

Correction to Council Summary and clarification of submission #317

regarding the section (column 10)

“State the decision you wish Council to make to ensure the issues you raise can be dealt with:”

What I wrote:

- 1) Have ALL of the Clapham/Sands Road area covered within the Plan change 86 Rural Urban Expansion Environment.
- 2) **The Areas not being Re-zoned as “PC86B Living Environment” be re-zoned as “PC86A Rural Urban Expansion” if not considered suitable as “PC86B Living 3”.**
- 3) OR: Rezone the Whole Clapham Rd Area as “PC86A RUEE”

How this has been interpreted:

- 1) Have ALL of the Clapham/Sands Road area covered within the PC 86 (Urban Expansion) Environment
- 2) **The Areas not being Rezoned as “PC86B RUEE if not considered suitable as “PC86B Living 3”.**
- 3) OR: Rezone the Whole Clapham Rd Area as “PC86A RUEE”

My intent was that **if** the committee does not consider it appropriate to rezone this whole area as “PC86B Living 3”, then the area that is currently proposed to be rezoned as **“Rural Production”** (i.e the Eastern side of Clapham Road as opposed to the western side of Clapham Road - currently proposed to be rezoned as **“PC86B Living Environment”**) should be instead zoned **“PC86A Rural Urban Expansion”**.

I admit that I could have written this out in a clearer manner but I contend that by missing out the section highlighted in red, the whole intent of the proposal is totally misrepresented .

I would ask that this document be submitted to the hearings committee as correction to the council summary, and in support of my submission as clarification of my intent.

Mike Bull

Submission to WDC District Plan
Changes committee
in relation to proposed changes 85A-D
with respect to the Clapham Rd and Sands Road areas

Submission Numbers:

317 by Michael Bull

352 by Jan Boyce - Bull

Main Reason for Submission

- Proposed changes to the East sides of Clapham Road & South Eastern end of Sands Road are to rezone these as:
“Rural Production Environment”.
- However the adjoining areas (i.e. other side of the road) are to be rezoned as:
“Rural Urban Environment Living 3”

We believe there are several reasons including reasoning for the plan changes given by the WDC, which makes this inappropriate and result in ribbon development.

What we would like to see

- 1 – Both sides of Clapham Road and Sands road be treated the same and rezoned as PC86B Rural (Urban Expansion) environment Living 3.
- 2 – Areas that are not considered suitable to be treated as PC86B could be classified as PC86A (areas no longer used predominantly as rural production land use)

OR:

- 3 – consider revising the whole area classification as either PC86A, or alternately PC85D which would allow the area to retain it's current rural fringe atmosphere, while allowing for some subdivision to "small lifestyle block" sizes in a controlled manner.

Why we would like to see the Proposed plan changed

- 1 – The proposed changes to the Clapham/Sands road areas will create an imbalance between areas based on location or side of the road.
- 2 – This is likely to result in Ribbon development, something which the council says it is trying to avoid.
- 3 – If one side of the road becomes very urbanised whilst the other is “Rural Production” there will inevitably be resultant reverse sensitivity as the one side becomes more urbanised. (e.g. Stock smells & noise, cattle calling all night when calves are separated, chainsaw & machinery noise, burn-offs permitted in rural zones, Felling of woodlots, etc.
- 4 – The land in question is already no longer being used as part of any meaningful or profitable Agricultural unit.
- 5 – None the land plots actually comply with the proposed minimum allotment size for Rural Production of 20 hectares. Indeed there is only 1 lot that exceeds 10 hectares, and half of that is planted in Pinetrees.
- 6 – The land further than 200-300m from the road becomes highly unstable and is not suitable for housing, thus providing a natural boundary for Urban expansion and could become reserve land as part of any future development closer to the road
- 7 – The land 100-250m east of the road is predominantly a poor quality sloping clay loam which is not ideally suited for intensive or profitable agriculture or horticulture, but stable enough for small block development. The best land west of the road was originally zoned “Horticultural” and due to the planning laws at the time was subsequently split up into the much smaller lifestyle blocks which has resulted in the fragmentation and ribbon development which we see today. By consigning the east side to being “rural production” the council will be only exacerbating the problem and consigning these lots to being low value, low profit, high maintenance lots with little opportunity to change.
- 8 – The proposed rezoning of Clapham Rd West to PC86B Living Environment fails the councils statement “rezone areas of CE to LE whereservicing is available...”. There are currently no water or Sewerage services or Fibre Broadband to this area.

Summary

- We believe that the current proposal to change the East side of Clapham Road, and the South East end of Sands Road to “Rural Production” Environment will result in fragmentation and Ribbon development of the whole Clapham/Sands Road area.
- There will also inevitably be reverse sensitivity issues as a result.
- This will result in small unprofitable psuedo agricultural lots that are already smaller than the currently proposed “RP” environment rules for minimum lot size of 20 hectares.
- All of the above issues are what the council brochures promote that the proposed plan changes are trying to prevent.
- It would be better to consider rezoning this whole area to be classed as PC85D RLE, PC86A RUEE, or PC86B LE3