



Submission on Proposed Waimakariri District Plan

Survus Consultants Ltd

26 November 2021

Waimakariri District Council

RESOURCE MANAGEMENT ACT 1991**SELWYN DISTRICT COUNCIL****SUBMISSION ON THE PROPOSED WAIMAKARIRI DISTRICT PLAN****Submitter Details**

Name: Survus Consultants Ltd
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 Proposals to Which this Submission Relates:

1. The District Plan in its entirety, including but not limited to:
Provisions relating to the large lot residential development (LLRZ) and general residential development (GRZ)

Our Position on these provisions are:

We oppose these provisions and seek the changes outlined below.

Relief Sought / Decision we want Council to Make

Large Lot Residential Development

1. Rezone the Proposed Plan LLR Overlay areas LLRZ.
2. Make additional provision for LLR development and zone suitable areas or otherwise apply a LLR Overlay. These could include but not be limited to township edge locations; rural residential areas in the Waimakariri Rural Residential Development Plan 2019; and areas adjoining existing Small Settlement or LLR zones.
3. Provide for LLR densities of between 1 to 7 households per ha, with average densities to be determined on a case by case basis, having regard to the local circumstances.
4. Amend the relevant LLR provisions, including Objectives and policies, to facilitate the above.

General Residential/Urban Development

5. Rezone the West Rangiora, East Rangiora and Kaiapoi Development Areas for urban development i.e. General Residential Zone, or other suitable zoning as appropriate.
6. Amend the relevant Plan provisions to facilitate the above.
7. Any consequential, further or alternative amendments to the Proposed District Plan to be consistent with and give effect to the intent of this submission and the interests of the Submitter.

Reasons for Our Submission

The reasons for our submission are outlined below.

- a) The amendments sought are appropriate and necessary to achieve sustainable growth and development of the District and meet the requirements of the NPS-UD 2020
- b) The amendments sought are consistent with and the most appropriate, efficient and effective means of achieving the purpose of the Resource Management Act 1991.