
Submission on Waimakariri District Council - Proposed District Plan

Form 5 Submission on publically notified proposal for policy statement or plan, change or variation

Clause 6 of Schedule 1, Resource Management Act 1991

To: Waimakariri District Council - Development Planning Unit

Date received: 24/11/2021

Submission Reference Number #:91

This is a submission on the following proposed plan (the **proposal**): Waimakariri District Council - Proposed District Plan

Address for service:

J De Lange

New Zealand

Email: jdelange@icloud.com

Attachments:

70_Mapleham_Support_Docs.pdf

70_Mapleham_Support_Docs.pdf

I wish to be heard: Yes

I am willing to present a joint case: Yes

Could you gain an advantage in trade competition in making this submission?

- **No**

Are you 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 effects of trade competition

- **No**

Submission points

Point 91.1

Section: Planning Maps

Sentiment: Oppose

Submission:

The following property 70 / 74 Mapleham Drive, Pegasus

Property ID: 24238 - Currently - Lot 1, 3 Deposited Plan 407339 and Lot 215-216 Deposited Plan 400595

Zone proposal for Property ID 24238 seems incorrect.

1. The property (ID-24238) seems to be Re-Zoned from Rural 4B to "Rural Lifestyle Zone" (RLZ) in the new plan.
2. This does not seem to be correct as this property does not comply to the RLZ-P2 Characteristics, Primary production activities or size.
 1. *Primary production activities means the following:*
 1. *any aquaculture, agricultural, pastoral, horticultural, mining, quarrying or forestry activities; and*
 2. *includes initial processing, as an ancillary activity, of commodities that result from the listed activities in a);*
 3. *includes any land and buildings used for the production of the commodities from a) and used for the initial processing of the commodities in b); but*
 4. *excludes further processing of those commodities into a different product.*
 - a. *(National Planning Standard definition)*
 3. The property **is only 0.52ha** and not the required 4ha for the Rural Lifestyle Zoning. (RLZ)
 4. The property is also already in two separate lots namely 70 and 74 Mapleham Drive, Pegasus.

All other neighbouring properties in Mapleham drive is zoned as MRZ.

It is requested that this property should be zoned as "Residential / MRZ" in the new plan, as with all the properties on the neighbouring boundaries.

Secondly:

The property size as per the new plan seem to be incorrect:

1. New plan detail only state LOT 215 DP400595 (0.2333500Ha)
2. Existing current property consist of the following:
3. Lot 1, 3 Deposited Plan 407339 and Lot 215-216 Deposited Plan 400595 - Property ID 24238 - Actual size = 5192sqm (0.5192Ha)
4. It seems like some of the lots 1, 3 and Lot 216 are not included in the new plan?

Relief sought

The following property 70 / 74 Mapleham Drive, Pegasus

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2. This does not seem to be correct as this property does not comply to the RLZ-P2 Characteristics, Primary production activities or size.
 - a. *Primary production activities means the following: (National Planning Standard definition)*
 - I. *any aquaculture, agricultural, pastoral, horticultural, mining, quarrying or forestry activities; and*
 - II. *includes initial processing, as an ancillary activity, of commodities that result from the listed activities in a);*
 - III. *includes any land and buildings used for the production of the commodities from a) and used for the initial processing of the commodities in b); but*
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 3. The property **is only 0.52ha** and not the required 4ha for the Rural Lifestyle Zoning. (RLZ)
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It is requested that this property should be zoned as "Residential / MRZ" in the new plan, as with all the properties on the neighbouring boundaries.

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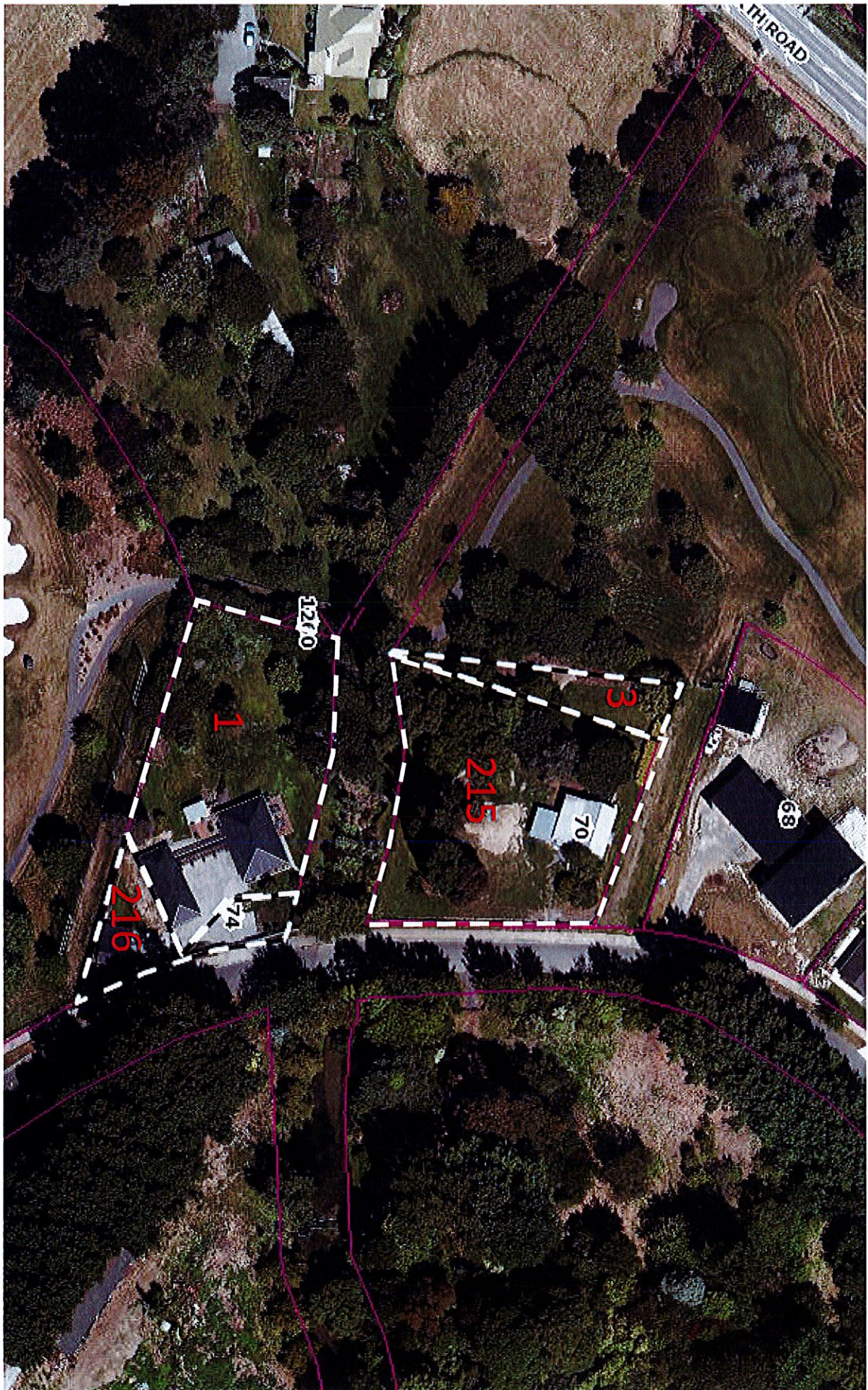
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3. Lot 1, 3 Deposited Plan 407339 and Lot 215-216 Deposited Plan 400595 - Property ID 24238 - Actual size = 5192sqm (0.5192Ha)
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OLD PLAN
Overview



OLD PLAN

Lots – 1, 3, 215, 216



OLD PLAN
Zone – Rural 4b



AGREEMENT FOR SALE AND PURCHASE OF REAL ESTATE

This form is approved by the Real Estate Institute of New Zealand Incorporated and by Auckland District Law Society Incorporated

DATE: 5/4/3/2016

VENDOR: David Kenneth Molyneux and Mary Ann Molyneux

PURCHASER:

SAN ADRIAAN DE LANGE AND
DEBRA LYNN DE LANGE

and/or nominee

The vendor is registered under the GST Act in respect of the transaction evidenced by this agreement and/or will be so registered at settlement:

Yes/No

PROPERTYAddress: 70 ~~Mapleham Drive, Woodend - Waimakariri District, Waimakariri, Canterbury~~Estate: **FEE SIMPLE LEASEHOLD STRATUM IN FREEHOLD STRATUM IN LEASEHOLD
CROSSLEASE(FEE SIMPLE) CROSSLEASE(LEASEHOLD)** (fee simple if none is deleted)

Legal Description:

Area (more or less):

Lot/Flat/Unit:

DP:

Unlque Identifier or CT:

5192 sqm

425882

Lot 1, 3 DP 407339 and Lot 215-216 DP 400595

PAYMENT OF PURCHASE PRICEPurchase price: \$ 585,000.00
FIVE HUNDRED AND EIGHTY FIVE THOUSAND
NEW ZEALAND DOLLARS ALONEPlus GST (if any) OR Inclusive of GST (if any)
If neither is deleted, the purchase price includes GST (if any).

GST date (refer clause 13.0):

Deposit (refer clause 2.0): \$ 10% of the purchase price payable to Whalan and Partners Limited Trust Account 12-3191-0007646-01 upon confirmation of this agreement.

\$5000.00

Balance of purchase price to be paid or satisfied as follows:

(1) By payment in cleared funds on the settlement date which is

OR 6th MAY 20163 WEEKS AFTER CONFIRMATION

(2) In the manner described in the Further Terms of Sale.

Interest rate for late settlement: 14.00% p.a.

CONDITIONS (refer clause 9.0)Finance Condition CANCELLATION OF BOND BY
BUYER'S BANKLIM required: (refer clause 9.2) Yes/NoLender: ASBBuilding report required: (refer clause 9.3) Yes/NoAmount required: \$585,000.00

OIA Consent required: (refer clause 9.4) Yes/No

Finance date: 15/03/2016

Land Act/OIA date:

TENANCIES (if any)

Name of tenant: Vacant Possession

Bond: \$

Rent: \$

Term:

Right of renewal:

SALE BY:Whalan and Partners Ltd
a Member of the Bayleys Realty Group
3 Deans Avenue, Addington
PO Box 36 533
CHRISTCHURCH 8146
Manager: Richard Norris
Salesperson: Angela Webb (027 349 1997)
Second Salesperson: George Phillips

Phone: 03 375 4700

Fax: 03 355 9521

Email: Christchurch@bayleys.co.nz

The Fairbridge Group Ltd 100% owned subsidiary

Licensed Real Estate Agent under Real Estate Agents Act 2008

It is agreed that the vendor sells and the purchaser purchases the property, and the chattels listed in Schedule 1, on the terms set out above and in the General Terms of Sale and any Further Terms of Sale.

Land Information Memorandum

Application

D K Molyneux
1266 Main North Road
RD 1
Kaiapoi 7691

| | |
|------------------|-------------------|
| No. | LM1400037 |
| Application date | 2 September 2014 |
| Issue date | 09 September 2014 |
| Phone | |
| Fax | |

Property

| | |
|-------------------|--|
| Valuation No. | 2163169002 |
| Location | <u>70 Mapleham Drive</u> PEGASUS |
| Legal description | LOTS 1 3 DP 407339 LOTS 215-216 DP |
| Owner | Mary Ann Molyneux & David Kenneth Molyneux |
| Area (hectares) | 0.5192 |

Rates

| | |
|--------------------------|-------------|
| Government Valuation | |
| Land | \$500,000 |
| Capital Value | \$640,000 |
| Improvements | \$140,000 |
| Date of Last Revaluation | 01 Aug 2013 |

Current Rates Year 1st July 2014
to 30th June 2015

| | |
|----------------------------------|-------------|
| Annual Rates | \$3,426.05 |
| Current Instalment | \$856.50 |
| Current Year – Outstanding Rates | \$0.00 |
| Arrears for Previous Years | \$0.00 |
| Next Instalment Due | 20 Nov 2014 |

Note: Rates are charged in four equal instalments for the period commencing 1 July and ending 30 June each year.

This Land Information Memorandum (LIM) has been prepared for the purposes of Section 44A of the Local Government Official Information and Meetings Act 1987. It contains all the information described in section 44A(2) that is held by the Waimakariri District Council in relation to the land, as at the date above. It is based on a search of the Council's records only and there may be other information relating to the land which is not held by the Council. The records may not show illegal or unauthorised structures or other work on the land.

The Council has not undertaken an inspection of the land or any building(s) on it for the purpose of preparing this LIM. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose. Please consult the Council if you have any questions.

The inclusion or omission of information in or from this LIM does not limit or affect the Council's functions, powers or duties in relation to the land under any statute, regulation, bylaw, policy, or other enactment.

The Council will, upon request, provide additional information about the land. There will generally be an additional fee payable, based on the amount of time required to locate, collate and provide the requested information.

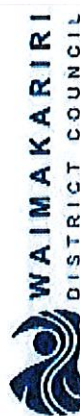


Parcel Information

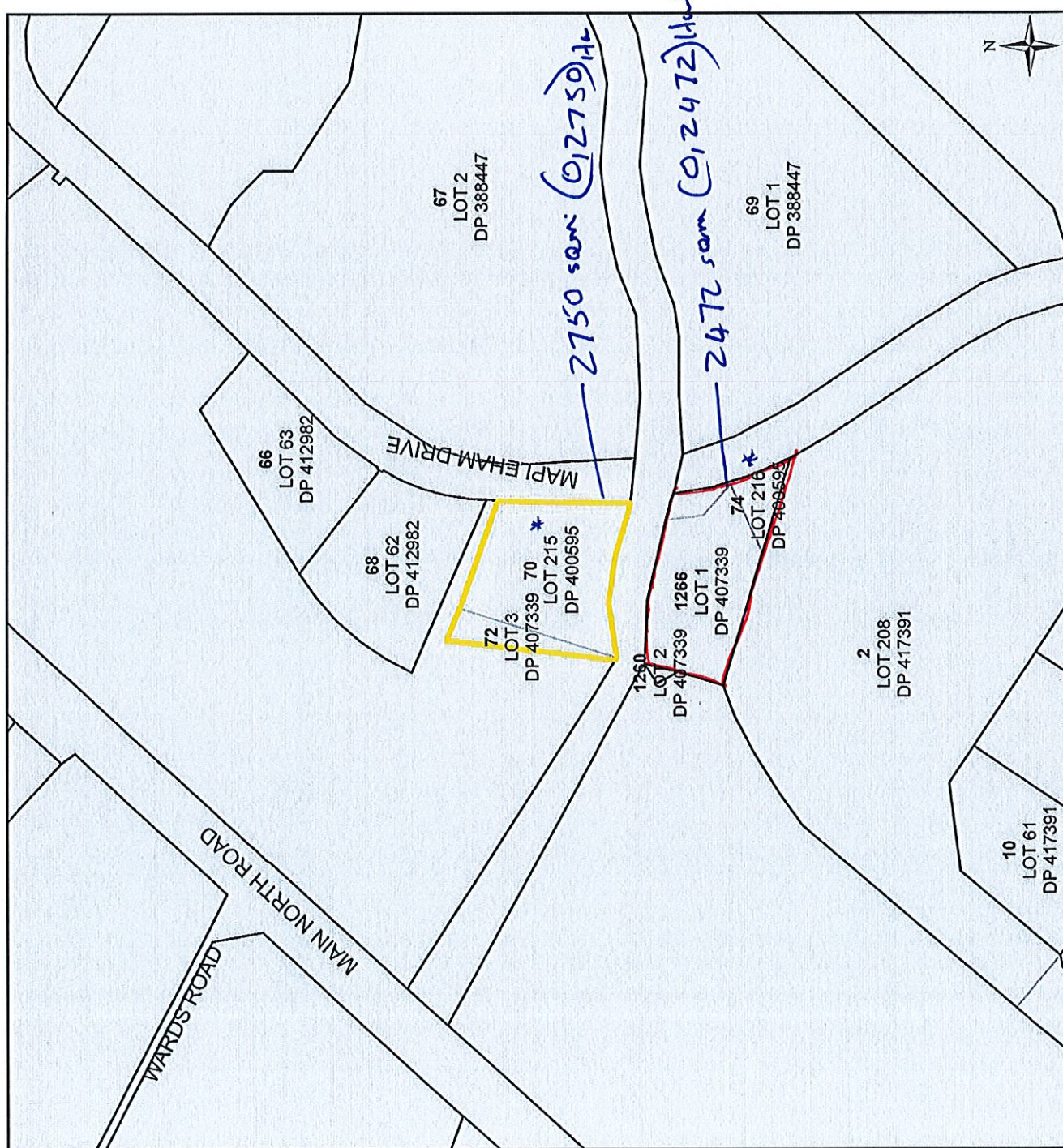
LIM: LM1600355
 Address: 70 Mapleham Drive
 Locality: PEGASUS
 Parcel area: 0.2335 ha
 Parcel legal description:
 LOT 215 DP 400595 0.233500 Ha
 LOT 3 DP 407339 0.038000 Ha

0,2715 Ha
 TOTAL - LOT 3 (DP 407339)
 LOT 215 (DP 400595)
 LOT 1 (DP 407339)
 LOT 216 (DP 400595)
0,5192 Ha

*① LOT 216 - ~~0,0477~~ 0,0477 Ha
 LOT 215 - 0,12335 Ha
0,2812 Ha



9/03/2016



DISCLAIMER:
 The accuracy and completeness of this plan is not guaranteed. Measurements shown are subject to reasonable tolerance and have been provided from the Council records.
 Cadastral Data supplied from LINZ circa 1999. Crown Copyright Reserved.

MISSING LOT 1, LOT 3 (0,12 + 0,058 Ha)
 DP 407339 (0,238 Ha) - 2380 sqm
 DP 400595

PROPERTY ID: 24238
 74 - LOT 216, DP 400595;
 70 - LOT 215, DP 400595;

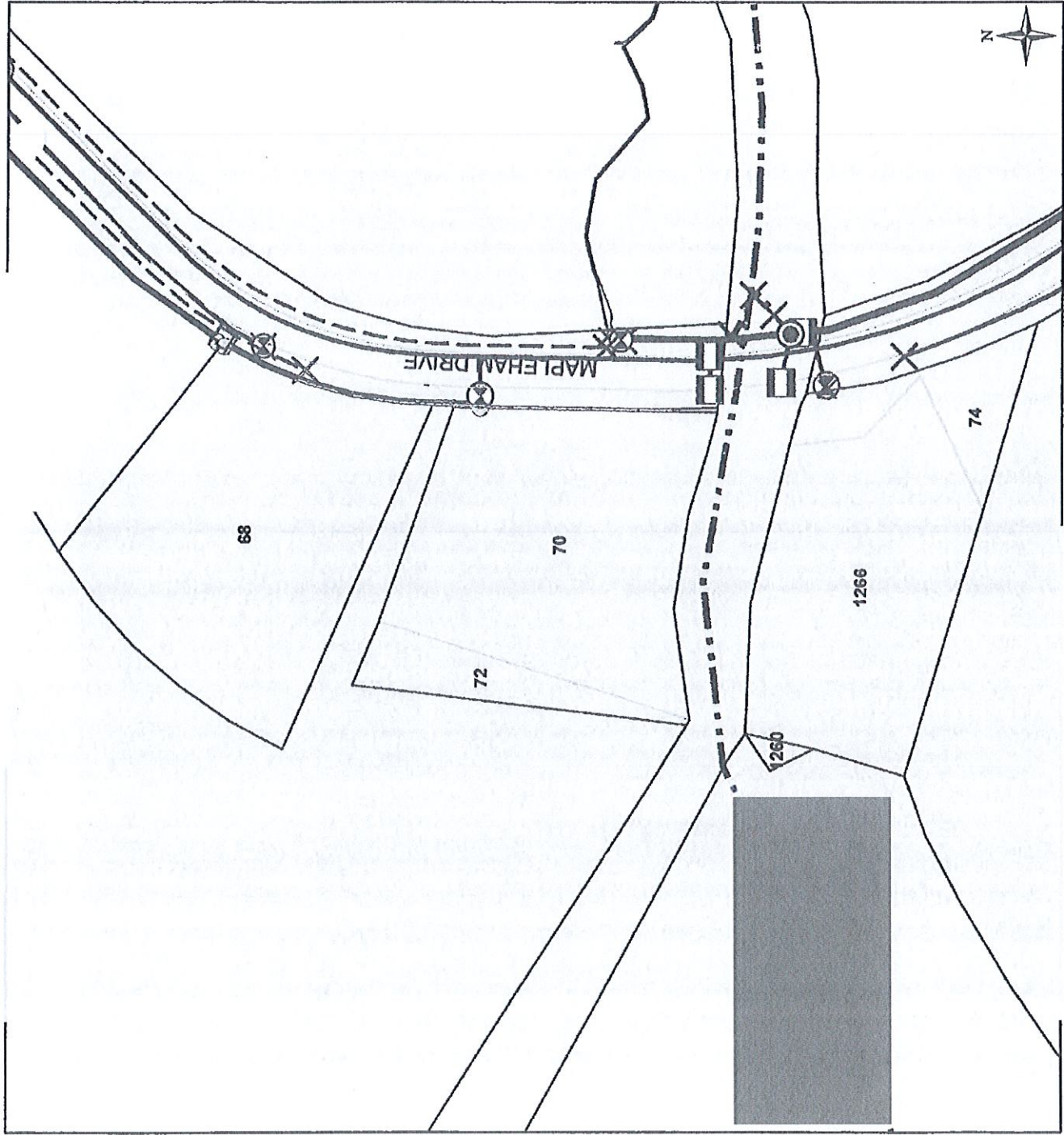
NEW

Utilities

LIM: LM1400037

Address: 70 Mapleham Drive

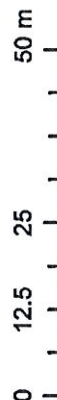
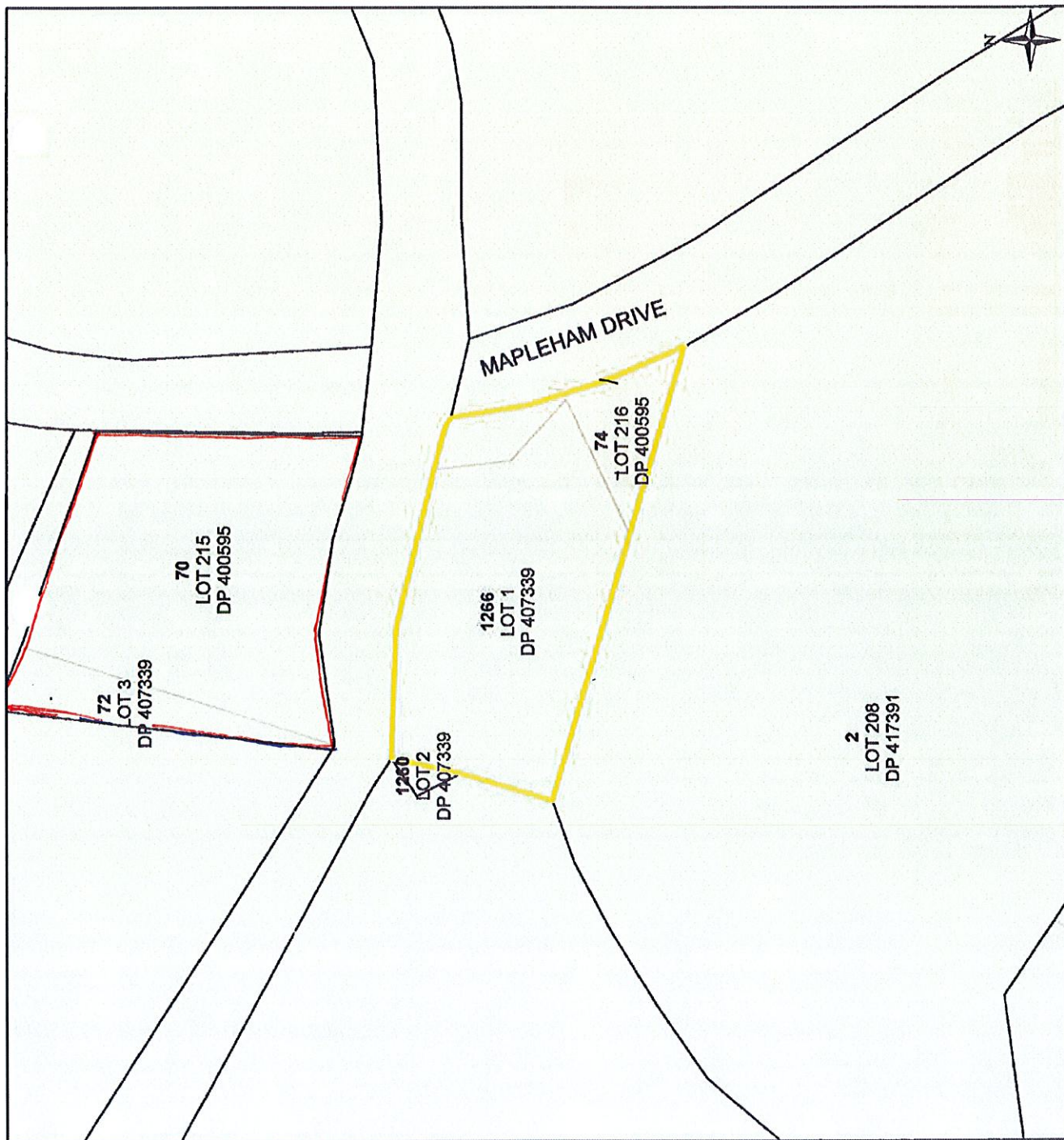
Locality: PEGASUS



DISCLAIMER:
The user of the information has the responsibility to pothole and confirm the exact location of the service. When excavating in the vicinity of any Council service the contractor will be held responsible for all damage to Council property. The accuracy of the plan is not guaranteed. Measurements shown are subject to reasonable tolerance and have been provided from the Council records. Photocopying will alter scale measurements. The Council does not guarantee the existence of service laterals to vacant lots, regardless of whether a lateral is shown on this plan. Cadastral Data supplied from LINZ circa 1999. Crown Copyright Reserved.

Parcel Information

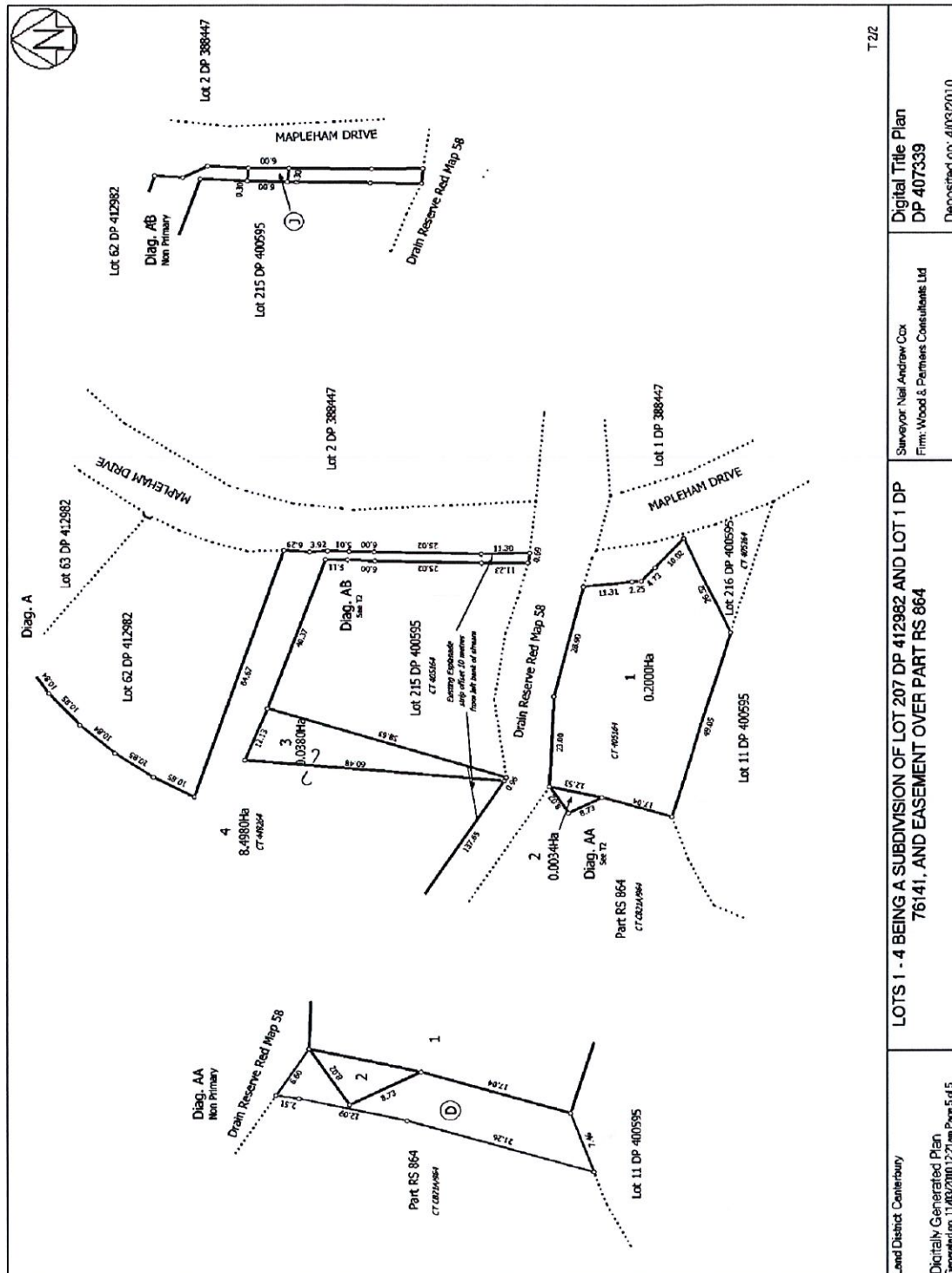
LIM: LM1400037
Address: 74 Mapleham Drive
Locality: PEGASUS
Parcel area: 0.0477 ha
Parcel legal description:
LOT 216 DP 400595
LOT 1 DP 407339



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Cadastral Data supplied from LINZ circa 1999. Crown Copyright Reserved.

Identifier

425882




T22

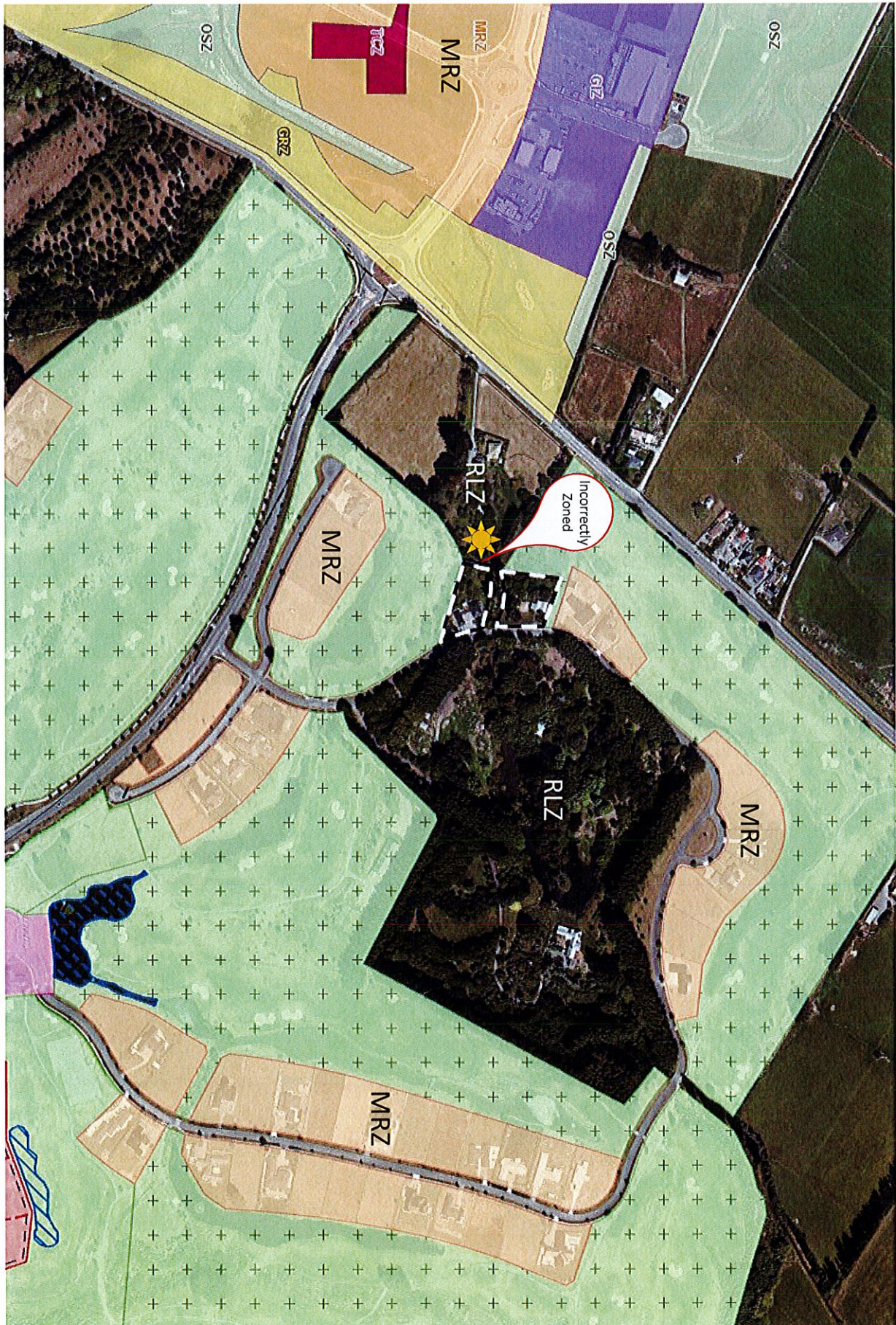
| | | |
|--------------------------|--|---------------------------------|
| Land District Canterbury | Surveyor: Neil Andrew Cox Firm: Wood & Partners Consultants Ltd | Digital Title Plan DP 407339 |
| Deposited on: 4/03/2010 | | |

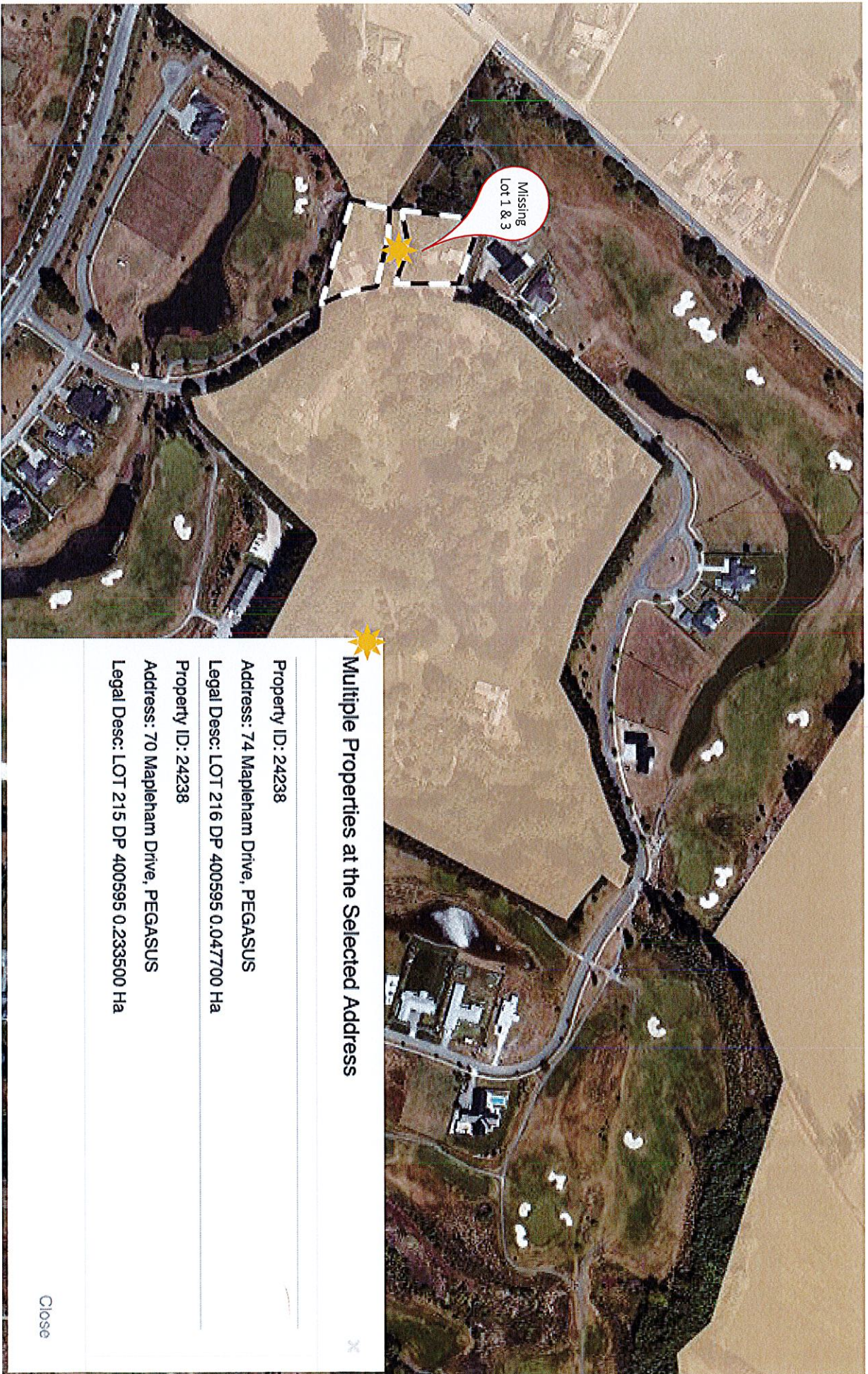


NEW PLAN

Golf Walkway

 Incorrectly Zoned





 Multiple Properties at the Selected Address

Property ID: 24238

Address: 74 Mapieham Drive, PEGASUS

Legal Desc: LOT 216 DP 400595 0.047700 Ha

Property ID: 24238

Address: 70 Mapieham Drive, PEGASUS

Legal Desc: LOT 215 DP 400595 0.233500 Ha

Close