

DISTRICT PLAN REVIEW



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

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**).

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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)

- WE OPPOSE THE RURAL LIFESTYLE ZONING OF 142 VERONA PLACE AND THE SAN DONA AREA OF MANDEVILLE
- WE OPPOSE THE APPLICATION OF RURAL LIFESTYLE ZONE RULES, OBJECTIVES, AND 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)

- 142 VERONA PLACE AND THE SAN DONA AREA OF MANDEVILLE BE REZONED RESIDENTIAL LARGE LOT AND THAT THE RESIDENTIAL LARGE LOT ZONE RULES, OBJECTIVES AND POLICIES SHOULD APPLY

I/we have included: 4 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 INCLUDING 142 VERONA PLACE BE REZONED WITH THE PROPOSED OBJECTIVES POLICIES AND 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

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

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.