
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: 21/11/2021

Submission Reference Number #:73

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

Address for service:

Y [REDACTED] & M [REDACTED] Webb

[REDACTED]
New Zealand

Email: silenus277@gmail.com

Attachments:

Lot 2 DP 62618 BLK XIII GREY SD sub-division.docx

I wish to be heard: No

I am willing to present a joint case: No

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

- **Yes**

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 73.1

Section: Planning Maps

Sentiment: Oppose

Submission:

GRUZ is to ensure land is used for primary production whilst RLZ is for primary production on a smaller rural site.

When sites of approx. 8 ha are subdivided to approx. 4 ha it is noted that the primary production and planting of the sites are increased. This has been seen by us on neighbouring properties.

Relief sought

Where it is seen that little or no primary production will be taking place then the lot can be sub-divided.

Please find below the following information detailing our situation.

- After owning the property since 1995 and partially leasing the land, for this whole time, to a local farmer for grazing we applied for sub-division of the property as soon as we were heard that the farmer would be scaling down his activities so he could semi retire. He has his own land so we do not expect he will need to continue leasing our land.
- We do not farm the land ourselves as Mark has been seriously ill since 1998. This started with renal failure and has subsequently had dialysis, kidney transplant, colon cancer & sepsis. He is plagued with debilitating migraines and other ongoing complications. He has not worked since getting ill. We do not receive any government benefits as Yvonne is working full time. Mark is unable to care for livestock due to his lowered immune system and potential infection. Mark is unable to manage the property.
- We have saved enough to do this sub-division and have already spent quarter of the expected amount just to get the plans lodged. This has been a big step for us as we do not have a second income or fallback option. We had expected that once our plan was lodged and paid for with the council that any change of rules would apply only to applications that had not yet been lodged.
- As Mark's health deteriorates we expect Yvonne to have to reduce working hours to assist him. We have no Kiwi Saver as we always planned that by sub-dividing our property this would be our retirement fund.
- After Brady's Road our property at 277 Loburn Terrace Road is the first 20 acre section followed by several 10 acre sections, all of which have already been subdivided from 20 acres. We therefore request that the council can look to extend the RL zone to allow sub-division to 10 acres to include our property.

We understand that the change of rules is so that land will still be farmed. As you can see from the above, that for us, this is not the case as we are not in a position to farm or look after the land ourselves and never will be. If the property becomes GR zone then the land will become unused.

We would be grateful for any assistance in progressing our application.

Yours sincerely

Mark & Yvonne Webb