

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: D [REDACTED] B [REDACTED] Kettle

Email address: totallsuccess@gmail.com

Phone (Mobile): [REDACTED]

Phone (Landline): [REDACTED]

Postal Address: [REDACTED]

Post Code: [REDACTED]

Physical address: [REDACTED]
(if different from above)

Post Code: [REDACTED]

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)*

To the average area for each subdivision which is 5000m² in the 4b area that my property is in. Sub S1

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)*

That the average sub s1 area be lowered to 4000m², This would allow more properties in my area to be subdivided to what would be large sections with rural aspects, Growing your own vegetables, having park like grounds with tree's plants and flowers, Know different to being on a large farm of which is normally only a small area where the house is built, The rest is farming. In this area the 4000m² would give more properties the opportunity to subdivide giving the Waimakariri Council more rates for no cost as footpaths, roading and lighting are already in place, With the cost of sewer connections the cost of the developer, which i believe to be approx \$30,000. This would give the council \$600,000 on a minimum of 20 sections.

As the Waimakariri Council has to consider the integrity of the district plan, the council is required to administer resource consents in a consistent manner with like consents being treated alike Rule 11.3.5.

this would fall in line with the government's plan to open up more land within the Waimakariri town and surrounding areas and not wasting land which is from 0.8659m² to 0.9885m².

Residential 4B section sizes attached for this area.

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)*

I would like the proposed Sub S1 average section size of 5000m² to be 4000m².

Also that the E-Can Regional Policy Statement be changed to 1-2 houses per 0.8000m².

As E-Can has allowed the Townsend and Ravenswood subdivisions which were 4B land to sections as small as 0.0450m² or 20 sections per 10,000m² without affecting the environment this should not be a problem

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

Signature

Of submitters or person authorised to sign on behalf of submitter(s)

Signature _____

Date

20th October 2021

(If you are making your submission electronically, a signature is not required)

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

Kaipoi 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 for further updates

Residential 4B Zone ASHLEY POST

Current Zone -

	Lot Size (ha)	Treated as (ha)
20 Fawcetts Road	2.026	2
144 Cones Road	0.609	0.609
152 Cones Road	1.427	1.427
138 Cones Road	1.0855	1.0855
134 Cones Road	0.9511	0.9511
132 Cones Road	1.2085	1.2085
118 Cones Road	0.6855	0.6855
120 Cones Road	0.702	0.702
30 Max Wallace Drive	0.6618	0.6618
32 Max Wallace Drive	0.7448	0.7448
34 Max Wallace Drive	0.7241	0.7241
36 Max Wallace Drive	0.8972	0.8972
38 Max Wallace Drive	0.6809	0.6809
28 Max Wallace Drive	0.9885	0.9885
16 Max Wallace Drive	0.8901	0.8901
8 Max Wallace Drive	1.3016	1.3016
1 Max Wallace Drive	0.8745	0.8745
11 Max Wallace Drive	0.9749	0.9749
13 Max Walace Drive	1.0395	1.0395
15 Max Wallace Drive	1.3522	1.3522
31 Max Wallace Drive	1.227	1.227
43 Max Wallace Drive	0.649	0.649
41 Max Wallace Drive	0.6446	0.6446
60 Fawcetts Road	1.265	1.265
62 Fawcetts Road	0.7586	0.7586
39 Max Wallace Drive	0.5892	0.5892
37 Max Wallace Drive	0.801	0.801
35 Max Wallace Drive	0.8659	0.8659
64 Fawcetts Road	0.786	0.786
68 Fawcetts Road	1.6301	1.6301
78 Fawcetts Road	0.6788	0.6788
80 Fawcetts Road	1.3686	1.3686
33 Max Wallace Drive	0.7834	0.7834
82 Fawcetts Road	0.4654	0.4654
104 Fawcetts Road	1.0289	1.0289
86 Fawcetts Road	1.5446	1.5446
90 Fawcetts Road	1	1
116 Fawcetts Road	1	1
Roberts Lot 4	2	2
Roberts Lot 5	1.15	1.15
Roberts Lot 6	1	1
Roberts Lot 7	1.275	1.275
Zone Average		1.0074