

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: Rangiora-Ashley Community Board

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(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)*

District Wide Matters - Transport
Natural Environment - protection of ecosystems and indigenous biodiversity (ECO)
Central District Wide Matters - Recreation on rivers (NATC)
Hazards and Risks - Natural Hazards (NH)
Historic and Cultural Matters
Residential Property - concern relating to public transport etc (LLRZ)
Rural Property - 20Ha and 4Ha blocks (RLZ)
Business - zone definitions
Special Purpose Zones

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)*

District Wide Matters - supportive in general for transport provision.
Natural Environment - supportive of the protection of Ecosystems and indigenous biodiversity
Central District Wide Matters - Supportive of recreation on large rivers
Hazards and Risks - supportive of proposed amendments
Historic and Cultural Matters - supportive
Residential Property - concern relating to public transport etc
Rural Property - opposed to changes
Business - supportive of zone definitions
Special Purpose Zones - supportive

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)*

Rural property specifically in relation to the 20 and 4 ha blocks
Further information regarding the protection of hospital/ medical zones
Matters relating to the open space and recreational zones

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 J Gerard

Date 22 November 2021

(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

5 November 2021

To: The Waimakariri District Council

Submission: Planning for our Future – Proposed District Plan

From: Rangiora-Ashley Community Board

Contacts: Kay Rabe – Governance Advisor com.board@wmk.govt.nz
Jim Gerard (Chairperson) jim.gerard@wmk.govt.nz

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

The Rangiora-Ashley 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

Transport

The Board supports the general provisions as set out, especially the new rules, standards and definition section.

2. Natural Environment

The Board is supportive of the protection of ecosystems and indigenous biodiversity believing that it is important to identify outstanding natural landscape and features within the district.

3. General District Wide Matters

In respect of the surface water chapter, the Board is supportive that provision be made to allow recreational activities such as kayaking, rafting and jet boating on major waterways such as the Waimakariri River. It is important to protect recreation use on our major waterways and rivers so all can enjoy them

4. Hazards and Risks

Natural Hazards

The Board is supportive of the proposed amendments to this section of the DPD.

5. Historic and Cultural Values

The Board is supportive of this chapter believing it is important to protect areas of historic and/or cultural interest in the district.

6. Residential Property

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

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

7. Rural Property

The Board is in favour of the concept of protecting the rural area and agricultural interests in the District.

20ha Blocks

The Board believes that 20ha blocks are insufficient for effective and economic farming, and should not be re-introduced. The Board notes the history of 20ha blocks in the Waimakariri, and how undesirable they were before they were superseded by 4ha blocks.

History of 20ha Blocks

Twenty hectare blocks were introduced in the 1970's and were targeted for potential 'lifestylers'. It was not long before many realised this was hard work and far too much land to deal with part time. By and large the 'lifestylers' had no experience and little knowledge of stock and pasture management and holds true for most new 'lifestylers' today. The results can still be seen in areas around the district, particularly on the light stony soils, which ironically is the same area that is proposed in this plan change. There were roads that became almost slums, and far from pleasant areas to visit with untidy yards, unpainted houses and long dry grass/weeds, which became a fire hazard in summer.

In those earlier days it became clear that the 20ha option was not the answer, and the rules were changed to allow 4ha subdivision, provided it could be shown it was an economically viable option. Many and varied schemes were promoted, hardly any of which have survived. When this wrought was noted, an addition was added to mitigate the damage by requiring a \$10,000 bond to ensure compliance. I have heard it said that individuals thought that this was the cheapest \$10,000 they ever wrote off. As a result, the current 4ha regime become the norm.

Today with all the land use changes, it would be almost impossible to intensive farm on these lots due to the new nitrate rules, water and irrigation rules, and effluent disposal to name just a few of the new regulations impacting farming.

4ha Blocks

The Board finds it strange that the new plan proposes to allow 4ha blocks to continue in the eastern part of the District. This is on the Districts heavier and largely better soils, and not on the lighter western areas. This is an undesirable inequity between the land owners in different parts of the district and the Board does not support this.

The Board has concerns regarding the designation of the Rural Lifestyle Zone (RLZ) being set at a minimum of 4ha as inefficient and wasteful use of viable agricultural land. It is the Board's belief that the average person who would like the more rural lifestyle does not want 4ha to

manage and the Board would therefore, like to see the promotion of 1 to 1.5ha blocks located near services, as it would appear to be a more efficient use of land, protecting rural land for committed farming/agricultural usage. The Board is also concerned that good quality land will be subdivided into uneconomic/unsustainable blocks, which will increase the impact of pollution and the rural amenity.

Evidence shows that the average ownership of a 4ha blocks tends to be between three to four years, indicating that this is not a viable option to pursue into the future, however agrees that some 4ha blocks be available for those who would like to manage a lifestyle block. The Board suggests smaller lifestyle blocks, both 4ha and smaller, be located near existing services i.e. villages/towns, which would reduce the need for multiple septic tanks reducing the contamination of ground water resulting in a cleaner greener option especially in light of the focus on three waters reform.

8. Business

The Board is supportive of the new zone definitions and of the proposed rezoning of small commercial areas within residential zones to Neighbourhood Centre Zones.

The Board is supportive of the definitions of industrial zones including large retail in Southbrook and the mixed-use zone in Kaiapoi.

9. Special Purpose Zones

The Board is supportive of the protection that special purpose zones, such as the Rangiora Showgrounds and the Rangiora Airfield, offer into the future.

The Board supports the protection of hospital/medical zones in Oxford and Rangiora. This is an important aspect for the district, which has an aging population, which will require medical support into the future.

The Board is supportive of the Open Space and Recreation Zones being established to protected and safeguard areas from development for future generations.

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

Kind regards



Jim Gerard
Chair
Rangiora-Ashley Community Board