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**From:** donotreply@waimakariri.govt.nz  
**Sent:** Friday, 9 September 2022 9:31 AM  
**To:** IM Staff  
**Subject:** Plan change submission

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**Proposed plan change No. 1**

**Name:** N [REDACTED] and C [REDACTED] Taylor

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**Wish to be heard?** No

**Heard with others?** No

**Advantage in trade competition?** I could not gain an advantage in trade competition through this submission (go to Your Submission, you do not need to complete the rest of this section)

**If yes...**

**My submission is that ...**

We support the need to facilitate housing intensification as a means to make more sustainable use of natural resources and the built environment, and to provide a range of housing types. We oppose the blanket approach to planning for housing intensification as proposed in Variation 1, whereby the General Residential Zone will be rezoned to a Medium Density Residential Zone for all residential areas in the main towns of Rangiora, Kaiapoi, Woodend and Pegasus. Essentially this approach leaves decisions on housing intensification with the market in a piecemeal manner and removes the ability of the Council to direct where housing intensification is best located. There is abundant analysis and experience in Aotearoa NZ to show that housing intensification is best located taking into account the provision of supporting infrastructure such as public transport, roads, parking, three waters, commercial centres, recreation facilities and greenspace. We consider the Council needs to decide on housing intensification strategically as already allowed for in the Proposed District Plan. Use a nuanced approach to intensification over time directed by District Plans including assessment of proposals with public input.

**I/we seek the following decision from Council for the following reasons:**

The Variation (1) should be declined, and the provisions for intensification rewritten with more specific strategic direction.