

DISTRICT PLAN REVIEW

Waimakariri District Council
215 High Street
Private Bag 1005
Rangiora 7440, New Zealand
Phone 0800 965 468

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).

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(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)

Area Specific Matters - Large Lot Residential Zoning Overlay

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)

UFD-P3 Identification/location and extension of Large Lot Residential Zone areas

The identification/location of some of the Large Lot Residential Zone areas as shown in the proposed District Plan are flawed and inconsistent with the Policy.

Application of the Policy supports an extension of the existing Mandeville Large Lot Residential Zone (LLRZ) to Whites Road on the south side of Tram Road as shown on the attached drawing.

I/we have included: 2 additional pages

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

That the Proposed District Plan includes an extension of the existing Mandeville Large Lot Residential Zone (LLRZ) to Whites Road on the south side of Tram Road as shown on the attached drawing.

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

Submission to Proposed District Plan

Submission

That the Proposed District Plan includes an extension of the existing Mandeville Large Lot Residential Zone (LLRZ) to Whites Road on the south side of Tram Road as shown on the attached drawing.

Reasons

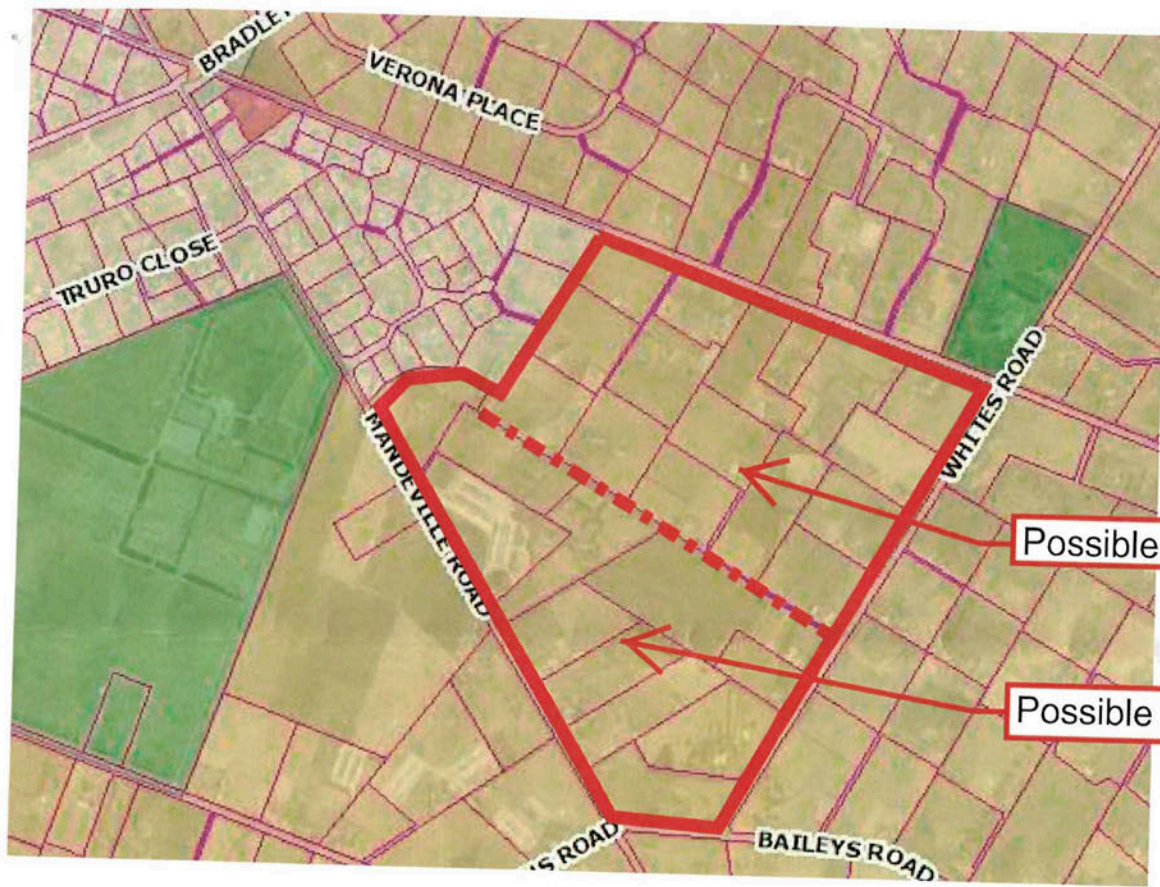
The criteria for the identification / location of future LLRZ is described in Section Part 2 – District-wide matters Strategic directions UFD - Āhuetanga auaha ā tāone - Urban form and development, repeated below together with an assessment of the proposed extension to the Mandeville LLRZ:

UFD-P3 Identification/location and extension of Large Lot Residential Zone areas

In relation to the identification/location of Large Lot Residential Zone areas:

- new Large Lot Residential development is located in the Future Large Lot Residential Zone Overlay which adjoins an existing Large Lot Residential Zone as identified in the RRDS and is informed through the development of an ODP;
- new Large Lot Residential development, other than addressed by (1) above, is located so that it:

Criteria	Assessment
<ul style="list-style-type: none"> • occurs in a form that is attached to an existing Large Lot Residential Zone or Small Settlement Zone and promotes a coordinated pattern of development; 	Complies as it attached to the existing Mandeville LLRZ
<ul style="list-style-type: none"> • is not located within an identified Development Area of the District's main towns of Rangiora, Kaiapoi and Woodend identified in the Future Development Strategy; 	Fully complies
<ul style="list-style-type: none"> • is not on the direct edges of the District's main towns of Rangiora, Kaiapoi and Woodend, nor on the direct edges of these towns' identified new development areas as identified in the Future Development Strategy; 	Fully complies
<ul style="list-style-type: none"> • occurs in a manner that makes use of existing and planned transport infrastructure and the wastewater system, or where such infrastructure is not available, upgrades, funds and builds infrastructure as required, to an acceptable standard; and 	Complies as it utilizes the existing Tram Rd and Whites Rd sealed roads. Complies as extending the existing waste water system along Tram Road and Whites Road will be relatively simple. Complies as extending the existing potable water system along Tram Road and Whites Road will be relatively simple. Both the WDC potable water and wastewater systems have adequate capacity to accommodate the proposed extension.
<ul style="list-style-type: none"> • is informed through the development of an ODP. 	Complies as developing an ODP for the proposed extension of the existing Mandeville LLRZ will be relatively straight forward due to the current configuration of existing properties, and the willingness of the current landowners to work together.



Possible RRLZ A

Possible RRLZ B

