



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: P [REDACTED] Shepherd and J [REDACTED] Colman

Email address: shepherdcolman@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)*

1. Oppose Zoning of 154 Siena Place, Mandeville, as Rural Lifestyle Zone.
2. Oppose Zoning of San Dona Subdivision as Rural Lifestyle Zone.
3. Oppose application of planning maps, rules, objectives and policies for the above as Rural Lifestyle Zone.

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)*

1. 154 Siena Place, Mandeville, and the San Dona area of Mandeville be re-zoned Residential Large Lot Zone.

I/we have included: 2 additional pages

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

1. Council to change proposed planning maps to rezone 154 Siena Place from Rural Lifestyle Zone to Residential Large Lot Zone.
2. Council to change proposed planning maps to rezone San Dona Subdivision from Rural Lifestyle Zone to Residential Large Lot Zone.
3. Further consequential amendments to the District Plan to support subdivision, use and development.

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

24 November 2021

Submission: P Shepherd and J Colman, 154 Siena Place, San Dona, Mandeville

1. Specific provisions that our submission relates to:

- *Oppose Rural Lifestyle Zone being applied to 154 Siena Place, Mandeville.*
- *Oppose the Rural Lifestyle Zone being applied to the rest of San Dona subdivision in Mandeville (consisting of Vicenza Drive, Biella Place, Pesaro Lane, Velino Place, Siena Place, Silano Place, Modena Place and Verona Place.)*
- *Oppose Rural Lifestyle Planning Maps, Rural Lifestyle Rules, Objectives Policies and Rules as being applied to our property and surrounding San Dona neighbourhood.*
- *Request that 154 Siena Place (and San Dona subdivision) be rezoned Large Lot Residential Zone the same as the rest of Mandeville.*

2. Reasons for this submission:

In the San Dona subdivision the fundamental issue is that the primary use of land is not "rural" but is lifestyle living commonly referred to as "rural-residential". This type of housing provides housing choice for residents who do not wish to live in a residential area, while also not wishing to maintain a rural productive block of 4ha or more.

In the Proposed District Plan, Rural Lifestyle Zone requires a minimum area of 4ha for rural activities to be permitted in the zone, including in relation to residential density and subdivision. Yet no property in the San Dona development meets the minimum area requirement of 4ha.

We are the original owners of 154 Siena Place having bought in 2000 because we wanted a rural lifestyle but to still be within commuting distance to work and amenities. The aesthetics of the olives appealed as did the projected revenue of upwards of \$70,000 per annum after 7 years. The Council had approved the development of the current lot sizes within a rural zone based on financial viability of the olive trees. Yet the olive trees have never been financially viable even after 20 years and in fact the majority of our trees have either died or been removed. The soil and climate is not suitable for olive growing and the varieties of olives planted by the developer were not suited to our geography. We believe the Council is partially at fault for not adequately understanding what they were agreeing to and should be seeking ways to remedy the situation. Landowners should be permitted the ability to find a more practical use for the land and rezoning would allow us to do this.

San Dona is indistinguishable in appearance from all the other surrounding Large Lot Residential subdivisions. The Council provides us all the same amenities (eg water reticulation, sewage reticulation, stormwater reticulation). We have rubbish and recycling bins at our gates, have some street lighting and a 50kph speed limit in our area. Effectively we are treated by Council as a residential area already.

The existing lot sizes in San Dona requires too much maintenance for the low levels of production. Most of our lot sizes are large enough to allow for "Brown Site infilling" by subdivision. This would allow the Council to provide additional space for housing in the Mandeville area without the need to develop Green Sites. Developing Green Sites means valuable farmland is lost and natural habitats are destroyed. Infilling is morally preferable to the development of Green Sites which are currently commercially viable for farming activities. Infilling would avoid urban sprawl and create an even

better community feel in the area. Infilling would allow elderly residents to be able to continue living in their homes while at the same time making properties available to young families thus providing a better balance of age groups within our community. Infilling makes sense as there is already mature wind and sun shelter and landscaping is largely completed.

The Council's own plan outlines the objective of the Large Lot Residential Zone to seek 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
4. provides opportunities for agricultural activities where these do not detract from maintaining a quality residential environment but provides limited opportunities for other activities.

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