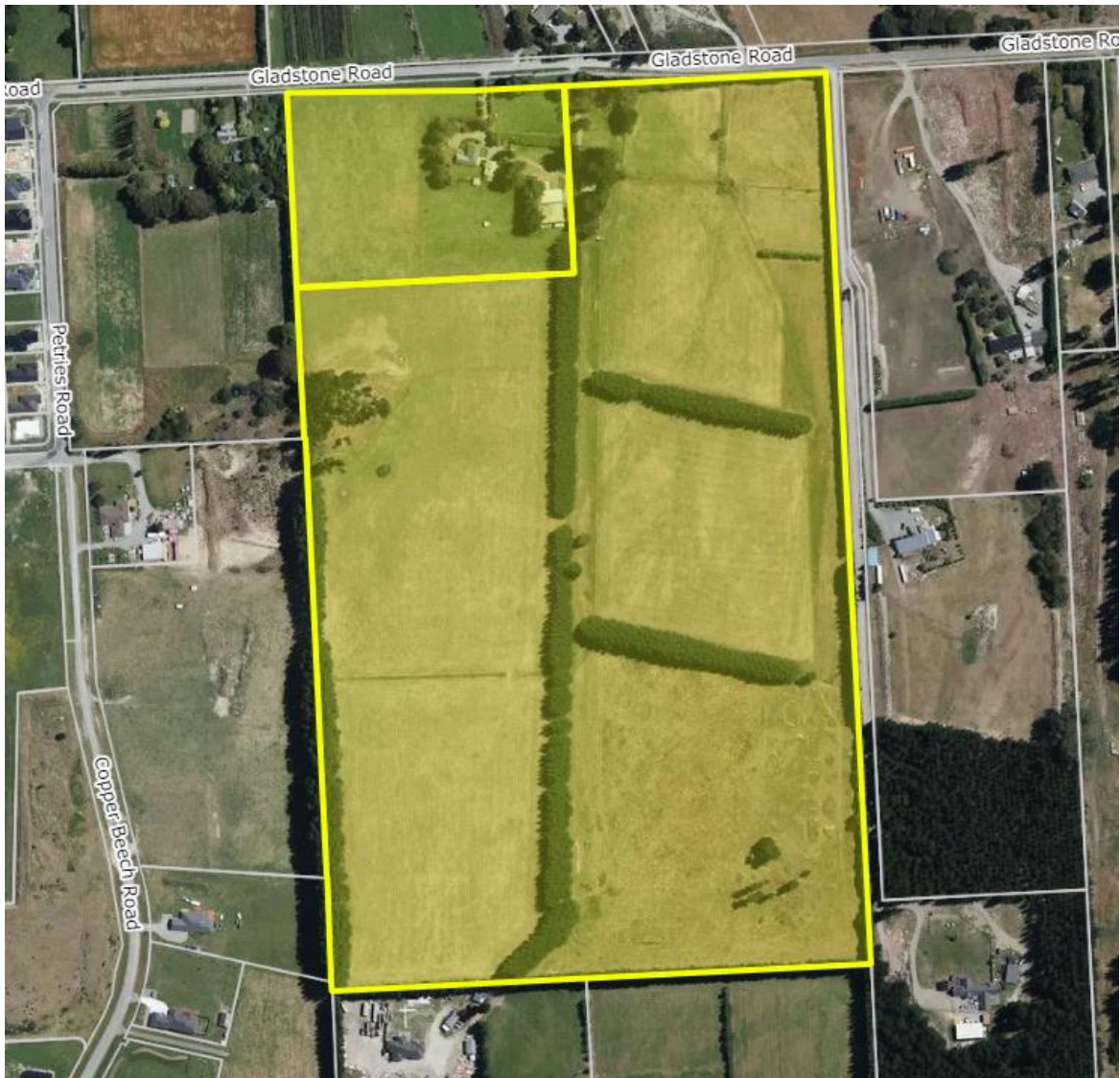


Submission on the Proposed Waimakariri District Plan

C/- Inovo Projects Ltd

145 and 167 Gladstone Road, Woodend



30 November 2021

Resource Management Act 1991

Waimakariri District Council

Submission on the Proposed Waimakariri District Plan

Submitter Details

Name: C/- Inovo Projects Ltd

Submitter address: 145 and 167 Gladstone Road, Woodend

Contact Details

Contact name: Max Stevenson

Contact organisation: Inovo Projects Ltd

Contact address: 122 Montreal Street, Po Box 7069, Christchurch 8240

Email address: max@inovo.nz

Phone Number: 022 533 6606

Trade Competition Declaration:

C/- Inovo Projects Ltd (herein known as the Submitter), does not have the ability to gain trade competition advantage through this submission.

Hearing Options:

The Submitter, wishes to be heard in support of their submission.

Submission details:

The Submitter, **opposes in part** the Proposed District Plan (PDP), in particular, the site, being zoned:

- Rural Lifestyle Zone – RLZ

Site and Surrounding Area

The site is legally described as Lots 1 & 2 DP 29099 and has a total area of approximately 20.72ha (contained in Record of Titles CB11A/857 and CB11A/858– **Appendix A**). The site is located at the south-eastern edge of the Woodend township. The application site is bounded to the north by Gladstone Road and Rural Land, to the west by Rural Land and Residential Land zoned Res4a and Res2, to the south by Rural Land and to the east by Rural land. The topography of the site generally comprises flat land. **Figure 1** below shows the approximate location of the site.

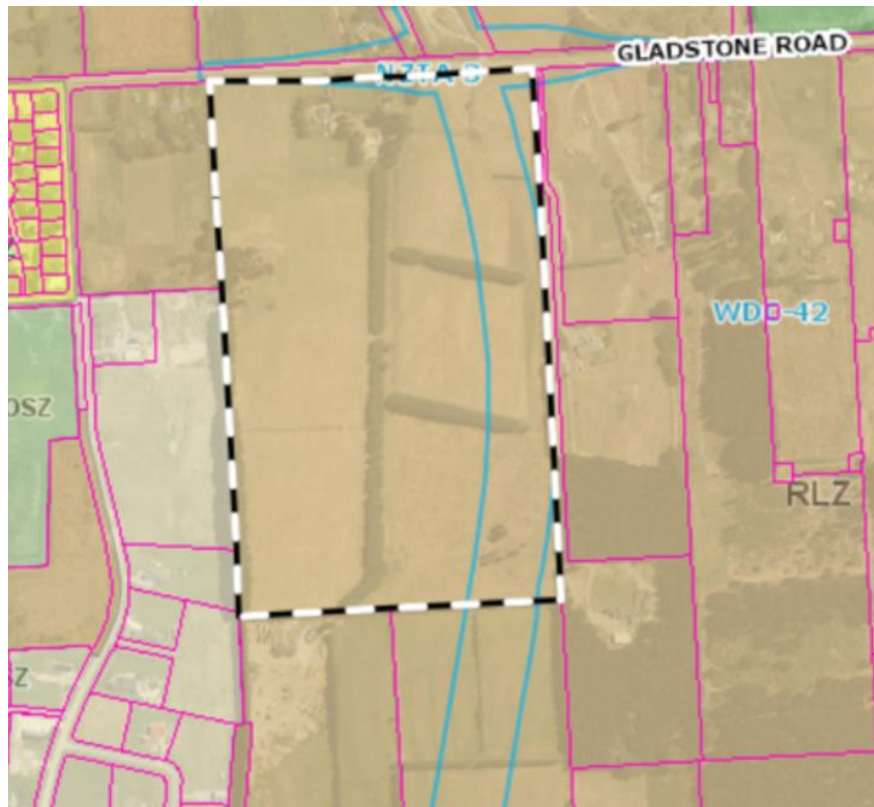


Figure 1: Location of the site

The Site is currently used for farming or rural associated activities.

Proposal

The Submitter seeks to amend the proposed zoning of the PDP Planning Map for Woodend from Rural Lifestyle Zone (RLZ) to Large Lot Residential Zone (LLRZ) so that it is generally consistent with the surrounding proposed LLRZ environment to the south west. The PDP rule frameworks including the objectives and policies for the proposed LLRZ will not be altered as part of the requested zone change.

The Submitter intends to support the NZTA State Highway designation on their land subject to this proposed zoning (LLRZ) and suitable access being provided from Gladstone Road.

Planning Framework

Operative Plan District Plan

The Site is currently zoned Rural Zone in the Operative District Plan (refer to Figure 2 below).



Figure 2: Operative Plan zoning (application site bordered in black and white)

In accordance with the Rural - RU rules of the Operative District Plan, an allotment size of 4ha sections created by means of subdivision consent is considered a controlled activity, subject to the relevant subdivision use rules. One dwelling per 4ha is a permitted activity subject to the relevant land use rules.

Proposed District Plan (PDP)

The Site is proposed to be zoned Rural Lifestyle Zone (RLZ) in the Proposed District Plan (refer to Figure 3 below).

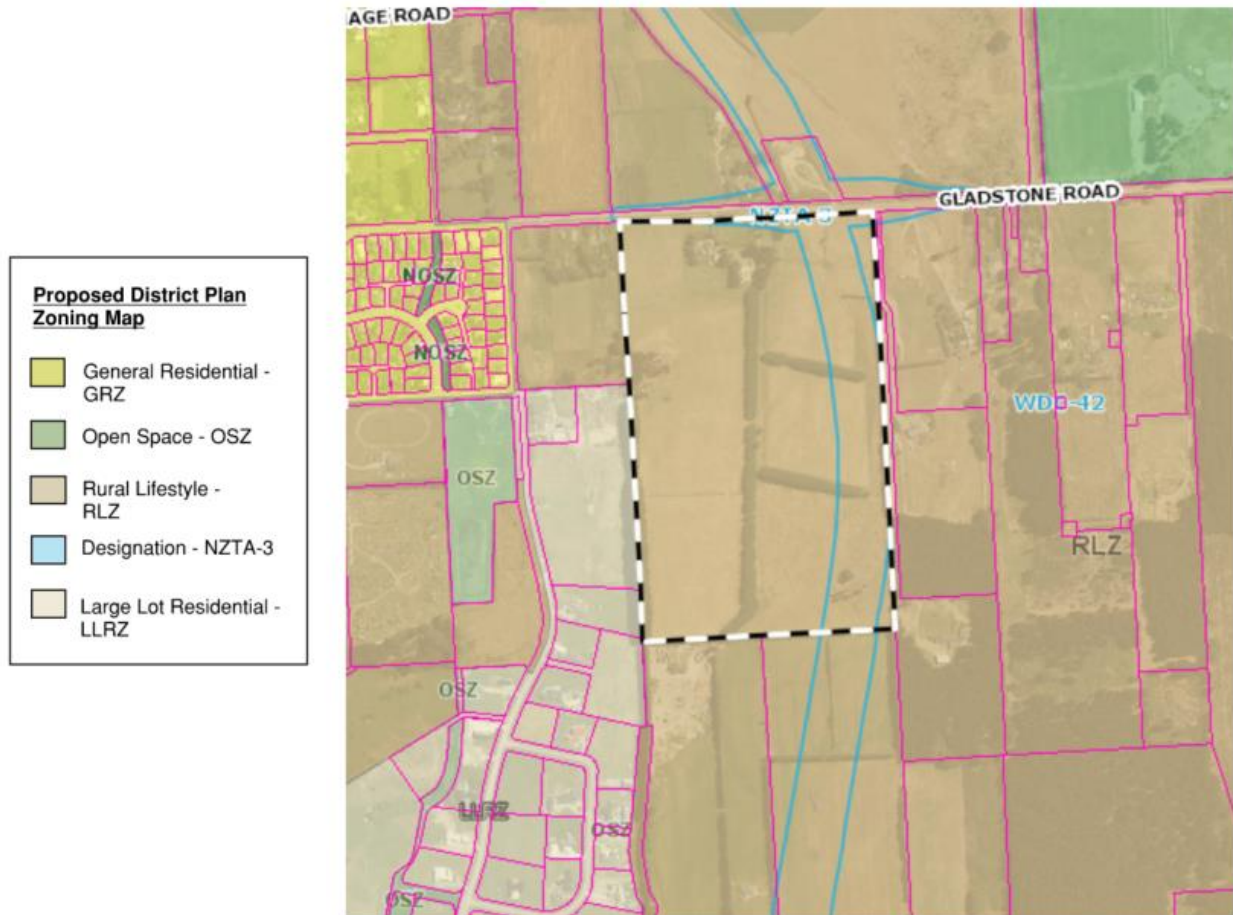


Figure 3: Proposed District Plan Zoning (bordered in black and white)

In accordance with the relevant rules of the PDP the establishment of a dwelling within the RLZ is a Permitted activity subject to relevant bulk and location rules. An allotment size of 4ha sections created by means of subdivision consent is considered a controlled activity, subject to adherence of the relevant subdivision rules. When non-compliance with the former is not achieved the proposal becomes a Non-Complying Activity.

Relief Sought:

The submitter seeks to:

1. Amend the zoning of the PDP Planning Map for Woodend from Rural Lifestyle Zone (RLZ) to Large Lot Residential Zone (LLRZ) – Refer to Figure 4 below.

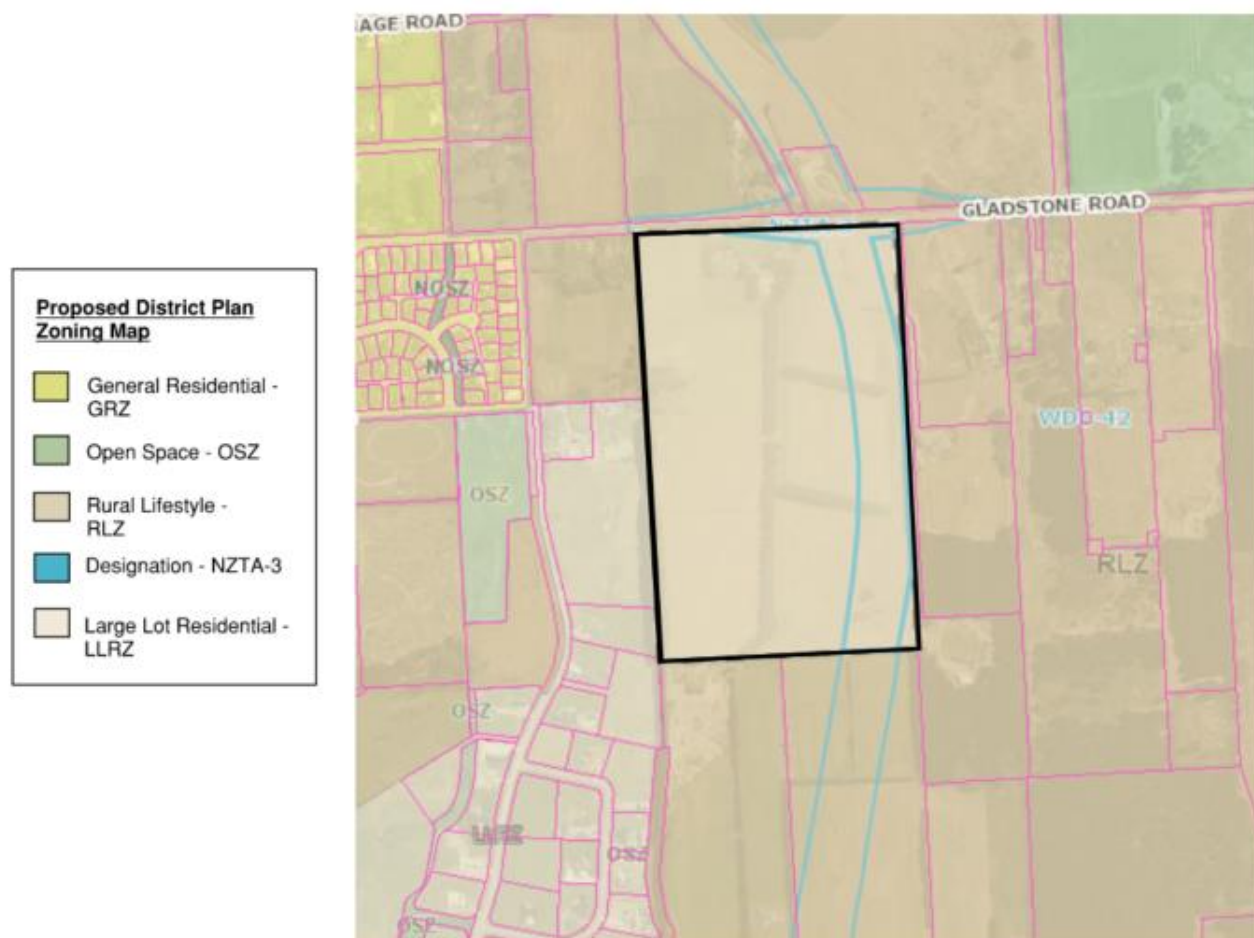


Figure 4: Submitters Proposed District Plan Zoning (bordered in black) of application site changed to Large Lot Residential (LLRZ).

Reasons for Relief Sought:

1. The submission is consistent with the Resource Management Act (RMA), including Part 2. In particular the rezoning of the site from RLZ to LLRZ is a more efficient and suitable use of the land resource for this largely vacant land that is not of a scale to sufficiently support productive farming purposes. Noting that the land area will be significantly reduced upon time of the NZTA acquiring the designated land for State Highway purposes, further reducing the farming potential.
2. The rezoning of the land to LLRZ is a natural extension of the existing LLRZ zone adjacent to the west.
3. The rezoning of the land to LLRZ will be largely reflective of the Draft Woodend Pegasus Area Strategy for Consultation (dated July 2013) document showing 'Future Urban Areas' shown on 'Figure 5. Map of the Woodend Pegasus Urban area' on Page 11 of the document. The LLRZ will be part of the urban area as intended by the document.
4. The State Highway designation to the east of the site which will act as a clean barrier between urban and rural density.
5. Expansion of LLRZ urban land in this location will provide for a variety of housing alternatives close to existing urban form and infrastructure.
6. LLRZ zoning is considered to be consistent with the intentions of the National Policy Statement on Urban Development (NPS-UD), in particular Policy 8 (this is not a conclusive list).

Due to the limited time available to prepare a submission, the applicant wishes to advise that further information in support of the application including specialist and technical evidence will be provided in advance of any hearing.



.....
Max Stevenson
Resource Management Planner, Inovo Projects Ltd

Appendix A – Record of Title



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **CB11A/857**
Land Registration District **Canterbury**
Date Issued 06 October 1971

Prior References
CB757/65

Estate Fee Simple
Area 2.4941 hectares more or less
Legal Description Lot 1 Deposited Plan 29099
Registered Owners
Stuart Graeme McFadden

Interests

Fencing Provision in Transfer 845140 - 6.10.1971
6880031.1 NOTICE OF CLAIM OF INTEREST PURSUANT TO SECTION 42(2) PROPERTY (RELATIONSHIPS)
ACT 1976 BY JULIET ELIZABETH MCFADDEN - 25.5.2006 at 9:00 am

LAND TRANSFER ACT 1952

L & S Form N. 31

Land Transfer Office
 Received 30.8.1971
 Title Reference 757/65, 778/12
 Referred to L. T. Surveyor 1971

Bearings in terms of
Geodetic Datum 1949

Deposited this 28.8.1971 **day**
of August **1971**
District Land Registrar

GLADSTONE ROAD
WOODEND BEACH RD

Plan of
Subdn of Pt Lot 1 DP 8952 & Lot 1 DP 19747
being R. Ss 1928, 2880, 3720 & 5988

Comprised in C.S.T. 757/65 & 778/12

Survey Block & District Blk. XII Rangiora S.D.
Land District Canterbury **Local Body** Rangiora County Council
Scale 5 chains to an inch **Surveyed by** E. N. Parham **Date** Aug. 1971

1. Frank Nelson Barnham of Christchurch Registered Surveyor and holder of an annual practising certificate, solemnly and sincerely declare that this plan has been made from surveys executed by me; that both plan and survey are correct, and have been made in accordance with the regulations under the Surveyors Act 1938. And I make this solemn declaration, conscientiously believing the same to be true and by virtue of the Oaths and Declarations Act 1957.

Declared at Rangiora **this** 24th **day of** August **1971**

Justice of the Peace, (or other person authorised to take a statutory declaration)
Clifford Cook of the Rangiora County Council, an officer authorised to take statutory declarations.

Chief Surveyor
14.3.71
 Received 30.8.1971
 Reference plans D.P. 3545, 3631, 8952
 Field book 243 109
 Traverse book 267 99-100
 Examined by E. N. Parham
 Recorded 14.7.71 Rangiora
 Correct 14.7.71 Rangiora
 L. T. Surveyor

Distorted Diagram
 Note: All adopted pegs from D.P. 8952 unless otherwise stated.
 Approved as to Survey
14.3.71
 Chief Surveyor

Distorted Diagram
 Note: Adopted bearings adjusted + 1' 30"
 Total Area 106.0.36.1
 Approved
28.8.1971
J. E. Parham
 Applicant or Registered Owner

D.P. 29099

Supplied by Lithograph Instruments Limited



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier CB11A/858
Land Registration District Canterbury
Date Issued 06 October 1971

Prior References
CB757/65

Estate Fee Simple
Area 20.2343 hectares more or less
Legal Description Lot 2 Deposited Plan 29099
Registered Owners
Stuart Graeme McFadden

Interests

Fencing Provision in Transfer 845140 - 6.10.1971
6880031.1 NOTICE OF CLAIM OF INTEREST PURSUANT TO SECTION 42(2) PROPERTY (RELATIONSHIPS)
ACT 1976 BY JULIET ELIZABETH MCFADDEN - 25.5.2006 at 9:00 am
8899380.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Her Majesty the Queen -
28.10.2011 at 9:21 am

LAND TRANSFER ACT 1952

L & S Form N. 31

Land Transfer Office
 Received 30.8.1971
 Title Reference 757/65, 778/12
 Referred to L. T. Surveyor 1971

Bearings in terms of
Geodetic Datum 1949

Deposited this 28.11.1971 **day**
of November **19**
District Land Registrar

GLADSTONE ROAD
WOODEND BEACH RD

Plan of
Subdn of Pt Lot 1 DP 8952 & Lot 1 DP 19747
being R. Ss 1928, 2880, 3720 & 5988

Comprised in C.S.T. 757/65 & 778/12

Survey Block & District Blk. XII Rangiora S.D.
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 Note: Adopted bearings adjusted + 1' 30"
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 This space reserved for plan numbers

D.P. 29099

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