

## 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: \_\_\_\_\_

Email address: \_\_\_\_\_

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.

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)*

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)*

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)*

## 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)*

Signature \_\_\_\_\_

Date \_\_\_\_\_

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

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

Date 22/11/2021

We (Timothy Broad & Kimberley Broad) oppose the Rural Lifestyle Zoning of 23 Siena Place Mandeville and the San Dona area of Mandeville. We further oppose the application of Rural Lifestyle Zone rules; objectives and policies on San Dona Mandeville.

For the following additional reasons:

2/ With the government's recent announcement to make more land available in residential area's through sub-division, in our view this signals a strong desire to make more land available for building much needed homes, it therefore makes sense that the San Dona area be reclassified so that residents can have the option to sub-divide their sections freeing up further land for development. In our view allowing sections to be split into sections of not less than one acre would be reasonable and would maintain the Residential Large Lot characteristics of the area.

3/ We believe that there is a moral obligation to use brown site developments rather than 'Greenfield' developments that use good agricultural land.

4/ Having spoken to a number of San Dona residents they have expressed the desire to have the opportunity to make land available for their families so that they can have the opportunity to live next to them and help them onto the property ladder which is becoming increasingly difficult to realize for younger families today, we support this viewpoint and would add that this would also enhance the social diversity of the area.

5/ Since the existing infrastructure has been deemed capable in the proposed 'District Plan' of being able to cope with the development of additional dwellings of up to 90m<sup>2</sup> and a garage of up to 40m<sup>2</sup> being added to an existing Rural Lifestyle Zoning section, this would seem to indicate that there is spare capacity with regards to the existing infrastructure and that this therefore would not be a legitimate objection to the rezoning to Residential Large Lot with the option to sub-divide should a resident wish too. In the event that additional infrastructure resources should be deemed desirable in the future we personally would not object to making a reasonable contribution towards these should the ability to sub divide become possible.

6/ The Mandeville residential community has grown in recent years and has been enhanced by the opening of the shopping precinct offering a variety of amenities commonly associated with village/town environments. We submit therefore that the zoning of the San Dona area as Rural Lifestyle to be out of keeping with the rest of the Mandeville community and that the Waimakariri Council has set a precedent by granting planning approval for the shopping centre which by its very nature has re-classified the Mandeville area as residential. Further to this speed limits in the San Dona area have been reduced in recent years to reflect those in keeping with a residential area. We also enjoy the council amenities of refuse collection, water supply and waste water disposal common to residential communities.