



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: R [REDACTED] Sasse

Email address: 1947 dyose@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.

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- 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)

- ① I oppose the Rural Lifestyle Zoning of 23 Velino Place Mandeville & the San Dona area of Mandeville
- ② I oppose the application of Rural Lifestyle Zone rules, objectives & policies on San Dona.

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)

- 23 Velino Place Mandeville & the San Dona area of Mandeville be rezoned Residential large lot Zone & that Residential large lot Zones rules, objectives & policies should apply
I further attach information about our property.

I/we have included: One additional pages

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

That the San Dona area & 23 Velino Place be rezoned with proposed objectives, policies & rules for Residential large lot Zone applying instead of the proposed Rural Lifestyle Zone.

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

Statement in Support of RE-Zoning 23 Velino Place from Rural Lifestyle
Zone to Residential Large Lot.

The reason I purchased 23 Velino Place in 2002 was primarily the attraction of growing Olives. A large group of San Dona residents set up the San Dona Olive Company. To assist with the success of this venture we engaged the professional services of two Lincoln College Tutors with specialist knowledge on the growing and processing of olives. For several years we had a full management program in operation for each property. Soil testing, water retention reading, pruning, mowing, spraying and fertilising were items included in the management program. Regular meetings were held on various blocks for the purpose of learning about the olives.

We purchased a small block of land on Bradleys Road, build a commercial building and imported an olive press for the oil extraction. My point being, is that we were a dedicated and enthusiastic group. Soon into the venture we realised the wrong variety of olives had been planted, so many of us replanted with a more suitable cultivar. Regardless of all our enthusiasm after several years we realised that Mandeville was too far south to successfully produce olives in commercial quantities. Small crops along with early frosts convinced many of the growers that we could make better use of the land. Another factor in the olive demise was the death of our Lincoln College Tutors. They were onboard a plane that crashed at Harewood killing about 7 tutors from Lincoln college. A couple of years ago the San Dona Olive Co was Shut down and all assets sold.

With the removal of the olives from 23 Velino Place we went into calf rearing and still carry cattle to this day.

The majority of the olives have now been removed leaving San Dona an area of largely disused five acre blocks.

I believe we now have a great opportunity to allow these blocks to be re-zoned as Residential Large Lots.

Many of the original residents in San Dona are now retired and struggling to maintain their properties. Like myself, they absolutely love living in the Mandeville area. We are well serviced and in close proximity to all amenities which make Mandeville a wonderful place to reside.

With San Dona being closer to Christchurch than Swannanoa and Loburn surely it must be more sensible to expand this area.