
Submission on Waimakariri District Council - Proposed District Plan

Form 5 Submission on publically notified proposal for policy statement or plan, change or variation

Clause 6 of Schedule 1, Resource Management Act 1991

To: Waimakariri District Council - Development Planning Unit

Date received: 13/10/2021

Submission Reference Number #:15

This is a submission on the following proposed plan (the **proposal**): Waimakariri District Council - Proposed District Plan

Address for service:

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I wish to be heard: Yes

I am willing to present a joint case: Yes

Could you gain an advantage in trade competition in making this submission?

- No

Are you 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 effects of trade competition

- No

Submission points

Point 15.1

Section: LLRZ - Large Lot Residential Zone

Sub-section: LLRZ - Large Lot Residential Zone

Provision:

The purpose of the Large Lot Residential Zone is to provide residential living opportunities for predominantly detached residential units on lots larger than other Residential Zones. The Large Lot Residential Zone are located near but outside the established townships. Some opportunity is also provided for rural activities where the effects of these activities will not detract from the purpose, character and amenity values of the residential zone.

There are particular landscape characteristics, physical limitations or other constraints to more intensive development. Any opportunity for intensification is reliant on sites being appropriately serviced, natural hazard risk being managed and the density requirements for rural residential development directed by the RPS being achieved.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Sentiment: Support

Submission:

I support the development of LLRZ in Oxford township to enable subdivision to be made on the properties. Oxford is full of LLRZ which in the past was fine but now the urban spread is happening due to demand and it is time to release these LLRZ properties to enable the subdivision of the properties to allow potential home owners the opportunities to buy sections and build in the closer township area where the demand is rather than a continual larger urban spread. Other towns all have the ability to subdivide just not Oxford so this antiquated policy needs to change for the greater good.

Relief sought

I would like council to allow subdivision within Oxford on the LLRZ properties.

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There are particular landscape characteristics, physical limitations or other constraints to more intensive development. Any opportunity for intensification is reliant on sites being appropriately serviced, natural hazard risk being managed and the density requirements for rural residential development directed by the RPS being achieved.

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