

Recd 23/11/21

Waimakariri District Council
215 High Street
Private Bag 1005
Rangiora 7440, New Zealand
Phone 0800 965 468

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: D [REDACTED] Guthrie (douglasguthrie64@gmail.com)

Email address: douglasguthrie64@gmail.com

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 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

submitter(s)

Signature

(If you are making a submission on behalf of a group, please provide the name of the group and the name of the person making the submission on its behalf)

Signature is not required

Date

22 / 11 / 2021

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 of our service centres:

Rangiora Service Centre: 215 High Street, Rangiora

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

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

64 Fawcetts Road

RD 7 Ashley

Rangiora 7477

22 November 2021

Propose Waimakariri Plan

My name is Doug Guthrie and I would like to comment on the rezoning of the area in Ashley that is being considered for small Lot rural residential sections. i.e. an average of 5000m² sections which in my opinion is an excellent size for rural living with easy access to Ashley School and Ashley Village and easy access to Rangiora.

I have included with this submission my original subdivision from April 2019. When I wrote my subdivision in April 2019 and tried to look at the whole area, specific areas had not been identified. I had been told by the council staff at this time that excess water on Cones Road would be directed down a lovely new channel, upgraded when the new bridge was built but unfortunately has a area at the Cones Road Fawcetts Road corner where the water cannot get through because of one inadequate crossing and a channel that is almost completely over grown. There has been a council decision to fix this problem but this keeps getting delayed and nothing seems to be happening.

If more properties are built in Loburn Leigh subdivision and this channel is not upgraded then many properties on the southside of Fawcetts Road will receive more water as the water from Loburn was diverted several years ago to alleviate flooding in Max Wallace Place after Loburn Leigh was established.

The water was sent to a natural water way which flows into the Ashley River. This has been the case for over 40 years that we have lived in Fawcetts Road, however with the diversion and not allowing for any water (except in extreme floods) to flow down Cones Road to the river then there is more water coming our way and we would not like this to continue increasing. It appears to be a really easy problem to fix.

Well, I approve of more small rural sections in the Ashley area when I look at the areas the council has indicated there is two areas that concern me.

1. One is the area beside Loburn Leigh to the North of Dixons Road and my reason for this is that Loburn Leigh holds no water back and if this area proceeds then there will be a problem from downstream properties including ours. If this can be mitigated by taking the water flow directly to the river down Cones Road and with holding the majority of the water on the subdivision then this will make a huge difference. I do not oppose this rezoning but they have to control flood waters

2. The other area that is of concern is the large area (block of land) on the south side of Dixons Road already indicated by the council for rezoning. In my opinion small sections close to power pylons and wires is completely unacceptable for most people. As a retired real estate agent who sold all the sections between McHughes Road and No 10 Road in Mandeville, it would take me all day to explain what most buyers think of the power pylons that run through there. This would be better left as a 10 HA area.

I would prefer that the area along Fawcetts Road and partly up boundary Road on the west side which has been indicated to be small lots of residential sections, should be increased to continue up Boundary Road until Dixons Road. Boundary Road between Dixons and Fawcetts has safe and excellent access to the Ashley School and the Ashley Village which includes a Playcentre, church and a Hotel. From the corner of Boundary Road and Fawcetts Road there is a footpath/cycle lane all the way to Rangiora. This is excellent for the area and provides easy access to Rangiora, to the Sporting areas in Coldstream Road and Rangiora High School. I notice several cyclists including school children using this footpath and cycle lane to and from Rangiora which was not a safe option before the new bridge was built.

My wife and I have raised 4 children in Fawcetts Road over the last 40 years and whenever one of them asked if they could bike across the Ashley Bridge into Rangiora my hair would stand on end and it was a definite No, now with the new bridge it is much safer. The new bridge has made Ashley a much more desirable and safer area to live in and a perfect area to have small 5000m² sections

Thank you for the opportunity to comment on the district plan review.

Yours sincerely



Doug Guthrie

64 Fawcetts Road

7 RD

Rangiora 7477

1st April 2019

Draft Rural Residential Strategy Plan

My name is Doug Guthrie and I appreciate the chance to comment on the rural residential strategy plan.

I have been a real estate salesperson in Rangiora for over 30 years with a particular interest in rural residential living.

My wife Julie and I have lived in Ashley for over 35 years and live in the area zoned rural residential on Fawcetts Road.

I have been heavily involved in the plan changes in Mandeville (between Tram Road – No 10 Road and McHughs Road) 20 years ago and the recent rezoning of McHughs land on McHughs Road and also the attempted plan change in Fernside which did not proceed.

In my opinion the way forward for rural living is rural residential areas close to schools and towns e.g. Kaiapoi and Rangiora and close to Christchurch (easy commuting as in Ohoka/Swannanoa and I applaud the Waimakariri District Council for trying to find some new areas.

My submission is largely focused on the expansion of the Ashley and Loburn Residential areas. I feel that the area on the north of Fawcetts Road bounded by Cones, Boundary and Dixons Road and leading into Loburn Leigh would be excellent for rural residential living with maybe a chance to lower speed limits from the school to the bridge. The closeness to Ashley School and Rangiora High School is excellent.

Since the establishment of the new bridge and the cycle lane back into Rangiora and the cycling areas along the river, the area has had an incredible transformation as the access into Rangiora is excellent.

In the past when my children were young the thought of them going into Rangiora on their bikes was terrifying. Now with the new bridge and footpath walking and biking to Rangiora is relatively safe. However if the north of Fawcetts Road was rezoned then a change of the speed limit below the present 80k should be considered, maybe to 50k or 60k. similar to some of the rural areas into Rangiora and like Tuahiwi. Living in Ashley feels like we are part of Rangiora as it is so close.

I would also like to comment on the old rural residential zones of 4 B and point out that areas in Ashley, Mandeville and Swannanoa (the old zones) would easily be changed to one zone with an average of 5000m². These would be easier to service in comparison to the Sandona area which has larger rural blocks and hard to service compared to existing rural residential areas.

I would also like to comment on the actual rezoning of the land. I have spoken to several council staff about this plan and everyone of them says the council will pick areas and then ask the landowners to proceed with the rezoning about how the process was for the last consultation and that it would be up to developers to establish the new sewerage lines back to Rangiora. If you look back at the suggestions for rezoning in the last consultation you will find that not many of the areas have proceeded. The ones that have had the ability to feed into the existing dirty water line back to Rangiora that was established by earlier large subdivision consents and I believe was partly funded by the council.

When the early rural residential began in Mandeville the area between No 10 Road, McHugh's Road and Tram Road (80 sections with an average of 1 hectare) , where up until then the council has allowed septic tanks on each site. However Environment Canterbury insisted on a sewerage system. This gave all 5 land owners a fright as none had anyway of spending \$600,000 on a new system. Against staff advice the council voted to front the money for the sewerage system and the pipes in the roads of the subdivision and charged back to the land owners the cost and interest on each section when they created titles. This worked perfectly and the council retrieved all their costs plus.

If the council had not agreed to this then I suggest that Mandeville would be a completely different area now.

If you are going to suggest allowing rezoning of parts of Ashley which is close to Rangiora and has a lot of small 5-20 acre small holdings then if you require them to do the rezone and pay for all the services I would suggest that the council should look for a large block of land that could produce 100-200 rural residential sections this might be best for developers and council but not the best area for rural residential residents.

When we started the rezone of MuHughs and Fernside after the last consultation we were told that these areas were preferred by the Waimakariri Council and also Environment Canterbury. However after each of these owners spent approximately \$200,000, Fernside had withdrawn and Mandeville has been rezoned.

If the Waimakariri District Council considered an area in Ashley suitable for rezoning and they could include the Ashley Village in a sewer line back to Rangiora, then I suggest the council rezone the land that they and the council are happy with, install a sewerage line back to Rangiora and charge this cost back to the owners (Proportionately) when they create new titles. AS the septic tanks break down in the Ashley Village I feel sure the people will be happy to join a system that sends their dirty water back to Rangiora's ocean outfall. This would also allow the village to expand if this is desirable.

I would like to point out that the job of getting land owners together and then applying for a land change especially when there is no guarantee of success is a very difficult process and way beyond most land owners.

Most of the land changes that were approved since the 2010 consultation had the ability to join a sewerage system already installed, most of the others have not proceeded.

It is suggested in the consultation papers that getting the effluent back to Rangiora would not require a septic tank however in Mandeville/Swannanoa where only a pump was required on the existing septic tank to send the dirty water to the Rangiora treatment plant. As all of Ashley is at present on septic tanks it seems easier and cheaper just to send the dirty water back to Rangiora. I do not understand the two different systems, however if everyone with a septic

tank only had to install a pump to pump their dirty water away to the councils pipe line and not have to completely change their septic tank to a expensive new system, then it seems to me that more people especially in the Ashley Village and the rural residential area 4B would be willing to join a new scheme which takes their dirty water back to Rangiora treatment plant.

If I could be of any help please do not hesitate to call.

Yours sincerely

A handwritten signature in blue ink that reads "Doug Guthrie". The signature is written in a cursive, flowing style.

Doug Guthrie

An aerial photograph of a rural landscape with various property boundaries and labels. A prominent pink boundary line runs diagonally across the image, with several green dots marking specific points along it. A blue line, labeled 'Boundary', runs horizontally across the upper middle. A red dot is located on this blue line. Numerous numerical values are scattered throughout the image, likely representing acreage or parcel numbers. Labels include 'Dixons' in two locations, 'Marshmans' at the top, 'Fawcetts' on the right, and 'Cones' at the bottom. The terrain is a mix of green fields and some buildings or structures.

An aerial photograph of a rural landscape with various property boundaries and labels. A prominent pink boundary line runs diagonally across the image, with several green dots marking specific points along it. A blue line, labeled 'Boundary', runs horizontally across the upper middle. A red dot is located on this blue line. Numerous numerical values are scattered throughout the image, likely representing acreage or parcel numbers. Labels include 'Dixons' (appearing twice), 'Marshmans', 'Fawcetts', 'Cones', and 'High'. The terrain is a mix of green fields and some buildings or structures.

An aerial photograph of a rural landscape with various property boundaries and labels. A prominent pink boundary line runs diagonally across the image, with several green dots marking specific points along it. A blue line, labeled 'Boundary' in blue text, runs horizontally across the upper middle. Other labels include 'Dixons' in pink text near the top left and bottom left, 'Marshmans' in blue text near the top right, 'Fawcetts' in pink text near the bottom right, and 'Cones' in blue text near the bottom center. Numerous numerical values are scattered throughout the image, likely representing acreage or other measurements. The terrain is a mix of green fields and some buildings.