

My name is **Ray Harpur** and I live in the area of Mandeville known as SAN DONA. I am a retired chemistry teacher so not qualified to challenge the various reports prepared by council staff to support the proposed Rural Lifestyle ZONE (RLZ) for SAN DONA in the Proposed District Plan. I am here today representing a large number of residents in SAN DONA, many of whom have written the 36 submissions to support a zone change in SAN DONA to Large Lot Residential Zone (LLRZ).

INTRODUCTION

The SAN DONA olive grove development took place between 1997 and 2002. The DSIR and Lincoln University had undertaken research on the viability of growing olive trees in the area and found certain specific varieties of olive trees could produce up to 10 litres of premium olive oil per tree, 8 years after planting. To meet the economic use requirements then in force, the Developer of SAN DONA created sections of around 1.4ha and planted a minimum of 532 Olive trees on each property.

An olive press was set up within SAN DONA to process the expected large volume of olives from the almost 100 properties. It was predicted that the olive oil would retail for \$40 per litre with costs of around \$15 per litre. An income of around \$40,000 per property was to be expected by 2010.

However, problems soon appeared with early frosts destroying young fruit and trees with yields after 10 years averaging only 0.02l per tree. Most property owners have since removed the olive trees or just left them uncared for. We would fall into the second category. The olive press is gone, and the olive grove has been a failed experiment.

HISTORY

My wife and I bought a property in SAN DONA 12 years ago. We had a romantic notion of living in an Olive Grove and my son and daughter-in-law moved into the secondary dwelling on the property. It soon became obvious that the olive growing was a waste of time and explored other potential ventures for the surplus land. But with such a small land holding we have been able to run a few sheep and alpacas only.

Since we have lived in Mandeville, we have seen the Council allow two large green field developments which were zoned Rural Residential. These consisted of much smaller lot sizes than SAN DONA. SAN DONA residents had several meetings with council staff around being able to subdivide their SAN DONA properties in line with the new rural residential areas. The comments from council were that private plan changes were very expensive and we would be better to wait on a zone change to Rural Residential in the up and coming District Plan update. That was 9 years ago and the information we received from council were always favourable towards a SAN DONA zone change to Rural residential.

The SAN DONA subdivision was originally serviced by a private wastewater scheme installed by the developer for 110 properties and potable water was supplied from a well on the SAN DONA site. Rates were paid (\$800) to the developer's company annually for these services and there was potential to easily double the capacity of these services. Other areas of Mandeville (80 lots) and Swannanoa (30 lots) also had their own wastewater schemes. But by 2012 the Council

had approved another 192 new residential lots (Rural Residential 4B). To service these new lots the council decided that it was time for the Mandeville and Swannanoa wastewater service to join the Eastern District Sewer Scheme (EDSS). To enable this a pump station was designed and built in Mandeville. SAN DONA had no choice but to join the new council scheme. Each San DONA property was charged a one-off contribution payment of \$3,000 to join and the residents were assured that the scheme was designed to easily cater for a 30-year predicted growth in the area. This scheme now services 600 residents including a large sorting complex. It seems though from the latest Section 42A reports that the expected growth was not taken into account.

In 2016 the council published mapping showing the boundary for Mandeville residential growth and SAN DONA was included among the proposed new areas of Rural Residential zoning. But by 2019, the council planners decided to remove SAN DONA from what was now called Large Lot Residential Zone. No actual reasons were given.

My wife and I decided then to complete our own survey of SAN DONA by actual door knocking to determine the residents' opinions of the proposed zone change. The results were attached to our submission and signatures and addresses were included. What we found was that almost 80% of the SAN DONA residents wanted a zone change to a LLRZ. 10% wanted to keep the area as a rural zone with the remaining 10% unwilling to commit either way without further details. The result is the large number of written submissions from SAN DONA residents.

Until recently we thought our submissions would be sufficient to carry us through to a positive outcome. However, council staff indicated there was a high chance the Council would not support our plan change request. We received a strong directive from council planners that SAN DONA would need to supply supporting technical reports from Certified Consultants to bolster our submissions. A series of meetings were held with a large number of residents attending and it was agreed that we would all contribute to fund reports from Eliot Sinclair and Partners. The council is now in receipt of these reports before the content of any S42A reports was known. But given the tight timeline since the S42A reports were published the group was unable to take action on any further reporting evidence. Resource Management Planner for Eliot Sinclair and Partners :- Claire McKeever is timetabled to appear before the commissioners tomorrow.

SUMMARY

Here is a summary of SAN DONA residents comments:-

- Current Lot sizes are too small for effective production.

Appendices

1. Mandeville North Growth Ring:- Screen shot taken from the Council web site. This shows the Councils' intention to keep San Dona within the Rural Residential zone along with the other rural residential zones.
2. WDC Proposed District Plan. Screen shot taken from the Council web site. This shows SAN DONA now proposed to be in a Rural Zone (RLZ).
3. Tsunami Risk Zones:- Taken from Council Web site. Note the high risk for Kaiapoi. No risk to SAN DONA.
4. Earthquake Fault Lines:- Very little damage to the properties in Mandeville due to the recent Canterbury and Kaikoura earthquake events. SAN DONA is positioned well away from known earthquake fault lines.
5. All 200 year flooding Hazard:- This shows SAN DONA as being either "Very Low" or "Low". The blue area shown has been largely mitigated now with the improved drainage work completed recently by Council along Bradleys Road since this modelling was completed.
6. All 200 year flooding Hazard:- This shows the whole of the Waimakariri District. The Waimakariri District is on a flood plain. The position of Mandeville (SAN DONA) shows as a very low risk compared to other parts of the district.



RESIDENTIAL 4A ZONE

RESIDENTIAL 4B ZONE

Mandeville Growth Boundary

Refer Policy 18.1.3.1

— San Dona

NOTE:
Disclaimer - refer to map legend sheet



Metres

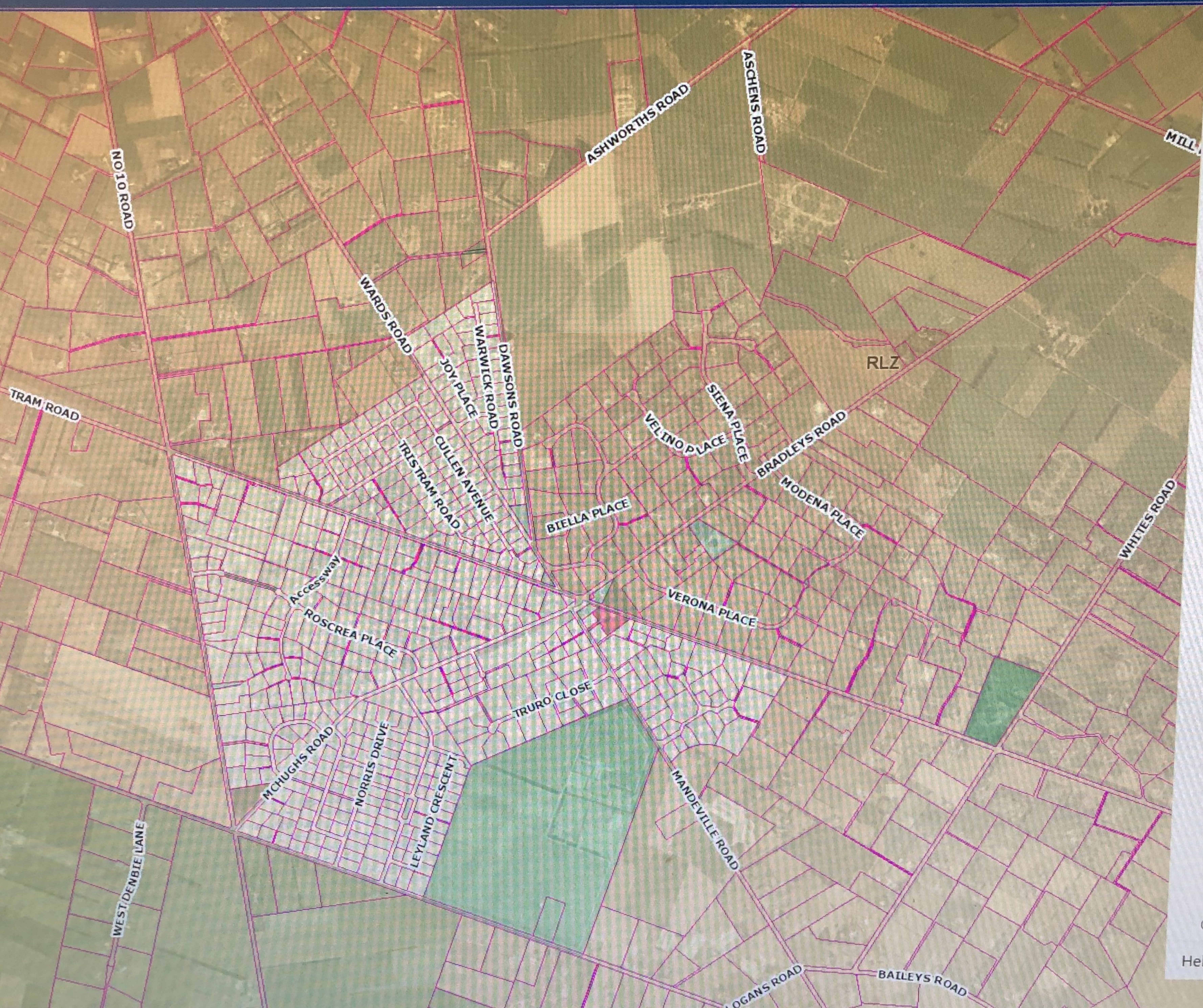
0 100 200 500

Scale 1:20,000 (A4)

Mandeville North
Growth Boundary

2014

167



Map Tools

Legend

Plan Layers

District Boundary



Plan Zones

Residential Zones

- General Residential Zone (GRZ)
- Large Lot Residential Zone (LLRZ)
- Medium Density Residential Zone (MRZ)
- Settlement Zone (SETZ)

Development Areas

- Development Area

Commercial Zones

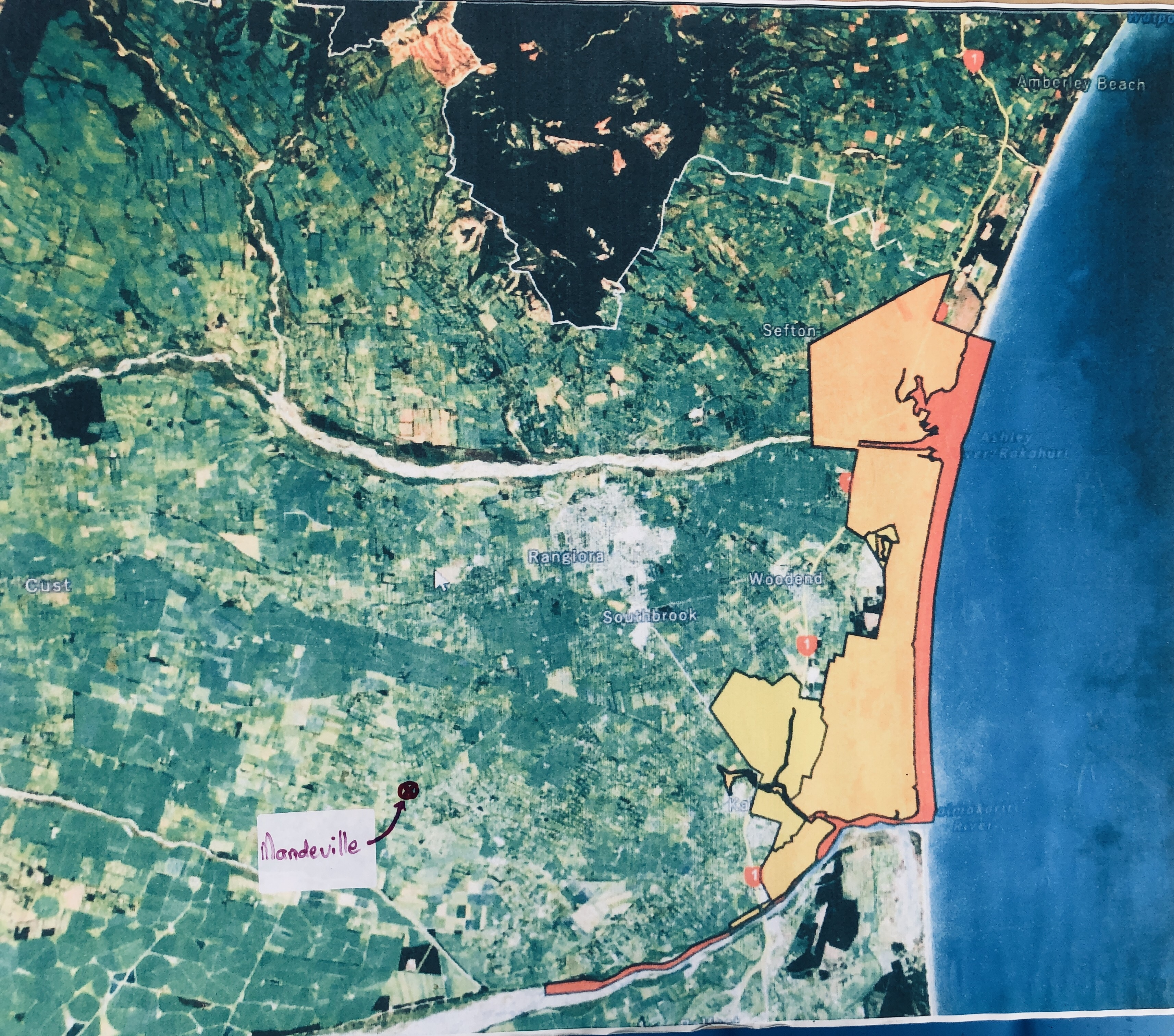
- Local Centre Zone (LCZ)
- Large Format Retail Zone (LFRZ)
- Mixed Use Zone (MUZ)
- Neighbourhood Centre Zone (NCZ)
- Town Centre Zone (TCZ)

Industrial Zones

- General Industrial Zone (GIZ)
- Heavy Industrial Zone (HIZ)
- Light Industrial Zone (LIZ)

Open Space Zones

Help



Legend

Tsunami Evacuation Zone

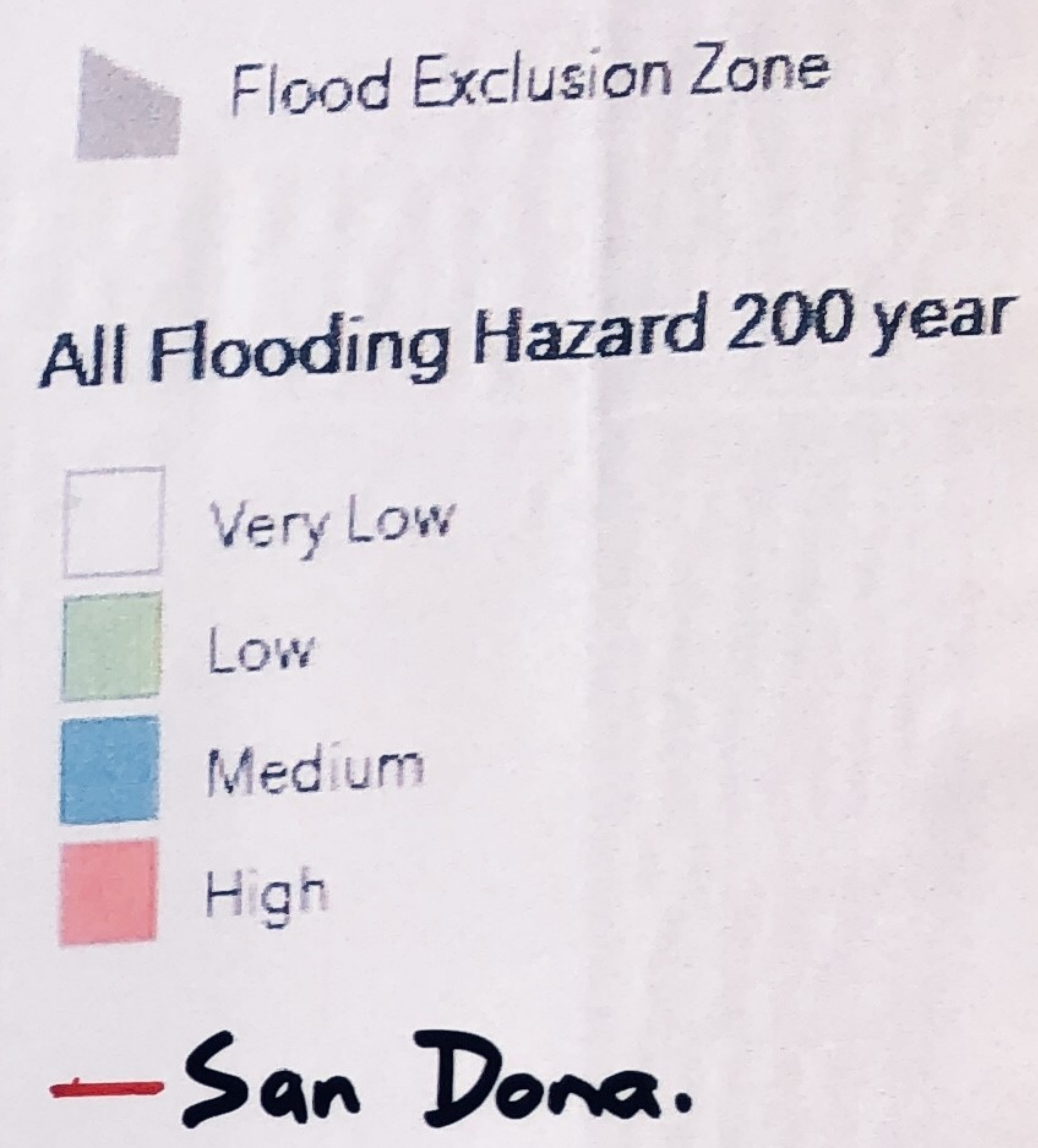
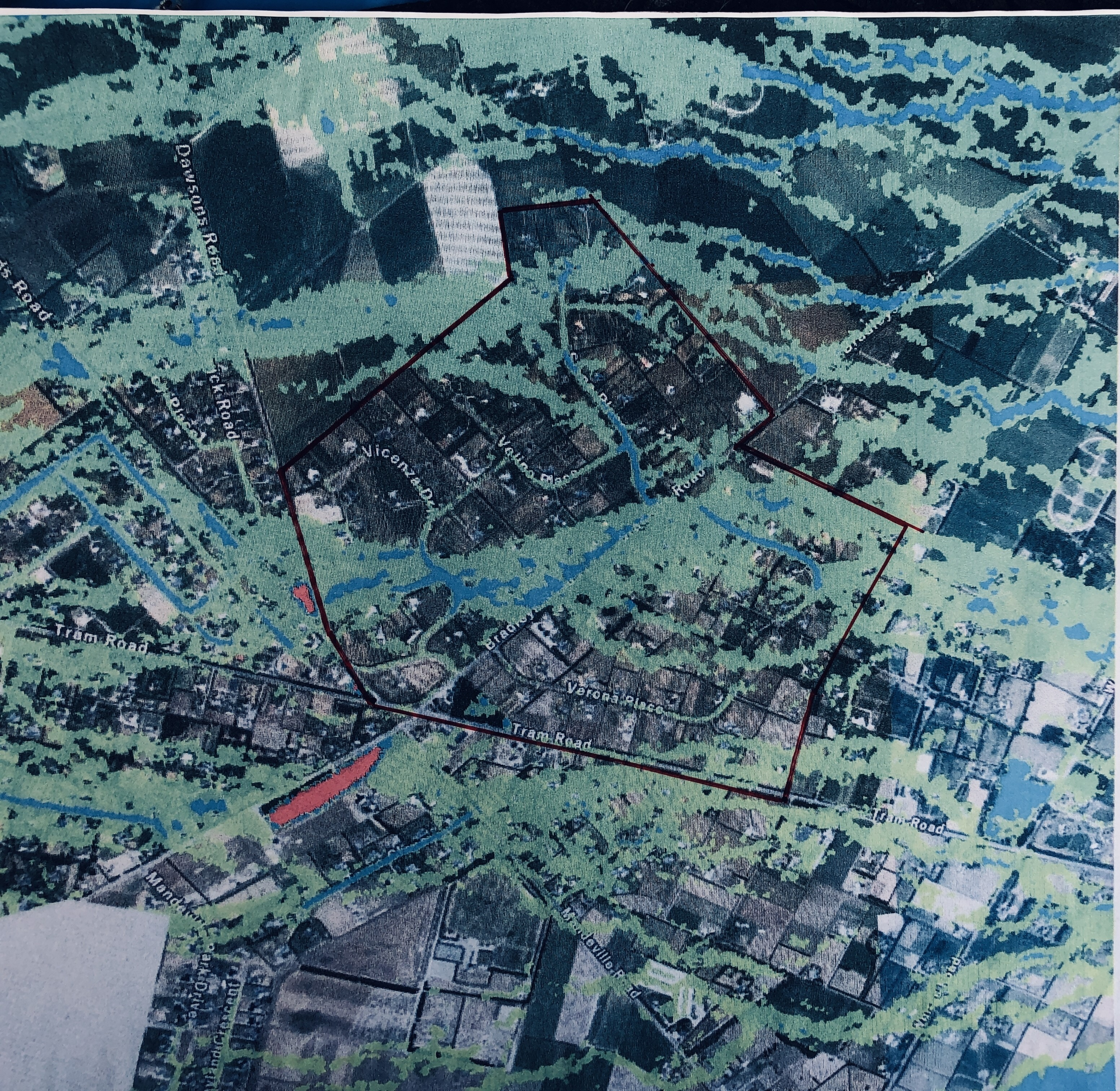
- Orange
- Yellow
- Red



- Legend
- Waimakariri Fault Awareness A**
- Definite
 - Likely
 - Possible
- Ashley fault avoidance zones 2**
- Well-defined
 - Extended
 - Distributed
 - Uncertain - constrained
 - Uncertain - poorly constrained

← Swannanoa .

← Mandeville .



- ⊗₁. Mandville
- ⊗₂. Loburn
- ⊗₃. Oxford

