

DEVELOPMENT PLANNING UNIT

Submission on Variation 1: Housing Intensification

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: M Phillips

Email address: mfphillnz@gmail.com

Phone (mobile): _____

Phone (landline): _____

Postal address: _____

Post code: _____

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 (*please 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 (objectives, policy and rules) of the proposal that my submission relates to are as follows:
(please give details)

Variation to the Housing Intensification

Variation 1: Housing Intensification (Medium Density Residential Standards)

My submission is that: *Please indicate whether you support or oppose the specific provisions or wish to have amendments made, giving reasons (include additional pages as necessary).*

My concern is that there is no consideration given to the capacity of vehicle access routes into and out of the Waikuku/ Woodend State Highway 1 network. We have already seen a significant growth in dwellings already (Ravenswood/Pegasus/Waikuku/ Woodend). The growth in vehicle numbers over the past 2 years has been significant. Previous plans for by-pass road behind Woodend have been scrapped by Central Govt - this land is now developed into residential dwellings. How does the Council plan to deal with the additional traffic demand the intensification proposal that will be placed on current roading infrastructure (accidents in Woodend already create massive issues and there is little re-routing options)? Public transport infrastructure does not work - requires a major rethink - most of the regional buses are empty. To make this region attractive easy access in and out of Christchurch is imperative (look at Rolleston as an example). Property Developers do not live in our region and do not care about access issues - they just want to load up a single piece of land with as many people as possible as this represents additional profits to them.

I/we have included: _____ additional pages

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

Council needs to delay this intensification decision until they have had the chance for their planners to work closely with NZTA regarding the likely effects of additional population on the current roading network and additional load capacity solutions.

The PWC report on intensification is patently incorrect and saying the intensification will only effect a few hundred houses. Someone with an agenda has clearly paid them to write this report - anyone half sensible can see there is already enough demand in the pipeline to be taken up by a few hundred new dwellings the highlight. There will be potentially tens of thousands of new people coming to live in our region and a co-ordinated response/plan is required to ensure people can efficiently get about. This is good for both lifestyle and business.

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

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

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 Plan Change/Variation process.
3. Only those submitters who indicate they wish to speak at the hearing will be emailed a copy of the planning officer's 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: Submission
Waimakariri District Council, Private Bag 1005, Rangiora 7440

Email to: developmentplanning@wmk.govt.nz
Subject line: Submission Variation 1: Housing Intensification

Phone: 0800 965 468 (0800WMKGOV)

You can also deliver this submission form to one of 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 9 September 2022

Please refer to the Council website waimakariri.govt.nz for further updates