

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

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PROPOSED DISTRICT PLAN SUBMISSION

AVERAGE LOT SIZE FOR LARGE LOT RESIDENTIAL SUBDIVISIONS CONTAINED IN PART 2 SUBDIVISION STANDARDS SUB-S1: MINIMUM ALLOTMENT SIZES AND DIMENSIONS WITH SPECIFIC REFERENCE TO THE AVERAGE LOT SIZES FOR LARGE LOT RESIDENTIAL

Submitter Details:

Name: Lennard Pope
Postal address: PO Box 5558
Email address: subdivisions@survus.co.nz
Phone Number: 03 352 5599

Hearing Options:

We do not wish to be heard in support of our submission.

Specific Proposals to Which this Submission Relates:

Part 2 Subdivision Standards Sub-S1: Minimum Allotment Sizes and Dimensions With Specific Reference To The Average Lot Sizes For Large Lot Residential

Relief sought

Amend the Waimakiriri District Plan to change the average lot size for Large Lot Residential to be 4000m² instead of 5000m².

SUB-S1 Allotment size and dimensions

1. All allotments created shall comply with Table SUB-1.

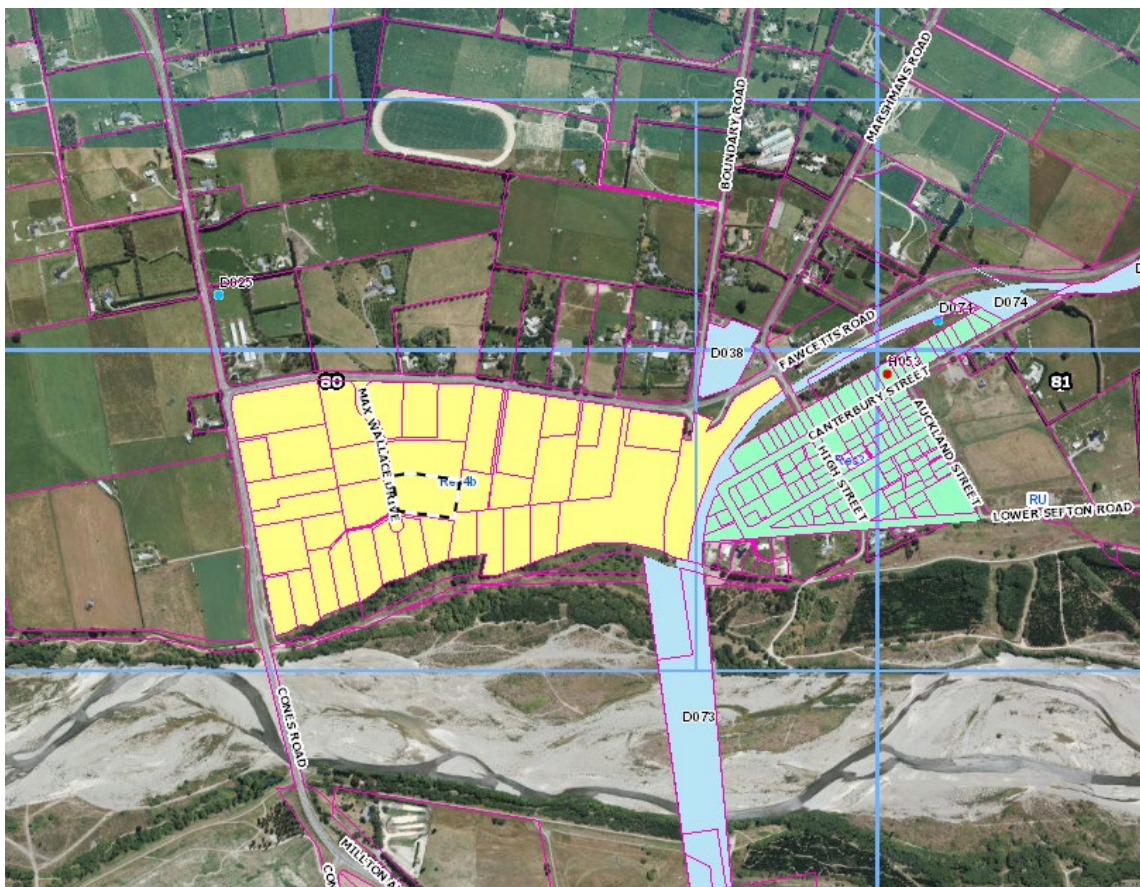
Table SUB-1: Minimum allotment sizes and dimensions

The following shall apply:

- For unit title or cross-lease allotments, the allotment area shall be calculated per allotment over the area of the parent site.
- Minimum areas and dimensions of allotments in Table SUB-1 for Commercial and Mixed Use Zones, Industrial Zones and Residential Zones shall be the net site area.
- Allotments for unstaffed infrastructure, excluding for any balance area, are exempt from the minimum site sizes in Table SUB-1.

| Zone | Minimum allotment area | Internal square | Frontage (excluding rear lots) |
|----------------------------|---|-----------------|--------------------------------|
| <i>Residential Zones</i> | | | |
| Large Lot Residential Zone | 2,500m ² with a minimum average of 5,000m ² (4000m ²) for allotments within the subdivision | n/a | n/a |

Site and environments



The submission relates to approximately 40 properties located south of Fawcetts Road and along Max Wallace Drive, Ashlea and located towards the north of the Ashley/Rakahuri River and west of the Ashley Settlement zones which has been zoned Large Lot Residential. (Yellow area). This area is only 5 minutes drive from Rangiora which makes it highly attractive in terms of location.

Operative Plan:

The Operative District Plan indicates the zoning as Residential 4B and no minimum Lot size was allocated to these properties for subdivision purposes. Development in this zone is currently controlled with the Landuse Rules in this zone with a density of one dwelling per 5000m² as if the allotment was created by subdivision. This means that properties can be subdivided with no minimum lot area, but if any lot was to be smaller than 5000m², no dwelling can be constructed on an undersized lot.

Proposed Plan:

The Proposed District Plan shows the area to be zoned Large Lot Residential and allows for a minimum Lot size of 2500m² and an average of 5000m² in accordance with the Residential Large Lot requirements. These lots are currently the only residential lots excluded from the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill (**Bill**) and cannot be used for high density housing development as intended by the Bill.

Effects on the Environment:

The lot sizes in the area of interest vary between 4654m² and 2ha with the majority of the properties (27 in total = 67.5%) being between 6800m² and 10855m² which will not be able to be further subdivided and will not achieve an average of 5000m² (including access).

The proposed zoning of the lots and the 5000m² average proposed for Large Lot Residential makes provision for limited growth or intensification with only 7 lots showing the potential to be further subdivided into 2 lots with an average of 5000m² and the remainder of the lots having to remain as is.

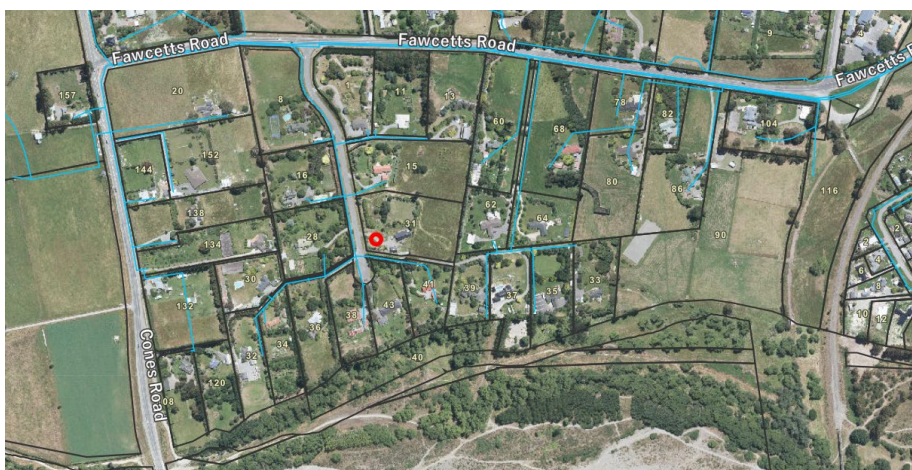
If the Large Lot Residential average lot size is reduced to 4000m² it would create the potential to provide an additional 14 lots which represents a 35% increase in the area.

In addition, a 1000m² reduction of the average lot size represents 20% of a 5000m² lots which on this scale is minimal with consideration that the 1000m² is mainly used as garden. Most of these properties are occupied by a single residential dwelling and the remainder of the properties are used for garden areas, some fruit trees and vegetable gardens.

The properties are located adjacent to a higher density area zoned as Settlement zone with a much higher density and the minimum required lot size for these lots as per the PDP is 600m².

None of the properties adjacent to the river will be able to be subdivided any further even if a 4000m² average is accepted and therefore there is no risk that new lots could potentially be exposed to flooding or erosion.

The area is fully services with water as shown below.



A reduction of the average Lot size proposed for the Large Lot Residential properties in Waimakiriri will restrict further residential sprawl into the agricultural areas but will allow for limited intensification.

Land Value

With current land prices soaring all around New Zealand, a 5000m² average could be considered very expensive with a 1000m² that can only be used as a garden. This land that could be otherwise made available for housing without impacting the overall character of the intended zone.

Conclusion

For all the above reasons, the Large Lot Residential average lots size should be reduced to 4000m² and the minimum lot size remain at a minimum of 2500m².

A handwritten signature in black ink, appearing to read 'Kevin', is positioned above the signature line.

Signature of applicant or person authorized to sign on behalf of the applicant

Date: **24 November 2021**

