

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: _____

Email address: _____

Phone (Mobile): _____ Phone (Landline): _____

Postal Address: _____ Post Code: _____

Physical address: _____ Post Code: _____
(if different from above)

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 details

The specific provisions of the proposal that my submission relates to are as follows: *(please give details)*

My submission is that: *(state in summary the Proposed Plan chapter subject and provision of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made, giving reasons) (please include additional pages as necessary)*

I/we have included: _____ additional pages

I/we seek the following decision from the Waimakariri District Council: *(give precise details, use additional pages if required)*

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 or person authorised to sign on behalf of submitter(s)

Signature _____

Date _____

(If you are making your submission electronically, a signature is not required)

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

Attached information to submission by Rainer and Ursula Hack

110 Parsonage Road Woodend

On Proposed Waimakariri District Plan

26 November 2021

Our submission is:

Our property is not in a Future Development Strategy, Residential Development Area, Rural Residential Strategy or near Large Lot Residential zone. This means some properties like ours which are near the township fall through the cracks and are not able to be developed even into Large Lot Residential.

We seek amendments UFD-P1, UFD-P2 and/or UFD-P3 and SUB-S1 to enable rezoning of land at 110 Parsonage Road from Rural Lifestyle to smaller lots. This would support the intent of the National Policy Statement on Urban Development to have more houses in urban environments around Christchurch and for people to live near transport, schools and infrastructure rather than sprawl across the wider North Canterbury area. Rezoning the land to enable more development or reducing minimum lot sizes for Rural Lifestyle would also support infill of gaps in zoning which our property falls into. It is between existing residential zoning and the bypass designation.

We seek our property at 110 Parsonage Road to be rezoned to Large Lot Residential. This will protect the notable trees around the homestead, the homestead (which is Category 2 listed with Historic Places Trust) and to provide lower density housing near the highway. We understand that the Proposed Plan policy framework doesn't support LLR adjoining main townships, however, our property is not on the direct edge of the Urban Growth Boundary nor the Future Development Strategy Area boundary. We consider for the reasons above, our property would benefit from some or all of it zoned as Large Lot Residential. In addition, our land is not within an identifiable development area of the Woodend Pegasus Area Strategy 2013: UFD-P3.

Alternatively, we seek to extend the residential zoning for all land including and to the west of 110 Parsonage Road up to the Woodend Urban Growth boundary (between Parsonage Road, Urban Growth boundary and the State highway designation) to a mix of General Residential and Medium Density Residential and Large Lot Residential. This would include the properties at 110 Parsonage Road, 90 Parsonage Road and part of 20 Thirlwall Street. They are currently zoned Rural Lifestyle Zone. On the Greenfields priority area map in the Waimakariri 2048 District Development Strategy, page 10 it seems this area next to the bypass designation is planned for residential development.

Alternatively, we request General Residential zoning for most of our land with Large Lot Residential for the area around the historic homestead and along the State highway designation.

Alternatively, if the council is considering a development area in East Woodend we seek our land to be included with associated rules package as for other Development Areas.

We think SUB-S1 should be amended to reduce minimum lot size for Rural Lifestyle Zone adjoining main townships (in particular adjacent to Woodend Towncentre) to 2ha so that those waiting for these properties to be zoned residential in the future (and excluded from being rezoned at the moment by UFD-P2/UFD-P3 can at least make their properties more manageable while still retaining future potential to intensify this land once growth at Woodend allows for the Urban Growth Boundary to be shifted.

Alternatively, we request to shift the Urban Growth Boundary to include the land between the existing eastern boundary of Woodend and the State highway designation and zone this land General Residential or put in place a Residential Development Framework. This land is not prime production land and is no longer suitable for rural function. There is adequate infrastructure, transport, schooling as it is so close to the Woodend township.

The following notable trees have been taken off the list of notable trees in the notified plan: cabbage tree (110 Parsonage Road) and English oak (100 Parsonage Road). We think they have value due to their age and they are part of the garden designed by Alfred Buxton around the historic homestead therefore add to the setting of the homestead.

We seek the following decision from the Waimakariri District Council:

We seek rezoning of 110 Parsonage Road as Large Lot Residential, or a mix of General Residential and Large Lot Residential. Or for the properties at 110 Parsonage Road, 90 Parsonage Road and part of 20 Thirlwall Street to be rezoned General Residential or a mix of General Residential, Medium Density Residential and/or Large Lot Residential and to be included in the Urban Growth Boundary.

We seek that UFD-P1, UFD-P2 and UFD-P3 be amended to enable subdivision of land adjoining the Woodend township. In particular amend UFD-P3 to provide for development of rural zoned land on the edge of townships which is currently excluded by the wording of the provision if it is not in a Future Development Strategy, Residential Development Area, Rural Residential Strategy or near Large Lot Residential zone.

We seek to include a Residential Development Area in Woodend East and for 110 Parsonage Road to be included in this.

Seek to amend SUB-S1: to reduce minimum lot size for Rural Lifestyle Zone adjoining main township to 2ha.

Consequential amendments to subdivision and urban development policies and objectives to support the amendments sought above.

We support and seek to retain as listed (TREE001, TREE002, TREE003) TREE-SCHED1 - Notable Trees: three notable trees at 110 Parsonage Road and related provisions in the TREE chapter. We seek the following trees which are in the operative district plan to be included in the proposed plan and not taken off the list of notable trees: cabbage tree (P004, 110 Parsonage Road) and English oak (P017, 100 Parsonage Road).

For the rezoning we will provide an outline development plan, geotechnical and services reports and any further information required before the hearing.