

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: [REDACTED] Judson.

Email address: Judsonschu@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.

This submission relates to two small parcels of currently **Rural Zoned** peri-urban land, the larger trapezoid shaped parcel **1 Judsons Road, CT CB245/232** of 4.0013 ha is situated within the apex formed by the convergence of Woodend Beach and Judsons Roads, the latter roadway contiguous with the southern boundary of the town with land to the north currently zoned **Residential 2** and with a proposed **General Residential Zoning**.

The smaller household parcel **328 Woodend Beach Road CT CB20F/743**, is a rectangular severance of 2428 m² lying within the Southwest corner of **CT CB245/232**.

Both lots are of flat contour and located on free draining sandy to stony silt loam soils, of low to medium fertility suited to occasional mixed cropping and dry stock grazing. The land is currently let out for casual grazing to manage pasture growth and annual weeds.

Intensive use for factory farming, intensive cropping or horticulture is precluded by urban proximity.

The currently **Residential 2 Zoned** land to the north of Judsons Road was developed as the Ngai Jack subdivision in the early part of this century, the section offerings popularly received, selling quite quickly and there seems little reason believe that a future development of equivalently zoned land on the south of Judsons Road would not be similarly acceptable.

We, the applicants, have lived in the area for some years and are approaching the stage of life when a decision to downsize to a smaller easy-care property is normally contemplated. Woodend is a progressive town and was one of the fastest growing towns of its size in the country during the period around 15 years ago. There are obvious signs of this rate of growth returning to the town while vehicle movement rates are ramping up.

In relation to the issue of traffic, the NZ Traffic Agency (NZTA) have had ongoing discussions as to the redevelopment 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) of either a proposed roundabout (favoured) or alternatively a traffic light-controlled intersection, each option partly encroaching both **1 Judson Road** and **331 Woodend Beach Road (Bax M&NG)**.

A designation has so far not been actioned; however, a significant element of uncertainty remains of the confirmation of the second alternative, the Eastern Bypass with an indefinite time frame or forecast of its commencement let alone its completion date, which would displace the four lane upgrade of SHWAY 1 through Woodend. In the event of the bypass being abandoned we support NZTA in principle on the proposal to establish the roundabout, albeit it would involve our property.

Taking of the land if proceeded with, will entail negotiations including valuations on a "before and after" basis, compensation for Injurious affection and disturbance. There is a considerable variance in land value rates between Rural and Residential 2 zoned lands therefore, a rezoning to the latter is desirable.

We have no immediate intention or desire to carry out a redevelopment of our own violation, but if the designation for a roundabout 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 CB245/232, 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 two titles from Rural in the Operative District Plan to **General Residential Zone (minimum 500 m² lot size)** not **Rural Lifestyle Zone (minimum lot size 4.0 ha)** planned the Proposed District Plan

Our primary motivations.

1. The last Residential 2 (**General Residential Zone** equivalent) land in the immediate locality 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 period before the next review of the District Plan, an extension in this immediate area is well overdue.
2. The subject land is ripe for redevelopment while intensive farming or horticulture are neither viable or a desirable activities, particularly within enclave like location, characterised by having higher density Residential/large lot style use on most of its sides.
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 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.
5. We are current owners and descendants of sometime of the town and surrounds.

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 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 now approaching full occupation with housing.

Alternatives to our proposal

Ideally as submitters, immediate rezoning to General Residual is sought, however a moratorium period of up to 5 years is reasonable, as this action would remove our current uncertainty. Household lot, 328 Woodend Beach Road, is not high on our priorities for alternate zoning because of its existing use and small size.

Regardless of the outcome to our request, we are grateful to the Waimakariri District Council for considering our submission and wish to attend the hearing with a support person and be available to panel for questioning.

Attachments:

- 1 1 Judsons Road
- 2 328 Woodend Beach Road
- 3 NZTA Roundabout solution
- 4 NZTA Lights Controlled Intersection solution

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 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

Register - Isotiv Public Identity X Proposed Waimakariri District P X

waimakariri.isoplan.co.nz/draft/#/Property/19954

Apps Stuff.co.nz Google ASB Kiwibank Reckon Westpac One 20210507Fan Chart... Cook250 - Action Z... Inbox (68) Update Reading list

Proposed Waimakariri District Plan

Search for an address:

1 Judsons Road, WOODEND

Property ID: 19954
Legal Desc: Pt LOT 1 DP 2567 4.001300 Ha

Property Specific Proposed Waimakariri District Plan Chapters
Read the full Proposed Waimakariri District Plan
Zoom to selected property
Make Submission

The following information applies to this property

Zones

Map Tools

Map Layers

- ☒ Zones
 - ☒ Zones - Commercial
 - ☒ Zones - Residential
 - ☒ Zones - Industrial
 - ☒ Zones - Rural
 - ☒ Zones - Open Space
 - ☒ Zones - Special Purpose
- ☒ Area Specific Overlays
- ☒ Development Areas
- ☐ Energy Infrastructure & Transport
- ☐ Hazards and Risk Overlays

Legend Help

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Proposed Waimakariri District P X Proposed Waimakariri District P X

waimakariri.isoplan.co.nz/draft/#/Property/40312724

Apps Stuff.co.nz Google ASB Kiwibank Reckon Westpac One 20210507Fan Chart... Cook250 - Action Z... Inbox (68) Update Reading list

Proposed Waimakariri District Plan

Search for an address:

328 Woodend Beach Road, WOODEND

Property ID: 4910
Legal Desc: Pt LOT 1 DP 2567 0.242800 Ha

Property Specific Proposed Waimakariri District Plan Chapters
Read the full Proposed Waimakariri District Plan
Zoom to selected property
Make Submission

The following information applies to this property

Zones

Map Tools

☐ Notable Trees
☐ Wāhi Tapu
☐ Wāhi Taonga
☐ Ngā Wai
☐ Ngā Reporepo
☐ Ngā Tūranga Tōpōna

☐ Natural Environment Overlays

☐ General District-Wide Matters Overlays

☐ Precincts

☒ Designations

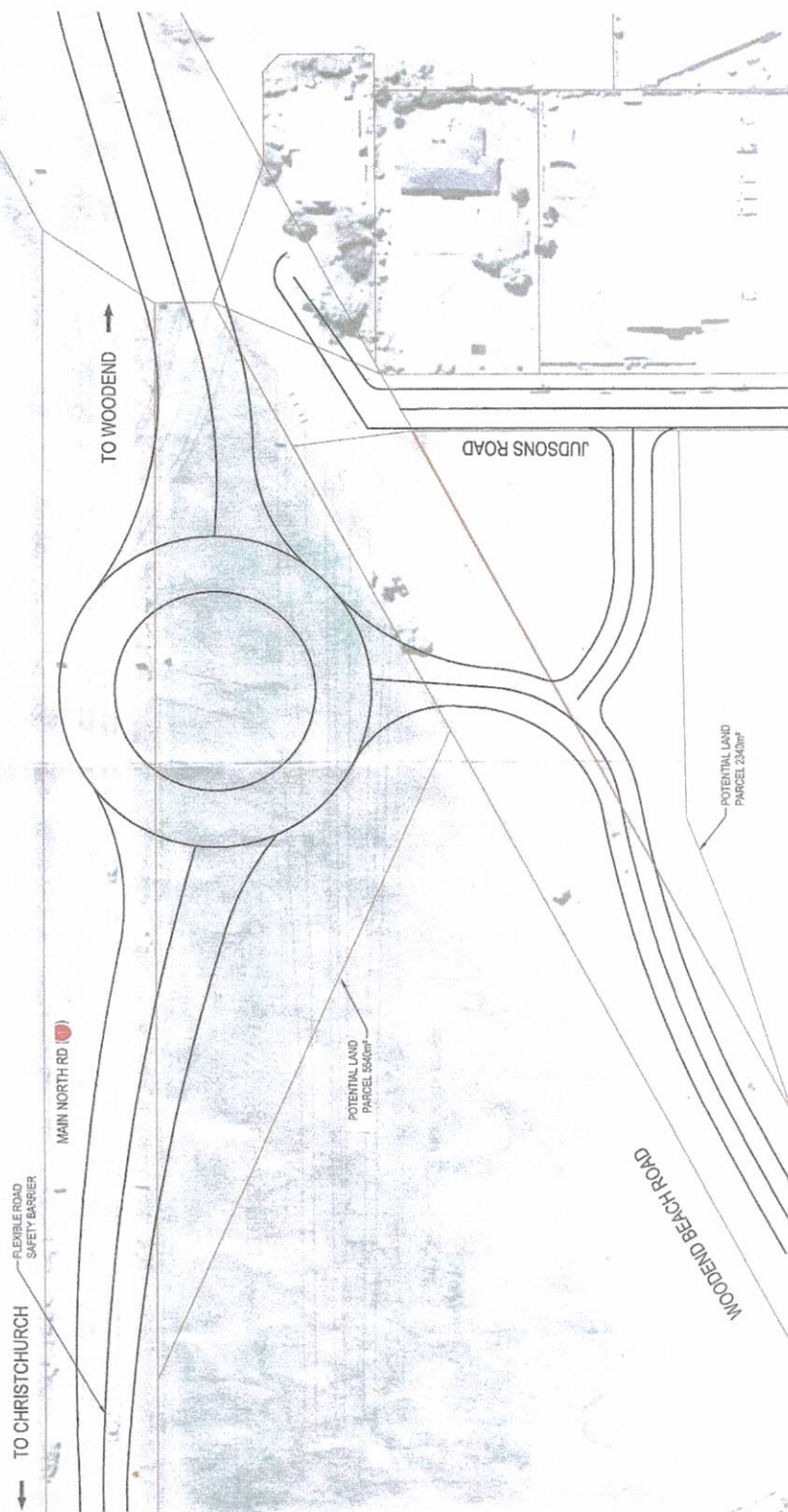
☒ ODP

Legend Help

1:1128
0.3 km

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INTERSECTION OPTION 1
(ROUNDABOUT)



INTERSECTION OPTION 2
(TRAFFIC SIGNALS)

