

## 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: D O'Neill-Kerr & M Jarvis

Email address: oneillkerrfamily@xtra.co.nz

Phone (Mobile): \_\_\_\_\_ Phone (Landline): \_\_\_\_\_

Postal Address: \_\_\_\_\_ Post Code: \_\_\_\_\_

Physical address: \_\_\_\_\_ Post Code: \_\_\_\_\_  
(if different from above)

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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## Submission details

The specific provisions of the proposal that my submission relates to are as follows: *(please give details)*

Part 3:  
Zones:  
RLZ: 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)*

We are strongly in favour of maintaining the current zoning of RLZ to our property and the San Dona sub division. There are a number of vociferous residents campaigning vigorously to change the zoning to Large Lot Residential to suit their own purposes. In our opinion this will adversely affect the neighbourhood in a significant way. We have lived here since 2003 and purchased here because of the larger sections, fewer neighbours in close proximity and the quiet streets with little traffic where families and pets could walk and enjoy the neighbourhood. Increased population density will destroy the fundamental essence of what makes this a great community to live in. The aim of the residents in favour of changing the zoning is to allow construction of further large dwellings on their properties, purely for fiscal reasons. This will result in 5-10 years of ongoing construction of large dwellings in the area with all the associated major disruption in what is currently an established sub division. When owners bought in this area they knew full well what the regulations were and argue they love the area so much that they don't want to move. In the same breath they then want to change the very factors that make this a great place to live. Also of note, local MP Matt Doocey is having a meeting solely with proponents for changing the zoning and therefore in our opinion has a biased view point which should be

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)*

Please do not destroy our neighbourhood. Please keep the RLZ zoning in our area as outlined in the current district plan proposal.

## 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

## Signature

*Of submitters or person authorised to sign on behalf of submitter(s)*

David O'Neill-Kerr & Marie Jarvis

Date 21/11/2021

Signature

*(If you are making your submission electronically, a signature is not required)*

1. The Council must receive this submission before the closing date and time for submissions.

### Important Information

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](http://waimakariri.govt.nz) for further updates**

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Email address: oneillkerrfamily@xtra.co.nz

Phone (Mobile):

Postal Address:

Physical address: \_\_\_\_\_  
(if different from above)

Post Code: \_\_\_\_\_

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## Submission details

The specific provisions of the proposal that my submission relates to are as follows: *(please give details)*

Part 3 Area specific matters, Zones, Rural Zones, pertaining to the San Dona development.

**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)*

We strongly support maintaining current rural lifestyle zone RLZ.

We have already completed a submission but in the interim important additional information has come to our attention. Please see additional page.

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)*

Please maintain the current RLZ zoning in the San Dona development. This is the lifestyle all residents opted for when they purchased in this area.

### 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

Date 24/11/2021

### Important Information

1. The Council must receive this submission before the closing date and time for submissions.
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1. It has come to our attention that the main campaigner trying to change our zoning, Ray Harpur, a San Dona resident, is in fact a member of the Oxford-Ohoka community board. We understand the Oxford-Ohoka community board have drafted a submission in support of changing our zoning. This is very strange as it is completely at odds with their philosophy stated at the beginning of their draft:

“While the Board supports rural development to provide for the increasing population, we also have a growing concern that parts of our rural character are being lost. We, therefore, believe that it is essential that the Council protects the character and integrity of the rural landscape of the Oxford-Ohoka Ward.”

It is interesting that out of all of the developments in the area that they have singled out San Dona for more intensive development. We have concerns that Ray Harpur, who wishes to build a second house on his lifestyle property has had undue influence on this process, and I quote from an email sent to San Dona residents by Mr. Harpur himself: *“This is the community Board submission to the Proposed District Plan. I have managed to get San Dona at the top of the list.”*

What is being proposed will double or triple the population density in our development along with the noise and traffic that will bring. In addition this will transform the established neighbourhood into a construction zone for the next 5-10 years as over 100 new houses could potentially be built in the area.

We realise that relentless campaigning has occurred in our neighbourhood to persuade other residents to favour the change from RLZ.

We feel this should be a fair process that should not be compromised by undue influence on the Oxford-Ohoka board’s decisions or submissions.

We would urge you to take these factors into account with regard to the Oxford-Ohoka board submission on the San Dona development which we feel is tainted.

2. As referred to in our previous submission, local MP Matt Doocey has met privately with a group of residents in favour of changing our zoning. As far as we are aware he has not spoken with residents in favour of keeping the current RLZ zoning. We therefore strongly feel that his views are one sided. Indeed here follows a quote again from an email written by Mr. Harpur *“The meeting with Matt Doocey MP was very valuable and thanks for all who attended. He is in full support and has agreed to meet with the Mayor and CEO to reinforce our case. He has said he would also be prepared to talk at the hearing on our behalf.”*