

DISTRICT PLAN REVIEW

Proposed Waimakariri District Plan - Submission

Clause 6 of Schedule 1, Resource Management Act 1991

Submitter details

(Our preferred methods of corresponding with you are by **email** and **phone**).

Full name: _____

Email address: _____

Phone (Mobile): _____ Phone (Landline): _____

Postal Address: _____ Post Code: _____

Physical address: _____ Post Code: _____
(if different from above)

Please select one of the two options below:

I **could not** gain an advantage in trade competition through this submission (go to Submission details, you do not need to complete the rest of this section)

I **could** gain an advantage in trade competition through this submission (please complete the rest of this section before continuing to Submission details)

Please select one of the two options below:

I **am** 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 effect of trade competition.

I **am not** 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 effect of trade competition.

Submission details

The specific provisions of the proposal that my submission relates to are as follows: *(please give details)*

My submission is that: *(state in summary the Proposed Plan chapter subject and provision of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made, giving reasons) (please include additional pages as necessary)*

I/we have included: _____ additional pages

I/we seek the following decision from the Waimakariri District Council: *(give precise details, use additional pages if required)*

Submission at the Hearing

I/we wish to speak in support of my/our submission

I/we do not wish to speak in support of my/our submission

If others make a similar further submission, I/we will consider presenting a joint case with them at the hearing

Signature

Of submitters or person authorised to sign on behalf of submitter(s)

Signature _____

Date _____

(If you are making your submission electronically, a signature is not required)

Important Information

1. The Council must receive this submission before the closing date and time for submissions.
2. Please note that submissions are public. Your name and submission will be included in papers that are available to the media and public. Your submission will only be used for the purpose of the District Plan review process.
3. Only those submitters who indicate they wish to speak at the hearing will be emailed a copy of the planning officers report (please ensure you include an email address on this submission form).

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.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 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, but 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.

Send your submission to: Proposed District Plan Submission
Waimakariri District Council
Private Bag 1005, Rangiora 7440

Email to: developmentplanning@wmk.govt.nz

Phone: 0800 965 468 (0800WMKGOV)

You can also deliver this submission form to one our service centres:

Rangiora Service Centre: 215 High Street, Rangiora

Kaiapoi Service Centre: Ruataniwha Kaiapoi Civic Centre, 176 Williams Street, Kaiapoi

Oxford Service Centre: 34 Main Street, Oxford

Submissions close 5pm, Friday 26 November 2021

Please refer to the Council website waimakariri.govt.nz for further updates

To: Waimakariri District Council

Submission on: Proposed Waimakariri District Plan 2021.

Name of Submitter: Howard Stone

Address for service: Wood and Partners Consultants Limited
PO Box 39 102
Harewood
Christchurch 8545
Attention:
Neil Cox
Survey Manager

SUBMISSION ON PROPOSED WAIMAKARIRI DISTRICT PLAN 2021

Dated: 25 November 2021

1.0 Howard Stone submission

- 1.1 As part of the district plan review process Howard Stone is making a submission to **amend** the Proposed Waimakariri District Plan 2021 (PWDP).
- 1.2 Howard Stone will not gain an advantage in trade completion through this submission.
- 1.3 Howard Stone is directly affected by an effect of the subject of the submission that:
 - (a) Adversely affects the environment; and
 - (b) Does not relate to trade competition or the effects of trade competition
- 1.4 Howard Stone owns 16.061 ha of land located at 1188 Main North Road / 20 Te Haunui Lane, Woodend (legally described as Lot 2 DP 80926). Refer to **Appendix 1** for the extent of the subject site.
- 1.5 This submission proposes to rezone a 3.81ha part of the subject site from Rural Lifestyle Zone (RLZ) to Special Purpose Zone Pegasus Resort (SPZ PR). Refer to **Appendix 2** for the proposed amended planning map. The remainder of the subject site will remain RLZ zone.
- 1.6 The reasons for the submission are as follows:
 - (a) Howard Stone owns the subject site;
 - (c) There is sufficient infrastructure to service any development of the site;
 - (d) There are no additional infrastructure upgrade requirements;
 - (e) Council may have been unaware of the existing infrastructure to the site;
 - (f) The subject site has been anticipated to be developed; and
 - (g) No impact on the wider RLZ.
- 1.7 Howard Stone seeks the following relief:
 - (a) Amend the PWDP to rezone part of the subject site from RLZ to SPZ PR.
 - (b) Amend the SPZ(PR)-APP1 – ODP to include the area indicated to become “Activity Area 7: Residential”.

2.0 Parts of the Plan that Howard Stone submission relates to are:

- 2.1 Part 3 - Zones, PWDP Planning Maps and SPZ(PR)-APP1 – ODP.

3.0 Background to the submission

- 3.1 The subject site is on the fringe of the Pegasus Development.
- 3.2 During the development of Te Haunui Lane, provision was allowed for the development of up to twelve lots on the subject site (refer to **Appendix 3**) including:
 - Constructed access to the site (refer to **Appendix 4**);
 - Potable water;

- Sewer;
- Telecom;
- Electricity; and
- Gas.

3.3 Howard Stone acknowledges and supports the intention of WDC to provide for zones such as the RLZ to ensure the rural areas retain the amenity that is currently enjoyed.

4.0 The reasons for Howard Stone's submission are:

- 4.1 There is sufficient infrastructure at the boundary for the proposed rezoning to allow the development of twelve lots. Refer to **Appendix 4** for service locations.
- 4.2 The development would add to an existing development without creating adverse infrastructure impacts. This would allow more dwellings in the area, without having a negative impact on the rural amenity.
- 4.3 During the drafting of the PWDP Council may have been unaware of the existing infrastructure for the subject site, and therefore may not have considered a change of zone for this site when assessing the area.
- 4.4 The site has a current formed access which indicates future development within the subject site. Refer to **Appendix 4**.
- 4.5 By limited the proposed rezoning only to part of the site, this allows a controlled future development without causing a change to the intentions of the RLZ proposed on the remaining parts of the site or the wider RLZ.

5.0 Howard Stone seeks the following recommendation or decision from Council:

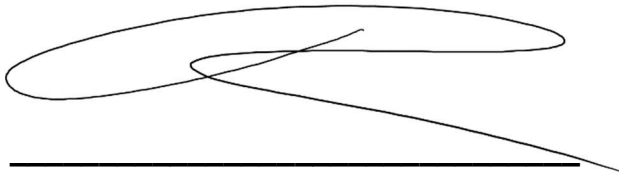
- 5.1 Amend the PWDP to rezone part of the subject site from RLZ to SPZ PR. Refer to **Appendix 2** for the area proposed to be rezoned.
- 5.2 Amend the SPZ(PR)-APP1 – ODP to include the area indicated to become "Activity Area 7: Residential".

6.0 Heard/ not to be heard in support of submission

- 6.1 The submitter wishes to be heard in support of this submission and is available to answer any questions the Council may have.

7.0 Similar submission

- 7.1 If others make a similar submission Howard Stone would be prepared to consider present a joint case with them at any hearing.



Phil Heffernan

Planning Manager – Wood and Partners Consultants Limited

Agent for Howard Stone

25/11/2021

Date

Address for service:

Wood and Partners Consultants Limited
PO Box 39 102
Harewood
Christchurch 8545
Attention:
Neil Cox
Survey Manager

Appendix 1: Subject site

Site Address: 1188 Main North Road, One Tree Point

Legal Descriptions: Lot 2 DP 80926

Property Area: 16.061000 ha

Locality Diagram:

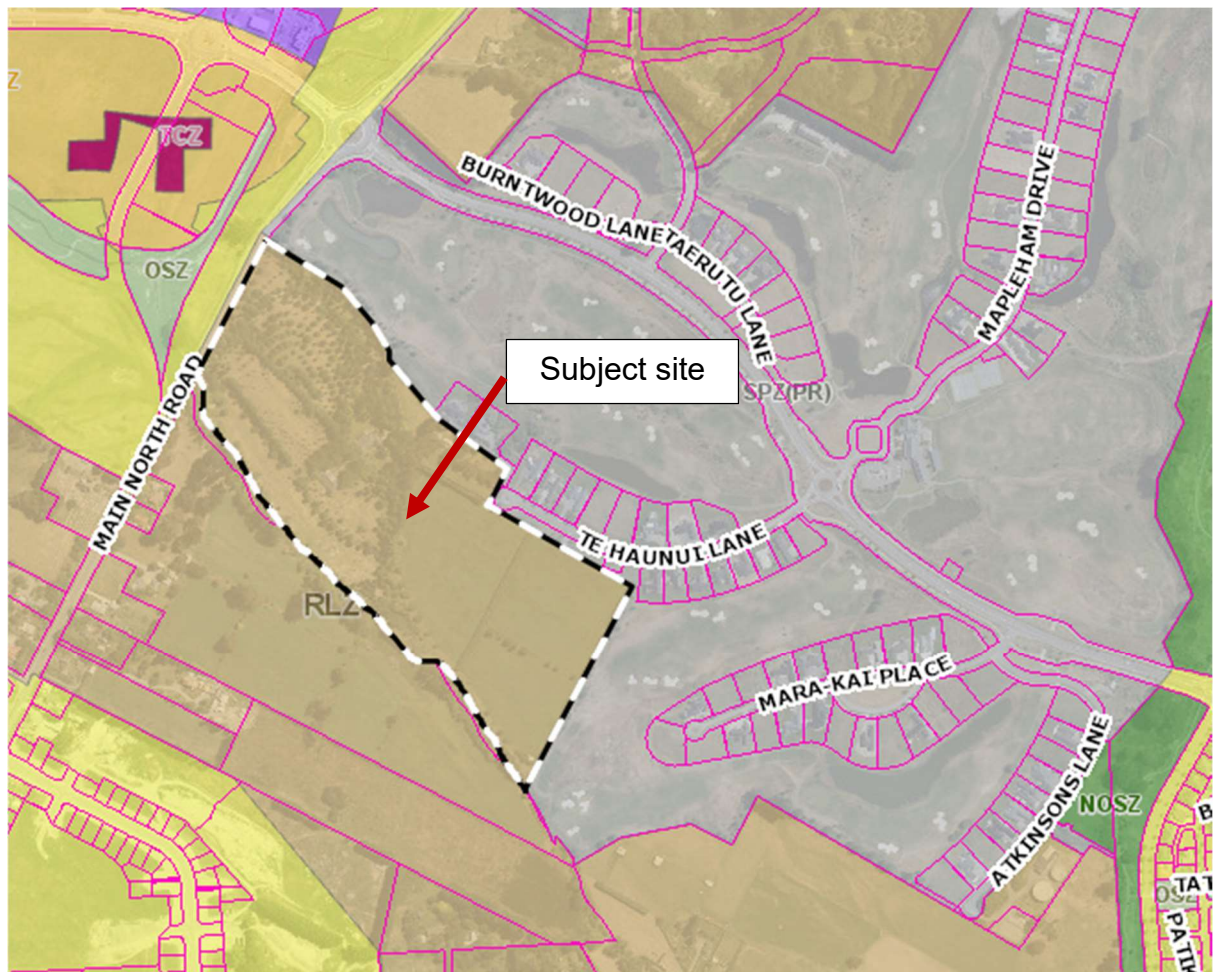


Figure 1: Sourced from the Proposed Waimakariri District Plan (Source: Waimakariri District Council GIS)

Appendix 2: Proposed rezoning

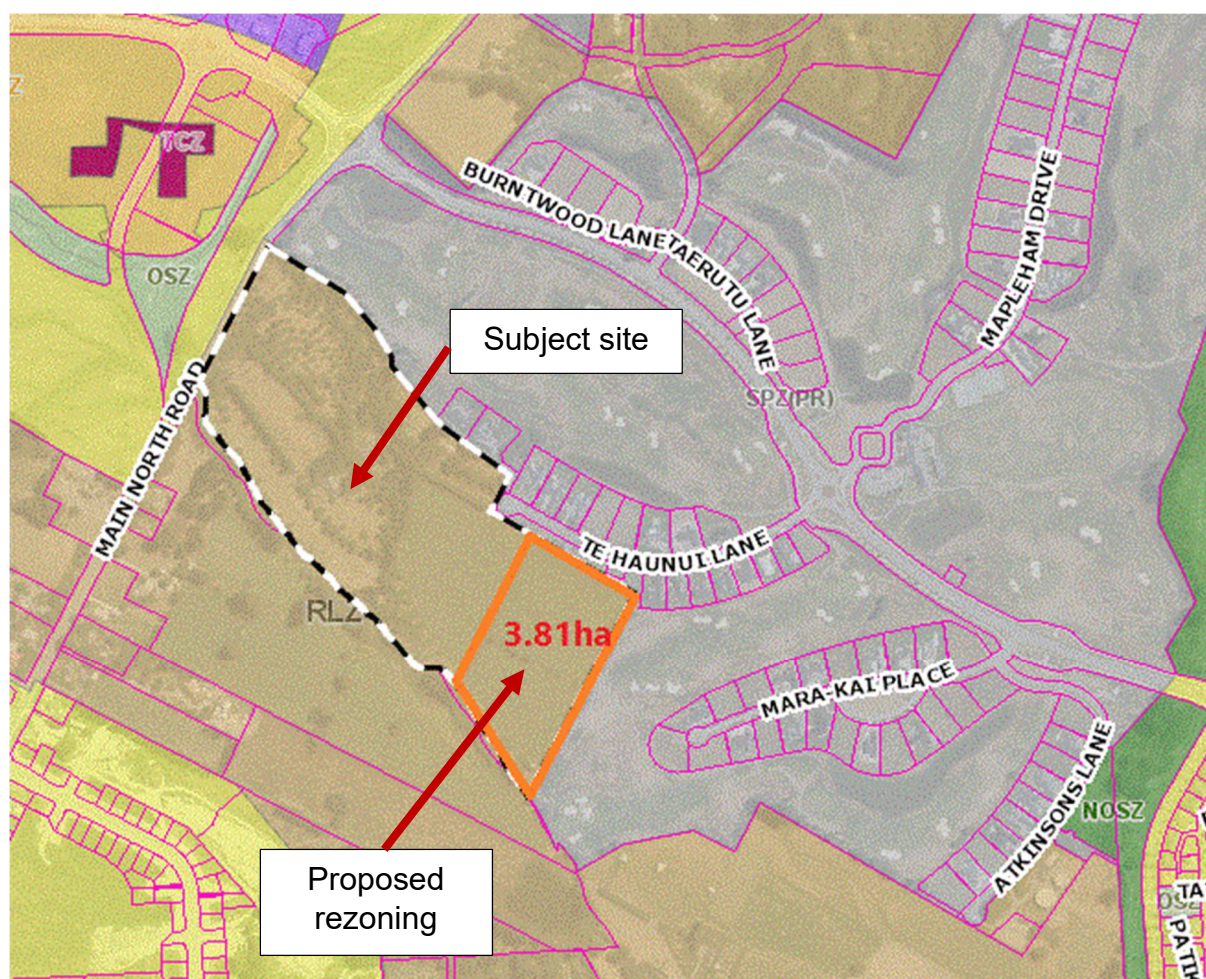


Figure 2: Based picture sourced from the Proposed Waimakariri District Plan (Source: Waimakariri District Council GIS)



REVISION DETAILS		INT	DATE	SURVEYED	
1	FOR INFORMATION	NC	22.11.21	DESIGNED	
				DRAWN	NC
				CHECKED	
				APPROVED	WOODS.CO.NZ

1188 MAIN NORTH
ROAD
WOODEND

H A & P M STONE

20 TE HAUNUI LANE / 1188 MAIN NORTH ROAD

LAND TO BE REZONED



STATUS	ISSUED FOR INFORMATION	REV
SCALE	1:4000 @ A3	1
COUNCIL	WAIMAKARIRI	
DWG NO	P21-414-SU-0901	

Appendix 3: Infrastructure assessment

To
Waimakariri District Council
Rangiora

From
Woods
Neil Cox – Survey Manager

W-REF: P21-414
23 November 2021

Memorandum

1188 Main North Road / 20 Te Haunui Lane

The following is a brief summary and comment on some of the servicing aspects to support the proposed rezoning of above described land.

1. Roading and Access

Access to the land proposed to be rezoned is by way of an existing right of way off Te Haunui Lane. The land that has been set aside for the right of way is of a sufficient width to become a legal road if this can be agreed with the existing owner in the future. The existing formation of the right of way is 5 metres wide.

A new road or right of way can be created to service approximately 12 lots of a similar size to other lots within the Maplesham development. This would be to the current council standards with services and utilities located within road corridor.

2. Stormwater

There is a minimum floor level requirement within the Maplesham area and this would be continued for land that is developed in the proposed area to be rezoned. Stormwater from the existing lots in Maplesham is generally treated with road side swales and discharges into various waterways that traverse the golf course.

There are a number of options for stormwater management with swale treatment and detention before discharge to existing water bodies or treatment and soakage. There is sufficient area available to ensure all stormwater effects from a proposed development can be mitigated.

3. Wastewater

There is an existing public wastewater reticulation available in Te Haunui Lane. This is a low pressure wastewater system and the same type of system is located throughout the Maplesham area. Each individual lot has their own septic tank, but the liquid waste is disposed of through the low pressure system.

The existing valves are located within the carriageway on Te Haunui Lane. It is Woods understanding that a 63mm OD pipe has been laid up to the boundary of the Stone property. This will be of sufficient capacity to service 12 lots.

4. Water Supply

There is an existing reticulated water system available from Te Haunui Lane and is also located throughout Mapleham. The existing valve can be seen on the plan located in the carriageway.

It is Woods understanding that a 63mm OD pipe was installed to the boundary of the Stone property when the right of way was formed This will be of sufficient capacity to supply 12 lots.

5. Utility Services

A gas valve and pipe to the boundary has been installed to service this land. The lateral is still visible . Power and telecommunications are located in Te Haunui Lane and can be extended to service the land proposed to be rezoned.

Appendix 4: Access and infrastructure plan



REVISION DETAILS		INT	DATE	SURVEYED		1188 MAIN NORTH ROAD WOODEND	H A & P M STONE
1	FOR INFORMATION	NC	22.11.21	DESIGNED			
				DRAWN	NC		
				CHECKED			
				APPROVED			
						WOODS.CO.NZ	

20 TE HAUNUI LANE / 1188 MAIN NORTH ROAD

EXISTING SERVICES



STATUS	ISSUED FOR INFORMATION	REV
SCALE	1:500 @ A3	1
COUNCIL	WAIMAKARIRI	
DWG NO	P21-414-SU-0900	