

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: Oxford-Ohoka Community Board

Email address: com.board@wmk.govt.nz

Phone (Mobile): 027 254 3940 Phone (Landline): 0800 965 468

Postal Address: Private Bag 1005 Rangiora Post Code: 7440

Physical address: 215 High Street Post Code: 7400
(if different from above)

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)*

Development of Mandeville and Swannanoa areas - Planning Maps
Development of Oxford - Subdivision Sub-S1 and EI-R45
Multi-use paths - General
Minor Residence - GR42-R4 and RLZ-R4
General Rural Zone - GR42-R17 and GR42-R18
Ground Water - General
Definition of construction noise - Noise-R3
Provision of Carparking - General

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)*

Development of Mandeville and Swannanoa areas - The base of the District Plan should be creating cohesive communities in this area.
Development of Oxford - The Board is concerned about the proposed reduction in section sizes in Oxford.
Multi-use paths - The Board wish to actively advocate for regulations that mandate the development of multi-use paths in new subdivisions in the western part of the district.
Minor Residence - The Board believes that a minor dwelling should be located in the most appropriate place on a property and that the size of the minor dwelling should be increased.
General Rural Zone - The Board hopes there will be strict criteria to obtain these resource consents for intensive farming to ensure the impact on our natural resources and emissions is kept to a minimum
Ground Water - Need to be protected during development.
Construction noise limits - The Board is concerned that the definition of construction noise
See attached additional pages for detailed submission.

I/we have included: 3 additional pages

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

Supports large Lot Rural Residential Zones in Mandeville keeping with the rural feel of the area.
Development of land on the southern side of Tram Road adjacent to existing development.
San Dona should be treated similar to the rest of Mandeville.
Infill housing has will have a detrimentally impacted the "rural" character of Oxford.
Provision needs to be made for smaller sections on the outskirts of Oxford.
Area around the Oxford Frews' Yard and the Harewood Road should be rezoned for industrial.
Regulations that mandate the development of multi-use paths in new subdivisions in the western part of the district
Minor dwelling should be located in the most appropriate place on a property and current limit size should be increased
The criteria to obtain resource consents for intensive farming.
The potential of protecting both fresh and groundwater through the District Plan.
The Board is concerned that the definition of construction noise is too broad.

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 D J Nicholl

Date 24/11/2021

(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

Kaiapoi 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

Oxford-Ohoka Community Board

District Plan Comments and Issues Phase – November 2021

The Chairperson respectfully requests to be heard regarding this submission.

The Oxford-Ohoka Community Board (the Board) wishes to thank the Council for the extensive work undertaken in preparing the draft District Plan and for the opportunity to make a submission.

In general, Board members welcomed an activity-based plan. However, the Board believes that any rules need to be very clear and enable enforcement action. It also feels that enforcement needs to take place swiftly and effectively if further issues such as composting operations are to be avoided.

While the Board supports rural development to provide for the increasing population, we also have a growing concern that parts of our rural character are being lost. We, therefore, believe that it is essential that the Council protects the character and integrity of the rural landscape of the Oxford-Ohoka Ward.

(a) Development of Mandeville and Swannanoa

The base of the District Plan is creating cohesive communities. Mandeville Village is a relatively young development. However, it is fast becoming a hub to anchor the surrounding community as it grows into a mini rural town. The bones of the community have been established, and we now need a united vision of the future of this community to ensure its success, thereby creating an asset to our district.

The essence of creating a thriving rural township is dependent on zoning, lot sizes, development areas and supportive infrastructure to link communities together. As a Community Board that represents the people of the area, we wish to ensure that our community is heard and that the development of this area is done in a cohesive and logical manner while maintaining the rural environment the residents are seeking.

The Board, therefore, supports the Large Lot Rural Residential Zones in keeping with the rural feel of the area and keeping the lot sizes between 5,000m² and 10,000m² are a preference. However, the smaller lot sizes of 2,500m² are not as desirable. The Board, therefore, hopes that careful consideration will be given before allowing larger lots to be subdivided, i.e. from 10,000m² to 2,500m² and the other 7,500m².

The Board supports the rezoning of land from RLZ to LLR that is connected to the already existing intensification area so that a cohesive community can be fostered. Preference would be to further develop land on the southern side of Tram Road adjacent to existing development to connect Mandeville Village, the Mandeville Sports Centre and the local primary school. However, it also makes sense to allow the development of the area of San Dona.

The proposed zoning of the San Dona area to RLZ restricts the development of the centre of the Mandeville community. The rationale for allowing development near Tupelo Place instead of San Dona is unclear, as it will create fragmentation. Surely residential intensification would be best promoted within a 'town centre' to create close-knit communities rather than ad-hock pockets of disconnected development.

In San Dona, you are presented with:

- Land that is located within the hub of Mandeville.
- Land that is already in lot sizes smaller than 4 hectares.
- Land that was subdivided into the existing sizes due to a failed concept so now available for other purposes.
- Overwhelming support from the residents of this area to be classed as LLR.

With the current evidence in front of us, the Board does not support the proposal to rezone the San Dona area of Mandeville as a Rural Lifestyle Zone. Instead, we believe that San Dona should be treated similar to the rest of Mandeville.

The Board supports the rezoning of the commercial area next to the Mandeville Village. Any development that will enhance the rural town is welcomed, as long as it aligns with the character of a rural residential area.

As part of the development of Mandeville/Swannanoa, multi-use paths to connect these areas, particularly the residences, Mandeville Village, Mandeville Sports Centre, and Schools, need to be installed. These connections are essential in creating a cohesive community. As more and more emphasis is given to climate change and sustainable development, it makes sense for a community to be connected in ways that support local movements and less need for motor vehicles. However, for this to happen, the community need appropriate infrastructure. Rural feel multi-use paths are necessary for rural communities, and future planning for these is required.

(b) Development of Oxford

The Board is concerned about the proposed reduction in section sizes in Oxford. We believe that infill housing has already detrimentally impacted the "rural" character of the town by creating less desirable property sizes that undermine the natural beauty of the area and ultimately devalue the area.

Instead of infill housing in Oxford Township, the Board would prefer the land on the outskirts of Oxford to be rezoned to allow for more residential development. While some land has been allocated to develop larger residential lots, provision has not been made for general residential growth that may require smaller sections.

It is also recommended that the area around the Oxford Frews' Yard and the Harewood Road Industrial Area should be rezoned for industrial use in line with the existing land use in the area, and to also cater for current and future expansion.

(c) Multi-use paths

Walking to school has positive impacts on children's mental and physical health and alertness. Although many urban school children have the option to walk to school, rural school children do not have the same opportunity due to the lack of safe walkways and/or cycleways. Multi-use paths are badly lacking in the western part of the district. The Board, therefore, wish to actively advocate for regulations that mandate the development of multi-use paths in new subdivisions in the western part of the district.

(d) Minor Residence

The Board supports the change of restrictions around the building of a minor residence. Minor dwellings will become more commonplace as housing becomes less affordable and families start to share addresses. Allowing minor dwellings to be located away from the primary house is supported. We believe that a minor dwelling should be located in the most appropriate/useable place on a property rather than right next to the primary residence. The Board also agrees that the size of the minor dwelling on RRZ and GRUZ land should be increased. The current limitations on size mean that the dwellings are only fit for one bedroom. Increasing this size to around 90m², excluding garaging, would better accommodate the future housing needs and make minor dwellings more user-friendly.

(e) General Rural Zone

The Board notes that any intensive farming will only be allowed with a resource consent. We hope there will be strict criteria to obtain these resource consents to ensure the impact on our natural resources and emissions is kept to a minimum. It is recommended that all government levels work together so that only sustainable farming is allowed. Any future farming development/use of GRZ land in the Board's area needs to be seriously examined. Farming

practices should be suited to ground and weather conditions. Whenever these natural conditions are modified, the impacts need to be analysed to ensure that the individual and cumulative effects will not have a negative impact. In general, the farming zones are supported, however, these farms' impacts need to be regulated and impacts mitigated/minimised.

(f) Ground Water

The consideration of the impacts of our water supply needs to be of the highest priority. Therefore, any chance of protecting both fresh and groundwater through the District Plan should be given the utmost importance.

While there are some setbacks in relation to surface water bodies proposed in the District Plan, there are very few mitigating factors for groundwater resources. The Board wishes to implore the Council to take any opportunity to help protect these vital resources. The Board believes that the Council needs to take the initiative and implement all practicable methods to protect all water sources, including groundwater, during development.

(g) Construction noise limits

The Board is concerned that the definition of construction noise is too broad and could be used in domestic situations to prevent DIY and to become problematic, i.e. private residents' working with machinery over the weekend.

(h) Provision of Car parking

The Board acknowledge that the proposed District Plan does not contain any regulations regarding car parking size. However, the Board wishes to urge the Council to consider the size of the vehicles used in the rural areas when determining the size of car parking at facilities in the Board's area. It should also be noted that we have an ageing population, and not all people with mobility restraints have disability cards, and wider car parks would make it easier for them to access facilities.

(i) Support for other Submissions:

The main objectives of the Oxford A&P Association are to bring Town and Country together to enjoy the country hospitality and promote agricultural and pastoral excellence in all areas. The Association is fortunate to own its grounds, which the community uses extensively for other events during the year. The Oxford A&P Show has been held since 1906 and is a significant event on the Oxford community's annual calendar. The showgrounds is an integral part of community life in Oxford, with weekly rugby, soccer and pony club events being held. It is therefore imperative that the Oxford A&P Showgrounds are able to continue operating as it has in the past. Hence, the Board wishes to express its support for the Oxford A&P Showground's Executive Committee's submission to ensure the continued operation of the showgrounds.

Thank you once again for the opportunity to comment.

Regards

Doug Nicholl
Chairperson
Oxford-Ohoka Community Board

Contact: Thea Kunkel, Governance Team Leader com.board@wmk.govt.nz
C/- Waimakariri District Council, Private Bag 1005, Rangiora 7440.