

asdasdas First Name:

Ian

Last Name: *

Thomas

Organisation:

On behalf of:

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Suburb:

City:

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Country:

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Would you like to present your submission in person at a hearing?

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

Consultation Document Submissions

Section C Rules > Chapter 22: Rural Zone > 22.4 Subdivision > 22.4.1 > 22.4.1.1 Prohibited subdivision

Support

Oppose

Neutral/Amend

Decision Requested

Refer attached

Reason for Decision Requested
Refer attached

Maps

- Support
- Oppose
- Neutral/Amend

Decision Requested
Address: 647 Marychurch Road, Tamahere 3284

Refer attached

Reason for Decision Requested
Refer attached

Attached Documents

File
Submission - IM and CP Thomas
Proposed District Plan Notified July 2018

Introduction

Waikato District Council has prepared the Proposed Waikato District Plan (Stage 1) (Proposed Plan (Stage 1)) and is now open for submission.

The Proposed Plan (Stage 1) is a review of the current Operative Waikato District Plan (Operative Plan). Following the local government boundary changes in 2010, the Operative Plan has consisted of a Waikato section and a Franklin section. The Proposed Plan (Stage 1) combines the Waikato and Franklin sections into a single district plan with an integrated approach to growth, development and the sustainable management of natural and physical resources across the district.

The Proposed Plan (Stage 1) relates to all chapters arising from the review of the Operative Plan except for the provisions for Natural Hazards and Climate Change.

The preparation of draft provisions for the Natural Hazards and Climate Change chapter is awaiting the completion of technical reports relating to flooding from rivers and coastal inundation and erosion. Consultation on Natural Hazards and Climate Change will be undertaken during the rest of 2018. It is anticipated that the review of the Operative Plan relating to Natural Hazards and Climate Change will be notified as Stage 2 in 2019.

For help on how to make a submission using this page [click here to watch our "how to" video](#)

Privacy Statement

The Resource Management Act 1991 requires submissions and details of the submitter (name and contact details) to be made available to the public. Your contact details are needed:

- to enable any further submitter to serve a copy of their further submission on you;
- for Council to arrange a hearing date and time for you to speak to the Hearing Panel (if you ask to be heard on your submission);
- so Council can inform you of the decision(s) on your submission(s); and
- so any submitter who appeals Council's decision on a matter relevant to your submission can provide a copy of their appeal to you

First Name:

Last Name: *

Organisation:

On behalf of:

Postal Address:

Suburb:

City:

Country:

New Zealand

PostCode:

3240

Preferred method of contact

- Email Postal

Would you like to present your submission in person at a hearing?

- Yes
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

Attached Documents

File
B18034 - PDP Submission FINAL 09-10-18
B18034 - PDP Submission - Planning Statement 09-10-18
B18034 Application Plan Rev2

Ian M Thomas and Christine P Thomas,
627d Marychurch Road,
Matangi

SUBMISSION ON THE PROPOSED WAIKATO DISTRICT PLAN

Introduction and Site Location

This submission relates to the land my wife and I own at 647 Marychurch Road, Matangi. The property is legally described as Lot 1 DP 454288 within title identifier 583034 (the subject site) with an area of 5.4333 ha (refer Figures 1 and 2). The property is located within the Rural Zone of the Proposed District Plan (PDP). The subject site has frontage and legal and physical access to Marychurch Road via a formed vehicle crossing resulting from a previous subdivision which resulted in the subject site being a balance title from that subdivision. The subject site is vacant of development and contains a half round barn only. We live on the adjoining title to the south (Lot 3 DP 345939) which is our primary residence since we moved to Matangi in 2008.

This submission seeks the following relief from Council:

- Oppose the Rural Zoning of the site;
- Seek to re zone the subject site Country Living Zone;
- Seek to re zone a wider area of land beyond our property Country Living Zone;
- Oppose Prohibited Activity Rule PR3; and
- Consequential amendments to enable subdivision and development in accordance with the Country Living Zone provisions.

In the alternative that the submission is not supported, the submitter seeks to rezone the subject site and wider area (refer Figure 2) Village Zone or Residential Zone to enable appropriate subdivision and development. The reasons for the submission are set out below.



Figure 1 – Proposed District Plan zoning with subject site identified

Reasons for Submission

We bought the property in 2014 from the then neighbour and have owned and farmed it since. We have invested significant sums of money since acquiring the land to improve its suitability as a rural block of land. I refer to the property as my hobby farm as I simply farm it solely for the enjoyment since retiring as a dairy farmer in 2008 after more than 40 years farming. The property is small, unproductive in a rural sense, and in my opinion could not make money being used for farming purposes. The reasons for my submission are outlined below.

- The subject site is completely surrounded by lifestyle blocks with only a couple of my neighbours having any animals in addition to mine. This summarises how little rural productive activities are occurring on and in close proximity to the subject site;
- The property is a hobby farm only and does not make a profit. The subject site is farmed at a loss and I lose significant amounts of money maintaining the property, investing in the property and my animals, and is simply not productive and cannot provide an economic gain in my experience;
- The property can only support low numbers of stock rates of approximately 3.0 animals per hectare, depending on the age of the animals, with significant supplements and other inputs. This is supported as and when needed by feed inputs on an annual basis and investment through fertiliser and other maintenance costs. This stocking rate is not financially viable for any productive economic gain;
- Marychurch Road from which the site gains access is currently State Highway 1B. This road is to be returned to Waikato District Council on completion of the Waikato Expressway. Notwithstanding the fact the subject site has a formed vehicle crossing as a result of a subdivision from the previous owner, the access is safe and convenient and will be improved

once vehicle movements along Marychurch Road reduce as a result of the road transferring to the Council;

- A gas pipeline runs through the property and is registered on the title. This is located approximately centrally within the site and could easily be accommodated within a future road corridor or future lots without hindrance to further subdivision;
- I have discussed the idea of further subdivision with neighbours and everyone I have spoken to are generally on the same page that housing development is the most appropriate for this area of Matangi;
- One previous owner of an adjoining property (before moving out) used to complain about the sights and smells of the rural area outlining that rural activities sandwiched amongst lifestyle properties isn't necessarily appropriate;
- The proposed rezoning would enable additional housing development and growth within the existing Matangi village area where rural activities will never predominate again and have not for a substantial period of time. Maintaining a rural zoning is counter intuitive to common sense and good planning;
- The District Plan supports growth in existing towns and villages. These objectives and policies are based on published and expert evidence. This submission supports the premise of growth within the existing village environs;
- One dwelling can be established as of right on the property which does not enable any additional productive potential of the land;
- The site has an existing vehicle crossing and metered water connection. Transport and water reticulation is available. This level of infrastructure supports the proposed rezoning to Country Living Zone whereby stormwater (and water as required) and wastewater can be accommodated on site and the property can be self-sufficient for infrastructure;
- The property cannot be subdivided or altered to create a more productive or more economic rural property. Virtually every surrounding property has been subdivided under previous District plans rendering the immediate area unviable for rural activities. A change to the zoning is a common sense approach and makes good planning sense;
- Should the proposed rezoning not be accepted by the Council, the Prohibited Activity Rule PR3 should be deleted or otherwise amended to enable (and certainly not prohibit) subdivision of Rural Zoned land at an appropriate scale in appropriate locations, i.e. such as the subject site.

Summary

We submit that the subject site should be rezoned from Rural Zone to Country Living Zone to enable a logical and acceptable level of development from a currently underutilised block restricted by its rural zoning. Consequential amendments to the Proposed District Plan are also sought. This submission primarily seeks to rezone the subject site from Rural Zone to Country Living Zone. In the alternative, a rezoning to Village Zone or Residential Zone will be considered by the submitter.

If submissions are made regarding neighbouring or adjoining properties, we are willing to consider a joint submission. We would also consider it appropriate if a broader area around our property was considered to be rezoned as this would be planned and logical. For example, the area bounded by the railway to the southwest, Tauwhare Road to the northwest, Marychurch Road to the northwest, and the southern boundary of Lot 3 DP 365743 would be appropriate. As we do not own all these titles we

are not aware if we can submit in relation to them, however we believe it should be considered and that this would be a logical line in which to rezone from Rural Zone to Country Living Zone (refer Figure 2).

We wish to be heard in support of our submission.

IM & CP Thomas
9 October 2018

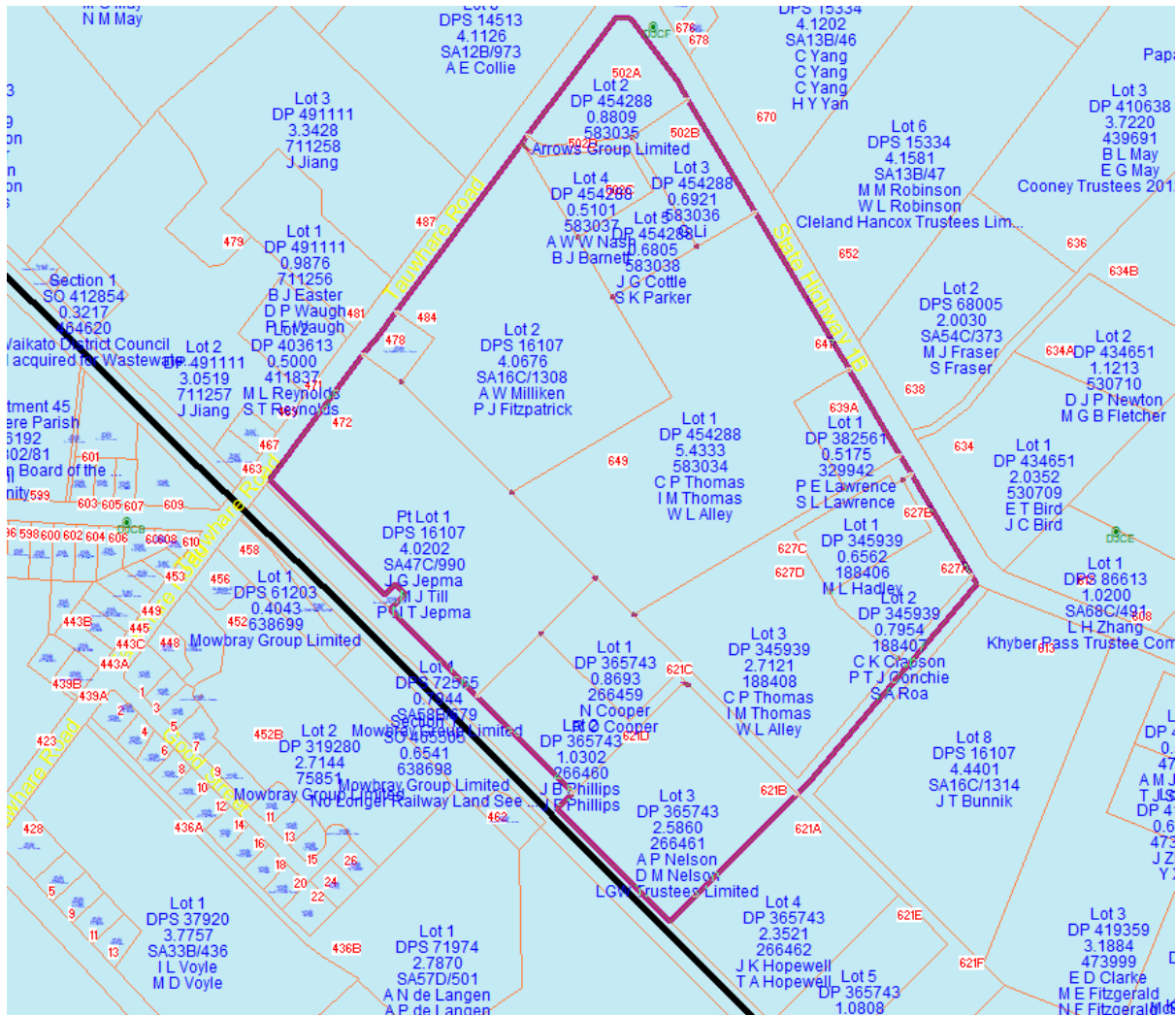


Figure 2 - Wider area beyond our property that should be considered Country Living Zone