

## 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: Mr [REDACTED] Bax

Email address: mr.bax@xtra.co.nz

Physical address:

(if different from above)

Post Code: \_\_\_\_\_

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.

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B) Does not relate to trade competition or the effect of trade competition.

## Submission Details

**The specific provisions of the proposed District Plan that our submission relates to are as follows:**

This submission relates to a small triangular shaped parcel of Rural Zoned peri-urban land, **331 Woodend Beach Road, CT CB8F/577 of 2.9121 ha**, situated within the apex formed by the convergence of Woodend Beach and Main North Roads. It is a part of Māori Reserve 873 and proposed Māori Purpose Zone which appears to confer have similar rights and restrictions as the proposed Rural Lifestyle Zone, but “specific objectives, policies, rules and definitions to guide development and meet the aspirations of the Ngāi Tuāhuriri Runanga, which enables occupancy of ancestral Māori land to meet social, cultural, economic and environmental aspirations”.

It would seem from that the Māori Purpose Zoning could confer to qualifying descendant’s similar rights for example such as that conferred by a Large Lot Residential Zone.

The land is of flat contour and located on free draining sandy to stony silt loam soils. The land is currently used for casual grazing to manage pasture growth and control annual weeds.

### **The proposed Plan Review**

We, the applicants, have lived in the area for 42 years and are approaching the stage of life when a decision to downsize to a smaller easy-care property is normally contemplated.

The NZ Traffic Agency (NZTA) have had ongoing discussions as to the construction of a roundabout for the five feeder roads at their convergence with the **Main North Road (State Highway 1)**. Currently tentative plans have been prepared by NZTA (attached hereto) for either a proposed roundabout or alternatively a traffic light-controlled intersection. In either case property will be required from 331 Woodend Beach Road & 1 Judson Road.

If property is taken for the proposed Roundabout or Traffic lights this will further reduce the viability of the property as a Rural Lifestyle Zone which should enable primary production to occur.

A designation has so far not been actioned; however, a significant element of uncertainty remains over the confirmation of the second alternative Eastern

Bypass which has an indefinite time frame for its commencement let alone its completion. If adopted, it would displace the four-lane upgrade of SHWAY 1 through Woodend. We support NZTA in principle on the proposal to establish the roundabout or traffic light-controlled intersection for safety considerations despite it involving our property, however it may impede the orderly disposal of holding when our time comes to move on.

Taking of the land will entail negotiations including valuations on a "before and after" basis, compensation for Injurious affection and disturbance. There is a considerable variance in selling prices between Rural Lifestyle Zoned and Large Lot Residential or General Residential Zoned lands therefore a rezoning to Large Lot Residential or General Residential is warranted.

We have no immediate intention or desire to carry out a redevelopment of our own violation, but if the designation for a Roundabout/Traffic Controlled Intersection was made by NZTA, we would then be in the position to either accept compensation for the severance or alternately request the taking authority to purchase the whole of CT CB8F/577, where the time frame of completion of proposed works is extended or not firmly fixed. The outright purchase being a common procedure nowadays, particularly where landowners are senior citizens as are the submitters and need extended times to research their future options.

**Our submission is that:**

The Waimakariri District Council Rezone the entire area of our title **331 Woodend Beach Road CB8F/577** from **Rural** in the Operative District Plan to the **General Residential Zone** (minimum 500 m<sup>2</sup> lot size) or alternately **Large Lot Residential Zone** (minimum lot size .5 ha) not Rural Lifestyle Zone planned in the Proposed District Plan.

**Our primary motivations.**

1. The last Residential 2 (proposed General Residential Zone) land in the near vicinity was supplied in the Ngai Jack development to the north of Judsons Road and sold out near 20 years ago and in our view with a 10 year period before the next review of the District Plan, an extension in this relative close proximity is becoming due.



2. The subject land is ripe for redevelopment while intensive farming or horticulture are neither viable or desirable activities.
3. The subject land is eminently suitable for infill Residential redevelopment in that
  - a. It has excellent vehicle access to Kaiapoi Rangiora and Christchurch City and location at the southern end of the town avoids undue internal transit on SHWAY 1, the main focus of movement being city orientated.
  - b. Primary school is very close and has traffic light-controlled crossing
  - c. Business District, Community Centre and most amenities are easy walking/cycling distance.
  - d. Land is free draining and soils are of relatively low fertility
  - e. Is more compatible with the Proposed General Residential or Large Lot Residential zoning than the Proposed Rural Lifestyle, which is substantially the same as the existing Rural Zone
  - f. The southern approach to Woodend is most unimpressive, being congested and with a dangerous intersection recognised by NZTA and local political leaders as overdue for action, a stalled commercial development and inconsistent zoning and little is being addressed in the Proposed Plan Review
4. The land is much closer to the epicentre of the town, which has straggled northward over the last decade.

Naturally the Council has concentrated on Rangiora and Kaiapoi as the two major populated centres within District, when allocating 450 ha of land (approximately 5000 household units) to allow for residential growth over the ensuing 10 year period of Review. Woodend, the third most populous settlement, in our estimation, would seem to require around 10 % of this area ie 50 ha, particularly since Pegasus is now approaching full occupation with housing.

**We seek the following decision form the Waimakariri District Council**

We seek that the proposed Waimakariri District Plan in respect of our referenced property

331 Woodend Beach Road

Property ID: 5415

Legal Desc: Part Kaiapoi Maori Reserve 873 98A  
Block 2.911400 Ha

Is amended to General Residential Zone or alternatively Large Lot  
Residential Zone

We wish to speak in support of our submission

Please find attached

Draft roading plans regarding a proposed Roundabout or Traffic Lights at the  
junction of State Highway 1 and Woodend Beach Road.

## 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

### 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

**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](http://waimakariri.govt.nz) for further updates**



INTERSECTION OPTION 1  
(ROUNDAABOUT)



TO CHRISTCHURCH

FLEXIBLE ROAD  
SAFETY BARRIER

MAIN NORTH RD (1)

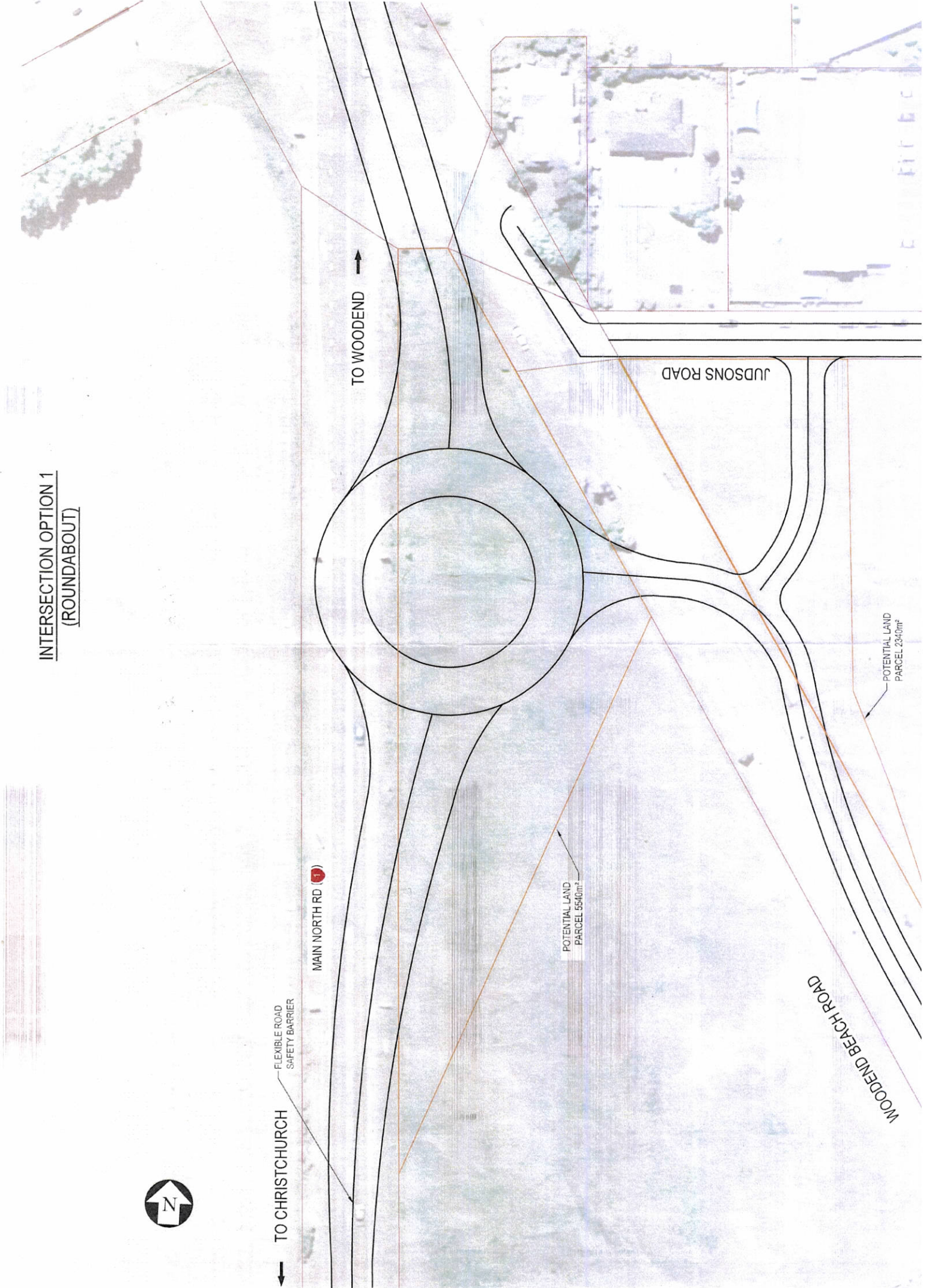
TO WOODEND

POTENTIAL LAND  
PARCEL 5540m<sup>2</sup>

JUDSONS ROAD

WOODEND BEACH ROAD

POTENTIAL LAND  
PARCEL 2340m<sup>2</sup>





INTERSECTION OPTION 2  
(TRAFFIC SIGNALS)



MAIN NORTH RD (1)

TO WOODEND

TO CHRISTCHURCH

POTENTIAL LAND  
PARCEL 1450m<sup>2</sup>

JUDSONS ROAD

WOODEND BEACH ROAD

