Andrew Stevens

Subject: Submission Number 113

Evidence G.

17th July 2015.

PROPOSED PRIVATE PLAN CHANGE 26

WESTPARK RANGIORA LIMITED

OXFORD & LEHMANS ROAD, RANGIORA

Submission number 113

My name is Andrew Stevens.

My wife (Glen) and I have resided continuously at Brantholme Farm, 100 Oxford Road, Rangiora since May 1980.

In December 2013 we signed (on behalf of the AG & GC Stevens Family Trust) a "Sale and Purchase" agreement with Westpark Rangiora Ltd for the sale of the block of land at the corner of Oxford and Lehmans Road, Rangiora.

This block of land forms part of the total area covered by this Private Plan Change 26.

As part of that land sale, we are going to be retaining a section of the land totalling approximately 3,000 square metres.
The block contains the existing house and several out-buildings.

Two of those out-buildings are motor houses built in 2013.
The buildings were subject to Resource Consent and Building Consent issued by the Waimakariri District Council.

The two buildings are positioned 6.5 metres in from the Oxford Road street frontage.

The total site has been landscaped over a long period, and is still being further landscaped, as it is our intention to continue to reside here for a long time.

The only issue in the Private Plan Change that we are concerned about is that the documentation indicates that a Recreational Reserve strip of approximately 5 metre width would be taken off the Oxford Road frontage of our retained block of land.

If that strip of land is forfeited, our motor houses would then be only 1.5 metres from the street, and we would lose landscaping and privacy across our frontage.
It would also greatly affect our vehicle movements as it would reduce our forecourt area.
Forfeiture of that strip of land would significantly compromise the aesthetic appeal that exists at present.

The distance from our road boundary to the painted edge of the carriageway on Oxford Road is 9 metres.
The distance from the fenceline on the south side of Oxford Road to the painted edge of the carriageway is 5 metres.

The extra width along the north side of Oxford Road is because the Rangiora to Oxford railway line used that area for the railtrack. The railway lines were lifted in the 1960s, and it has been a wide grassed berm ever since.

I believe that there is plenty of width existing along the north side of Oxford Road for pedestrian footpaths etc., without any need to encroach onto our retained land, and I strongly object to any suggestion that we should lose part of our existing / retained block.

I note that in the "Hearings Report" prepared by the Planning staff of the Waimakariri District Council, the recommendation is made that the Outline Development Plan be modified to remove this section of the reserve across our retained block of land, and divert the reserve to run along the Eastern and Northern boundaries of our retained block.

If this recommendation is accepted, our concerns would be resolved in total.

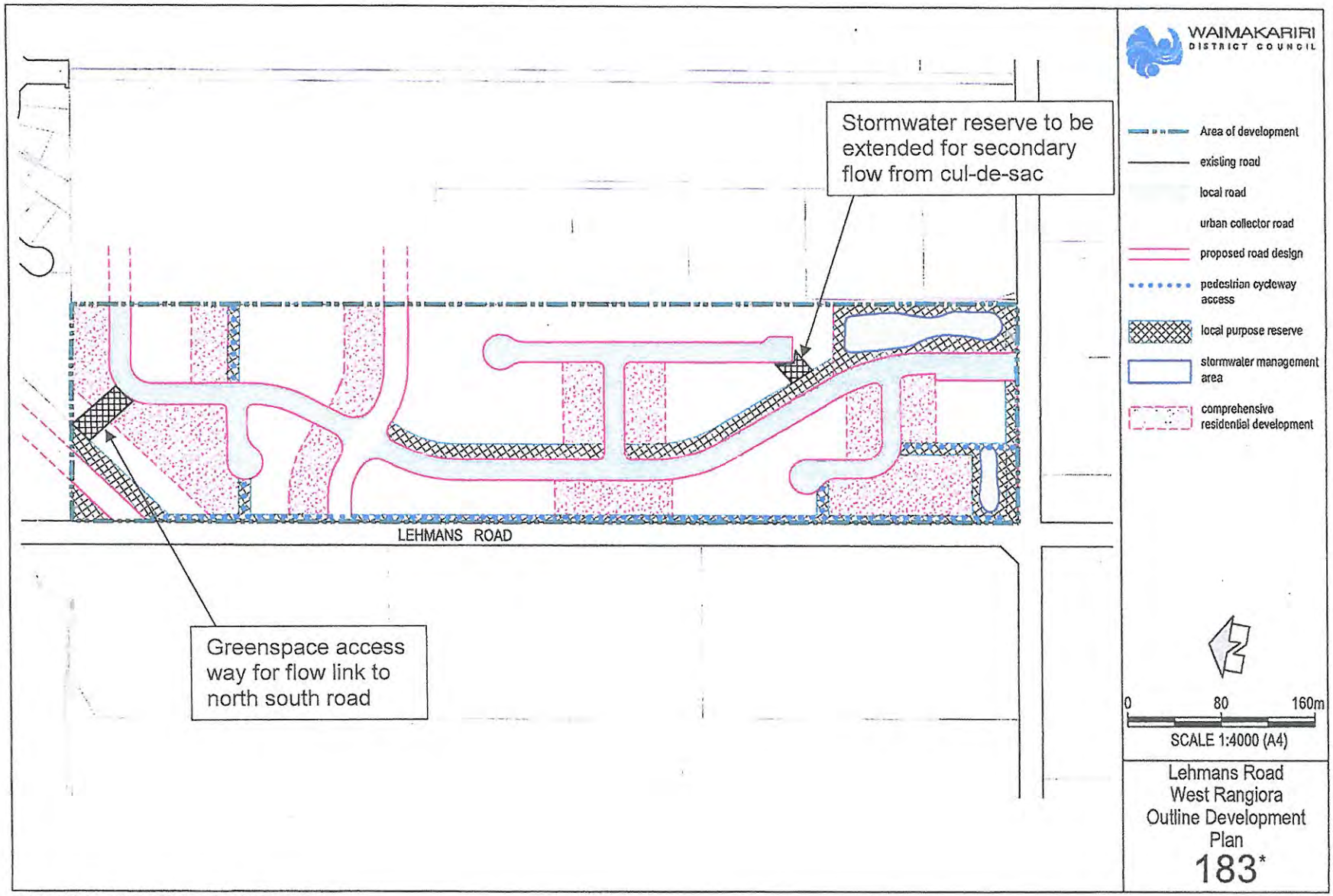
We agree with all other areas of the Proposed Private Plan Change 26.

Thank you for this opportunity to address the Hearing Panel.

Andrew Stevens,
Trustee,
For AG & GC Stevens Family Trust.

Brantholme Farm,
100 Oxford Road,
Rangiora, 7400.

Attachment i



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* to be confirmed