

*Submitter written representation for R & U Hack, 22 July 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 12C – Large Lot Residential Zone

Dated 22 July 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.
4. There are three notable trees at the property listed in the proposed District Plan. As Mr Warmington will show on the proposed layout, these trees are around the historic homestead and are proposed to be within the lot around the homestead as they are part of the original garden.
5. 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**

6. My parents currently reside overseas as they were until recently caring for elderly relatives. While they are overseas, a friend is housesitting 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.
7. 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 retained and upkept. The proposed development would assist to fund the required repairs and upkeep.

**Large lot zoning**

8. We think the proposed zoning ensures the property is sensitively developed given the historic homestead, the notable trees and to retain as many of the other established trees on the site planted by my parents over the past four decades.
9. My parents are seeking large lot residential zoning for the easter part of the site predominantly to retain as one the site around the homestead and not break up the garden and to protect and retain the notable trees within the same site. This would also enable my parents to be able to continue to reside in the homestead without having to upkeep such a large site.
10. 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 stormwater reserve. This also means the more densely developed sites are further away from the proposed NZTA Bypass.

**Barbara Dean – for Rainer and Ursula Hack**