

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: Joanna (Todee) Sturgess

Organisation name and contact (if representing a group or organisation): J P Bailey Family trust
(Joanna Sturgess)

Postal address/Address for service: 134 Merton Road Fenside Postcode: 7471

Email: josturg@protonmail.com Phone: 02102669046

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:

Affected landowner

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: [Signature] Date: 17.11.2022
(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: Joanna Sturgess

This further submission is in relation to the original submission of: Enter the details of the original submitter: • name, address or email; and • submission number (and point(s), if applicable)	The particular parts of the original submission I/we support /oppose are:	My/our position on the original submission is: Support or oppose	The reasons for my/our support/ opposition to the original submission are:	Allow or disallow the original submission (in full or in part)	Give precise details of why you wish to allow/disallow (in full or in part) to indicate the decision you want Council to make
Rick Allaway and Lionel Larsen C/o Aston Consultants P.O. Box 1435, Christchurch (Ph 03 332-2618) Submission number: 236	Refer attached	Support	Refer attached	Refer attached	Refer attached

The particular parts of the original submission I/we support/oppose are:

This further submission is in support of original submitters Rick Allaway and Lionel Larsen (c/o Aston Consultants, Submission No. 236) amending the planning map to enable the submitters' request to re-zone thirteen Lehmans Road 4Ha blocks from Rural Lifestyle Zone (RLZ) to Large Lot Residential Zone (LLRZ).

We support amending the planning map and Submission 236 to include ~~13/4~~ Merton Road and other properties more or less contiguous with it and with the original submitters' properties, across to the eastern side of Merton Road. This further submission is separately supported by other property owners making up a contiguous area from Lehmans Rd to Merton Rd.

The reasons for my/our support/opposition to the original submission are:

The further submitters believe there are compelling reasons for extending the original submitters' proposed LLRZ from Lehmans Rd to Merton Rd:

- 1) Like the original submitters', the further submitters' properties are part of a contiguous strip of 4ha blocks between Merton Rd and the western side of Lehmans Rd. The eastern side of Lehmans Rd is zoned Residential and Rural Residential and is the notional limit of Rangiora's westward urban residential spread.
- 2) The further submitters' 4ha blocks are located on the western edge of urban Rangiora within the Large Lot Residential Zone (LLRZ) overlay, an area designated on the submitters' Survus plan SC-01 for future intensive urban development.
- 3) There is also a large contiguous block fronting Oxford Road that is marked on the Survus plan SC-01 for Future Residential or Future Rural Residential, providing a degree of precedent for smaller residential blocks between Merton Rd and Lehmans Rd.
- 4) The submitters' and further submitters' proposal would allow zone-limited in-fill housing within the Lehmans Road, Oxford Road, Merton Road and Priors Road block without sacrificing its essentially rural atmosphere.
- 5) There is an unformed road tentatively marked through the submitters' and further submitters' properties from Lehmans Road to Merton Road which may be facilitated by the further submitters' proposals.
- 6) Both the original and further proposal make use of existing and planned transport infrastructure and waste water system.
- 7) Together the original and further proposals allow for a rural ambience to be sustained on a smaller block of land than 4ha, adjacent to an existing urban environment to promote a coordinated pattern of development.
- 8) The properties involved in both the original and further submissions are 4ha blocks in a Rural Lifestyle Zone, which seems incongruous in immediate proximity to Rangiora residential zones.
- 9) There is no obvious economic basis to maintaining the 4ha Rural Lifestyle zoning between Merton Rd and Lehmans Rd, because they are generally too small to support pastoral or arable farming, and involve considerable cost in their upkeep.
- 10) The further submitters want to be able to downsize their properties to reduce the cost of maintaining them, and because they have no economic use for most of the land.

- 11) The original and further submissions, if accepted, would greatly increase the number of large residential sections on a persistently under-supplied market, thereby helping minimise the further sub-division of productive farmland.
- 12) The infrastructure – water and sewerage – to service the proposed large residential blocks already exists on the other side of Lehman's Road, minimising the connection costs.
- 13) The original and further submitters' proposals are appropriate and necessary to achieve the sustainable growth and development of Rangiora, given that the current supply of 800 vacant lots in Rangiora is expected to last only four years.
- 14) Both proposals cater to an unmet and strong demand for residential sections in Rangiora big enough for a large house and accompanying garaging, outbuildings and swimming pools close to Rangiora's amenities and within walking or cycling distance of local schools. For these buyers the 4ha lifestyle block is too large and unmanageable to meet their needs.
- 15) No additional cost will accrue to the council in re-zoning the submitters' and further submitters' land because there is adequate capacity in the public utilities and existing road networks, including planned upgrades.
- 16) Both proposals support the council's strategic approach to the provision of Rural Residential Land (presently zoned LLRZ in the PWDP) to create new residential areas, with a secondary focus on enabling intensification into Large Residential lots within existing rural fringe areas where there is sufficient community support and servicing available.
- 17) There is no danger of the submitters' proposals creating reverse sensitivity issues with adjoining land users, and specifically that of the Rangiora Racecourse which is more than 500m away at the nearest point.
- 18) The proposals are not intended to provide a staged development towards full urban intensification, which is otherwise catered for to the east of Rangiora, but to provide a unique residential environment to the west that can stand alone and contribute to the urban fabric of Rangiora.
- 19) The proposals will contribute to a wider range of housing types in Rangiora, and boost competition in the Rangiora housing and land markets.
- 20) The area, which is mostly flat, contains no wet-lands or lakes, though the Ashley River lies to the north, and as an inland site appears to face no specific climate change effects or issues.

Allow or disallow the original submission (in full or in part):

We support allowing the original submission to the extent that it does not contradict this further submission.

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

- 1) The proposed re-zoning will help meet a strong and under-supplied market for small rural holdings (less than 4ha) that seems not to be otherwise catered for in the proposed district plan.
- 2) The proposed re-zoning would help Rangiora deal with an impending shortage of building sections while making no further demands on the land supply.
- 3) The proposed re-zoning is in line with the principles driving recent and pending central government legislation.

- 4) The re-zoning will not involve significant council expenditure given that the requisite transport and infrastructure services are already in place, just across the road.
- 5) The re-zoning will have no significant environmental impact and create no reverse sensitivity issues.

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.

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 - 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