

Proposed Waikato District Plan

Submission form

09 OCT 2018

Time: 4:45 PM Initials: JKS

NGARUAWAHIA

ECM Project: DPRPh5-03
ECM #
Submission #
Customer # 160098
Property # 1003747

RMA Form 5

To submit electronically please go to: www.waikatodistrict.govt.nz/pdp

Closing date for submissions: 5pm on Tuesday 9 October 2018

SCANNED

REF NO

Submitter details: (please note that the (*) are required fields and must be completed)

Form with fields for: First name* (JOHN), Last name* (KIRTON), Organisation (OWNER-53 OHINIWAI SOUTH ROAD), On behalf of (RIBBONWOOD FAMILY TRUST), Postal address* (1409 RIVER ROAD), Suburb (FLAGSTAFF), Town/City* (HAMILTON), Country (NZ), Postal code* (3210?), Daytime phone (029 9215051), Mobile (029 9215051), Email address* (john.kirton48@gmail.com), Contact method (Email checked), Correspondence to* (Submitter checked), Trade competition (I could not checked), Note on trade competition, and presentation preference (Yes checked).

Please complete the following for every submission point:

Provision number (e.g. 22.4.1.2 P2(a)):

Physical address of the property concerned (if relevant to your submission):

53 OHINIWAI SOUTH ROAD, OHINIWAI

Do you:

Support

Oppose

Neutral

The decision I would like is:

PLEASE REFER TO ATTACHED.

THE PROPERTY TO BE RE-ZONED TO
COUNTRY LIVING LIFE-STYLE FROM
CURRENT RURAL ENVIRONMENT

My reasons for the above are:

REFER ATTACHED DOC'S

Signed:

(A signature is not required if you make your submission by electronic means)

Date: 9 October 2018

PRIVACY ACT NOTE: Please note that all information provided in your submission will be used to progress the process for this proposed district plan, and may be made publicly available.

This submission is being made on behalf of the Ribbonwood Family Trust, the owner/occupier of the property known as 53 Ohiniwai South Road, Ohiniwai. Documents relating to the location, legal description and land use status of this property are attached, marked Appendix 1.

The presentation of this submission for a change in permitted land use is from a pragmatic, non-technical perspective. Withstanding this approach, the requirements and strategic intent of the Proposed Waikato district Plan have not been compromised. The focus is on current land use inconsistencies in the zoning of the land within the area between Ohiniwai South Road and the part State Highway 1 (Waikato Expressway) running parallel forming the Eastern boundary. Approximately 80% of this land is zoned Country Living Lifestyle and the remaining 20% is Rural Environment. The location of individual properties within this envelop of land, zoned Country Living Life-style, or Rural Environment, represent a random patch-work. This situation has arisen incrementally, as individual land owners in the area have sought resource consent for a change in their permitted land use. Consequently, the qualifying criteria for Country Living Life-style zoning must have been satisfied in each case for this to occur. Further, all of the land within this area has the same; location, soil type (fertility), environmental character and amenities, irrespective of the land area of individual titles and the location of parcels of land within this area. This envelop of land lies within the landscape boundaries created by the start and end of Ohiniwai South Road, Waikato Expressway and Main Trunk Railway line. It is logical to change the zoning of remaining Rural Environment land within this envelop to Country Living Life-style and amend the Proposed Waikato District Plan accordingly to reflect this. Remaining owners with Rural Environment land use status will have the option of retaining their status-quo, or change their land use to reflect Country Living Life-style. A colour map of this area of land, illustrating the patch-work effect, is also attached, marked Appendix 2.

This change is consistent with the strategic intent of the District Plan, to pro-actively influence future land use in a planned and purposeful manner. Relying on individual land owners to apply for resource consent to change their land use zoning is random, ad-hoc and expensive.

In my opinion, the presenting circumstances relating to the 53 Ohiniwai South Road property and other properties in the envelop of land described above, represent a compelling argument to justify why the land in question is not re-zoned to Country Living Life-style status, than why it should be. There appears to be an institutional bias integrated into this submission process with the 'submitter' having to demonstrate that the qualifying criteria for a change in land use have been met. A further unintended potential bias is the concentration on outputs, at the expense of outcomes. Meaningful consultation with land owners and senior WDC professionals having discretion to make well informed expert decisions, consistent with the intent and strategic direction prescribed in the District Plan, will reduce unnecessary bureaucracy. This 'added value' will reflect a culture that is savvy, pro-active and progressive.

John Kirton

9 October 2018

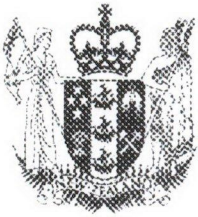
WAIKATO DISTRICT COUNCIL	
09 OCT 2018	
Time <u>4:45 PM</u>	Initials <u>JK</u>
NGARUAWAHIA	

APPENDIX I.



Waikato District Plan





**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**

Limited as to Parcels

Search Copy



R. W. Muir
Registrar-General
of Land

Identifier SA557/1
Land Registration District South Auckland
Date Issued 25 October 1932

Prior References

2F/179

Estate Fee Simple
Area 1.9197 hectares more or less
Legal Description Part Allotment 40 Parish of Taupiri

Proprietors

The Public Trustee

Interests

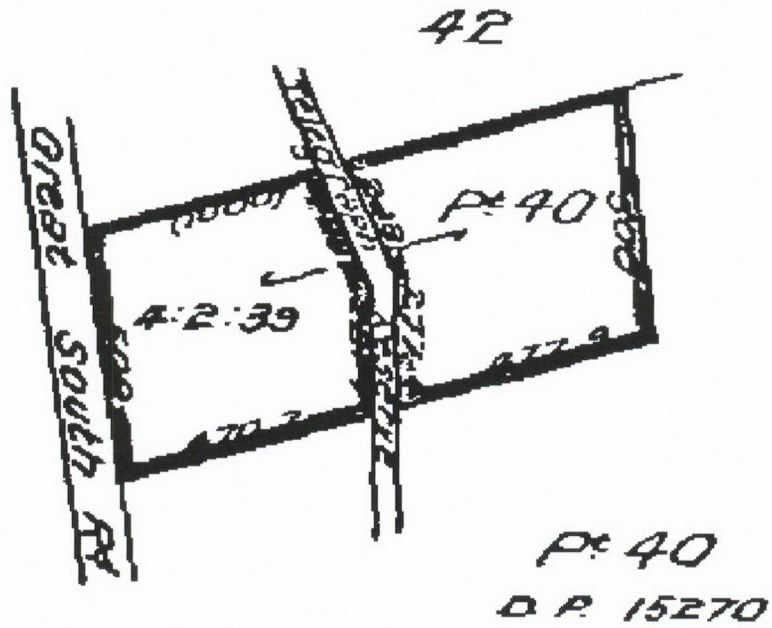
Appurtenant hereto are mining rights created by Conveyance 194561 (R158/169)

All mines beds veins and seams of coal fireclay and other mines and minerals lying and being within or under the land

H116306 Gazette Notice declaring No.1 State Highway (Awanui-Bluff) fronting the within land to be a limited access road - 2.2.1877 at 9.49 am

Identifier

SA557/1



METRIC AREA IS 1.9197 ha



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



R. W. Muir
Registrar-General
of Land

Search Copy

Identifier SA1048/22
Land Registration District South Auckland
Date Issued 29 May 1953

Prior References

SA1045/70 SA493/20

Estate Fee Simple
Area 8094 square metres more or less
Legal Description Lot 1 Deposited Plan South Auckland
1636

Proprietors

Kenneth John Campbell

Interests

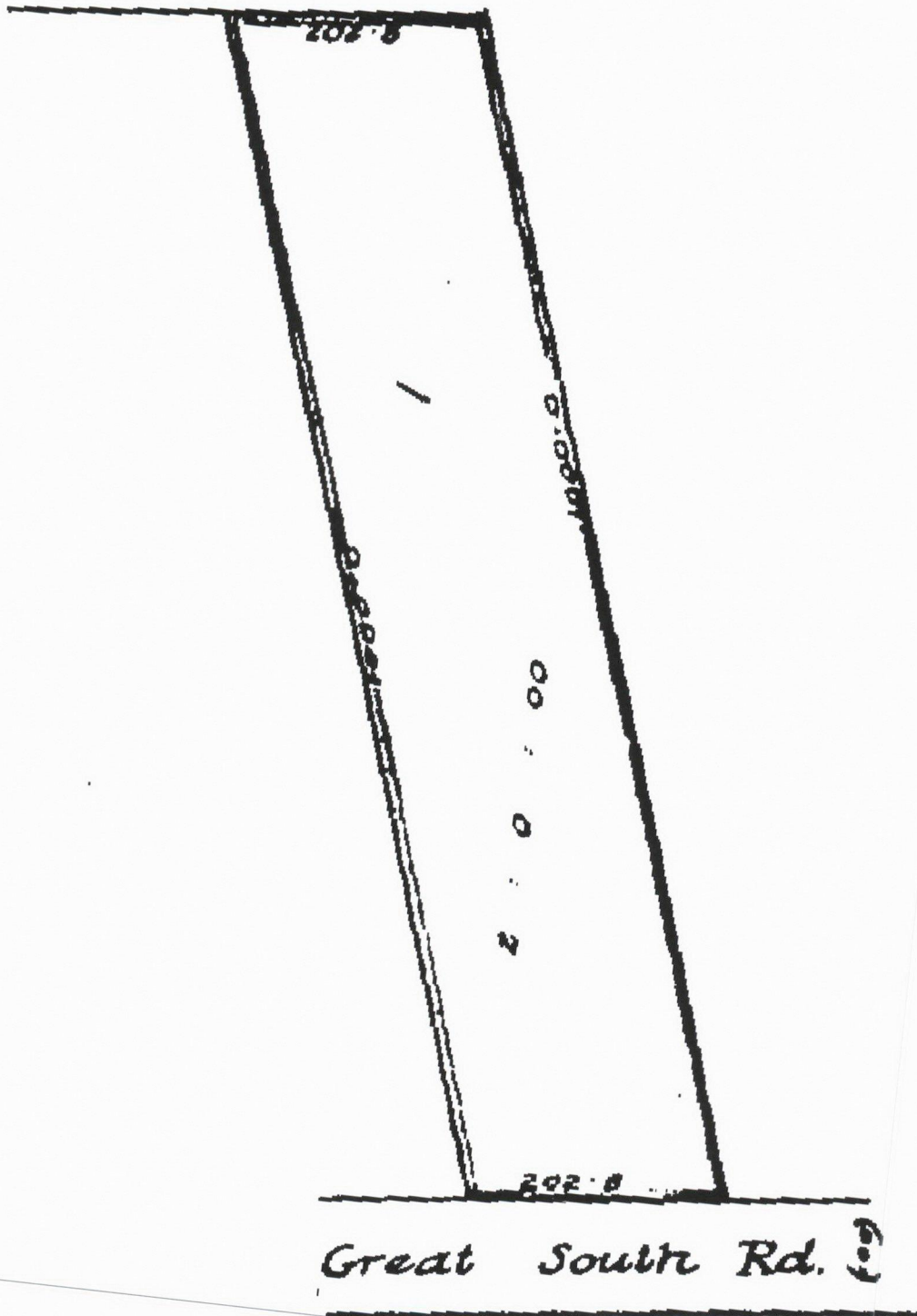
Subject to a mining right over part created by Deed 194561 (R.158/169) (affects part formerly part Allotment 40 Parish of Taupiri)

Excepting thereout all mines, beds, veins and seams of coal, fireclay and other mines and minerals lying and being within and under the said land (affects part formerly part Allotment 40 Parish of Taupiri)

H116306 Gazette Notice declaring State Highway (Awanui-Bluff) to be a limited access road - 2.2.1977 at 9.49 am
9078809.4 Mortgage to Bank of New Zealand - 5.6.2012 at 8:54 am

Identifier

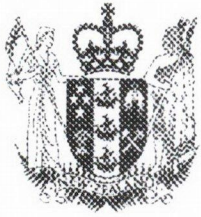
SA1048/22



METRIC AREA IS 0.80937ha

Transaction Id

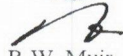
Client Reference jdarragh001



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy


R.W. Muir
Registrar-General
of Land

Identifier SA485/282
Land Registration District South Auckland
Date Issued 24 April 1929

Prior References
WA 2962

Estate Fee Simple
Area 1032 square metres more or less
Legal Description Section 16 Block VII Rangiriri Survey
District

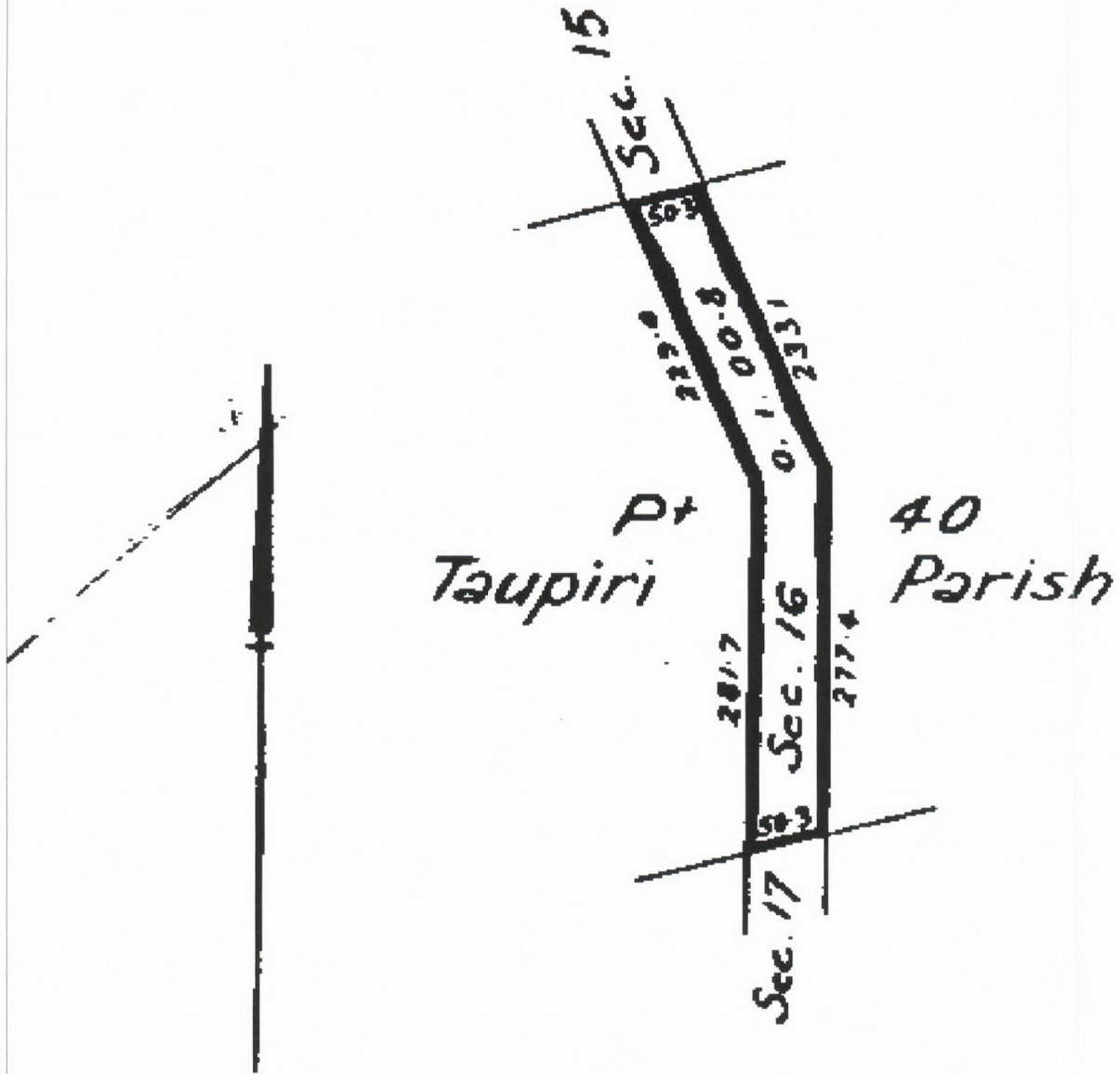
Proprietors
Kenneth John Campbell

Interests
9078809.4 Mortgage to Bank of New Zealand - 5.6.2012 at 8:54 am

Identifier

SA485/282

BLK VII, RANGIRIRI S. L





to River

J11

Tunnsden Road

Tahuna Road

State Highway 1

C4

J6, M12

Lake Ohinewai

D9

J11

Ohinewai South Road

Waikato Expressway

Waikato River Catchment

S13/77

Waikato River

SS43

Frost Road

S13/76

J11

Coal and Ash Water Disposal Ponds

Ralph R

D13