

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

## Details of the Submission.

4. The submitter **supports policy SUB-P5 Density in Residential Zones.** *“Provide for a variety of site sizes within Residential Zones, while achieving minimum residential site sizes that are no smaller than specified for the zone.”*
5. The submitter **supports objective RESZ-O5 Housing choice** *“Residential Zones provide for the needs of the community through: 1) a range of residential unit types; and 2) a variety of residential unit densities.”*
6. The submitter notes that **policy RESZ-P14 Development density** requires *“in new Development Areas, achieve a minimum net density of 15 households per ha averaged across the whole of the residential Development Area within the relevant ODP, unless there are demonstrated constraints then no less than 12 households per ha. “To obtains a density of 15 households per hectare  $1\text{ ha}/15 = 667\text{m}^2$  maximum section size. However, development yield also includes roads, and we need also to look at the requirements of minimum lot size and shape factor.*
7. In the General Residential Zone **Table SUB-1:** requires a minimum allotment area of  $500\text{m}^2$  containing an internal square of  $15\text{m} \times 15\text{m}$ . **Table TRAN-3:** requires a road reserve of  $18\text{m}$  wide. As illustrated in Figure 1 below when compiling with the above requirements the maximum section size possible is  $531\text{m}^2$ .

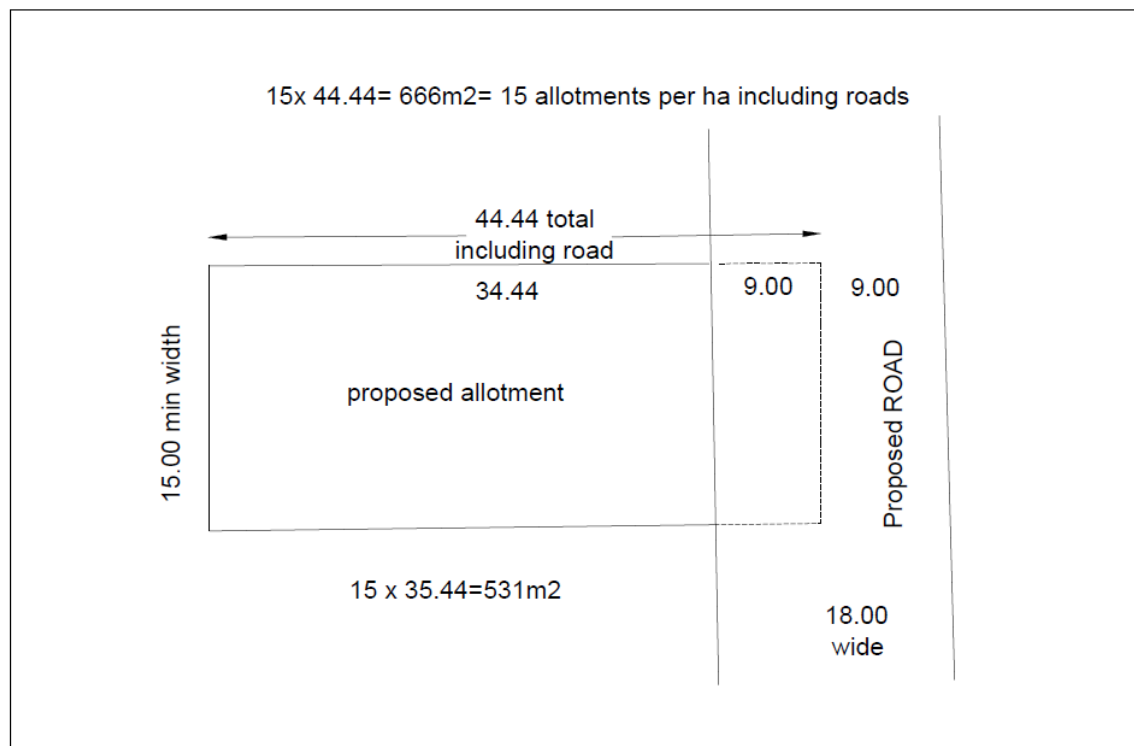


Figure 1 Complying Allotment, Proposed Waimakiriri District Plan General Residential Zone

8. The submitter notes that the minimum section size is 500m<sup>2</sup> and the effective maximum is 531m<sup>2</sup>. Rule **GRZ-BFS2 Building coverage** specifies a maximum site coverage of 45%. The consequence of all these rules is that any complying house built in the proposed General Residential Zone will have a maximum footprint of 225-239m<sup>2</sup>.

## Problem Identified

9. Every new section in the proposed General Residential Zone will range in size from 500-531m<sup>2</sup> and every new house will have a maximum footprint of 225-239m<sup>2</sup>.
10. The conditions of **policy SUB-P5 Density in Residential Zones**. *"Provide for a variety of site sizes"* and **objective RESZ-O5 Housing choice** cannot be met. Every new section produced will be practically the same size and every house built will have a similar footprint.

## Suggested Solutions

11. In order to comply with **policy SUB-P5 Density** and **objective RESZ-O5** more flexibility is required to encourage a range of section sizes and housing types. There are a number of pathways the council could consider.
12. **Pathway 1**. Amend **policy RESZ-P14 Development density** to read *"in new Development Areas, achieve a minimum net density of ~~15~~ 10 households per ha"* This would give developers more flexibility **and** meet the requirements CANTERBURY REGIONAL POLICY STATEMENT 2013 (July 2021) policy 6.3.7 Residential location, yield, and intensification. The Regional Policy Statement is very clear that the yield of 15 household per ha applies to Christchurch City **NOT** Waimakariri District.
13. **Pathway 2** Amend the minimum section size in the General Residential Zone to 350m<sup>2</sup> with a shape factor of 13m x 13m. Developers would applaud this change they would have the ability to achieve greater yield **and** have flexibility to produce some range in section size.
14. **Pathway 3** Provide for a Low-density residential zone, as defined in the National Planning Standards within the projected infrastructure areas of both Rangiora and Kaiapoi.
15. The submitter notes that a combination of Pathway 2 and Pathway 3 would meet the requirements of local developers, comply with policy 6.3.7 of the Regional Policy Statement (yield 10 dwellings per ha), **policy SUB-P5** and **objective RESZ-O5**.

## Conclusion

16. The submitter asks the Waimakariri District Council to give effect to **policy SUB-P5 Density in Residential Zones** and **objective RESZ-O5 Housing choice** and allow for a variety of section sizes and housing types in existing townships.

This will require amendments to proposed rules as outlined in 11-15 above.