

Submitter written representation for R & U Hack, 22 August 2024

Before the Hearing Commissioners at Rangiora

In the matter

of the Proposed Waimakariri District Plan

**Submitter written representation for Rainer Hack and Ursula Hack
(submission number 201) - presented on their behalf by their daughter, Barbara
Dean.**

Hearing Stream 12E – Rangiora, Kaiapoi, Woodend, Variation 1

Dated 22 August 2024

Introduction

1. My name is Barbara Dean, I am the daughter of the submitters Rainer and Ursula Hack. I am here to represent them and also my brother. My parents bought the property at 110 Parsonage Road, Woodend 37 years ago in 1987. The house is our family home and the property means a lot to my family.

Description of the property

2. The current residential building on the property is a historic homestead, Category 2 listed place designed by Benjamin Mountford and built in 1875. My family is very aware of the historic and social value of this property to the District, especially since it was originally built as the Woodend Parsonage. My parents have always aimed to do any renovations or alterations in keeping with the original design and style of the homestead.
3. We understand that the garden around the house was designed by Alfred Buxton (1872-1950), who was the most significant landscape architect in New Zealand in the first half of the twentieth century. There are three notable trees at the property listed in the proposed District Plan. They are in the vicinity of the historic homestead and are proposed to be within the lot surrounding the homestead as they are part of the original garden. The garden also forms part of the Heritage NZ listing. For the rest of the land, my parents have done extensive planting of trees (including fruit and nut trees) all with the intention and foresight that these can be enjoyed for years to come.

Current situation

4. My parents currently reside overseas, as they were until recently caring for elderly relatives. A friend is house-sitting the property and caring for the house and garden. A house of this age needs continuous care and maintenance. It is difficult to rent out a house with such a large garden to be maintained and therefore this is not a realistic long term option.
5. My family feels a strong responsibility to the property and so would like to separate off the land around the original house and the area of the garden (including the notable trees), so that it becomes a manageable size and can be cared for and retained. The proposed development would assist to fund the required repairs and upkeep. Being able to separate the homestead off from the rest of the site would also enable my parents to continue to reside in the homestead without having to upkeep such a large site.

Proposed re-zoning to enable sensitive development

6. We have discussed various re-zoning options with the council over the years but given the Projected Infrastructure Boundary sits between our site and Woodend township, gaining Council's support for residential development is not straightforward. We were involved in the hearings process for the Draft Waimakariri Rural Residential Strategy 2019. However, the panel accepted the council's recommendation *to exclude Woodend in the final RRDS as some suggested sites are on the direct edge of Woodend (Parsonage Road), thereby foreclosing long term urban expansion.*¹ So our site seems to be stuck in the middle being too urban for rural residential use and too rural for residential upzoning. But it is also too small to be used for any economically productive farming and soon will be cut off from the further eastern rural areas by the Bypass.
7. The Bypass designation was confirmed in 2015 but has so far not been progressed. The Council reporting officer is now recommending that we need to wait until this is at final design stage so that noise effects can be assessed in relation to any development on our site. We were involved in the submission and hearing process on the NZTA notice of requirement and understand the noise and vibration will be mitigated by noise walls to protect the historic homestead. Given the homestead is two storey and will be the closest residential dwelling to the Bypass, we are surprised that this is a constraint to developing the rest of the site. We have commissioned a noise report that is attached to Mr Warmington's evidence.
8. We think the proposed zoning ensures the property is sensitively developed given the historic homestead and the notable trees. We aim to retain as many of the other established trees on the site as possible. We have proposed amendments to the ODP to ensure retention of the three notable trees identified in the District Plan, one other large oak tree, and other mature trees where practical.
9. My parents are seeking large lot residential zoning for the eastern part of the site, predominantly to retain as one site the area around the homestead, not break up the garden and in order to protect the notable trees. The higher density housing is proposed to be closer to Parsonage Road, in keeping with the residential development along the rest of that side of Parsonage Road. It is also closer to the proposed stormwater reserve and connection to the McIntosh Drain. In addition, this results in the more densely developed sites being further away

¹ [Hearing-Panel-Recommendation-Report-May-2019-Draft-Rural-Residential-Development-Strategy-RRDS.pdf \(waimakariri.govt.nz\)](#) page 20

from the proposed NZTA Bypass. The existing planting on the eastern side of the property including on the boundary would help to screen the noise walls.

10. By incorporating the existing mature trees, together with new trees and other planting along the internal road/ accessways and in the stormwater catchment area, and aiming for a lower yield in the number of sections than medium density zoning would necessarily enable, we intend to create a development which ties into the existing character of the homestead and gardens, while still meeting the residential areas density goal in the Proposed District Plan of 15 household units per hectare.
11. We are willing to contribute a fair cost to fund the required infrastructure. We understand that the standard approach to developments in the District is where an upgrade would be wholly for the benefit of developing our site, we expect to pay the cost of that upgrade.
12. As Woodend has grown our site is now on its edge and a clear boundary for further eastward growth will be provided by the Bypass. There is no technical reason our site can't be developed for housing at this point in time. It would contribute to Woodend's development capacity providing a variety of section sizes and it is within walking distance to the shops, school and public transport. We consider it would benefit not only our family's changing needs but also Woodend and the District.

Barbara Dean – for Rainer and Ursula Hack