

**LURP Review May 2015 Submission #34 WDC**

**Full name** Waimakariri District Council

**Phone** 03 311 8900

**Organisation** Waimakariri District Council

**Postal address** Private Bag 1005  
Rangiora

**Postcode** 7440

**Email** [victoria.caseley@wmk.govt.nz](mailto:victoria.caseley@wmk.govt.nz)

**Contact name and postal address for service of person making comment (if different from above)** Waimakariri District Council  
Private Bag 1005  
Rangiora 7440  
Attention: Victoria Caseley

**The information submitted is true and correct \*** •Yes

**Name of person making submission or person authorised to sign on behalf of** Victoria Caseley

**person  
making the  
comment \***

**Date signed** Friday 29 May 2015

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**Comment and Actions to Achieve**

There is an issue as to the applicability of the Land Use Recovery Plan to land outside of Greater Christchurch as defined in the Canterbury Regional Policy Statement within Waimakariri District. This confusion has arisen from Action 3 and the immediate amendments made to the Waimakariri District Plan as set out in Appendix 3, Amendment 5. Here the requirement was to amend the District Plan by inserting a new objective and policy into Chapter 14. Whilst new Objective 14.5.1 refers to Greater Christchurch, new Policy 14.5.1.1 only refers to the Land Use Recovery Plan, Chapter 6 of the Canterbury Regional Policy Statement, the Rural Residential Development Plan and MR873. This has created an uncertainty as the Land Use Recovery Plan applies to the whole of Waimakariri District.

In order to provide certainty and clarification it is requested that the Waimakariri District Council be directed to amend Policy 14.5.1.1 as set out in the District Plan as follows:

"To avoid new residential and rural residential activities and development outside of existing urban areas and priority areas within the area identified in Figure 1 of the Land Use Recovery Plan and Chapter 6 of the Canterbury Regional Policy Statement; rural residential development areas identified in the Rural Residential Development Plan and MR873."

**Comment and Actions to Achieve**

The Land Use Recovery Plan identifies an area of Greenfield Priority Area - Residential to the north east of Woodend. Whilst the southern portion of this priority area has resource consent to develop a residential subdivision there is uncertainty as to most effective use of the remaining priority area. Whilst a small amount of Greenfield Priority Area - Business is provided for to the north this may be more efficient and effective if additional Greenfield Priority Area - Business was provided. This would enable a developer to consider and apply for a private plan change for business rezoning. At this time site specific environmental and planning matters can be assessed and addressed. It is considered that any subsequent loss in residential housing will be minimal given the amount of Greenfield Priority Areas Residential within the Greater Christchurch area.

In order to provide for the option of the land being considered for business, in addition to its existing identification of Greenfield Priority Area - Residential, it is requested that the following occur:

- Figure 4, Map A in the Land Use Recovery Plan be amended to show the Greenfield Priority Area - Residential to the north east of Woodend as "Greenfield Priority Area - Residential/Business."
  - Environment Canterbury be directed to amend Map A in Chapter 6 of the Canterbury Regional Policy Statement to show the Priority Areas - Residential Zoned to the north east of Woodend as "Priority Areas - Residential/Business."
  - Waimakariri District Council be directed to amend Waimakariri District Plan Planning Maps 125, 125A, 128, 128A to show the LURP Priority Areas - Residential Zoned to the north east of Woodend as "Priority Areas - Residential/Business."
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