



Submission on Proposed Waimakariri District Plan

R [REDACTED] Black

November 2021

Waimakariri District Council

RESOURCE MANAGEMENT ACT 1991

WAIMAKARIRI DISTRICT COUNCIL

SUBMISSION ON THE PROPOSED WAIMAKARIRI DISTRICT PLAN

Submitter Details

Name: Richard Black

Postal address: C/- Aston Consultants Ltd
Resource Management and Planning
PO Box 1435
Christchurch 8140

Email address: fiona@astonconsultants.co.nz

Phone Number: 03 3322618

Mobile Number: 0275 332213

Contact Person: Fiona Aston

Trade Competition:

Ability to gain a trade competition advantage through this submission - No

Hearing Options:

We do wish to be heard in support of our submission. If others are making a similar submission, we may consider presenting a joint case with them at the hearing.

Specific Provisions to Which this Submission Relates:

All the Proposed Waimakariri District Plan (PWDP), including but not limited to:

District Planning Maps.

Large Lot Residential Provisions

Decision we wish the Council to make:

Preferred Relief:

1. Amend Proposed Waimakariri District Plan (PWDP) Planning Maps by rezoning our

property at 82 Ohoka Meadows Drive from Rural Lifestyle Zone (**RLZ**) to Large Lot Residential Zone (**LLRZ**), and other neighbouring properties as appropriate, namely 83 Ohoka Meadows Drive and 859 Tram Road as shown on the aerial below.



Figure 1: location of Black property (82 Ohoka Meadows Drive)

Our property adjoins and has its only access from the Ohoka Meadows rural residential subdivision.

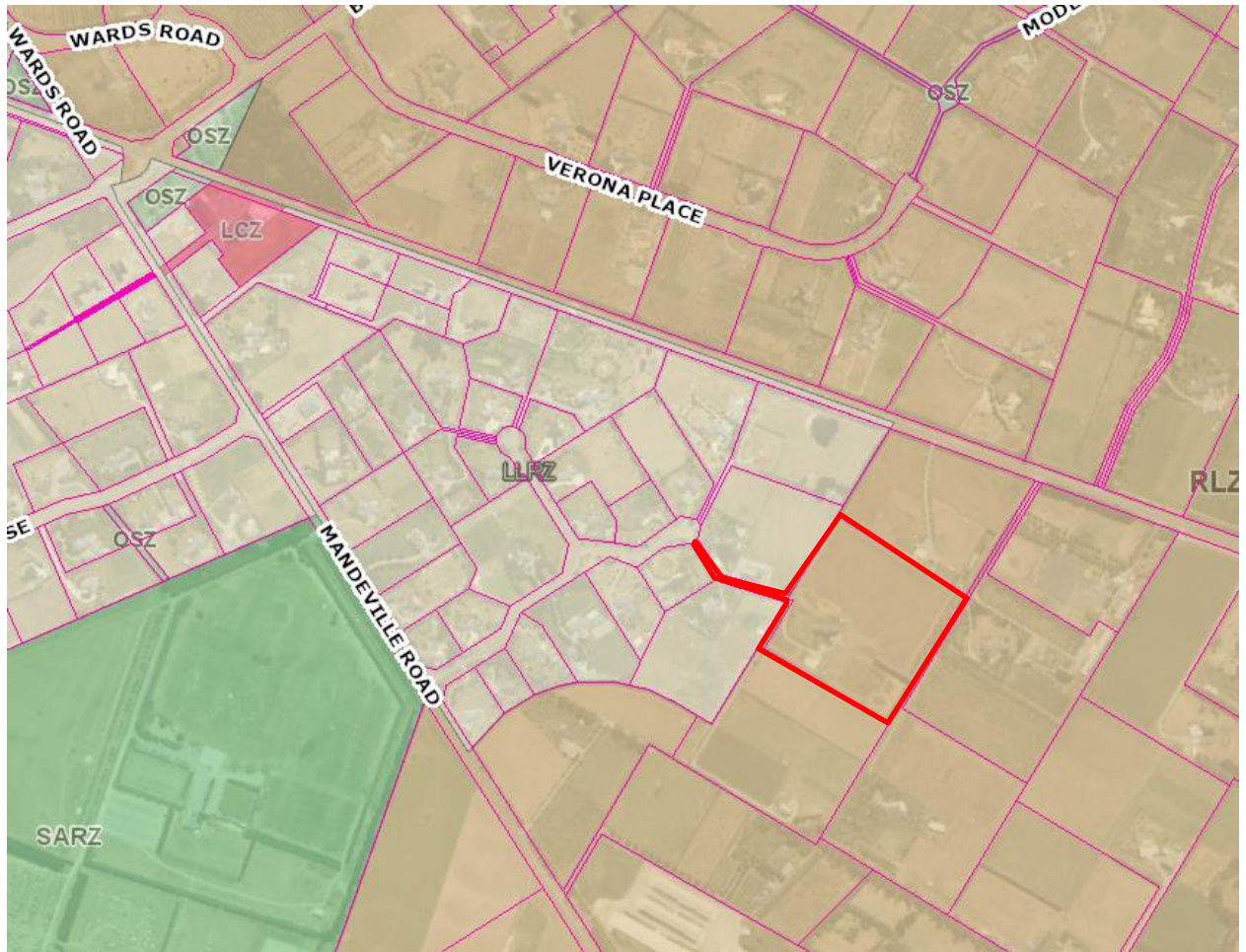


Figure: PWDP zoning (Black property outlined in red).

2. Any consequential, further or alternative amendments to the PWDP to be consistent with and give effect to the intent of this submission and the interests of the Submitter, including any changes to the LLRZ provisions.

Reasons for Submissions

- a) Existing connections to the Council STEP system - 60mm sewer lateral and 60mm reticulated water lateral existing well within our property (160m inside our western boundary) already connected to Council reticulated supply with capacity for expansion.
- b) Property is currently partially Rural Residential zoned
- c) 4Ha Rural & Rural Residential zoned property that is accessed through an existing Rural Residential subdivision

- d) Not within a flood area - in the 11 years that we have lived owned the property and lived here there has been no flooding on the property
- e) 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 and an additional power transformer no further work is required to subdivide.
- f) With the ongoing requirement to care for our son who was diagnosed with Severe Aplastic Anemia in 2016, and now down to one full time wage, it would be of benefit for us to be able to release some of the equity we have in our property.
- g) Consistent with all the Proposed Plan objectives and policies for LLR Zones including UFD – P3 Location/extension of LLR Zones.

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)