

## DEVELOPMENT PLANNING

# Further Submission Form

**Further submissions close on Monday, 21 November 2022 at 5pm.**

**I/we are further submitting on:**

☐ Proposed District Plan    ☒ Variation 1: Housing Intensification    ☐ Variation 2: Financial Contributions

*Please use a separate form for each consultation.*

*Clause 8 of Schedule 1, Resource Management Act 1991*

**To: Waimakariri District Council**

## Further submitter details

Name of further submitter: Shona Powell

Organisation name and contact (if representing a group or organisation): \_\_\_\_\_

Woodend-Sefton Community Board - Kay Rabe, Governance Advisor, Waimakariri District Council

Postal address/Address for service: WDC, Private Bag 1005, Rangiora Postcode: 7440

Email: kay.rabe@wmk.govt.nz; shona.powell@wmk.govt.nz Phone: Kay - 0800 965 468

**Only certain persons can make a further submission. Please select the option that applies to you.**

I am:

- ☒ a person representing a relevant aspect of the public interest
- ☒ a person who has an interest in the proposal that is greater than the interest the general public has
- ☐ the local authority for the relevant area

Please explain why you come within the category selected above:

As the Woodend-Sefton Community Board we represent and act as an advocate for the interests of our community on a local level.

## Hearing options

I wish to be heard in support of my further submission? ☒ Yes    ☐ No

If others make a similar further submission I will consider presenting a joint case with them at a hearing. ☐ Yes    ☒ No

Signature: S A Powell Date: 21/11/22  
(of person making submission or person authorised to make decision on behalf)

**PLEASE NOTE** - A signature is not required if you submit this form electronically. By entering your name in the box below you are giving your authority for this application to proceed.

**Name of person making further submission: Woodend-Sefton Community Board**

The Woodend-Sefton Community Board (Board) is making this further submission to four original submissions on the basis that we have an interest greater than the public in general, and that we represent a public interest.

This further submission is in relation to the original submission of	The particular parts of the original submission we support are	Our position on the original submission is:	The reasons for our support to the original submission are	Allow or disallow the original submission (in full or in part)	Details of why you wish to allow/disallow (in full or in part) to indicate the decision you want Council to make
20. Kelvin Ashby w_ashbyfamily@slingshot.co.nz	"Remove the areas of Woodend, Pegasus and Ravenswood". "These areas are not "one". To consider them as such is for no other reason than to exceed the minimum population threshold required to impose this requirement."	Support	See below	Allow	See below
31. Pegasus Residents' Group Inc prgi@pegasusresidentsgroup.com	"Pegasus Town is included in the MDRS by virtue of adding the populations of Ravenswood and Woodend. Pegasus Town has a population of less than 5000 which we understand is the threshold number for the new regulations."	Support	See below	Allow	See below
41. Julie Power juliepower@outlook.com	"This new proposal is in conflict with Pegasus Town Covenants. The covenants override the proposal. " "If the developers do not enforce them (Templeton Group) it falls to the private individual to do so which is expensive, time consuming and stressful." "This new proposal was intended for areas of over 5000 or more as at 2018 census." "Pegasus should be excluded."	Support	See below	Allow	See below
52. Helen Sparrow hmsparrow@xtra.co.nz	The entire section headed 'The Status of Woodend and Pegasus.'  "It is inappropriate for Woodend and Pegasus to be considered as a single residential area and thus with a qualifying population based on the 2018 census."	Support parts related to Woodend/Pegasus. The Board expresses no view on the remainder of the submission as the Board does not represent the public interest in these areas	See below	Allow parts related to Woodend/Pegasus. The Board expresses no view on the remainder of the submission as the Board does not represent the public interest in these areas	See below

**Name of person making further submission: Woodend-Sefton Community Board**

**The reasons for our support to the original submissions are:**

The Board did not lodge a submission in the original round in September because we were told by planning staff that Woodend and Pegasus were included because combined, they exceeded the population criteria. The article at <https://www.odt.co.nz/star-news/star-christchurch/christchurchs-decision-reject-housing-density-rules-surprises> says that Woodend and Pegasus with populations below 10,000, were exempt for now. Having read this article and talking with Planning, the Board made the decision to lodge a further submission in support of the four submitters as detailed.

The original submitters have outlined their reasons for their objection to Woodend and Pegasus being included and we support their reasoning including:

1. The definition of relevant residential zone relating to Medium Density Residential Standards (MDRS) zoning excludes an area predominantly urban in character that the 2018 census recorded as having a resident population of less than 5,000, unless a local authority intends the area to become part of an urban environment. The key part is “if a local authority intends the area to become part of an urban environment.” The Council deems that the area forms part of the greater Christchurch urban environment. The Board contends that Woodend and Pegasus with populations under 5,000 in the 2018 census are separate towns with their own identity and should not be linked for this purpose.

2. Pegasus was developed as a separate town and is called Pegasus Town. Land covenants were put in place for all residential properties in all stages with no end date, which include:

- No more than one Dwellinghouse may be constructed on any Lot.
- No Lot may be further subdivided nor shall any further easements be agreed to, granted or registered on any Lot, including rights of way.

In Pegasus Town the masterplan included higher density housing along with average lot sizes and larger lot sizes around the golf course. The smallest lot size is 190m<sup>2</sup>. Higher density housing includes terrace style two storey homes and small 2 bedroom single level homes.

Ravenswood was developed including higher density housing with lots sizes starting at 310m<sup>2</sup>. Land covenants were also put in place for all residential properties with no end date (<https://www.ravenswood.co.nz/pdf/Land-covenants.pdf>), including:

3.1 No more than one Dwellinghouse may be constructed on any Lot.

3.42 No Lot may be further subdivided nor shall any further easements be agreed to, granted or registered on any Lot, including rights of way.

The covenants in place in both Pegasus and Ravenswood provide protection from further intensification but they need to be enforced. If the developer chooses not to enforce them or subsequently takes no interest once development is complete, then it falls to individuals to take the matter to Court. This seems to be counterproductive and a waste of time and money. It also relies on an individual finding out what is planned for a section prior to work starting or any work may have to be ‘undone’ if the Court rules the land covenants have been breached.

3. To include Pegasus and Ravenswood in the MDRS zone is not a desirable outcome for residents with the existing small size of some sections which further intensification would make it very difficult to enjoy life with lack of sun from shading and narrow streets. Both Pegasus and Ravenswood already have issues caused by the number of residents parking on the narrow streets. Further intensification would mean more vehicles parked on the street which wouldn’t allow emergency vehicles the access they need, and theft from vehicles, or of the vehicle itself, is already at a concerning level.

**Name of person making further submission: Woodend-Sefton Community Board**

**Give precise details of why you wish to allow/disallow (in full or in part) to indicate the decision you want Council to make**

Council should have the ability to exclude Pegasus and Ravenswood from the MDRS zoning for the reasons given and this is what we request.

With Pegasus as a separate town, and the land covenants in place for Pegasus and Ravenswood, which are specifically against any further intensification, Pegasus and Ravenswood should be removed from the MDRS zone as the proposed zoning is rendered ineffective. Following on from this Council should also remove Woodend as it does not reach the population threshold.

In addition, the Board question the intent of the legislation and whether it was really intended to include towns like Woodend and Pegasus. They already have a degree of housing intensification which is in keeping with the size and infrastructure of the two towns. The Board request that Council speak with the two local Members of Parliament and engage with the Ministry for Environment to determine if the intent of the legislation was to include these towns when land covenants in place can prevent intensification in all of Pegasus, and also in Ravenswood, which makes up a large area of Woodend.

The Board supports the original submitters in calling for Woodend and Pegasus to be excluded from the MDRS zone.

## Note

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the Waimakariri District Council. Contact details for all submitters can be found on the Waimakariri District Council website, at [waimakariri.govt.nz/planning/district-plan](http://waimakariri.govt.nz/planning/district-plan).

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

## Privacy Act 1993

Please note information on this form and the content of your submission will be made publicly available as part of the decision-making process.

This form is in the format required by Form 6 of the Resource Management (Forms, Fees and Procedure) Regulations 2003.

**Further submissions close on Monday, 21 November 2022 at 5pm.**

## Returning this form

You can:

- Email it to: [developmentplanning@wmk.govt.nz](mailto:developmentplanning@wmk.govt.nz) - Subject line: Further Submission
- Post it to: Waimakariri District Council, Private Bag 1005, Rangiora 7440
- Deliver it to a Council Service Centre in Rangiora, Kaiapoi or Oxford