

RCVD: 23/11/21

WAIMAKARIRI
DISTRICT COUNCIL

RECEIVED: 23 NOV 2021

To:

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

J, R D & R

REEKERS

Email address: jreekers@extra.co.nz

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 the rural lifestyle zoning of San Dona area of Maudeville.

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)

That the entire San Dona area of Maudeville be rezoned into Residential large lot Zone and that Residential large lot rules apply.

I/we have included: _____ additional pages

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

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

Important information

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 for further updates

Proposed Waimakariri District Plan – Submission

Personal

We purchased a block of land in the San Dona subdivision in 2012 with the intention to finally retire here. To be fair we were informed that the olives on the property were able to be harvested but we were of the opinion that it was more of a hobby and hard work rather than able to make an income.

We were in our early 60s at the time and since then I am still working full time as we were compromised by the earthquake in 2011 and lost a property management business which was effectively our retirement when sold and had to start again from fresh.

We have a grand-daughter who is now 20 yrs old and has a partner who is a builder. We find it difficult to see how they can possibly afford to purchase a block of land or small section anywhere on their income and feel that we would be able to assist them by giving/selling them a piece of our land to get themselves on the property ladder.

We ourselves want to stay in the San Dona block when we retire however the area we have is too small to be big and too big to be small. We have spoken to numerous land agents and have been told on most occasions that the property would be more desirable if the dwelling was on a smaller size section as these days people don't want to be spending all their spare time in the garden and ride on mowers.

Most of the people that are in this area purchased these blocks whilst in their 40s-50s and are now at the stage of retirement but cannot keep up the maintenance required but would prefer to stay in this area rather than leave and live somewhere else. They came here in the first place because they loved it here.

I can throw a stone from our lot and land it in areas nearby that are only about 4000 Square metres. This disappoints the residents in the area and we feel that we have been singled out in this matter. There are numerous other proposed developments nearby that can be of smaller size and all we ask is that we are treated equally.

We have planted many trees and shrubs on our property and unless heavily watered die because of lack of water and yet the council tell us that we are a flood risk area and although that may have been partially true some 7 years ago when there was some surface flooding this was caused by the council allowing a development to proceed in Millfield only some 500 metres away however this has now been rectified and there has been no further flooding of any kind.

During the recent large rainfall bout in 2021 there were several areas in Swannanoa and surrounds that were evacuated and spent the night at the Mandeville Rugby Clubrooms for fear of further flooding but absolutely did not effect any land in San Dona.

When we first build here the roads were of higher speed limits however the council have seen fit to reduce the speed limits because of the amount of traffic using the roads and we have also now been put into the council kerbside rubbish and recycling.

We have a wonderful small shopping area nearby and this is expected to increase in size in the near future because more residents are expected in the area. The main intersection of Tram Road/Bradleys Road is proposed to become a roundabout according to council plans proving this to be a residential area.

All we ask is that we are treated equally to others in very close proximity that are able to have smaller lots.