

Waimakariri District Council - Proposed District Plan



Form 6 Further submission in support of, or in opposition to, submission on notified proposed policy statement or plan, change or variation

Clause 8 of Schedule 1, Resource Management Act 1991

To: Waimakariri District Council

Date received: 14/11/2022

Further Submission Reference Number #1

This is a further submission in support of (or in opposition to) a submission on a change proposed to the following proposed plan (the **proposal**): Waimakariri District Council - Proposed District Plan

Address for service:

Davie Lovell-Smith Ltd - Patricia Harte

PO Box 679 Christchurch 7691

New Zealand

Email: patricia.harte@dls.co.nz

Attachments

PERFORATED SHEET SPECIALISTS LTD FURTHER SUBMISSION PROPOSED DISTRICT PLAN.PDF

I am:

- a person representing a relevant aspect of the public interest. **False**
- a person who has an interest in the proposal that is greater than the interest the general public has. **True**
- the local authority for the relevant area. **False**

Reason for category chosen:

The further submitters own land that is the subject of Submission 201 by Woodward Limited.

Further Submission points

I **Support** the original submission of:

Anthony Harper Lawyers - Gerard Cleary, PO Box 2646 Christchurch 8140

Original Submission

Address	Legal Description
21 Judsons Road, Woodend, Waimakariri District	Lot 2 Deposited Plan 2567 and Part Rural Section 689
320 Woodend Beach Road, Woodend, Waimakariri District	Lot 2 Deposited Plan 75359
1 Judsons Road, Woodend, Waimakariri District	Part Lot 1 Deposited Plan 2567
328 Woodend Beach Road, Woodend, Waimakariri District	Part Lot 1 Deposited Plan 2567

Address	Legal Description
36 Judsons Road, Woodend, Waimakariri District	Part Rural Land 689 Part Rural Land 689
40 Judsons Road, Woodend, Waimakariri District	Part Rural Section 689
46 Judsons Road, Woodend, Waimakariri District	Part Rural Section 689
50 Judsons Road, Woodend, Waimakariri District	Part Rural Section 689
52 Judsons Road, Woodend, Waimakariri District	Part Rural Section 689 Part Rural Section 689 Part Rural Section 367A and Part Rural Section 689
60 Judsons Road, Woodend, Waimakariri District	Parcel ID: 3401266
62 Judsons Road, Woodend, Waimakariri District	Part Rural Section 689
Copper Beech Road, Woodend, Waimakariri District	Lot 1, 101 Deposited Plan 503969
43 Petries Road, Woodend, Waimakariri District	Part Rural Section 367A and Part Rural Section 689

The Relevant Land listed in the Schedule above is included within the projected infrastructure boundary (PIB) in Map A to Chapter 6 of the Canterbury Regional Policy Statement (RPS).

Map A identifies the location and extent of urban development necessary to support recovery for Greater Christchurch, as well as planning for future growth and the provision of infrastructure. The PIB represents the area that the various local authorities (Waimakariri, Selwyn and Christchurch) have agreed can be serviced with necessary and planned supporting urban infrastructure. Identification of the PIB in the RPS is not a rezoning of the land, rather rezoning is to be achieved either pursuant to a plan review, or by means of a change to an operative district plan.

Under the Proposed District Plan, the Relevant Land is zoned Rural Lifestyle Zone (RLZ). The surrounding zoning includes General Residential to the north, and Special Purpose Kainga Nohoanga Zone (SPZ-KN) to the west. To the east and south of the Relevant Land, land has been rezoned as either Open Space Zone (OSZ) or Large Lot Residential Zoning (LLRZ).

The net outcome for the Relevant Land is that it will essentially be an island of rural land surrounding on all sides by urban land. Such an outcome is undesirable from the perspective of sound resource management practice, as it is likely to result in significant constraints on any rural activities that can be undertaken on the land pursuant to the RLZ provisions. As a consequence, the proposed zoning of the Relevant Land may render it incapable of reasonable use.

Woodwater considers a more appropriate outcome for the Relevant Land, and one which recognises its inclusion in the PIB, is that it be rezoned to enable residential use at a density considered appropriate to its context.

Woodwater considers that the Relevant Land is a logical location for consolidated residential development at Woodend. Further, there will be significant benefits in rezoning the RLZ land for residential use, including the provision of plan enabled housing capacity in accordance with the National Policy Statement on Urban Development 2020 (NPSUD). In turn, this assists in achieving the purpose of the Resource Management Act 1991.

Further Submission Point 1.1

Reason

The land requested to be rezoned is well located to become part of the Woodend urban area with regard to its proximity to existing residential zoning and servicing options.

The parcels of land referred to in the submission are a logical extension of the Woodend urban area as they adjoin residential development to the

west, north and east. Either General Residential or Medium Density Residential zoning is appropriate for the area requested to be rezoned.

I seek that the submission be:

Allowed

DEVELOPMENT PLANNING

Further Submission Form

Further submissions close on Monday, 21 November 2022 at 5pm.

I/we are further submitting on:

Proposed District Plan

Variation 1: Housing Intensification

Variation 2: Financial Contributions

Please use a separate form for each consultation.

Clause 8 of Schedule 1, Resource Management Act 1991

To: Waimakariri District Council

Further submitter details

Name of further submitter: _____

Organisation name and contact (if representing a group or organisation): _____

Postal address/Address for service: _____ Postcode: _____

Email: _____ Phone: _____

Only certain persons can make a further submission. Please select the option that applies to you.

I am:

a person representing a relevant aspect of the public interest

a person who has an interest in the proposal that is greater than the interest the general public has

the local authority for the relevant area

Please explain why you come within the category selected above:

Hearing options

I wish to be heard in support of my further submission? Yes No

If others make a similar further submission I will consider presenting a joint case with them at a hearing. Yes No

Signature: _____ Date: _____

(of person making submission or person authorised to make decision on behalf)

PLEASE NOTE - A signature is not required if you submit this form electronically. By entering your name in the box below you are giving your authority for this application to proceed.

Name of person making further submission: _____

This further submission is in relation to the <u>original submission</u> of: <i>Enter the details of the original submitter:</i> <ul style="list-style-type: none"> • name, address or email; and • submission number (and point(s), if applicable) 	The particular parts of the original submission I/we support /oppose are:	My/our position on the original submission is: <i>Support or oppose</i>	The reasons for my/our support/ opposition to the original submission are:	Allow or disallow the original submission (in full or in part)	Give precise details of why you wish to allow/disallow (in full or in part) to indicate the decision you want Council to make

Name of person making further submission: _____

This further submission is in relation to the <u>original submission</u> of: <i>Enter the details of the original submitter:</i> <ul style="list-style-type: none"> • name, address or email; and • submission number (and point(s), if applicable) 	The particular parts of the original submission I/we support /oppose are:	My/our position on the original submission is: <i>Support or oppose</i>	The reasons for my/our support/ opposition to the original submission are:	Allow or disallow the original submission (in full or in part)	Give precise details of why you wish to allow/disallow (in full or in part) to indicate the decision you want Council to make

Note

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the Waimakariri District Council. Contact details for all submitters can be found on the Waimakariri District Council website, at waimakariri.govt.nz/planning/district-plan.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least one 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.

Privacy Act 1993

Please note information on this form and the content of your submission will be made publicly available as part of the decision-making process.

This form is in the format required by Form 6 of the Resource Management (Forms, Fees and Procedure) Regulations 2003.

Further submissions close on Monday, 21 November 2022 at 5pm.

Returning this form

You can:

- Email it to: developmentplanning@wmk.govt.nz - Subject line: Further Submission
- Post it to: Waimakariri District Council, Private Bag 1005, Rangiora 7440
- Deliver it to a Council Service Centre in Rangiora, Kaiapoi or Oxford