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Waimakariri District Council
215 High Street
Private Bag 1005
Rangiora 7440, New Zealand
Phone 0800 965 468

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: M [REDACTED] P [REDACTED] Ermerins

Email address: mpermerins@gmail.com

Phone (Mobile): [REDACTED]

Phone (Landline): [REDACTED]

Postal Address: [REDACTED]

Post Code: [REDACTED]

Physical address:
(if different from above)

Post Code: [REDACTED]

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)

Residential Zones: Table - Sub 1

Large Lot Residential Zone:

Minimum allotment area 2500m² with a minimum average of 5000m² for allotments within the subdivision

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 would like to have an amendment made to this provision: Table - Sub 1

That the provision reads: minimum allotment area of 2500m² with a minimum average of 4000m² for allotments within the subdivision.

I/we have included: 1 additional pages

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

Amend the Large Lot Residential Zone to minimum average of 4000m² for allotment within the subdivision.

Waimakariri District Plan Review

Submission from Michael Ermerins

I Michael Ermerins of no 8 Max Wallace Drive Ashley would like the Waimakariri District Council to amend the proposed district plan relating to LLRZ provision around minimum average size of allotments. The proposed plan states the minimum average size to be 5000sm, this only allows 13 of the 38 lots in our zone to subdivide. By amending the minimum average size down to 4000sm the opportunity to subdivide would be available to 22 existing lots giving a possible 64 lots in total. I feel this amount of lots at a minimum average of 4000sm would not deter the quality and character of the LLRZ zone. As a council it would bring in a substantial amount of new rates without adding a considerable amount to infrastructure costs. Increasing the density in our zone will also protect the greater rural area from further encroachment.

The increased amount of lots would make the new Carrs road sewage extension much more economical with the extra new connections.

The amendment would comply with the Governments mandate to make more land in the Waimakariri District available for housing.

W

① Sewerage

② Water is articulated through the Hermeri District Water Scheme.

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

(If you are making your submission electronically, a signature is not required)

Date 27-10-21

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