

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

3 November 2021

To: The Waimakariri District Council

Submission: Planning for our Future – Proposed District Plan

From: Kaiapoi-Tuahiwi Community Board

Contacts: Kay Rabe – Governance Advisor com.board@wmk.govt.nz
Jackie Watson (Chairperson) jackie.watson@wmk.govt.nz

The Chairperson respectfully requests to be heard with regard to this submission.

The Kaiapoi-Tuahiwi Community Board (the Board) would like to thank the Waimakariri District Council for their work in preparing the Proposed District Plan and for the opportunity to make a submission.

PROJECTS IDENTIFIED IN THE CONSULATION DOCUMENT

1. District Wide Matters

Development Areas

There is concern that the new development areas identified in the Proposed District Plan (PDP) are inadequate to cope with the projected growth of the District. Based on current levels of consenting there appears to be only approximately five to seven years of capacity for growth in the district.

Transport

It appears that provision for integrated development of housing and transport infrastructure over the next 30 years is not reflected in the PDP and does not include sufficient designations for Mass Rapid Transit (MRT) as required in the National Energy Strategy – Urban Development.

2. Natural Environment

The Board is supportive of the provisions in this section and believes that it is important to identify outstanding natural landscape and features within the district.

3. General District Wide Matters

The Board is supportive of the provisions in this section of the PDP, however, the Board would strongly request that the Pines and Kairaki Beaches communities be treated fairly in any transition from the coastline with sea level rise.

In respect of the surface water chapter which covers surface water activities that provision is made for activities such as the proposed Aqua Park in Kaiapoi. This section is also important to the continued successful commercial activity at the Kaiapoi wharf.

4. Hazards and Risks

Natural Hazards

The Board is supportive of the proposed flood assessment certificate to confirm minimum floor levels outside a resource consent process, however there is concern for existing dwellings and what provision could be considered to protect these in the future. The Board is also concerned that the floor levels have not been extended to include other brownfield areas such as Southbrook.

5. Historic and Cultural Values

The Board is very supportive of this chapter however, was disappointed to note the small number of heritage sites listed and wonders if consideration could be given to include other significant areas/items of historic or cultural interest in the district.

6. Residential Property

The Board is aware there may be significant changes to the PDP in the future due to the impact of the Government's intention to legislate high density living.

The Board would like to suggest that the General Residential Zone (GRZ) should be reduced to 400m² as the need for higher density in existing towns is long overdue.

In relation to the Large Lot Residential (LLRZ) the Board feels that isolating these lots would have an adverse impact on future transport networks and suggests that these should be located adjacent to existing villages and subdivisions.

7. Rural Property

The Board is in favour of the proposal to protect rural and agriculture in the district with the provision of a minimum of 20 ha for the General Rural Zone (GRZ) however, has concern regarding the designation of the Rural Lifestyle Zone (RLZ) being set at a minimum of 4ha. It is the Board's belief that the average person who would like the more rural lifestyle does not want a 4ha block and would suggest that a more efficient use of land would be to set the minimum to 1ha.

There is also a suggestion to allow more than one dwelling on a RLZ lot to encourage intergenerational living. This is especially important given our aging population assisted by families, to an opportunity to stay in a home environment longer.

8. Business

The Board generally agrees with the changes made in the PDP.

9. Special Purpose Zones

In relation to Kainga Nohoanga Zone there is concern that insufficient provision has been made for safe pedestrian and cycle access.

The Board suggests that the Regeneration Zones should be considered for discretionary residential development in the future.

The Board would like to thank the Council for considering its submission to the Proposed District Plan

Kind regards

A handwritten signature in black ink, appearing to read 'Jackie Watson', with a stylized flourish at the end.

Jackie Watson
Chair
Kaiapoi-Tuahiwi Community Board