



Waimakariri District Council  
215 High Street  
Private Bag 1005  
Rangiora 7440, New Zealand  
Phone 0800 965 468

## DISTRICT PLAN REVIEW

# Proposed Waimakariri District Plan - Submission

Clause 6 of Schedule 1, Resource Management Act 1991

### Submitter details

(Our preferred methods of corresponding with you are by **email** and **phone**).

Full name: **D & D Bartram**

Email address: **Deanebartram@gmail.com**

Please select one of the two options below:

- ☒ I **could not** gain an advantage in trade competition through this submission (go to Submission details, you do not need to complete the rest of this section)
- ☐ I **could** gain an advantage in trade competition through this submission (please complete the rest of this section before continuing to Submission details)

Please select one of the two options below:

- ☒ I **am** directly affected by an effect of the subject matter of the submission that:
- A) Adversely affects the environment; and
  - B) Does not relate to trade competition or the effect of trade competition.
- ☐ I **am not** directly affected by an effect of the subject matter of the submission that:
- A) Adversely affects the environment; and
  - B) Does not relate to trade competition or the effect of trade competition.

## Submission details

The specific provisions of the proposal that my submission relates to are as follows: *(please give details)*

Oppose Zoning of 93 Siena Place, Mandeville as Rural Lifestyle Zone  
Oppose Zoning of San Dona Subdivision as Rural Lifestyle Zone  
Oppose application of planning maps, rules, objectives and policies for the above as Rural Lifestyle Zone

Support general principle of two rural zones where the land use is rural.

Submission is that 93 Siena Place (and wider San Dona subdivision) be rezoned Large Lot Residential Zone (LLRZ) with Urban Flood Hazard Overlay the same as the rest of Mandeville on the appropriate planning maps.  
Both Support of and Opposition of related Objectives, Policies and Rules as per the attached District Plan Assessment.

Please see attached submission.

My submission is that: *(state in summary the Proposed Plan chapter subject and provision of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made, giving reasons) (please include additional pages as necessary)*

As above, please see detail of attached submission documentation.

I/we have included: 8 additional pages

I/we seek the following decision from the Waimakariri District Council: *(give precise details, use additional pages if required)*

Council to change proposed planning maps to rezone 93 Siena Place from Rural Lifestyle Zone to Residential Large Lot Zone with an associated Urban Flood Assessment Overlay.

## Submission at the Hearing

- ☒ I/we wish to speak in support of my/our submission
- ☒ I/we do not wish to speak in support of my/our submission
- ☒ If others make a similar further submission, I/we will consider presenting a joint case with them at the hearing

1. The Council must receive this submission before the closing date and time for submissions.
2. Please note that submissions are public. Your name and submission will be included in papers that are available to the media and public. Your submission will only be used for the purpose of the District Plan review process.
3. Only those submitters who indicate they wish to speak at the hearing will be emailed a copy of the planning officers report (please ensure you include an email address on this submission form).

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious
- It discloses no reasonable or relevant case
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further
- It contains offensive language
- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

**Send your submission to:** Proposed District Plan Submission  
Waimakariri District Council  
Private Bag 1005, Rangiora 7440

**Email to:** developmentplanning@wmk.govt.nz

**Phone:** 0800 965 468 (0800WMKGOV)

**You can also deliver this submission form to one our service centres:**

**Rangiora Service Centre:** 215 High Street, Rangiora

**Kaiapoi Service Centre:** Ruataniwha Kaiapoi Civic Centre, 176 Williams Street, Kaiapoi

**Oxford Service Centre:** 34 Main Street, Oxford

**Submissions close 5pm, Friday 26 November 2021**

**Please refer to the Council website [waimakariri.govt.nz](http://waimakariri.govt.nz) for further updates**



## **Proposed Waimakariri District Plan Submission**

**Submission for: -**

**DC & DA Bartram + Family 3 children (been in this lovely community for 10 years)**

**93 Siena Place  
Mandeville North**

San Dona was set up as a **residential/rural subdivision** back in the early 2000's, this development was planned to grow and produce olives that could be pressed for their oil and sold for commercial benefit to achieve an economic lively hood for the landowners.

Many landowners within the first 5-7 years, realised that, given soil types, Olive variety and Canterbury conditions. Olives would, in no way provide an income that would sustain a lively hood or the financial outcomes that were projected by the Developer upon land sales.

San Dona Landowners are now challenged with land plot sizes from 1.0 to 2.1 hectares, which are **too small** to be classed as productive Rural land, with land size not supporting any type of viable commercial outcome.

On the other hand, we are **too big** to be suitable for Residential that is in line with rest of the Mandeville community. This leaves for many residents, a lot of land to tend too for general maintenance and upkeep.

With this being the case. San Dona Residents are unified in the view that San Dona land usage would be better served being unutilized in supporting the future growth of Mandeville, by offering more land options for new residents, rezoning it would provide a more efficient and effective use of the unused space.

**San Dona** becoming 'Large lot residential' would serve a higher purpose to the community and help support the council's overall vision for Mandeville by providing rates funding to support: -

- Sewer and stormwater management Upgrades where needed for future infrastructure for the community of Mandeville.
- Upgrades to the local Mandeville sports facility that is highly utilised by many members of the community and many other visiting sports clubs across canterbury and Christchurch.
- current growth for products and services and heathy to service the community and surrounding smaller communities.
- roading and pedestrian access walkways that connect people to the Mandeville community

Given the overwhelming need for infill land to become available in a growing community like Mandeville. San Dona's **location** and **land capacity**. Makes economic and community sense to be considered for 'large lot residential'

**San Dona** reflects a Boutique rural feel and has established 20 years of Trees and fauna with natural infrastructure, this will remain as part of the character of the area. by changing to "**large lot residential**" only the olive trees will be removed to make way for development and have minimum impact on the established landscapes.

**San Dona** properties that wish to developer in San Dona, the impact of splitting down to 4-5000sqm lots will have minimum impact and by know means reflect a typical suburban development.

**San Dona** residents acknowledge that as part of developing a 'brown fields site, changes and upgrades will be required to the infrastructure such as Sewer and stormwater. Like any new subdivision these key indicators will need to be worked through with council and supporting consultants.

**San Dona's** existing Roding infrastructure and street lighting gives San Dona a great advantage for infill brown development.

**San Dona's** Stormwater infrastructure is already in place and has had recent upgrades which is a great supporter for brown infill. Some areas within San Dona will need some minor upgrades to support Brown fill development.

## **Sana Dona Supporting Growth in Mandeville**

### **Changing San Dona to 'Large lot residential'**

Community sustainability is built on growth, and attracting a wide blend of individuals, couples and families of all ages and walks of life, with a wide range of skills to share within the community. Invariably these people will settle, establish families, who will then in turn, grow within the community and become an intricate part and contribute to the future sustainability of their community.

Key attributes that Potential new community members will look for in a community to Join: -

- 1) Access
- 2) Safety
- 3) Resources. Goods and services, schooling and supporting childcare, transport, health
- 4) Home options (home size to support their stage of life)
- 5) Demographic (age groups)

**A Key contributor for any community to function is:- ACCESS to the community.**

**San Dona** is established within a .500m to 1km range of Central Mandeville Village and Mandeville Sports club.

**San Dona's** position to Mandeville offers safe passage for foot traffic, cyclist, Mopar/scooters to access the Mandeville Village. This highlights that with Easy access by foot or Cycle, motor vehicles are least likely to be used to access this Village. Therefore, reducing road congestion, vehicle use and our local carbon footprint.

**San Dona's** roading infrastructure supports residential traffic speeds of 50km/hr

**San Dona's** Roding system also supports existing street lighting that is suitable for future residential without the need for additional roading or lighting.

**San Dona's** current residents enjoy the support of a local school bus pick up at points on Bradleys and Wards Road, that picks up and drops off children for the following local schools: -

- 1) Ohoka Primary
- 2) Rangiora High school
- 3) Swannanoa Primary?
- 4) Kaiapoi?

**Summary: -**

We have been fortunate to live in San Dona/ Mandeville now for over 10 years. we brought up our children here, who have attended local schools such as ohoka and Rangiora high.

We have watched the community go from a small community offering only a sports club as the central hub, and the ohoka garage as a single source to access basic supply of goods.

Access to the city was a good 40-45 minutes

**Now**

it's 25mins to the city

The Manderville precinct has been built and operating for 2-3 years and expanding

Manderville **large lot residential** park was built

Braburn **large lot residential** was built

Millfield **large lot residential** has been built

Given San Dona's position to Mandeville village, and being within walking distance to this fantastic resource, it would only be undoubtedly sensible to change San Dona to "**Large lot Residential**" and Encompass San Dona within the Mandeville Community model.

This is a win for the Community

This is a win for Council

This is a win providing an opportunity for newcomers to join the community.



## San Dona Points:-

- All of Mandeville (except San Dona) is proposed to be in a Large Lot Residential zone. San Dona is within the Mandeville Growth Boundary but is proposed to be in a Rural Lifestyle Zone.
- Current lot sizes in San Dona are between 1.0 and 1.5ha and unsuitable for effective production. The proposed Rural Lifestyle Zone will have a minimum lot size of 4.0ha and no lot in San Dona is anywhere near this.
- The existing lot sizes in San Dona require too much maintenance for the low levels of production.
- Several elderly residents have voiced the desire to subdivide to be able to stay in San Dona. Living on a smaller block would be less garden maintenance and they would also be providing further financial support for family with the sale of any further block of their original land. It would also provide a better balance of age groups within the community
- Several San Dona Families have voiced the opinion that being able to subdivide their property under the new Large Lot Residential zoning would enable them to provide a future for their children and whanau to utilize the land as their own. The property values are such now that it would be virtually impossible for any young person starting out to be able to purchase their own home without such assistance as this from parents."
- There was a "Special Character" that council saw in the initial proposal for San Dona as an Olive growing area making growers a large economic benefit annually. This simply does not exist and therefore landowners should be permitted the ability to find a more practical use for the land. Rezoning would allow many to do this.
- There are several properties in San Dona that already have a secondary dwelling on them. It would be advantageous for them to be able to subdivide the land gaining independence from the secondary dwelling.
- Most residents of San Dona work in Christchurch City or surrounds and have little time for actively working their groves as it is a hugely labour intensive business.
- There are large amounts of unused space within San Dona that would be suitable for dwellings. Rezoning would provide more efficient use of space.
- Provides for the opportunity to live, work and play in our community.
- Original homeowners purchased with expected revenue from olives. Original spreadsheet from developer is available promising revenue of \$70K+ per year by 2007.
- The olive trees have never been financially viable even after 25 years.
- The soil and climate is not suitable for growing olives.
- The varieties of olives planted by the original developer are not suited to our geography and climate.
- Council approved the development of current lot sizes within a rural zone based on financial viability of the olive trees. Council is at fault for not adequately understanding what they were agreeing to and should be seeking ways to remedy the situation.



- The olive press on Bradleys Road has now closed as it was largely disused. Making olive oil is more difficult than ever.
- Homeowners are legally locked into paying charges to Ohoka Utilities for irrigation that can't be used efficiently due to restrictive lot sizes and loss of olive trees. This was agreed to by original purchasers as they believed olives would be financially viable.
- San Dona (apart from its green lawns) is indistinguishable in appearance from all the other surrounding Large Lot Residential subdivisions. Council provide us all the same amenities.
  - Water reticulation
  - Sewage reticulation
  - Stormwater reticulation
  - Rubbish and recycling bins at our gates weekly
  - Some street lighting
  - A 50kph speed limit in our area
  - Predominant activity is living
  - Access from zones not from arterial roads
  - Opportunity for rural outlook from within the zone
  - Detached buildings and other buildings

Most of the above are not common to Rural Areas. Effectively we are treated by Council as a Residential area already.

- Some families want shared living situations with communal food gardens and easy access to childcare while retaining their own financial independence on separate titles.
- Some homeowners were told they'll be able to subdivide in future by council, real estate agents and original developer. Some people only purchased under this premise.
- Rezoning would help contribute to housing supply.
- Rezoning would reduce the amount of greenfield development required to meet housing supply needs. Most of our Lot sizes are large enough to allow for 'Brown Site infilling' by subdivision. This would solve the WDC need to provide further space for housing in the area of Mandeville. Infilling is morally preferable to development on Green Sites which are currently commercially viable for farming activities. Infilling would create an even better 'Community Feel' to the area. We have the Mandeville Shopping Precinct which is planned to be expanded in the near future providing further amenities to our local Mandeville Community.
- Low flood risk. Area is high and dry as per Council mapping. Drainage redone around Siena Place in recent years. Drain along Bradleys Road has been made much larger since the council did it's modelling. The WDC long term plan contains funding to divert the under currents away from Mandeville.
- Low earthquake risk. No known fault lines in the immediate area as per Council mapping
- No tsunami risk. Inland location.
- Not impacted by potential sea level rise. San Dona is between 30m and 40m above sea level.
- Any local transportation issues regarding the Tram Road/McHughes Road/Bradleys Road intersection will be mitigated when Council construct the roundabout which is budgeted for in the

*Support the rezoning as a major shortage of land supply in the community of Mandeville and north Canterbury community*

next couple of years. There are certainly no other transport and safety concerns for San Dona as we are limited to 50kph already.

- San Dona residents have already paid for upgrades to the sewer main along Bradleys Road. They should be entitled to use the extra capacity they have paid for.
- San Dona already has wide road reserve berms and there is room for more stormwater swale volumes if required.
- Developer contributions will be paid to Council for any required Infrastructure upgrades. Engineering Upgrades which may be required to improve infrastructure allowing for classification as a Large Lot Residential area would inevitably be paid for by the San Dona Residents should they put in action their desire to subdivide. Engineering issues can be overcome. It's just a matter of cost and appropriate design. All the new properties would create a greater rating revenue for Council.
- There would be more households paying rates to council for improvement of local infrastructure.
- Possibility of more trees, birdlife, wildlife. Two households have potential to establish and maintain more trees, more effectively than one household.
- Speed limits within San Dona are already at 50kph. In line with other residential zones.
- Wheelie bin rubbish collection is already established and in line with residential zones.
- A large majority of San Dona homeowners happy to see the area rezoned. Estimated 80+ percent.
- Results of a past survey by Council suggested that the area should remain as rural zone. However, the survey was not specific enough nor an accurate representation of what San Dona residents want. Participants were not even asked for individual addresses to validate their responses.
- Boundary planting and other trees are already established providing a much nicer living environment than greenfield development.
- Infill is consolidation of an area and is a more efficient use of land and is sustainable. It avoids 'urban sprawl'. We want to protect truly productive rural green space around Mandeville and the Waimakariri District.
- Objective 01 of the Large Lot Residential Zone in the Proposed District Plan seeks a high quality, low density residential zone with a character distinct to other residential zones so that the predominant character:-
  1. is of low density detached residential units set on generous sites;
  2. has a predominance of open space over built form;
  3. is an environment with generally low levels of noise, traffic, outdoor lighting, odour and dust and
  4. provides opportunities for agriculture activities where these do not detract from maintaining a quality residential environment but provides limited opportunities for other activities.

San Dona can achieve this objective just as easily as the rest of Mandeville.



- Brownfield redevelopment is more sustainable. Greenfield sites are already green and development here is inherently not environmentally friendly. Valuable farmland is lost and natural habitats are destroyed. Only local councils prefer Greenfield developments whereas the government is actively encouraging development on Brownfield sites.
- It makes sense to infill where there is already mature wind and sun shelter. Landscaping is already mostly done. Nobody likes to see a bare landscape of lots of black stained wooden fences.
- There was a "Special Character" that council saw in the initial proposal for San Dona as an Olive growing area making growers a large economic benefit annually. This simply does not exist and therefore landowners should be permitted the ability to find a more practical use for the land. Rezoning would allow many to do this.
- Mandeville has a sports centre which is rapidly becoming the hub of the community. The Mandeville Sports centre is owned by the council and has plans for much more development including a perimeter fitness track, a larger clubroom pavilion, and indoor training gym, basketball courts, all-weather turf as well as other projects. Mandeville must continue to grow in order for the council to fund these projects.
- Brown infill developments provide suitable housing for people who wish to be in a rural setting and at the same time provide protection to surrounding Rural Zones reducing the likelihood of reverse sensitivity pressures upon rural activity.
- Lot sizes in San Dona are more consistent with the average lot sizes of the proposed Residential Large Lot sizes in the Waimakariri District.