

Who are we and where do we live (LOT 1 DP 55849, 290 Bradleys Road )

That is why we have taken a particular interest in Private Plan Change 31 and any submissions made by Rolleston Industrial Developments with reference to the proposed District Plan

We have not employed any experts to support our case as we have already indirectly done this by paying my rates to the WDC who have in turn engaged the necessary expertise within the District to develop and critique a plan that allows for a considered development of the District over the next few years.

Having reviewed the planning process I have been impressed by the amount of work that has been put in by the council and the outcome that has been delivered

The challenge as we all know is to balance the needs of the existing population whilst catering for the significant growth that the District is experiencing. The plan must support current thinking and direction whilst ensuring it does not inadvertently create a situation in an unexpected area that with the benefit of hindsight would have resulted in the plan being constructed differently.

This is achieved via a thorough and lengthy process to ensure that the plan does not allow activities that are not aligned with the long term strategic direction of the District.

This brings me to the specific point in Question for today.

Requesting a change to UFD-P3 the District Plan to meet your own personal requirements has the potential for a raft of unintended consequences across the district.

Rolleston Developments have simply proposed the rewording of UFD-P3 to avoid contradicting other proposed changes that they wish to make to our and others properties.

I see no indication of the potential impact of the District Plan change proposal on the wider area. It is a self centred and personally driven proposal made without due diligence.

If we start to accept changes into the District Plan to accommodate personal agendas we would rapidly lose control of any planning strategy that we might of thought we had.

This is a classic example of the tail wagging the dog. We should be changing our plans for to align with the district plan not changing the District plan to suit our own agenda.

Ohoka is a Small Settlement within a Rural Residential area and does not need rezoning to accommodate development that does not align with any existing strategy for the District.

From a personal perspective we are disappointed that we are having to contend with this proposed development. One of the attractions of the Waimakariri district is the choice it provides. From urban living close to the city of Christchurch to the country feel of lifestyle blocks or fully working farms.

When we moved back to the area we juggled with the option of purchasing in Rangiora in one of the new high quality developments with the compromise of smaller sections and close neighbours verses a property in the country with open spaces and room to do your own thing. Both within striking distance of Christchurch and the employment opportunities that it offers.

We completed our due diligence and investigated the planned development for the District through the Waimakariri District Councils online resources to ensure that the choice we made would not be compromised at least in the near term.

Nothing every stays the same and we all accept that population increase in the country will result in the need to accommodate more people around our high density conurbations. However a considered development of regions that offer both the convenience and community delivered in an urban environment or the independence and space offered in a more rural setting is a valuable asset that if removed will never be available to other in the future.

The choice that we had the opportunity to make may not be available to people in the future if we allow developments like those proposed by Rolleston Industrial Developments to be undertaken. Consequently we do not support such self centered and ill considered proposal.