

Proposed Waimakariri District Plan – Submission

Supporting document for submission, by J [REDACTED] and N [REDACTED] Gregory, [REDACTED]

We support the San Dona Subdivision being zoned Rural Residential

San Dona is classed as a Rural Lifestyle zone – which specifies land blocks of 4ha or more. 4 ha is set as the minimum size as this is what is thought to be needed to be able to operate a small piece of land in an economically viable manner. There are virtually no blocks within the San Dona area of 4ha size or more. Their predominant size is .5 to 2 ha which does not allow for economic use.

When San Dona was established in the late 1990's economic use was a prerequisite for the development. Most plots were planted in olive trees with a shared olive press facility centrally located. Unfortunately the Olive Trees planted were not well suited to the climate and soil type of the land and most crops were poor resulting in the orchards becoming uncared for or removed from the land. This was a failed experiment in 'lifestyle block' subdivisions – designed to allow greater settlement in the Waimakariri region. The result is an area developed for one purpose that was not suitable, leaving current owners with properties that often too small to farm economically and too large to maintain for a 'lifestyle'.

It is important for the District Planners to consider the development of private land in the San Dona region compared with the development of younger subdivisions such as Millfield and the benefit that each subdivision has given to the local environment. And environment can be the flora and fauna and also the community environment.

For example:

A quick drive around Millfield will showcase a pleasant neighbourhood where neighbours are not in each other's immediate space, however are close enough for a warm community spirit to develop. The sections are large enough to maintain a feeling of ample space and a feeling of openness, but not so large that they are uneconomical to landscape or plant a reasonable amount of trees and shrubs to attract birdlife back to the region.



While the San Don region contains many properties with established tree plantings, it also contains many bare areas (that would be suitable for further subdivision) that not only lack trees, but include areas where poor performing olive trees have been removed. The result being very negative on birdlife and the generally aesthetics. This can be easily seen on a short drive around San Dona and roads such as Siera Pl or Modena Pl. Many of the Olive trees in the below image have now gone leaving bare land.



Much of the work in preparation for further subdivision of the San Dona region was completed when the original subdivision was established. Wide access roads with 50kph speed limits ideal for growing families are already in place. Infrastructure for water, sewage and electricity are already in place. Allowing further subdivisions in the area would be relatively low cost with significant benefits to such as higher rate base, family friendly community development, landscaping development introducing new trees for birdlife.

The San Dona Area is a short drive to the Christchurch CBD. Less than 25 minutes during peak periods with the new developments of the Waimakariri bridge widening and motorway to Cranford St. It makes complete sense to allow greater subdivision in this region ahead of developments in further afield Oxford or Lowburn. There will be greater demand for housing with this easy proximity to the Christchurch CBD. Drive time to nearby Rangiora is also a very short 12-15 minutes.

With the development of the Mandeville Shops and potential for further development in the future – greater subdivision in the San Dona area would provide a significant increase in patronage and therefore viability to further development here. Complimenting the community spirit that is already being established.

Our situation:

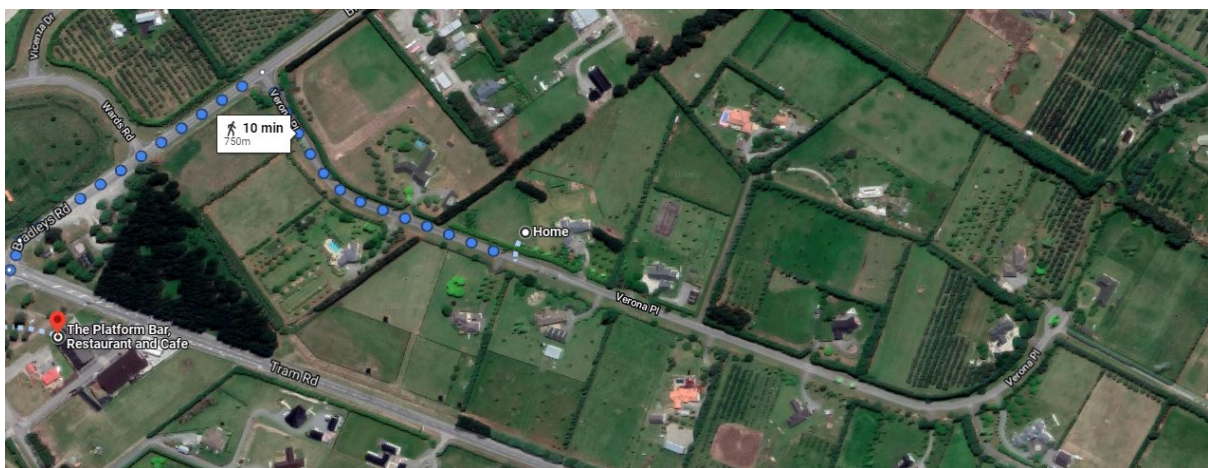
John and Nicola Gregory own the property at 21 Verona Pl. This has a land area of 2 ha. We purchased the property in 2019. At least 1ha of the land was planted in olive trees that were either dead or dying and had not been maintained for at least 10 years. The irrigation system that was installed in 1999 was dilapidated, ineffective and needed to be removed. Over the time we have owned this property we have removed the Olive Trees and reinstated the land to paddocks. Until recently a neighbour had grazed sheep in 3 paddocks. The land dries out in summer and it is too expensive to water all the grass. Once the sheep ate all the

grass, they started trying to climb fences to graze on native trees that had been planted. We also grazed horses for the neighbour however with inadequate fencing and after the horses debarked a number of another neighbours poplar trees we no longer graze animals. The land is no good for olive trees and not suitable for grazing. The result is we now have a large lawn that is too big to mow with too many rocks blunting too many blades. I suspect our case is not unique.

Ideally we would like to subdivide a section off the back part of our property to allow another family a lifestyle with a good sized section, ideal for children, but without the challenges of land that is unsuitable for economical viability. We would be able to easily subdivide 4000 sq m, without having a material impact on surrounding neighbours, and in fact we believe this would enhance the community and environment.

Our property is highlighted in the below image with 'Home'. From this aerial shot of Verona Place – it is clear the majority of the properties have removed the Olive trees. All properties on Verona Place were planted in olive trees originally. Verona Place like the rest of San Dona would be an ideal place for further development. Good sized sections would be easily viable with independent access.

The image below also shows the close proximity to the Mandeville Shopping Village. It is 750m or an easy 10 minute walk to the local restaurant and shops. This is much closer than most of the land in Swannanoa currently being proposed for further development. Some properties included in the current proposal along No. 10 Road are up to 3km from the Mandeville shops or over half an hour's walk. It simply makes sense to allow the land in Verona Pl and the rest of San Dona to be further developed to take advantage of a semi-rural lifestyle where it is possible to walk to the local shops. This is a unique and favourable aspect of living in this area.



In summary the following key points relate to the benefits of further subdivision of land in the San Dona area.:

The original purpose of San Dona to be an group of small independent Olive Orchards failed and created a long term negative impact. This negative impact needs to be reversed

Further subdivision will create greater landscaping and planting of trees and shrubs which in tern will attract greater numbers of native birds

Infrastructure is already in place – 50kph speed limits, water and waste water meaning development expense in minimised

Close proximity to the Mandeville Shopping Village meaning more of the population can walk there rather than drive, meaning a smaller carbon footprint.

Greater community spirit by more closer neighbours

Relatively short drive to Christchurch CBD or Rangiora township for commuters

We hope that this submission will be fully considered in the planning process are would like an opportunity to speak in support of this submission.

Regards

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