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To:

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

## 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: Clare Price & Peter PfeiferEmail address: clare.price@xtra.co.nz

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)

Planning maps / Rezoning

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)

Our property at 537 Williams St and adjoining properties in our block currently zoned Rural Lifestyle Zone (RLZ) under the proposed district plan be rezoned to Large Lot Residential zone (LLR2) under the planning maps provision due to the reasons outlined below.

I/we have included: 1 additional pages

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

Please see attached page.



We seek the following decision from the Waimakariri Council;

We own a property on the outskirts of Kaiapoi at 537 Williams Street which is part of a block currently zoned Rural. This is part of the only remaining area of privately owned land at northwest Kaiapoi which retains a Rural Zoning and we wish the Council to consider rezoning this block to a Large Lot Residential Zone (LLRZ) as part of the proposed District Plan.

We are one of four rural lots in this block with properties in the 1.5-2 ha size range (nos. 537, 553, 565 and 567) located on the west side of Williams Street. There is also one urban residential sized lot (no. 535) and one lot sized at 40002m (no. 545) in this block. All of these lots have existing dwellings and are used as lifestyle blocks, and are too small for any productive farming use. Our property has existing tunnel houses which are no longer in use apart from being leased out 3-4 months of the year.

Opposite on Williams Street is the existing Kaiapoi Lakes development. The properties at the Kaiapoi Lakes are zoned LLR under the proposed District Plan. There are existing lakes on land to the south and southeast owned by the Council. The western boundary is bordered by a paper road with Maori reserve land, with the Cam River beyond. Old Main North Road runs in between the lakes to the south west. Along Old Main North Road lies Maori reserve land and existing properties to be zoned Special Purpose (SPZ -KN) in the plan, with lot sizes similar to LLR in the 50002m-3ha size range. Adjoining to the west is the Kaiapoi Golf Course. Williams Street forms the northern and eastern boundaries to the block and intersects with the Northern Motorway.

A previous rezone submission to the Council in 2019 for Rural Residential was rejected on a few points. Firstly it was not connected to existing RR nodes or small settlements. The rezoning of our block to LLRZ would consolidate the existing pattern of subdivision and development in the immediate vicinity and would be compatible with the proposed LLR zoning opposite at the Lakes and the SPZ-KN zoning to the south on the Old North Road.

Secondly it was noted the block is on the edge of the main town and that rezoning to RR would foreclose any long-term urban expansion. However the main constraint associated with urban expansion on our block is the fact that there is substantial sized housing with associated generous garden areas on our properties already established which would not be economic to remove and in any case this would be a waste of good quality housing stock. With reference to the block being on the edge of town the proposed District Plan states LLRZ should be located near but outside the established township which is exactly where we are situated.

We are a small pocket of rural zoned land bordering huge residential development to the East at the Sovereign Palms and Sovereign Lakes area and beyond, and feel our properties are ideally located to be utilised for large lot residential use in our rapidly growing district.

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