

RCVD 23/11/21

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: M [REDACTED] & B [REDACTED] FANE

Email address: beva.fane@extra.co.nz

Phone (Mobile): [REDACTED]

Postal Address: [REDACTED]

Physical address:
(if different from above)

Post Code: [REDACTED]

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)

- OPPOSE THE RURAL LIFESTYLE ZONING OF 11 BIELLA PLACE MANDEVILLE NORTH AND THE OVERALL SANDONA AREA OF MANDEVILLE.
- OPPOSE THE APPLICATION OF RURAL LIFESTYLE RULES, OBJECTIVES AND POLICIES ON THE SANDONA DEVELOPMENT, ALL STAGES.

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)

- 11 BIELLA PLACE AND THE ENTIRE SANDONA AREA OF MANDEVILLE BE REZONED IN TERMS OF THE PROPOSED DISTRICT PLAN REVIEW INTO RESIDENTIAL LARGE LOT ZONE AND THAT RESIDENTIAL LARGE LOT ZONE RULES, OBJECTIVES AND POLICIES SHOULD APPLY.
- WE ATTACH FURTHER INFORMATION ABOUT OUR PROPERTY AND THE SURROUNDING COMMUNITY.

I/we have included: TWO additional pages

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

- THAT THE SANDONA DEVELOPMENT, ALL STAGES, AND INCLUDING 11 BIELLA PLACE MANDEVILLE NORTH (SPECIFICALLY LOT 25 DP 300695) BE REZONED WITH 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

Date 21/11/2021

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 of our service centres:

Rangiora Service Centre: 215 High Street, Rangiora

Kaipoi 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

Proposed Waimakariri District Plan – Submission

- Notes pertaining to the overall San Dona Development and specifically 11 Biella Place RD 2 Kaiapoi 7692 (Lot 25 DP 300695) being 1.5160ha.

Personal - By way of background we purchased two adjoining Blocks (Lots 25, and 26) in March 2001, off the plan, when the land was still farm paddocks. The intent was to provide income into our future and beyond, retirement. The concept really appealed to us and the purpose of two blocks covered the project if Olives went really well, as forecast, we would have a sustainable income after tree maturity, 7 years plus. If not we had the option to sell off one block toward our retirement fund.

We worked hard in the initial years which involved replacing 990 failed trees (200 per block provided by the Developer, 590 at own expense) over the two blocks with hardier varieties that could better withstand the local climatic conditions, ie frosts coming up to harvest times (early June). We developed shelter belts around the property to better protect the groves, and constructed our home here in 2006. We were part of the San Dona Olive Co-op and volunteered many hours, June July, each year processing our Olives and those of many other growers throughout the region.

It became clear during this period the Olives, whilst showing some good harvests were not going to be the success, that had been forecast by the Developers, nor provide the “sustainability” that had been required by the Waimakariri District Council to allow us to build our homes on the smaller blocks.

2012 plan B, we sold Lot 26 in 2012 to defray expenses and adjust our retirement plan. We continued to work outside jobs and the remaining 500 trees on our home block plus harvesting and processing annually with the Co-op. The Co-op was disbanded and assets sold two years ago at the behest of the majority of the members. We still maintain 500 odd trees today and they are now finally (after 20 years) a healthy size but only provide a good crop in intermittent years. Not an income.

We retired from outside work in 2016, on health reasons, but still love living on our property, and being part of the vibrant local community that started with us and is further developing as we speak.

San Dona Points -

- All of Mandeville and part of Swannanoa is proposed to be in a Large Lots Residential Zone. San Dona is excepted even though it falls within the Mandeville Growth Boundary and provided the impetus for the growth of the vibrant community we see today.

- Large Lot Residential Zones cater for section sizes of .2ha to .5ha, Rural Lifestyle Zones cater for sections of 4.0ha minimum and whilst San Dona are only approx 1.5 to 1.7ha they fall well short of that Zones required minimum. San Dona currently is the only anomaly and our current, and proposed zoning is no longer “fit for purpose”.

- We, along with many other residents of San Dona are at/past retirement age and could continue to live many more years in the houses we have built and developed, and the community we have built up, if we were able to subdivide our properties into more manageable blocks. This would also

provide new sections, within an already established community, for family and newcomers who are seeking a semi rural life style. There are already many properties with an additional dwelling on them subdivision would allow them independent status and a stand alone rateability.

-San Dona has already been adopted into Council provided rubbish/recycle collections, sewer/waste water disposal, we contribute heavily to roading and are designated a 50kph zone. We also contribute to Museums, Libraries etc all of which are collected via our rates.

- The only surface water problems we have experienced since building here in 2006 were the direct result of the Council approved subdivision of Millfield which caused flooding within Millfield including some septic tanks, and overrun into San Dona via old irrigation trenches. This has since been rectified by the installation of overflow “lakes” and remedial works by the Council on some San Dona and Bradleys Road drains. Flood risk is now considered Low

- Risk of damage from earthquake is considered low as there are no known local fault lines and property damage from 2010/2011 earthquakes well below city levels.

- There is no tsunami risk as we are 30km plus inland.

- The area would not be impacted by any potential sea level rise as San Dona is 30m-40m above sea level.

- It is well proven that the “Olives” project has been a failure and many San Dona residents, or new owners, have pulled all their olive trees out and the land is waiting for a new purpose. Subdivision into smaller usable lots as provided for under a Large Lot Residential Zone would again make San Dona land fit for purpose.

- San Dona has been and integral part of the wider community, growing here since the start and it is considered it should be fully included. Rezoning to Large Lot Residential would achieve this and give uniformity to the Waimakariri District Plan.

- Such rezoning would also make a fit for purpose use of existing available land within a common district of like zoning rather than further depleting viable surrounding farming land stocks.

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