

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: _____

Email address: _____

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 (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)*

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)*

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)*

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 _____

(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

From: [Paul Marambos](#)
To: [Development Planning Mailbox](#)
Subject: Proposed District Plan Submission
Date: Friday, 26 November 2021 4:58:24 PM
Attachments: [image.png](#)
[0.png](#)
[Form - District Plan Submission PMarambos.pdf](#)



Hi

There has recently been a huge increase in demand for lifestyle properties in Canterbury, so the previous concern of their not being a market for 1 acre sections is now no longer valid. I understand that the term "rural residential" for 1 acre sections has changed to "Large Lot Residential Zone" which, per the Queenstown District Council *"provides low density living opportunities within defined Urban growth Boundaries. The zone also serves as a buffer between higher density residential areas and rural areas that are located outside of Urban growth Boundaries"* which is the ideal purpose for the area we live in, especially as some bordering undeveloped land in Woodend is proposed to be rezoned for sections of 500 square meters.

Based on the following factors we believe that consideration should be given to rezoning the area from 219 and 221 Gladstone Road up to the northern part of the Copper Beach and south of the Pegasus golf course development as Residential 4A or "Large Lot Residential Zone", which would be consistent with the zoning of Copper Beach:

- The Copper Beech development on the east of Woodend is zoned as Residential 4A, so we will be connected to an existing rural residential node.
- The following three properties are well below 10 acres: 199 Gladstone Road is about 2 acres, 205 Gladstone Road is about 1 acre, and 203 Gladstone Road is about one eighth of an acre. So these properties could be regarded as a small settlement.
- 219 and 221 Gladstone Road are not strictly speaking rural properties as 219 is split into a 7 acre and a 3 acre section, with 221 Gladstone Road between these, and an easement going across the full length of 221 Gladstone Road. These properties are long and narrow, ie not the norm for a 10 acre rural section which should be square.
- The public water wells on our neighbour's property (section 207) would be better protected if the land was rezoned to Residential 4A, as this would reduce the risk of effluent from stock. There are a number of septic fields serving houses in the vicinity, these would be removed once the area is developed as Residential 4a, again reducing the risk of contamination of the public water wells. The easements to these wells are not of a high quality, the council could ensure that any future development (if the area is rezoned) would provide better access to these wells.
- This would probably be the closest of the proposed rural residential locations to Christchurch, therefore making it more financially viable when compared to those that are further afield, eg Oxford and Loburn.

- We are currently linked to Woodend via a sealed road (Gladstone Road), and will soon also be connected via a planned cycleway to be constructed along Gladstone Road.
- Currently the area between 219 / 221 Gladstone Road and the waste treatment works is being used by local residents for cycling and walking (ie it is an informal recreation area), the new cycleway along Gladstone Road will increase the use of this area for recreational purposes.

In terms of the Canterbury Regional Policy Statement 2013 paragraph 6.3.9 (Rural residential development):

The sewer pipe from Woodend to the water treatment works runs along Gladstone Road, ie the connection to the local sewer supply is economically viable as it is on our northern border.

We fall within the Woodend / Pegasus water scheme that has recently been upgraded, and we are connected to this scheme. So I expect that there will be sufficient water supply.

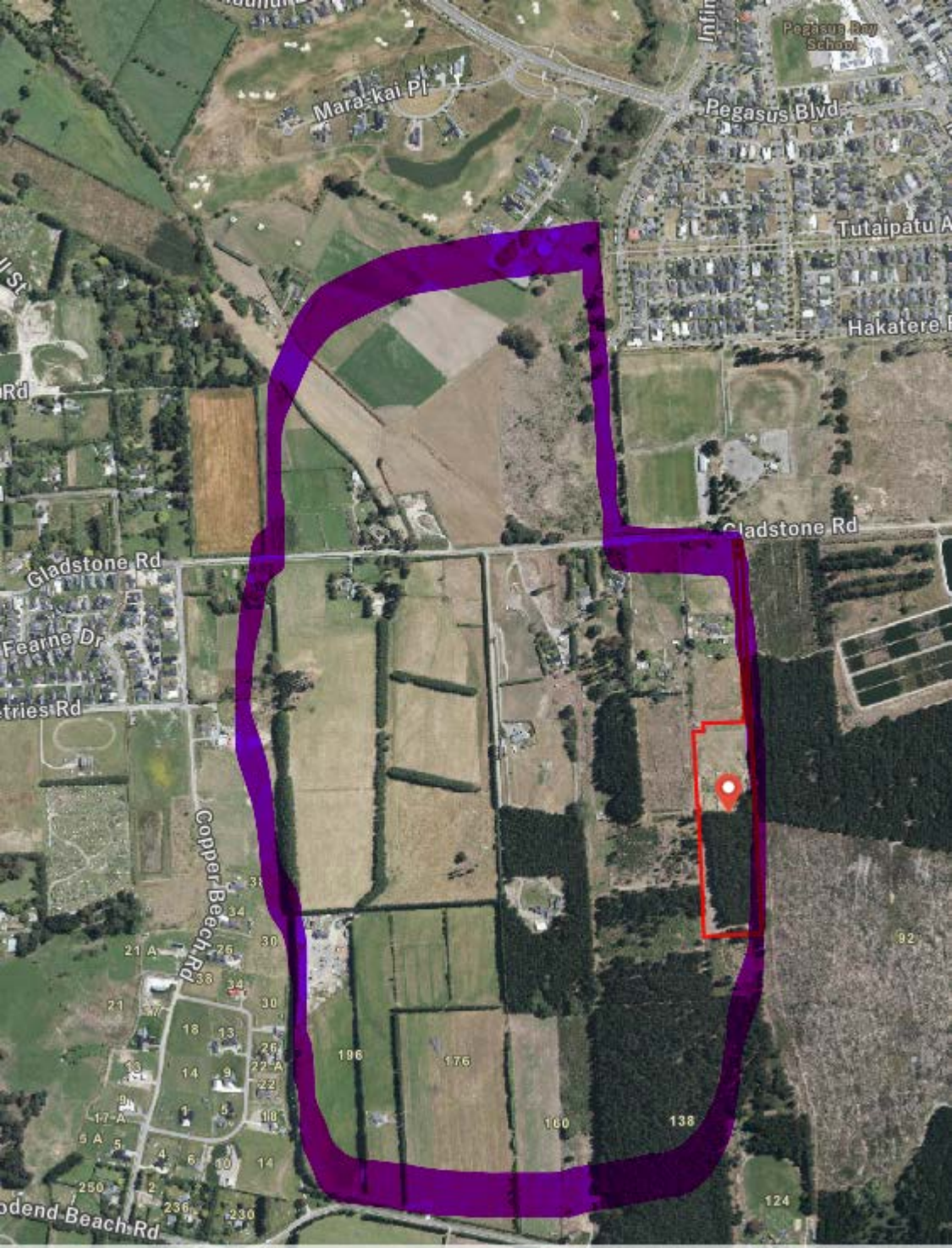
The area consists mainly of relatively sandy soil that drains easily, making stormwater treatment / disposal viable.

The zoning to rural residential would not breach any of the rural residential development guidelines outlined in paragraph 6.3.9 of the above document.

Therefore based on the above factors we believe that consideration should be given to rezoning the area from 219 and 221 Gladstone Road up to the Copper Beach development and as far north as the Pegasus golf course development (see map below) as Residential 4A, which would be consistent with the zoning of Copper Beach.

Kind regards,
Paul Marambos
221 Gladstone Road





Mara-kai Pl

Infir

Pegasus Bay School

Pegasus Blvd

Tutaipatu A

Hakatere

Gladstone Rd

Gladstone Rd

Fearne Dr

tries Rd

Copper Beach Rd

odend Beach Rd

21 A

21

18

13

26

14

9

22 A

1

5

110

17 A

5 A

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10

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250

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230

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176

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124

92