
From: donotreply@waimakariri.govt.nz
Sent: Thursday, 8 September 2022 3:49 PM
To: IM Staff
Subject: Plan change submission

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Proposed plan change No. variation 1. Housing intensification

Name: J [REDACTED] Avery

Organisation name:

Address: [REDACTED]

Postal Address:

Phone No. [REDACTED]

Fax No.

Email: Janavery22@gmail.com

Wish to be heard? No

Heard with others? Yes

Advantage in trade competition? I could not gain an advantage in trade competition through this submission (go to Your Submission, you do not need to complete the rest of this section)

If yes...

My submission is that ...

Please see the email which I sent on 16.8.22. This proposal is not in accordance with the ideals of planning. It seeks to apply a provision which may be appropriate in a large city to rural towns. Every population centre has its own character and difficulties which need to be at the basis of any planning in that area. One rule cannot apply to all settlements.

I/we seek the following decision from Council for the following reasons:

The variation should not be accepted in the Waimakariri district.

From: Development Planning Mailbox
Sent: Thursday, 8 September 2022 4:16 PM
To: Development Planning Mailbox
Subject: RE: Submission Variation 1: Housing Intensification

From: Jan Avery <janavery22@gmail.com>
Sent: Tuesday, 16 August 2022 6:27 PM
To: Development Planning Mailbox <developmentplanning@wmk.govt.nz>
Subject: Fwd: Submission Variation 1: Housing Intensification

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I submit that it is inappropriate for the General Residential Zone be rezoned to Medium Density Residential Zone.

1. The region is subject to earthquakes and has flooding issues. Climate change appears to have increased the risk of flooding as is clear from the water levels seen recently. The infrastructure for drainage would struggle if residential areas were covered by more housing and less land able to absorb water. In case of earthquake power, water and sewerage is easily disrupted. A higher population will increase difficulties with life preservation and sanitation.
2. New subdivisions have provided for greater density of housing by providing the option of small sections and special areas for two or three story apartments. The apartments have been appropriately near public areas to provide attractive views and room for activities.
3. Placement of multiple units at 11 metres in height in an existing subdivision is likely to interfere with the use of sunshine for warmth and light by neighbouring houses. It will also interfere with the vista from their windows. This could effect the desirability and value of those properties and the neighbourhood. To date new subdivisions have been developed in an attractive manner making Rangiora a good place in which to live. That can easily be destroyed by infill housing.
4. Rangiora is still a rural town rather than a City. It needs to maintain that character.

Jan Avery
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