

Gina Sweetman (Chair) - Allan Cubitt - Gary Rae - Megen McKay - Cr Atkinson - Cr Mealings

IN THE MATTER of

**STREAM-12E-S42A-REPORT-RESIDENTIAL-REZONING** (pages 260 to 265)

AND

**Paragraph 1075 “Mr Lutterman wishes to be able to subdivide his property back to the line of an existing drain, which bisects the smaller eastern triangle of his block, which would thus make that part of his property available for rezoning.”**

AND

### Submission 128.1 Clarification

1. Since filing Submission 128 during Nov 2021 in July 2023 I retired, due to changes in cashflow any subdivision and development is now unlikely during our ownership of 257 Tuahiwi Rd.
2. Waimakariri District Council employees have been professionally helpful and patient through the many lessons learned by the Submission 128.1 process. Foremost are repercussions of unfairness echoing outwards from Kemps Deed.
3. Submission 128.1 is not looking at something for face value but seeing it, engaging with it, questioning it, reflecting on it, trusting it and believing in it.
4. Rules and Policies developed for the PDP will enable Te Ngāi Tūāhuriri Rūnanga to fully occupy and use ancestral land that is still Māori land or owned by a descendant, for the purposes intended when the land was originally set aside as part of the Kemps Deed (1848).
5. It is very likely any future developments created from extending the PREC(T) overlay as per Submission 128.1 will eventually be owned by Ngāi Tūāhuriri and 257 Tuahiwi Rd will again return to Māori land through ownership.
6. Unique to 257 Tuahiwi Rd is the PDP driveway PREC(T) <sup>1</sup>zone adjoining an approximate 1904m<sup>2</sup> Rural/SPZ(KN) zone which ***is less suitable for rural activity*** due to;
  - The <sup>1</sup>zone amendment area is in a pocket of residential property restricting land activity for rural use.
  - The SPZ(KN) area at 243 Tuahiwi Rd is landscaped, planted with specimen trees, and used for residential purposes. (outlined in red)
  - The zone amendment area is detached from the main productive land due to the WDC drainage ditch forming a natural boundary. (blue line)
  - Amending the PREC(T) zone at 257 Tuahiwi Rd minimizes future rural-residential conflicts and is a natural fit with existing residential properties.
  - Historic and current WDC studies predict growth for the Tuahiwi Precinct area, the pandemic is a further catalyst creating growth demands, the zone amendment supports growth.
  - Neighbouring descendants of Ngāi Tūāhuriri have enquired if the amendment area could be sold, amending the zone increases possible settlement options for Ngāi Tūāhuriri whakapapa.
  - During 2014 the WDC Action 21 Land Use Recovery Plan (LURP) proposed rezoning all of the 257 Tuahiwi Rd property to Residential 3.
7. Approving Submission 128.1 PREC(T) overlay extension to the drain will support future Ngāi Tūāhuriri generations through;
  - increasing the PREC(T) area available for residential settlement in the Tuahiwi Precinct.
  - promoting a coordinated pattern of development with current PREC(T) overlay.
  - encouraging future owners of 257 Tuahiwi Rd to develop residential housing opportunities.
  - Kāinga Nohoanga.



<sup>1</sup>PREC(T) is an overlay not a zone.