

Proposed Plan Change 13 – Waipa District Council

To : Commissioner, Michael Lester

Statement of Further Submission

My name is James Bernard Mylchreest and with my wife, Robyn, have owned 10.01ha of rural zoned land situated on St Leger Road, known as Lot 5 DPS 74601, for approximately 40 years. Initially this block was 12.0ha prior to an earlier subdivision into 4 rural residential sections and the balance area of 10.01 that contained our own residence in the mid 1990's.

I have a Diploma in Town and Country Planning, a Masters of Public Policy from Victoria University and have spent most of my working career working for the Waipa County Council and after the local government reorganisation in 1989 for the Waipa District Council. Over 35 years I was involved in resource management policy formulation and administration and more latterly in senior management roles including Deputy General Manager until 2002.

I have been Mayor of the Waipa District Council since 2013 but am making this submission on behalf of my wife and I as private citizens and landowners directly impacted by proposed Plan Change 13 as it relates to the T6 Structure Plan and the rezoning of our entire property to Large Lot Residential. This statement is intended to declare my conflict of interest.

In general we support the proposed uplifting of the deferred large lot residential zone to enable the total area to be developed for large lot residential purposes, particularly as there is a critical national shortage of appropriately zoned and developed residential land for a range of housing types. During the process a number of discussions were undertaken between myself and Council staff regarding the details of the Structure Plan and I was advised that the Structure Plan was indicative and the District Plan was still the statutory document that applied.

Boffa Miskell confirm this view on page 404 of the design guidelines where they state: "For the avoidance of doubt, the relevant provisions of the District Plan will prevail over these guidelines in a regulatory content and a full assessment against those provisions will need to be undertaken in parallel to any consideration of design matters in this guideline."

Road Pattern

We have two concerns regarding the proposed road standards and layout proposed in the design guidelines:

- Firstly the standards proposed for the main collector road being 25m wide and containing a dual carriageway and a 1.5m footpath, parking lane and a cycle lane on each side of the road is excessive for a low density large lot residential zone.
- Secondly the alignment of the collector road is not possible to construct economically due to geographic constraints. The staff response to our submission is that it should be rejected due to a lack of technical engineering advice. This is not appropriate as the technical advice relied upon by Council is obviously erroneous and should be amended by Council.

We cannot identify anywhere else within the District where a 25m wide collector road is being required in a low density large lot residential area and even T 11, which is a standard residential development and part of this Plan Change, only requires the standard 20m road width.

RELIEF SOUGHT: We request that the formation standards of the collector road be the same as other similar developments within the District in similar circumstances and that it be clearly defined that the alignment of the collector road is indicative only.

Design Guidelines

The Design Guidelines prepared by Boffa Miskell and appended to the proposed Plan Change 13 and supported by the Planners Report infer that the Guidelines will form part of the District Plan. As they are more onerous than the existing bulk and location requirements and other amenity provisions in the existing District Plan it can only be assumed that they will take precedence.

It is contended that a number of the requirements are excessive and out of character with residential developments within Waipa District. If these are to be the new standards they should apply uniformly across the District. For example:

- The yard requirements of a 25m front yard, a 20m rear yard and two side yards of 10m each are impractical on a 2500 square metre section. The indicative plan on page 13 of their design guidelines shows three potential section developments using these bulk and location requirements but the sections shown would be at least 5000 square meters. A simple 2500 square metre section would 50m by 50m. Taking the proposed bulk and location requirements into account you have a 5m wide strip in the middle of the section to build a house. If these standards are imposed it will be necessary to increase the size of the sections thus wasting even more productive land.
- The landscaping requirements will unnecessarily increase the cost of development including paving, surface treatments, site furniture and lighting. The national housing crisis does not require unnecessary cost imposed on developing land and it is understood that central government is looking at means to restrict or prohibit the use of private land covenants for the same reasons.
- The protection of trees over 6m in height unless their removal is approved by an arboricultural assessment. The bulk of the area within T6 has been used for farming purposes and the existing trees have been planted for agricultural reasons and many of these trees are inappropriately located and are not the correct species for a residential development. In our case when we purchased this property there were literally only 3 lombardy poplars on the whole 12ha property. We have planted 100's of trees over the past 40 years and many of these are now over 6m in height and would seriously impact on the development potential of this property. They were planted for firewood and stock shelter and seeking an arboricultural assessment for their removal is unnecessary and costly.

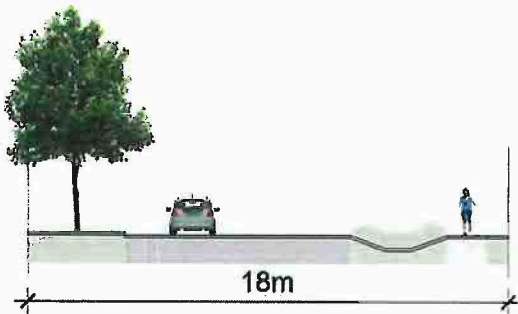
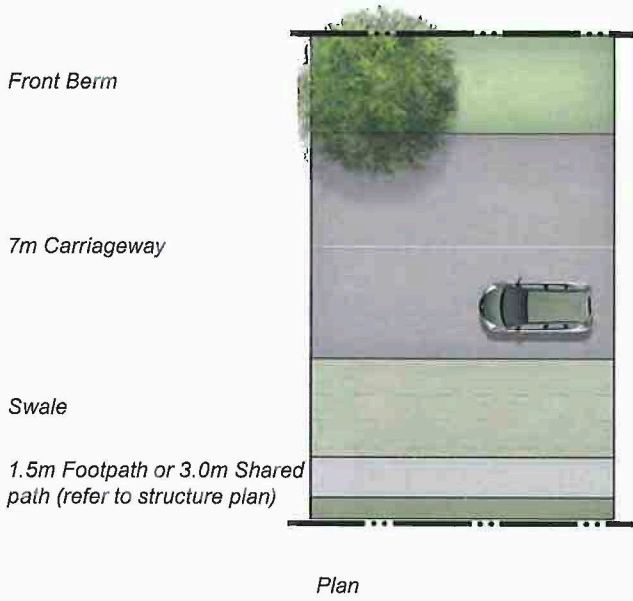
RELIEF SOUGHT: We request that the existing District Plan standards for residential developments apply to the T6 Large Lot Residential Zone and not those proposed in the design guidelines.

I am happy to answer any questions.

J B Mylchreest

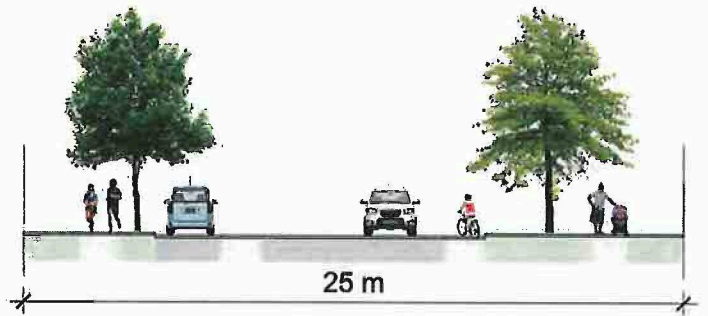
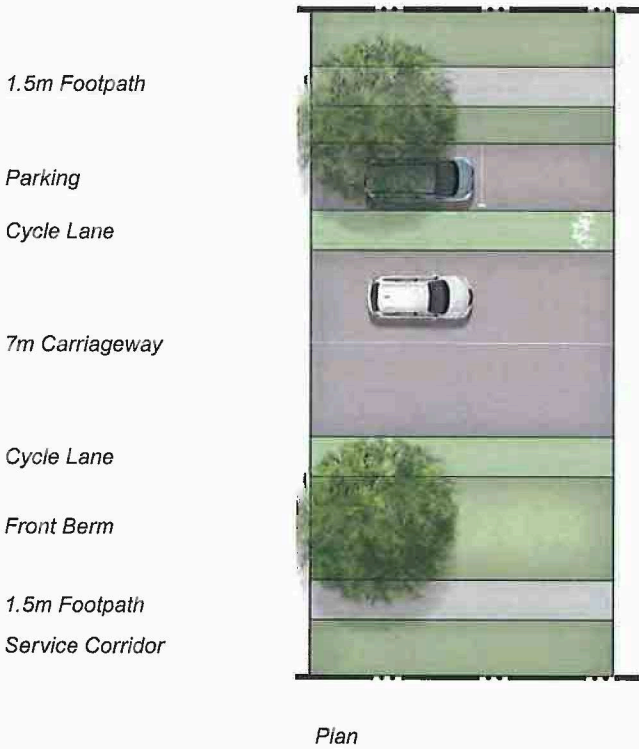
3.2 Road Typologies

18m Local Road



Front berm may include: Swales, recessed parking, bus stops, tree planting, street lighting

25m Collector Road / Green Spine Road

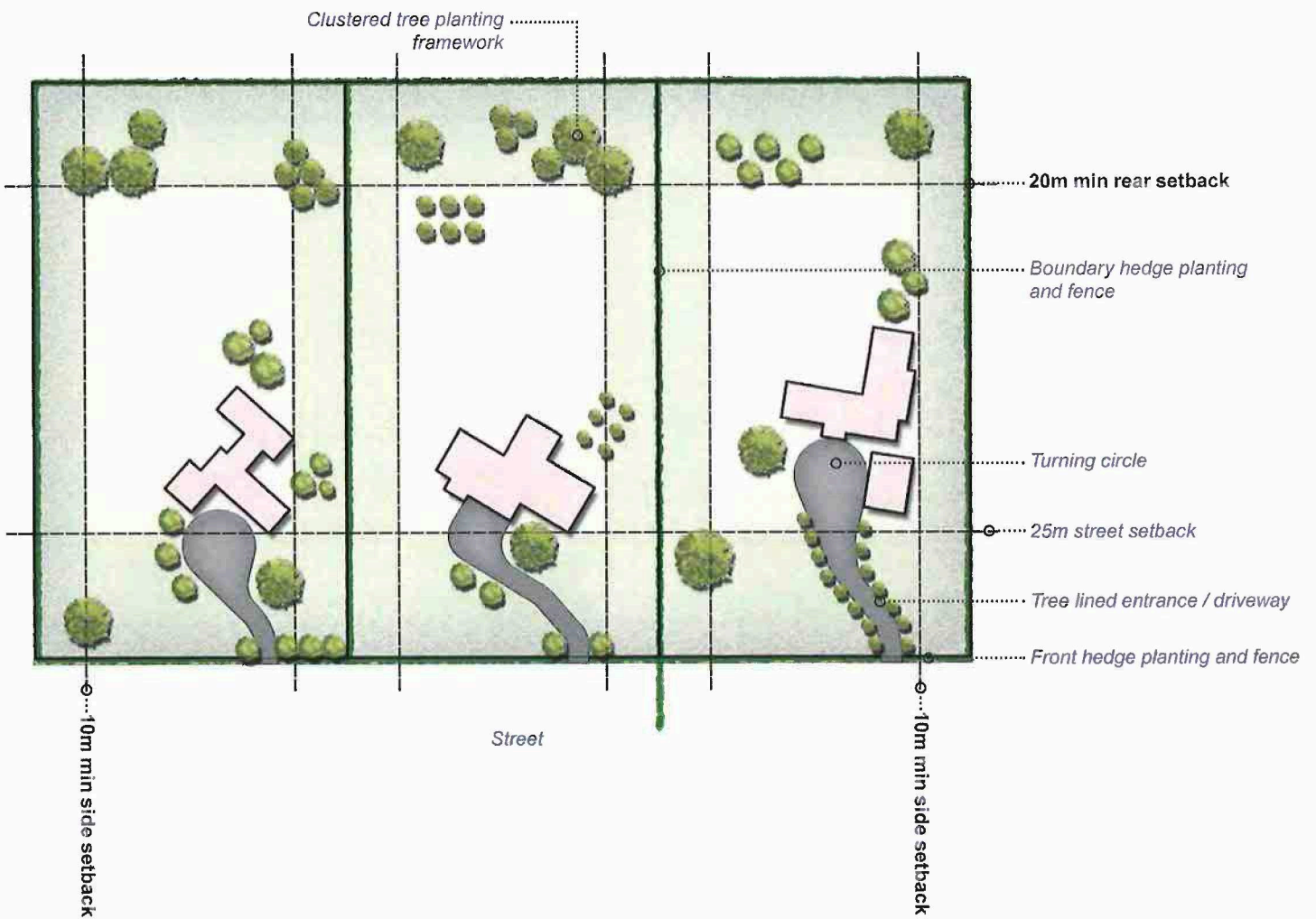


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4.3 Building Setbacks (Large -Lot Residential (2,500m² to 5000m²))

2500m ² to 5000m ² Lot Building Set Backs	Meters
Road boundary setback	25
Rear boundary setback	20
Side boundary setback	10

Provided that for dwellings and detached habitable rooms where a site boundary adjoins the Rural Zone or Reserves Zone, the minimum setback from that boundary will be 20m.



**Building design, driveways and landscaping for illustrative purposes only*