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## 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:** 22/11/2021

**Submission Reference Number #:**107

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

**Address for service:**

C [REDACTED] & [REDACTED] Jarman

New Zealand

Email: jarmancp@gmail.com

**Attachments:**

District Plan Submission.PDF

**I wish to be heard:** Yes

**I am willing to present a joint case:** No

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

- N/A

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

- Yes

## Submission points

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**Point 107.1**

**Section:** K - Kaiapoi

**Sub-section:** K - Kaiapoi Development Area

**Provision:** General

**Sentiment:** Oppose

**Submission:**

We oppose any residential development of the proposed area.

\* Ecological/environmental – the area being looked at for development has a very diverse wildlife in the area and any development would affect their natural habitat. We have also planted in our garden to compliment/support the local environment in a sustainable way.

\* Privacy – any potential two storey housing or housing right up to our boundary which also affects sunlight into the property.

\* Pressure upon existing infrastructure – given the Pegasus/Ravensdown townships already contribute to high volumes of traffic and noise, more housing in this development area would only add to further demand upon the Pineacres intersection. Lees Road is also too narrow and lacks enough footpaths, for the current level of traffic that is using it (as well as not sticking to the speed limit) which is dangerous to the current level of pedestrians/walkers using it. More housing in this subdivision would also add to the existing sewer/water supply/rainwater runoff.

\* Loss of enjoyment – we purchased this site and built our house in such a way to enjoy the environment available to us. This includes full sun, from dawn to dusk and being able to have no visual pollutant (such as housing, retaining wildlife and night sky with little light pollution). Development of the land would also physically impact our quiet enjoyment of our own home, with noise, dirt and other pollutants over a lengthy period of time during the development period, as well as any building timeframes. We also bought our section with the farm-style fencing installed by the developer (Sutherland Drive, Brockelbank Drive, all the way up to the Moorpark subdivision) so that those owners could enjoy the outlook. If it was not intended for a permanent view/outlook to be part of the benefit of purchasing a particular section (ie rural outlook which has always been used as a marketing point), and if it was an intention of Council/developer to expand into further development areas, then this style of fencing should never have been used – should have been a six-foot fence like the other boundaries.

\* Concern for changing zoning in an area that is currently rated as Orange for Natural Hazards, including tsunamis and medium risk for flooding. While this can be remediated through land development, this only adds to further loss of enjoyment of our property, through noise, dust, etc.

**Relief sought**

\* Ideally we would like to see the Council not change the zoning of the proposed development area and retain as rural use only.

\* Ecological corridors along the eastern side of Sutherland Drive, with native planting and landscaping to support wildlife and maintain privacy and outlook –

\* Building height restrictions for single storey buildings only.

\* Large sections only, to limit the number of additional houses that would place further demand upon infrastructure

\* Open spaces in conjunction with the existing Sovereign Estate subdivision

\* Dim street lighting

\* Adequate infrastructure/roading facilities

## 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: C [REDACTED] Jarman and P [REDACTED] Jarman

Email address: jarmancp@gmail.com

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)*

Kaiapoi Development Area (Lees Road paper road area behind the eastern side of Sutherland Drive/Sovereign Palms)

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)*

We oppose any residential development of the proposed area.

\* Ecological/environmental - the area being looked at for development has a very diverse wildlife in the area and any development would affect their natural habitat. We have also planted in our garden to compliment/support the local environment in a sustainable way.

\* Privacy - any potential two storey housing or housing right up to our boundary which also affects sunlight into the property.

\* Pressure upon existing infrastructure - given that Pegasus/Ravensdown townships already contribute to high volumes of traffic and noise, more housing in this development area would only add to further demand upon the Pineacres intersection. Lees Road is also too narrow CONTINUED...

I/we have included: ONE additional pages

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

\* Ideally we would like to see the Council not change the zoning of the proposed development area and retain as rural use only.

\* Ecological corridors along the eastern side of Sutherland Drive, with native planting and landscaping to support wildlife and maintain privacy and outlook -

\* Building height restrictions for single storey buildings only.

\* Large sections only, to limit the number of additional houses that would place further demand upon infrastructure

\* Open spaces in conjunction with the existing Sovereign Estate subdivision.

\* Dim street lighting

\* Adequate infrastructure/roading facilities

### 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



Date 23.11.21

### 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](mailto: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](http://waimakariri.govt.nz) for further updates**



and lacks enough footpaths, for the current level of traffic that is using it (as well as not sticking to the speed limit) which is dangerous to the current level of pedestrians/walkers using it. More housing in this subdivision would also add to the existing sewer/water supply/rainwater runoff.

\* Loss of enjoyment - we purchased this site and built our house in such a way to enjoy the environment available to us. This includes full sun, from dawn to dusk and being able to have no visual pollutant (such as housing, retaining wildlife and night sky with little light pollution). Development of the land would also physically impact our quiet enjoyment of our own home, with noise, dirt and other pollutants over a lengthy period of time during the development period, as well as any building timeframes. We also bought our section with the farm-style fencing installed by the developer (Sutherland Drive, Brockelbank Drive, all the way up to the Moorpark subdivision) so that those owners could enjoy the outlook. If it was not intended for a permanent view/outlook to be part of the benefit of purchasing a particular section (ie rural outlook which has always been used as a marketing point), and if it was an intention of Council/developer to expand into further development areas, then this style of fencing should never have been used – should have been a six-foot fence like the other boundaries.

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