

RMA FORM 5

# Submission on publicly notified Proposed Change 1 to Chapter 6 of the Canterbury Regional Policy Statement

CLAUSE 6 OF SCHEDULE 1, RESOURCE MANAGEMENT ACT 1991

## Note to person making submission:

The submission period for Proposed Change 1 to Chapter 6 of the Canterbury Regional Policy Statement closes at **5pm Monday 15 February 2021**.

To return this form you can:

- email it to [mailroom@ecan.govt.nz](mailto:mailroom@ecan.govt.nz) (subject line: Chapter 6 CRPS submission)
- post it to **Customer Services, Environment Canterbury, PO Box 345, Christchurch 8140**

Your submission (or part of your submission) may be struck out if at least one 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 that 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.

To: Environment Canterbury

## 1. Submitter details

Please note: all fields marked with an asterisk (\*) are required.

Name of submitter(s)\* David Madeley

Submitter address\* 230 Island rd

City/Town\* Kaipoi R.D 1 Postcode\* 7691

Contact name (if different from above) \_\_\_\_\_

Contact organisation \_\_\_\_\_

Contact email address davidmadeley@stra.co.nz

Contact address (if different from above) \_\_\_\_\_

City/Town \_\_\_\_\_ Postcode \_\_\_\_\_

Contact phone number 0273008824 / 033276902

Please note that by making a submission your personal details, including your name and contact details, will be made publicly available in accordance with the Resource Management Act 1991. While all information in your submission will be included in papers which are available to the media and the public, your submission will be used only for the purpose of this process.

RECEPTION EC - CHCH		ACTION	INFO
FILE REF:			
DOCUMENT No:			
:15 FEB 2021			
TIME RECEIVED: 12.20			

## 2. Submission details\*

	<input type="checkbox"/> Oppose in part <input type="checkbox"/> Oppose in full <input type="checkbox"/> Support in part <input checked="" type="checkbox"/> Support in full		
	<input type="checkbox"/> Oppose in part <input type="checkbox"/> Oppose in full <input type="checkbox"/> Support in part <input checked="" type="checkbox"/> Support in full		

Signature of submitter (or person authorised to sign on behalf of submitter)

*[Signature]*

Date

13/02/21

Note: A signature is not required if you make your submission by electronic means.

### 3. Submission details\*

☒ I am enclosing further supporting information in addition to this submission form. *See attachment*

Provision to which my/our submission relates: <small>(Please specify the provision or other aspect of the proposed change your submission relates to)</small>	My/our position on this provision is: <small>(Select one option)</small>	My/our reasons for supporting/opposing the amended provisions are:	The decision I/we want is: <small>(Please specify if you want the provision to be retained, amended or deleted)</small>
	<input type="checkbox"/> Oppose in part <input type="checkbox"/> Oppose in full <input type="checkbox"/> Support in part <input checked="" type="checkbox"/> Support in full		
	<input type="checkbox"/> Oppose in part <input type="checkbox"/> Oppose in full <input type="checkbox"/> Support in part <input checked="" type="checkbox"/> Support in full		

**2. Trade competition declaration\* (Please tick the statement that applies)**

I could gain an advantage in trade competition through this submission.

☐

Yes

☒

No

If yes: I am directly affected by an effect of the subject matter of the submission that

(a) adversely effects the environment; and

(b) does not relate to trade competition or the effects of trade competition.

☐

Yes

☒

No

**Note:** 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.

## Attachment to RMA FORM 5

Proposed Change 1 to Chapter 6 of the Canterbury Regional Policy Statement.

Refer Waimakariri Regional Plan - Planning Map 104 (page 36) Appendix 3

We (Gary Skerten, Susanna Michell, Glen Morgan, David Madeley) write to recommend a change of land use for the land East of Island Road from William Coup Road back to the Northern Motorway.

This land is currently zoned rural but we propose it would be better utilised if rezoned to residential.

### Our reasoning is as follows:

- . This land is very close to the Kaiapoi township. It is within walking (biking) distance of the town and the Kaiapoi High School. (Directly on the other side of the Northern motorway)
- . The recent development of Brian Storer's Dairy Farm to Silverstream Village shows that productive land has already been given permission to be developed for residential use.
- . Our lifestyle blocks are 1 x 4.4 & 3 x 2.2 hectares so the land is really only good for "small time" intensive farming at best. Currently it is not productive in the sense of "rural farming". A better land use would be urban residential since there is a demand to free up land for more residential sections.
- . To us it seems pointless to develop East Kaiapoi due to the liquefaction experienced during the earthquake period. Our land had no such problems so it is obvious to us that any urban expansion should be to the West of Kaiapoi.
- . It is more than likely that the Proposed Change 1 to Chapter 6 of the Canterbury Regional Policy Statement as notified by Environment Canterbury (Resource Management Act 1991) will be successful so the zoning will be able to be changed.
- . Waimakariri District Zoning is due for review.
- . Although zoned 'rural' none of the properties on our block are used for 'primary production' as such. Current use could be classified as 'hobby farms'. Recent activities include a mixture of hay making, grazing sheep and beef, and training dogs.
- . Waimakariri District is currently growing very rapidly. Many extra houses are likely to be needed in the future. Silverstream Village is nearing the end of its development and more land will need to be sourced for housing.
- . With the Governments push to lower carbon emissions walking and cycling to local facilities would be practical alternatives to driving. This land is so close to Kaiapoi and all its facilities..
- . Growth should be around the existing urban areas so there is no need to duplicate services. We have town supply water going down William Coup Road and the sewer network goes down Ohoka Road. And the 5G network is being installed along Island Road.