

DEVELOPMENT PLANNING

Further Submission Form

Further submissions close on Monday, 21 November 2022 at 5pm.

I/we are further submitting on:

☒ Proposed District Plan ☐ Variation 1: Housing Intensification ☐ Variation 2: Financial Contributions

Please use a separate form for each consultation.

Clause 8 of Schedule 1, Resource Management Act 1991

To: Waimakariri District Council

Further submitter details

Name of further submitter: C [REDACTED] Marsden

Organisation name and contact (if representing a group or organisation):

Postal address/Address for service: [REDACTED]

Email: cjmarsden1@me.com

Phone: [REDACTED]

Only certain persons can make a further submission. Please select the option that applies to you.

I am:

- ☐ a person representing a relevant aspect of the public interest
☒ a person who has an interest in the proposal that is greater than the interest the general public has
☐ the local authority for the relevant area

Please explain why you come within the category selected above:

The further submission from Rolleston Industrial Developments Ltd. (RIDL), proposes to change the District Plan to limit the use of absolutes, incorporate non-notification clauses and lift a cap on applications. As RIDL have proposed a Private Plan Change 031 which proposes high density housing across the road from my property, changes to the wording as suggested here would give them carte blanche to introduce further applications with no public notification

Hearing options

I wish to be heard in support of my further submission? ☒ Yes ☐ No

I wish to present my case with them at a hearing. ☒ Yes ☐ No

Date: [REDACTED]

By signing your name in the box below you are giving your

Name of person making further submission: C [REDACTED] Marsden

This further submission is in relation to the <u>original submission</u> of: Enter the details of the original submitter: • name, address or email; and • submission number (and point(s), if applicable)	The particular parts of the original submission I/we support /oppose are:	My/our position on the original submission is: Support or oppose	The reasons for my/our support/ opposition to the original submission are:	Allow or disallow the original submission (in full or in part)	Give precise details of why you wish to allow/disallow (in full or in part) to indicate the decision you want Council to make
Rolleston Industrial Developments Ltd. (RIDL) C/O Jo Appleyard/Lucy Forrester Chapman Tripp 60 Cashel Street PO Box 2510 Christchurch 8140	Submission No. 326.1	Oppose	RIDL are seeking to limit the use of absolutes, i.e. 'maximum', 'avoid' in the Waimakariri District Plan - this plan covers Ohoka where I live. However these absolutes exist to ensure compliance with the District Plan so should be included as they stand.	Disallow	Limiting the use of absolutes as suggested by RIDL opens the system up to potential abuse. As RIDL are proposing a Plan Change 31 which directly affects my property, this change to wording cannot be allowed to take place.
	Submission No. 326.2	Oppose	RIDL are proposing that the District Plan wording be altered to include unlimited applications which do not need to be publicly notified. However all applications should be notified and open for consultation to give local communities a voice.	Disallow	The District Plan covers the area where we live, Ohoka. RIDL have proposed a Plan Change 31 for this area and adopting unlimited applications and non-notifications will open the system up to exploitation.

Emily Cameron

From: C [REDACTED] Marsden <cjmarsden1@me.com>
Sent: Monday, 21 November 2022 10:46 am
To: Development Planning Mailbox
Subject: Further submissions
Attachments: Further Submission Form.pdf; ATT00001.txt

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Postal address/Address for service: [REDACTED] Postcode [REDACTED]

Email: cjmarsden1@me.com Phone [REDACTED]

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Please explain why you come within the category selected above:

I live on Whites Road, Ohoka. This further submission from Chapman Tripp on behalf of Rolleston Industrial Developments Ltd. (RIDL) proposes changes to their application for Private Plan Change RCP031 which I would be entirely affected by as it seeks to alter the Operative District Plan and introduce a high density housing development directly across the road from my house.

Hearing options

I wish to be heard in support of my further submission? ☒ Yes ☐ No

case with them at a hearing. ☒ Yes ☐ No

Date: [REDACTED]

By signing your name in the box below you are giving your

Name of person making further submission: C [REDACTED] MARSDEN

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Rolleston Industrial Developments Ltd. (RIDL) C/O Jo Appleyard/Lucy Forrester Chapman Tripp 60 Cashel Street PO Box 2510 Christchurch 8140	Submission No. 160.1	Oppose	Rezoning Rural Lifestyle Zone (RLZ) to General Residential Zone (GRZ) as requested by RIDL in this submission supports Private Plan Change RCP031 which my previous submission fully opposed.	Disallow	The adoption of RCP031 will destroy another quintessential village in NZ. The sheer volume of houses it proposes will turn Ohoka village into an urban setting and entirely damage the character of the area. Ohoka is rural not a GRZ.
	Submission No. 160.2	Oppose	Rezoning Settlement Zone (SETZ) to GRZ supports RCP031 which I have already opposed.	Disallow	
	Submission No. 160.3	Oppose	The suggested policy change is designed to implement RCP031 which I have fully opposed.	Disallow	The addition of 850 houses to the area as outlined in RCP031 will destroy the rural landscape. I reject road changes that give effect to RCP031 due to the impact of road safety and traffic volume, noise and pollution.
	Submission No. 160.4	Oppose	This suggested change from RIDL is to provide variations to the road networks to enable them to withstand a greater weight of traffic in readiness for the implementation of RCP031.	Disallow	
	Submission No. 160.5 & 160.6	Oppose	These amendments proposed by RIDL seek to achieve a minimum density of households per ha that is inconsistent with the ODC, but however is consistent with the proposed RCP031. The sheer volume of housing proposed will destroy Ohoka as a rural village.	Disallow	The proposed minimum density housing per ha is neither consistent with the ODP or with the nature of Ohoka as a rural village location.

Name of person making further submission: C [REDACTED] MARS DEN

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Rolleston Industrial Developments Ltd. (RIDL)	Submission No. 160.7	Oppose	This amendment is predicated on RCP031 being adopted.	Disallow	RCP031 has not been adopted, therefore this change should not be made.
C/O Jo Appleyard/Lucy Forrester Chapman Tripp 60 Cashel Street PO Box 2510 Christchurch 8140	Submission No. 160.8	Oppose	The change sought here to include Ohoka in the Introduction as a GRZ is not consistent with the size and nature of the village.	Disallow	Ohoka is a semi-rural village without public transport networks or the infrastructure to support it being part of the GRZ.
	Submission No. 160.9 & 160.10	Oppose	RIDL are seeking here to include an Educational/Retirement facility as part of their planned RCP031 development so this requested change assumes the development is going ahead or allows provision for it in Ohoka.	Disallow	Any changes to Ohoka which seek to make provision for an educational or retirement facility should be subject to the usual public notification and consultation process.
	Submission No. 160.11	Oppose	Built Form Standards that are part of GRZ-BFS10 Scale are being cited which should not apply to Ohoka and the suggested change seeks to build a larger educational facility as part of RCP031 which I oppose.	Disallow	The amendment enables the build of a larger educational facility that is not required currently.
	Submission No. 160.12	Oppose	Landscaping and fencing should be compliant with standards	Disallow	Standards need to be adhered to otherwise what's their point?

Emily Cameron

From: C [REDACTED] Marsden <cjmarsden1@me.com>
Sent: Sunday, 20 November 2022 7:02 pm
To: Development Planning Mailbox
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Postal address/Address for service: [REDACTED]

Email: asmarsden1@icloud.com

Phone: [REDACTED]

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Please explain why you come within the category selected above:

I live on Whites Road in Ohoka. This further submission from Chapman Tripp on behalf of the Carter Group Property Ltd. (CGPL) proposes to rezone land in Ohoka from RLZ to a combination of GRZ, LLRZ, LCZ and OSZ which is in line with their proposed Private Plan Change RCP031 and proposes to introduce high density housing directly across from my property.

Hearing options

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g a joint case with them at a hearing. ☒ Yes ☐ No

Date [REDACTED]

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Carter Group Property Ltd. (CGPL) C/O Jo Appleyard/Lucy Forrester Chapman Tripp 60 Cashel Street PO Box 2510 Christchurch 8140	Submission No. 237.1	Oppose	This amendment requested by CGPL seeks to achieve rezoning of Ohoka land/properties to pave the way for the housing development outlined in Private Plan Change RCP031. I object to this plan in it's entirety.	Disallow	An additional 850 houses in Ohoka will change the character of this rural village and give rise to increased flood risks, traffic noise and destroy the night sky as already outlined my previous submission objecting to RCP031