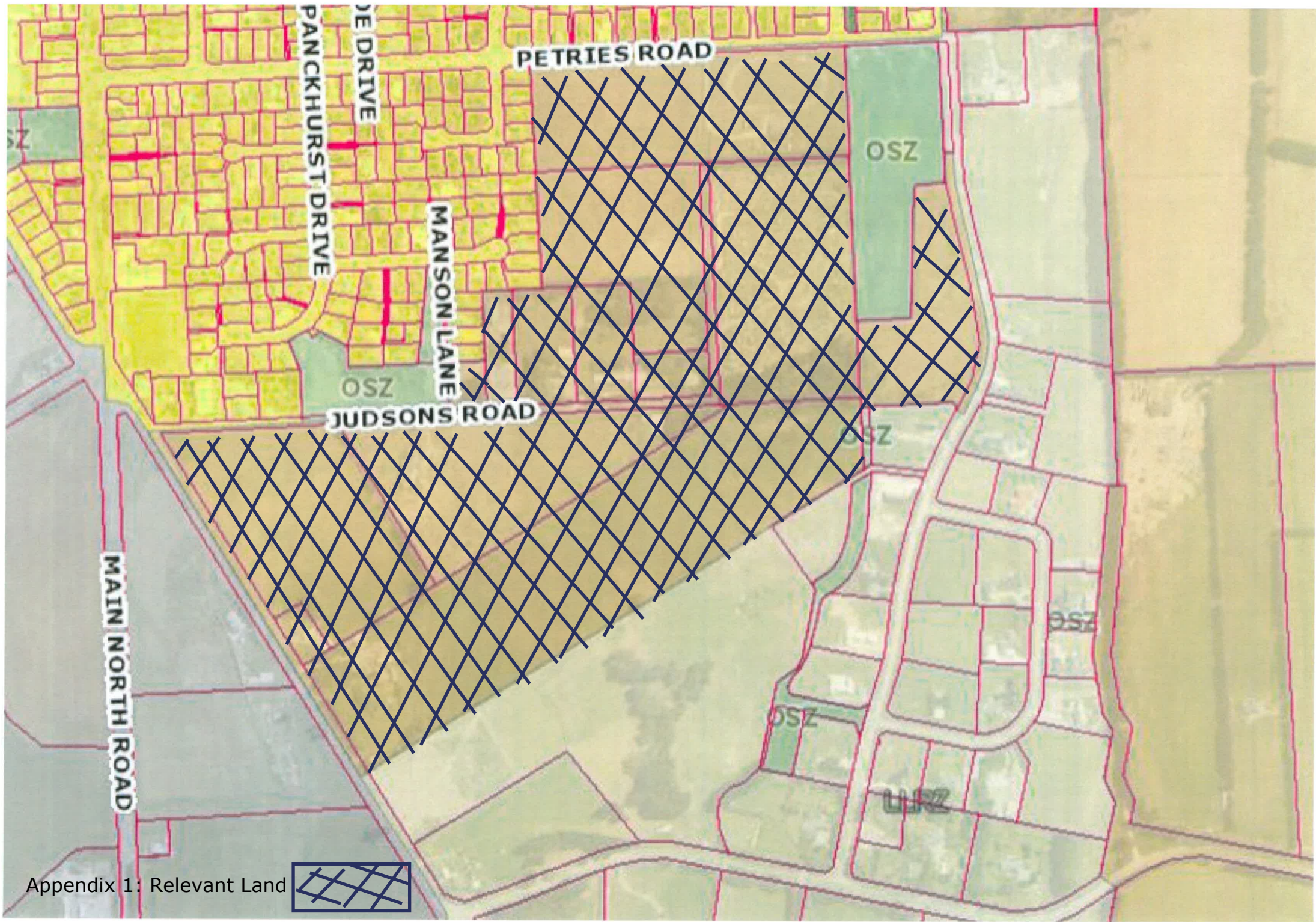
Signature of submitter
(or person authorised to sign
on behalf of submitter)

26 November 2021

Date

Address for service of submitters:

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Appendix 1: Relevant Land

