
Submission on Waimakariri District Council - Proposed District Plan

Form 5 Submission on publically notified proposal for policy statement or plan, change or variation

Clause 6 of Schedule 1, Resource Management Act 1991

To: Waimakariri District Council - Development Planning Unit

Date received: 23/11/2021

Submission Reference Number #:75

This is a submission on the following proposed plan (the **proposal**): Waimakariri District Council - Proposed District Plan

Address for service:

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I wish to be heard: No

I am willing to present a joint case: No

Could you gain an advantage in trade competition in making this submission?

- No

Are you 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 effects of trade competition

- No

Submission points

Point 75.1

Section: K - Kaiapoi

Sub-section: K - Kaiapoi Development Area

Provision:

Future development areas will be required in order to respond to population growth. In response to this issue, the Strategic Directions and Urban Form and Development Chapters sets out objectives and policies for when and where urban expansion should take place and the mechanism to be used to provide for future urban development.

Four areas for development for Rangiora and Kaiapoi have been identified. Provisions are included which provide for their transition from an underlying Rural Lifestyle Zone to development in accordance with DEV-K-APP1 if and when they are required due to a demonstrated sufficiency shortage of land available in existing residential zones. Kaiapoi has been identified as a Development Area.

Urban development within a Development Area is managed through a certification process, where land is released for development by the District Council's Chief Executive Officer or their delegate, once identified criteria are met. The future urban development provisions for a Development Area is identified through the Development Area name on the Outline Development Plan. Once development of these areas has been completed, the District Council will remove the Development Area layer and rezone the area to the appropriate zones.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

Sentiment: Amend

Submission:

General Residential Zone in the Kaiapoi Development Area east of Sovereign Palms

I partially support the residential development in the area. I live on Sutherland Drive, and when I bought my property 4 years ago, we chose this site purely for the 'country outlook'. We have enjoyed the quality of life here as it is good for my (poor) mental health. Sitting amongst the nature and wildlife has improved my mental health. I would like to see an ecological green belt along the east side of Sutherland Drive to retain the nature, native birds and outlook that we have. This is something we can share with the new residential development, it also adjoins the green belt which runs along Sutherland-Brockelbank-Fergus which means a whole unbroken ecological nature belt for the native birds, inc ducks, herons and stilts undisturbed. We enjoy the peace and quiet here, as well as the amazing night sky we look out to, please consider street light placing and dimness.

My other concern is traffic safety at the Williams/Pinacres turn off. This is a very dangerous and difficult intersection, with traffic not adhering to the variable 60km speed limit. This being said, decent sized sections with plenty of off street parking for residents should be considered as many families have 2 or more vehicles and use their garages for 'sporting toys, storage and garden/lawn tools.

I am also concerned of the dust and noise pollution I. I have worked in gardens in Alpine View, Marshlands and the development of behind prestons has been going on for over 3 long years. It is awful to listen to, and draining on my mental health that I can't wait to leave the properties I work on which border the development. Listening to the machinery, workers yelling/sweating/talking louder than the machines so they can be heard over the noise, portable toilet doors slamming, the smell of portable toilets wafting from the easterly winds. Not to mention the amount of pollution and dust that the machinery and dirt makes that easterly wind floats towards the residents houses and sticks to the windows. This hugely concerns me, as 3 out of the 5 of my family members suffer from dust related allergies, and I don't like dirty windows haha!!

We absolutely love living here. Please consider my valid concerns so we can retain a part of our chosen lifestyle and outlook that we have enjoyed.

Relief sought

I propose the council ensures the development includes the following:

Ecological corridors along the east belt for native wildlife.

Traffic management reviewed.

Decent sized sections and streets for off street parking.

Dust and noise pollution kept to a minimum for respect of mental health.