

Submission on Waimakariri District Council - Proposed District Plan

Form 5 Submission on publically notified proposal for policy statement or plan, change or variation

Clause 6 of Schedule 1, Resource Management Act 1991

To: Waimakariri District Council - Development Planning Unit

Date received: 24/11/2021

Submission Reference Number #:88

This is a submission on the following proposed plan (the **proposal**): Waimakariri District Council - Proposed District Plan

Address for service:

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Attachments:

Submission letter Nov pdf.pdf

Submission letter Nov pdf.pdf

I wish to be heard: Yes

I am willing to present a joint case: Yes

Could you gain an advantage in trade competition in making this submission?

- **No**

Are you 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 effects of trade competition

- **Yes**

Submission points

Point 88.1

Section: Planning Maps

Sentiment: Oppose

Submission:

- Oppose Rural Lifestyle Zone being applied to 101 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.

Relief sought

- Request that 101 Siena Place and the rest of San Dona subdivision be rezoned Large Lot Residential Zone the same as the rest of Mandeville.

24 November 2021

Submission: Paul and Sharon Zimmerman 101 Siena Place, San Dona, Mandeville

Points that this submission relates to:

- Oppose Rural Lifestyle Zone being applied to 101 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 101 Siena Place (and San Dona subdivision) be rezoned Large Lot Residential Zone the same as the rest of Mandeville.

Reasons for our submission:

As per the draft district plan, all of Mandeville will soon be zoned large lot residential or similar except for San Dona subdivision. We believe that our property should be rezoned to large lot residential to align with the rest of our area. San Dona already operates as a residential zone with 50kph speed limits, water and sewerage reticulation along with council rubbish collection.

Current lot sizes in San Dona are between 1.2 and 1.8ha and unsuitable for effective rural production. The proposed Rural Lifestyle zone will have a minimum lot size of 4ha which none of the lots are. Our 1.6ha. lot size is not suitable for many commercially viable opportunities that exist. Rezoning to a large lot residential zone would mean the property could be used much more efficiently. Infilling San Dona would provide more homes without further greenfield development.

Council approved the development of San Dona's current lot sizes based on financial viability of the olive trees planted at the time. The trees have never been viable for many reasons and we believe the council were remiss for not adequately understanding what they were agreeing to in allowing the development to take place.

We would like to subdivide our property and offer the new sections to our children. This would allow us to keep financial independence with family support close by and in the community we are connected with as we enter retirement.

Based on a recent residents survey, more than 80 percent of San Dona homeowners have expressed that they would be happy to see the area rezoned to Large Lot residential.

Conclusion:

The lot sizes in San Dona are too large and high maintenance for a single household and too small for rural productivity.

We offer this submission as a practical solution to improve the current lot size issues in San Dona. Providing more homes and a more efficient use of the space.

We request that Waimakariri District Council accept this submission and rezone 101 Siena Place along with the rest of San Dona to Large Lot Residential zone.

Yours Sincerely

Paul Zimmerman

and

Sharon Zimmerman

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