

## 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: R [REDACTED] & S [REDACTED] Black

Email address: black.nz@gmail.com

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)*

Area Specific Matters - Large Lot Residential Zoning Overlay

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)*

UFD-P3 Identification/location and extension of Large Lot Residential Zone areas

The identification/location of some of the Large Lot Residential Zone areas as shown in the proposed District Plan are flawed and inconsistent with the Policy

Application of the Policy supports an extension of the existing Mandeville Large Lot Zone (LLRZ) to fully include 82 Ohoka Meadows Drive

I/we have included: 3 additional pages

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

That the Proposed District Plan includes an extension of the existing Mandeville Large Lot residential Zone (LLRZ) to include the remainder of our property at 82 Ohoka Meadows Drive

## 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

## 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](http://waimakariri.govt.nz) for further updates**

### Submission

That the Proposed District Plan includes an extension of the existing Mandeville Large Lot Residential Zone (LLRZ) to include the remainder of our property that is already partially within the Mandeville LLRZ. We would like the inclusion of our property within the further growth of North Canterbury for the following reasons:

#### UFD-P3 Identification/location and extension of Large Lot Residential Zone areas

In relation to the identification/location of Large Lot Residential Zone areas:

*1.new Large Lot Residential development is located in the Future Large Lot Residential Zone Overlay which adjoins an existing Large Lot Residential Zone as identified in the [RRDS](#) and is informed through the development of an [ODP](#);*

*2.new Large Lot Residential development, other than addressed by (1) above, is located so that it:*

Criteria	Assessment
<ul style="list-style-type: none"><li>occurs in a form that is attached to an existing Large Lot Residential Zone or Small Settlement Zone and promotes a coordinated pattern of development;</li></ul>	Complies as it is attached and partially lies within the existing Mandeville LLRZ
<ul style="list-style-type: none"><li>is not located within an identified Development Area of the District's main towns of Rangiora, Kaiapoi and Woodend identified in the Future Development Strategy</li></ul>	Fully complies
<ul style="list-style-type: none"><li>is not on the direct edges of the District's main towns of Rangiora, Kaiapoi and Woodend, nor on the direct edges of these towns' identified new development areas as identified in the Future Development Strategy;</li></ul>	Fully complies
<ul style="list-style-type: none"><li>occurs in a manner that makes use of existing and planned transport infrastructure and the wastewater system, or where such infrastructure is not available, upgrades, funds and builds infrastructure as required, to an acceptable standard; and</li></ul>	Fully complies – all infrastructure is already available on site
<ul style="list-style-type: none"><li>is informed through the development of an ODP.</li></ul>	Fully complies – no further development required

The property lies partially within the Mandeville Growth Boundary, can only be accessed through an existing Rural Residential subdivision and is connected to all reticulated services with 50mm sewer and water laterals there is capacity already on site for further expansion.

Our property is connected to an existing rural residential node. No further service infrastructure or roading is required for further development of our property.

It is economical to connect as there are existing connections to the Council STEP system - 50mm sewer lateral and 50mm reticulated water lateral existing well within our property (160m inside our western boundary) already connected to Council reticulated supply with capacity for expansion.

- Property is currently partially Rural Residential zoned
- 4Ha Rural & Rural Residential zoned property that is accessed through an existing Rural Residential subdivision
- Not within a flood area - in the 11 years that we have owned the property and lived here there has been no flooding on the property
- The property is ready to develop - with the addition of water restrictors and sewer connections into the existing infrastructure that is currently well within the property boundary and an additional power transformer no further work is required to subdivide.
- With the ongoing requirement to care for our son who was diagnosed with a life threatening blood disease in Dec 2016, it would be of benefit for our family for us to be able to release some of the equity we have in our property.

As noted in our Environment Court decision [2014] NZEnvC 119, that if our property was to be developed that:

[24] "... relatively minor change to the existing rural character of the area"

[25] "...little appreciable change to the extent of rural character of the rural land surrounding Mandeville following the development of this site"

The property is situated on the South side of Tram road, does not exit directly to a main arterial route and is within walking distance to both the Mandeville Sports Centre (700m) and the Mandeville Village Commercial Hub (1000m)

The property is currently "dual-zoned" (both Rural Residential and Rural) being that the Mandeville Growth Boundary cuts through approx 160m into our property.

#### *Key Points from an Environment Court Decision [2014] NZEnvC 119*

*The site is a small area of rural residential development extending into a rural zone and that physical connection with, and outlook to, a rural zone would comfortably be achieved.*

*The site is close to the Mandeville domain and the new commercial centre at the Mandeville crossroads, and is on the same (south) side of Tram Road as both Domain and commercial centre which would encourage walkability + site offers access into the local Mandeville roading network as opposed to arterial road access + fact that land access if*



*through rural residential zoned land is a point of difference from other rural land surrounding it. Activities like transporting of livestock through a R4B zone would be less than desirable.*

*The existing right of way driveway to the site (which runs through the residential 4B zone) has the capacity to service future potential rural residential lots up to four in number*

The property is not within a high flood hazard area and has no history of flooding and has good drainage. Although the special circumstances (Mandeville Growth Boundary “to limit further sprawl”) our property already adjoins and is already physically integrated into the Ohoka Meadows R4B zone.

