

Waimakariri District Council - Proposed District Plan



Form 6 Further submission in support of, or in opposition to, submission on notified proposed policy statement or plan, change or variation

Clause 8 of Schedule 1, Resource Management Act 1991

To: Waimakariri District Council

Date received: 21/11/2022

Further Submission Reference Number #2

This is a further submission in support of (or in opposition to) a submission on a change proposed to the following proposed plan (the **proposal**): Waimakariri District Council - Proposed District Plan

Address for service:

M [REDACTED] McKitterick

Email: mckitterick.mark@gmail.com

I am:

- a person representing a relevant aspect of the public interest. **True**
- a person who has an interest in the proposal that is greater than the interest the general public has. **False**
- the local authority for the relevant area. **False**

Reason for category chosen:

I probably don't, but submitting in case I am otherwise authorised to make this submission.

Further Submission points

I **Oppose** the original submission of:

Mark McKitterick, 67 Siena Place Ohoka 7692

Original Submission

1. Specific provisions that my submission relates to:

- Oppose Rural Lifestyle Zone and Non-Urban Flood Assessment Overlay being applied to 69 Velino 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 69 Velino Place (and San Dona subdivision) be rezoned Large Lot Residential Zone the same as the rest of Mandeville.

- Request that Urban Flood Hazard Assessment Overlay apply to the area.
- Consequential District Plan amendments as set out to support subdivision, use and development.

Figure 1: Proposed Zoning of 69 Velino Place: Rural Lifestyle Zone with Non-Urban Flood Assessment Overlay

2. Reasons for the submission:

2A. The San Dona situation;

In the Proposed District Plan, Rural Lifestyle Zone requires a minimum area of 4ha for rural activities to be permitted in the zone, including in relation to residential density and subdivision. No property in the San Dona development meets the minimum area requirement of 4ha. All allotments have an area between 1.2 Ha (1 Wards Road) to 2.18Ha (1 Verona Pl)¹. The proposal to zone the land in San Dona Rural Lifestyle zone is equivalent to the status quo for San Dona in relation to the Operative District Plan where the current "Rural" zone 4ha minimum applies to this area.

The Proposed Waimakariri District Plan does not propose any bespoke rural zone provisions to address this existing situation. Having a greater range of minimum residential unit densities applying within different parts of the District (additional rural zonings) were considered as Option D according to the Council's Rural s.32 assessment. This option was discounted in the Rural S.32 Evaluation assessment in favour of two rural zones for the District only; being 4ha Rural Lifestyle Zone and 20ha General Rural Zone. Key drivers considered for Efficiency and Effectiveness when considering Option D included the character report by Boffa Miskell, related to whether the development in the rural zone reflected more of a rural character or a rural lifestyle character. The other key factor for areas related to rural production options, noting that those properties less than 10ha did not provide flexibility in rural production potential.² Further with respect to rural character, finer grained differentiation was not considered to be needed. Thus, "establishing different densities based on different character areas would have increased complexity of the Rural provisions without consequential environmental, economic, social or cultural benefits being realised. As such this would not have been an effective approach."³

To this extent, and in lieu of there being no other bespoke alternative proposed for the San Dona situation, we support two rural zones as proposed for the Waimakariri District.

However, in relation to San Dona the fundamental issue is not one of rural character but that the primary use of land is not 'rural' but is lifestyle living commonly referred to as "rural-residential". This type of housing provides housing choice for residents who do not wish to live in a residential area, while also not wishing to maintain a rural productive block of 4ha or more.

San Dona was created in 2000-2004 under the Transitional District Plan (prior to the current Operative District Plan) on the basis that olive grove horticulture would be an economically productive use of land (under Economic Use provisions that applied at the time) which purportedly only required 1.2-1.8ha of land, however, the reality is not the case. The covenants that protected the retention of olive trees to ensure the Rural Productive Use would continue for ten years following the subdivision, have now lapsed and many olive trees have been removed from throughout the San Dona neighbourhood. While some olive trees remain, such as on our property, there is no ability to obtain a viable commercial/productive or economic use from them. Not only are a large proportion of the olive trees an unsuitable variety, one of the more recent challenges is that there is no longer an olive press available within the subdivision for the community to use, leaving land owners to have to pay for commercial pressing at other offsite locations. From our experience, the cost of pressing olives, harvesting them and maintaining the trees far exceeds any potential return, so we have not pressed any oil in the last 2 years. Prior to this we pressed whatever we could pick in weekends in an effort not to waste them. The amount of oil produced was only sufficient to share with family and friends. From our point of view, it cannot continue to be stated that the San Dona Mandeville development is a 'rural production activity' based on its 2000-2004 origins for olive oil production because it simply isn't the case nearly twenty years on.

2B. The Mandeville situation;

The rest of Mandeville, in Wards Road, Dawsons Road, Truro Close, Roscrea Place, Ohoka Meadows and along Tram Road was developed after the San Dona development, from 2005-2019 under the Operative District Plan. It was not created on the basis of any 'economic use provisions' which by then had been removed in the Operative District Plan which became operative in 2005. These rural-residential neighbourhoods surrounding San Dona, were created as 'Residential 4A and 4B' zones to allow residential density of one house per 5,000m² or 1ha, very similar, but smaller in size to the San Dona development that had come first.

While this growth of Mandeville has seemingly been ad hoc and led by successive private plan changes, each has been part of a notified RMA plan change process, with consideration given to density and the appropriateness of a lesser residential density than San Dona in the immediate neighbourhood. Further, the removal of the "Economic Use" provisions from the Transitional District Plan as it transitioned into the current Operative District Plan would also have been an intentional RMA (publicly involved) decision made at the time for both the environment and community.

Ultimately this has led to an inevitable change in what was a 'rural character' to an accepted 'rural -residential character' as Mandeville has grown to become a place that people want to live, can make use of the Mandeville Sports Ground to 'play' and has even led to Council undertaking a Plan Change to rezone land to provide a Commercial area for the growing community. Council has therefore already acknowledged the existing growth of Mandeville by enabling and providing a place that also allows 'work' for the community. This "live, work and play" mantra is good for the community, supports it and creates a sense of place

and belonging while also supporting residents, adding to the village feel of Mandeville as a whole.

In more recent times, there have been concerns with the sprawling growth of Mandeville via the private plan change process, not least in the challenges that arise with an increase in population. These primarily relate to scale and character of development on the environment and people, infrastructural capacity and associated traffic, with there eventually being a Plan Change decision in 2013 that put a ring around the Residential 4A, 4B and San Dona extent of Mandeville to prevent further growth and private plan changes 4 as shown in Figure 2 below.

Figure 2: Mandeville North Growth Boundary including San Dona area: Source Operative Waimakariri District Plan.

However, a recent Council decision to leave Mandeville (in its entirety) out of the Waimakariri Rural Residential Strategy (2019) as a “Special Circumstance” or effectively in the ‘too hard basket’, left many residents with ill feeling towards Council, given changes that had been made prior to that time to provide additional stormwater services in Mandeville, works to address the flooding resurgence that affects all of Mandeville, San Dona wastewater had been upgraded to be connected into the Council Eastern District Wastewater Scheme and the provision of other Council services such as recycling and rubbish collection (albeit on a voluntary basis) had been provided. As these changes have occurred, San Dona residents have contributed to their cost, either through increased rates or a one-off payment (particularly in relation to wastewater contribution works) to have the same level of Council services as the rest of Mandeville despite not being in a Residential 4A or 4B zone.

3. Submission Request: Rezoning for San Dona and 69 Velino Place to Large Lot Residential Zone;

3A. Statutory Framework

The Proposed Waimakariri District Plan Review presents a new opportunity that enables Council to consider and give effect to the requirements of the recent National Policy Statement for Urban Development (2020) which requires the Council, as part of “Tier 1 Christchurch District” to consider Waimakariri District’s contribution to residential housing capacity in Greater Christchurch.

Under this new framework, the Council has determined that Residential 4A and 4B zones are more akin to ‘residential land use’ rather than rural; have weighed up various reports and investigations prepared for the District Plan Review⁵, including the Draft National Policy Statement for Highly Productive Rural Land, to determine what land area is now required to be protected for productive rural land uses in the District and what land is to be set aside for residential use. Given these considerations, without proposing any new rezoning as part of the Proposed District Plan, Council has:

- Adopted existing Residential 4A and 4B zones developed under the Operative District Plan to be Residential Large Lot Zone, thus giving some development potential to certain parts of Mandeville (such as Truro Close, Ohoka Meadows, Tram Road and Roscrea Place) regardless of any “special circumstances” that previously excluded Mandeville from further consideration under the recent Waimakariri Rural Residential Strategy 2019;
- Has recommended a Residential Large Lot Overlay (in conjunction with rural zoning) for any land identified in the Waimakariri Rural Residential Strategy 2019 for potential ‘Rural Residential’ development to be rezoned by a private plan change at a later date;
- Has adopted a ‘status quo’ approach zoning for San Dona (and all other existing rural zones in the eastern part of District) to Rural Lifestyle Zone (4Ha) regardless of actual allotment size, infrastructure and servicing or rates contributions/levels of service already provided by Council. That is, taking no account of San Dona’s 1.2-1.8ha similarity in general density and service provision with the rest of Mandeville.
- Has removed (or not included) Map 167 North Mandeville Growth Boundary from the Proposed District Plan that restricted the ‘extent of Mandeville’ thus allowing an opportunity for San Dona residents (and others) to seek a more appropriate zoning as part of the District Plan Review,
- Has determined that productive rural land is to be protected, particularly in the western part of the District by creating a General Rural Zone (20ha) minimum allotment size and making such rules effective immediately.

Given the above and that San Dona allotments that are 1.2-1.8ha size are effectively no different to others in the Residential 4A/4B zones of Mandeville, is an original development as part of the Mandeville Community, it is submitted that San Dona should also be considered part of the Mandeville Village by being recognised as part of the Residential Large Lot Zone. The existing size of the majority of San Dona allotments are much closer in area to 5,000m² than to the Rural Lifestyle Zone 4ha minimum. The context of San Dona, the Proposed Rural Lifestyle Zone and Large Lot Residential zoning, along with the Non-Urban and Urban Flood Assessment Overlays (shown in two shades of blue) applied to the rest of Mandeville are shown in Figure 3 below:

Figure 3: Proposed District Plan Zoning for “Mandeville North” with Urban and Non-Urban Flood Assessment Overlay

The consolidation of Mandeville, taking into account existing lot sizes, recognising the use of the land, and the connection of each allotment in the development over time to Council reticulated services, acknowledges the development as part of the Mandeville

Community in its own right.

Further, consolidation of an existing area using infill rather than greenfield development is a more efficient and effective use of land given the difficulty in reverting such land back to true “rural production” activities.

Such consolidation is also consistent with the general aspirations of the Canterbury Regional Policy Statement as it is not truly rural productive land that is being converted for lifestyle residential living. This has already occurred at the time that San Dona was created, although now we have the benefit of hindsight to know that the economic use of olive oil production is not all that it was anticipated to be at that time for this area.

3B. Proposed Waimakariri District Plan

Attached in Appendix A is a full assessment of the relevant Objectives, Policies, Rules and Standards of the Proposed Waimakariri District Plan in relation to the rezoning proposal for San Dona. We have considered the Strategic Directions, Urban Growth, Infrastructure, Subdivision and Natural Hazard Chapters which apply to the whole District, in addition to the Residential and Large Lot Residential provisions that would be specific to Mandeville (including San Dona). The Activity Management Plans related to reticulated infrastructure are considered further below in relation to future development potential.

The assessment in Appendix A confirms that the rezoning is consistent with the Proposed District Plan, is able to be consistent with the rest of Mandeville, can appropriately take account of any further development of San Dona as infill development occurs subject to specific infrastructure, subdivision and natural hazard provisions.

Specific provisions are generally **supported** with a small number of provisions **opposed** on the basis of providing better clarification for the ongoing use and interpretation.

While the Proposed Transportation provisions have not been specifically assessed, we consider that these are matters of specific detail that would apply at the time of a detailed subdivision application as required for any Large Lot Residential zone land use or subdivision development dependant on the road network location of the relevant site. We consider that technical reports for proposed traffic effects can be provided at that time (if relevant).

In relation to the Urban and Non-Urban Flood Assessment overlays (as they are separately proposed to apply to residential and rural areas respectively), it can be seen from Figure 3 above that Council has an existing flood model that applies to the whole District. A rezoning from Rural Lifestyle Zone to Large Lot Residential Zone would also require a change from Non-Urban Flood Assessment Zone to Urban Flood Assessment Zone as shown above. It appears this information is already available and simply requires a change to colour of the flood overlay in the GIS E-Plan shown above. A similar colour change can be made to recognise the new zone.

3C. Future Development and Infrastructure as a result of rezoning to Large Lot Residential Zone

There would be some limited development potential within San Dona with a change to the Residential Large Lot zone and a one house per 5,000m² density, allowing 2 houses (3 in some cases) within each existing allotment, subject to a full and comprehensive subdivision application that meets the proposed requirements of the Proposed District Plan. Any further development (additional housing or subdivision) would be required to demonstrate servicing capacity and/or upgrades, flood hazard mitigation, site layout and setbacks, built form and traffic effects in the usual way, while paying Development Contributions for connection to Council services and upgrades as required.

In regard to infrastructure, Council's projected property growth expectations, as stated in Table 11 of the Ohoka Rural Drainage Scheme Activity Management Plan 2021 for the next 30 years are 600 additional properties in the Ohoka Drainage Scheme, which includes the San Dona area. Council have planned expenditure for capital works that appear to be aligned with resolving existing flooding/capacity issues by installing improved drainage works in Wetherfield Lane and McHugh's Road, in conjunction with a groundwater resurgent diversion down No 10 Road to the old Eyre riverbed. This will have a positive impact to help mitigate perceived issues with soakage ability for stormwater and conveyance issues for downstream capacity in Mandeville (including San Dona).

The general policy of ensuring post-development flows do not exceed pre-development flows at the time of further development and subdivision are a critical factor in managing stormwater effects and are able to be appropriately considered at the time of specific subdivision consent for any site.

It is disappointing to read the Post 2014 Flooding Memo to the Flood Team PCG dated 6 August 2014, (which is attached as part of the Activity Management Plan 2021 for the Ohoka Rural Drainage Scheme) which states the drains and culverts along two critical drainage paths through San Dona development did not have capacity to accommodate design flows for more recent upstream developments between San Dona and No 10 Road, calculated from design storm events. This means that Council has enabled residential development in the West of Mandeville over time (after San Dona was built) which have not managed their pre and post development resultant stormwater flows, thus allowing an increase in stormwater flow through undersized San Dona infrastructure without mitigation. The adverse effect of this has led to the need for Council following the 2014 flood event, to upgrade the Bradleys Road and Siena Place infrastructure through San Dona, while increasing the stormwater drainage area subsequently required to pay rates for this (including in San Dona). Along the way, the general perception has become that San

San Dona 'floods' or has problems, which in reality have occurred due to subsequent upstream development through no fault of San Dona itself. The ability to further develop San Dona allotments for infill housing, will still require San Dona to continue to contribute pre and post development mitigation given this existing issue. It is common elsewhere to require attenuation of stormwater flows and therefore suitable engineering solutions can be found at the time of resource consent to continue mitigating or avoiding further downstream effects.

The Activity Management Plan 2021 Mandeville/Fernside Water Supply Scheme document projects 15 new connections per year. This will be adequately catered for by the planned 500m³ new reservoir that is planned to replace the existing water storage system at Two Chain Road. Additional head work pump upgrades planned for the next 10 years will provide capacity for the next 50 years of growth for the scheme. It is considered there is sufficient water supply to enable further restricted onsite storage of potable and firefighting water as per the current reticulated Council supply in San Dona.

In regard to wastewater, the 2014 flood event highlighted the need for private drainage systems to be upgraded to be secure from ground water ingress. At the time, San Dona was connected to its own Private Community wastewater system and the upgrades and sealing works necessary were undertaken by all land owners and Council. We installed sealed turret risers on our tank. Subsequently, the San Dona development was reticulated to the Council's Eastern Districts Wastewater Scheme on the basis that this work had been undertaken for the full development.

Growth projected for the scheme is only 8 new connections per year according to the Council's Activity Management Plan 2021 Mandeville Wastewater scheme. Additional use and development within San Dona will require new STEP wastewater systems to be provided and possible low-pressure wastewater connections. The details of this will be specific at the time of development and are likely to be able to also be reticulated to the upgraded (post 2014) system.

3D. Other Considerations

In relation to positive effects that are not already addressed elsewhere, the development potential that would occur with rezoning San Dona to a Large Lot Residential Zone would lift the rating base for Waimakariri District, enabling the Council to contribute rating money towards the Mandeville Sports Reserve, libraries and other Council community facilities that benefit the community. There are also likely to be positive effects for Swannanoa and Ohoka primary schools whose catchments both include the full Mandeville community (including San Dona).

Original Submission

The San Dona area does not have indigenous habitat or biodiversity areas.

Does not contribute natural character or coastal environment, is not an outstanding natural feature or landscape. Does not have riparian areas.

Land and water resources can continue to be managed, as they have been improved with reticulation to Council led 3-water services over time.

Land drainage systems through the development exist which enable some ecosystem, natural processes and drainage of freshwater. These can continue to be maintained and enhanced.

The existing development (and further development) can be consistent with the objective.

Original Submission

The majority of Mandeville has now been identified as an urban area. The rezoning of San Dona from Rural to LLRZ will:

1. Further consolidate and integrate the San Dona area with the rest of Mandeville as directed by the objective.
2. Recognise the existing character and amenity of San Dona whilst enabling a consistent Mandeville density which remains attractive and manageable for residents. No overall change in character or amenity anticipated.
3. Further contribute to Council 3-waters services given the San Dona development is now fully serviced by Council already,
4. Continue to provide housing opportunity, (rural-residential choice) and allow additional residential (RLL) density in the existing village bounds of Mandeville
5. Continues to support the hierarchy of Oxford, Kaiapoi and Rangiora as the main centres of the District (and closest to Mandeville). Noting the intensification proposed for San Dona is the same as that already existing in Mandeville (RLL only).
6. Provides additional properties for both continuing and additional support to the Mandeville business area, thus assisting further with its self sufficiency,
7. Increases the potential community use for Mandeville Sports Clubs and recreation facilities in the community.
8. Does not impact the Special Purpose Zone (Kāinga Nohoanga)
9. Provides opportunity for Large Lot Residential development within an existing area and provides additional support to develop infrastructure and upgrades as necessary.
10. Does not impact Ngāi Tūāhuriri cultural values as the area is not an identified site or area of significance to Maori. The proposed zoning (LLRZ) of San Dona is highly consistent with the Strategic Objective that applies to any new or intensified urban development.

Original Submission

The majority of Mandeville has now been identified as an urban area. The rezoning of San Dona from Rural to LLRZ will:

1. Accessibility and connectivity remains unchanged from the status quo.
2. a. infrastructure in Mandeville has already been contributed by existing San Dona residents (SW, WW and water services) and further connections and contributions to it can assist with further enabling efficient and effective operation by Council through rates and Development Contributions for the benefit of all of Mandeville.
b. Surrounding environmental effects have already been managed with the reticulation of San Dona services that were not previously available (SW), or relied on a small scale (developer led) infrastructure (WW) that are now managed by Council. Further development enables further improvements and upgrades to the Council reticulation.
3. LLRZ development in San Dona will contribute to existing infrastructure as required at the time of subdivision.
4. It is a more environmentally and sustainable outcome to allow LLRZ development of San Dona to better use land that is not productive for olive oil production.

Original Submission

The majority of Mandeville has now been identified as an urban area, however it is not an Identified Residential development area nor a Special Purpose Zone.

The rezoning of San Dona from Rural to LLRZ will:

1. Recognise that San Dona is not a rural production area that requires or is reliant on the natural resources of the Rural zone. Recognise that San Dona does not need to be limited/restricted to use of other rural activities only due to existing 1.2-1.8ha land area per allotment.
2. Continue to enable other more 'rural' areas to establish and operate rural production activities on the periphery of San Dona. No change to the status quo in this regard. San Dona is not consistent with this objective as it is not contributing to the District as Rural Productive land.

Original Submission

The majority of Mandeville has now been identified as an urban area. The rezoning of San Dona from Rural to LLRZ will:

- 1.- 7. Not change the role of Ngāi Tūāhuriri Rūnanga in the management of natural and physical resources of the District.

Original Submission

The majority of Mandeville has now been identified as an urban area. The rezoning of San Dona from Rural to LLRZ will:

1. & 2. Still require natural hazard assessment under s.106 of the RMA at the time of subdivision to create new allotments, the same as any other subdivision in the District.

The rezoning of San Dona will be consistent with this objective.

Original Submission

The majority of Mandeville has now been identified as an urban area. The rezoning of San Dona from Rural to LLRZ will contribute a limited amount (based on existing lot size and available change of density of those existing lots) to the housing demand.

The rezoning will be consistent with this objective.

Original Submission

The majority of Mandeville has now been identified as an urban area. No proposed development capacity for commercial or industrial activity is sought.

Original Submission

This objective applies to whole District therefore applies to San Dona regardless of proposed rezoning.

Original Submission

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Original Submission

This objective applies to whole District therefore applies to San Dona regardless of proposed rezoning. It is appropriate that this

objective apply to San Dona given it is surrounded on northern, north-western and eastern sides by Rural Lifestyle zoning.

Original Submission

The proposed re-zoning will require additional connections to infrastructure operated and maintained by Council and other network utility operators. Infrastructure upgrades may be necessary.

This policy applies to the District and therefore is the proposed change in zone from Rural Lifestyle to Large Lot Residential Zone makes no difference to the policy as proposed.

Original Submission

The proposed re-zoning will require additional connections to reticulated infrastructure operated and maintained by Council and other network utility operators. Infrastructure upgrades may be necessary.

This policy applies to the District and therefore is the proposed change in zone from Rural Lifestyle to Large Lot Residential Zone makes no difference to the policy as proposed.

Original Submission

The proposed re-zoning will require additional connections to reticulated infrastructure operated and maintained by Council and other network utility operators. Infrastructure upgrades may be necessary.

Flexibility in potential engineering solutions that allow for new technologies is an appropriate response to servicing requirements.

Original Submission

This policy applies District wide and does not relate specifically to a zone or the submission request for rezoning.

Original Submission

The proposed re-zoning will require additional connections to reticulated infrastructure operated and maintained by Council and other network utility operators. Infrastructure upgrades may be necessary.

Original Submission

The proposed re-zoning will require additional connections to reticulated infrastructure operated and maintained by Council and other network utility operators. Infrastructure upgrades may be necessary to accommodate development. It is appropriate that the development ensure effects on infrastructure are considered at the time of consent.

Original Submission

The majority of Mandeville has now been identified as an urban area. The rezoning of San Dona from Rural to LLRZ will enable an integrated pattern of land use and subdivision within the existing Mandeville village urban form that:

1. can provide land use and density at subdivision stage that continues the character, form and function of the village.
2. Consolidates the Mandeville village and can maintain the existing character
3. Is neutral in regard cultural, heritage and conservation values (as there are none identified in this area)
4. Can be designed to be resilient to natural hazards (particularly in relation to flooding) by determination of appropriate floor levels and access points at the time of subdivision.

The rezoning will be consistent with this objective.

Original Submission

The majority of Mandeville has now been identified as an urban area. The rezoning of San Dona from Rural to LLRZ will in some instances will enable further subdivision.

Further development will enable provision, use and maintenance of all existing WDC infrastructure and will contribute to the rating base and Development Contribution planned upgrades as necessary.

The rezoning will be consistent with this objective.

Original Submission

N/A to San Dona

Original Submission

The majority of Mandeville has now been identified as an urban area. The rezoning of San Dona from Rural to LLRZ will be able to be undertaken in a way that is highly consistent with this policy.

Original Submission

The majority of Mandeville has now been identified as an urban/residential area. The rezoning of San Dona from Rural area to a LLRZ residential will require a change from SUB-P2 (2) applying to further development to SUB-P2 (1) applying instead. As discussed elsewhere, the San Dona area is not viably creating or achieving primary production expected of a rural area and as such, the residential part of the policy applying is considered to be appropriate. The further development of San Dona allotments would be able to be consistent with Policy SUBP2.

Original Submission

The rezoning of San Dona from Rural to LLRZ will enable further subdivision that can consider allotment size and layout on a site by site basis. It is unlikely that any new roads will be required for infill development. The promotion of water conservation, onsite collection of rainwater, water sensitive design and the attenuation of stormwater are all logical outcomes for the servicing and consideration of further development in San Dona given the complexity of the existing servicing situation, as is the need to maintain capacity of the infrastructure, while avoiding downstream flooding effects. Proposed new house site locations can be designed to mitigate any existing overland flood flow paths and can ensure appropriate minimum floor levels are achieved. The further development of San Dona allotments will be highly consistent with this policy.

Original Submission

The majority of Mandeville has now been identified as an urban area. The rezoning of San Dona from Rural to LLRZ will better integrate San Dona with the rest of the existing Mandeville environment. Setbacks, landscaping, existing screening and reverse sensitivity effects can be managed by providing a consistent zoning across Mandeville which will avoid the situation of requiring different requirements and different anticipated outcomes, especially given that the existing San Dona development (lot areas) already does not achieve minimum standards anticipated for the rural zone.

Original Submission

The majority of Mandeville has now been identified as a residential area. The rezoning of San Dona from Rural to LLRZ will enable further development on a site by site basis dependent on the aspirations of existing land owners. Not necessarily all existing allotments would be developed and of those that would be able to develop, some may achieve 3 allotments and some may only achieve 2. This will be consistent with the policy as it will result in a variety of site sizes within San Dona, contributing to housing choice.

Original Submission

The rezoning of San Dona from Rural to LLRZ will not require an Outline Plan to be prepared. San Dona will not be a new development as it already exists. The development of properties within San Dona will be undertaken as infill development that is managed by zone built form setbacks, site coverage and subdivision layout considerations at a scale of detail that is on a site by site basis. ODP's are effective at achieving integrated and coordinated development in a Greenfield situation. As such this policy would not apply to the San Dona situation.

Original Submission

The rezoning of San Dona from Rural to LLRZ will not require an Outline Plan to be prepared. The development properties within San Dona will be infill development that is managed by zone built form setbacks, site coverage and subdivision layout considerations at a scale of detail on a site by site basis. ODP's are effective at achieving integrated and coordinated development when in a Greenfield situation. As such this would not apply to San Dona.

Original Submission

The majority of Mandeville has now been identified as an urban area. The rezoning of San Dona from Rural to LLRZ will enable infill development, however this additional development will need to meet the subdivision infrastructure requirements the same as any other subdivision or development area in the District. For San Dona and our property, we understand that this will need to take specific account of the complex San Dona and

Mandeville servicing situation at the time of subdivision consent application. We expect to need to provide engineering investigation and reporting to prove that the new infill allotments are able to be serviced, that capacity exists or where capacity does not exist, that existing services will be upgraded to suit or offset by onsite specific solutions. Development Contributions will be payable in accordance with LGA policy to contribute to the ongoing Council maintenance costs of infrastructure.

1. This may require the upgrade of existing infrastructure downstream of our property to enable further infill subdivision to occur at land owner/developer cost;
2. Must provide adequate infrastructure and capacity for each new allotment that is likely to be;

- a. New reticulated wastewater connections to Council's existing STEP system,
- b. Water supply is likely to continue as restricted supply requiring onsite water storage tanks for firefighting as per the current situation,
- c. Stormwater management solutions for each allotment which is likely to continue to be primary discharge to onsite soakage supplemented by onsite attenuation where necessary for times of high groundwater.
- d. Utility services will be provided in accordance with Utility Network provider requirements,

e. Electrical services will be provided in accordance with Mainpower requirements

3. Wastewater must be reticulated in the San Dona area

4. N/A Wastewater must be reticulated in the San Dona area.

Original Submission

San Dona does not have any waterbodies to which Esplanade provisions would apply.

This policy therefore has little relevance to the proposed re-zoning of San Dona.

Original Submission

San Dona does not have any waterbodies to which Esplanade provisions would apply.

This policy therefore has little relevance to the proposed re-zoning of San Dona.

Original Submission

All permitted, restricted discretionary, discretionary and non-complying rules are supported as they are appropriate methods to achieve the Subdivision objective and policies assessed above when applied to the San Dona situation.

Original Submission

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Original Submission

All permitted, restricted discretionary, discretionary and non-complying rules are supported as they are appropriate methods to achieve the Subdivision objective and policies assessed above when applied to the San Dona situation.

Original Submission

Our property (and San Dona) is currently located in the Non-Urban Flood Assessment Overlay on the basis the District Plan proposes that the site be located in the Rural Lifestyle Zone. The rest of Mandeville which is located in the LLRZ zone is identified as being in the Urban- Flood Assessment Overlay, for which the exact same rules apply for subdivision of such sites.

The rezoning of San Dona to LLRZ will result in the exact same rule, activity status and matters of discretion applying regardless of underlying zone.

Original Submission

All permitted, restricted discretionary, discretionary and non-complying rules are supported as they are appropriate methods to achieve the Subdivision objective and policies assessed above when applied to the San Dona situation.

Some rules are of no relevance to San Dona.

Original Submission

Our property (and San Dona) is currently located in the Rural Lifestyle Zone.

The rezoning of San Dona to LLRZ will result in the exact same rule applying except with a different minimum allotment area, however frontage and shape factors between the two zones remain unchanged.

The activity status and matters of discretion are also unchanged regardless of underlying zone. (LLR and RL zone subdivisions are both Noncomplying when not meeting minimum site size).

Original Submission

Our property (and San Dona) is currently located in the Rural Lifestyle Zone to which this rule would apply, however this exception in the rule would also apply given a reticulated wastewater system is available and San Dona sites do not have onsite wastewater disposal anyway.

The rezoning of San Dona to LLRZ will result in this rule becoming "Not Applicable" however noting that subdivision in either case will require connection to reticulated wastewater services, as such there is no change to the status quo situation with the proposed LLRZ request.

Original Submission

Our property (and San Dona) is currently located in the Rural Lifestyle Zone and this rule would not currently apply, however rezoning of San Dona to LLRZ will result in this rule becoming "Applicable" as a residential site.

However the exception in the rule that relates to LLR zone would also apply.

As such the rezoning remains neutral in respect of this standard.

Original Submission

Our property (and San Dona) is currently located in the Rural Lifestyle Zone and this rule would not currently apply, however rezoning of San Dona to LLRZ will result in this rule becoming "Applicable" as a residential site.

However, the anticipated development of San Dona would be a residential infill and therefore an ODP would not apply.

As such the rezoning remains neutral in respect of this standard.

Original Submission

This rule applies to subdivision in all zones, therefore the rezoning to LLRZ remains neutral in respect of this standard.

Original Submission

This rule applies to subdivision in all zones, therefore the rezoning of San Dona to LLRZ remains neutral in respect of this standard.

Original Submission

Our property (and San Dona) is currently located in the Rural Lifestyle Zone and this rule would not currently apply, however rezoning of San Dona to LLRZ will result in this rule becoming "Applicable" as a residential site.

Our property is not located on a corner intersection and as such the rezoning remains neutral in respect of this standard. This will apply to any San Dona property that is located on a corner site.

Original Submission

Our property (and San Dona) is currently located in the Rural Lifestyle Zone and this rule would currently apply, however rezoning of San Dona to LLRZ will result in this rule becoming "Not Applicable" as a residential site.

Original Submission

Our property (and San Dona) is currently located in the Rural Lifestyle Zone and this rule would currently not apply, however rezoning of San Dona to LLRZ will result in this rule becoming "Applicable" as a residential site.

Original Submission

Our property (and San Dona) is currently located in the Rural Lifestyle Zone and is already supplied with a reticulated water supply, so this rule would continue to apply, however rezoning of San Dona to LLRZ will result in this rule becoming “Not Applicable” in favour of the application of standard S9 as a residential site.

Original Submission

This rule applies to subdivision in all zones, therefore the rezoning of San Dona to LLRZ remains neutral in respect of this standard.

Original Submission

Our property (and San Dona) is currently located in the Rural Lifestyle Zone and this rule would currently not apply, however rezoning of San Dona to LLRZ will result in this rule becoming “Applicable” as a residential site.

San Dona is reticulated to the Council wastewater reticulated system via a STEP system. This will likely remain unchanged in principal and new wastewater connections will be provided as required.

Original Submission

San Dona is reticulated to the Council wastewater reticulated system via a STEP system which does not have onsite wastewater effluent disposal fields. This will likely remain unchanged in principal and new wastewater connections will be provided as required.

This rule continues not to be applicable to San Dona regardless of any change to LLRZ.

Original Submission

This rule applies to subdivision in all zones, therefore the rezoning of San Dona to LLRZ remains neutral in respect of this standard.

Original Submission

Our property (and San Dona) is currently located in the Rural Lifestyle Zone and this rule would currently not apply, however rezoning of San Dona to LLRZ will result in this rule becoming “Applicable” as a residential site.

San Dona is currently un-reticulated and disposes of Stormwater to onsite soakage, this will likely remain unchanged in principal however new consideration of attenuation for pre and post development stormwater disposal within San Dona may be required.

The overarching requirement in the proposed standard for the onsite stormwater to be “demonstrated at the time of the application for subdivision” means that suitable technical design and consideration must be provided with the application and therefore no bespoke rule or wording change to the standard is required to capture this additional pre & post consideration.

Original Submission

Our property (and San Dona) is currently located in the Rural Lifestyle Zone and this rule would apply. The rezoning to LLRZ would make this rule “Not Applicable” to the site in favour of applying Standard S15 instead.

Original Submission

This rule applies to subdivision in all zones, therefore the rezoning of San Dona to LLRZ remains neutral in respect of this standard.

Original Submission

This rule applies to subdivision in all zones, therefore the rezoning of San Dona to LLRZ remains neutral in respect of this standard.

Original Submission

The majority of Mandeville has now been identified as an urban area. The rezoning of San Dona from Rural to LLRZ will:

1. require the same management of natural hazard risk as the rest of Mandeville as an existing urban environment.
2. Is not in the Ashley Fault Avoidance Overlay or High Hazard Flooding Area.
3. Will remove consideration San Dona as “outside urban environment” for the purposes of the objective.

Original Submission

Our property (and San Dona) is currently located in the Non-Urban Flood Assessment Overlay on the basis the District Plan proposes that the site be located in the Rural Lifestyle Zone. The rest of Mandeville which is located in the LLRZ zone is identified as being in the Urban- Flood Assessment Overlay.

Regardless of zoning (proposed or requested), this objective applies to both areas in respect of new and existing infrastructure.

Original Submission

This objective applies to all zones, therefore the rezoning of San Dona to LLRZ remains neutral in respect of this objective.

Original Submission

This objective applies to all zones, therefore the rezoning of San Dona to LLRZ remains neutral in respect of this objective.

Original Submission

This policy and overlay approach applies to all zones, therefore the rezoning of San Dona to LLRZ is unaffected by the this policy.

Original Submission

Our property (and San Dona) is currently located in the Non-Urban Flood Assessment Overlay on the basis the District Plan proposes that the site be located in the Rural Lifestyle Zone. The rest of Mandeville which is located in the LLRZ zone is identified as being in the Urban- Flood Assessment Overlay.

The requested change is to the Planning Maps for our property (and San Dona) to be LLRZ zone and to be noted as being within the Urban Flood Assessment Overlay for the purposes of this policy and therein be considered to be within an 'urban area' so that this policy would apply.

And site development (Subdivision and associated new housing) will need to comply with this policy as this policy applies to all development in any urban zone.

It is appropriate that minimum floor levels, flood storage capacity, conveyance and mitigation to achieve 'low risk' from flooding is considered fully at the time of further development when building platforms are known.

It is noted that the District Planning maps do not identify the "High" Flood Hazard areas. Council's Website: "Waimakariri District Natural Hazards Interactive Viewer" confirms that in the 200 year localised flood event the site (and San Dona) is not in the "High Hazard" flood area. It is however in an overland flow path that would need to be appropriately considered in regard to this policy and 'management' of subdivision and development activities.

Original Submission

Our property (and San Dona) is currently within the Non-Urban Flood Assessment Overlay on the basis the District Plan proposes that the site be located in the Rural Lifestyle Zone.

The rest of Mandeville which is located in the LLRZ zone is identified as being in the Urban- Flood Assessment Overlay.

The requested change is to the Planning Maps for our property (and San Dona) to be LLRZ zone and to be noted as being within the Urban Flood Assessment Overlay. Therefore this policy would not apply to San Dona as it would no longer be 'outside' of an 'urban area'

Further, it is noted that the District Plan does not identify the "High" Flood Hazard areas of the District. Council's Website: Natural Hazards Interactive Viewer confirms that in the 200 year localised flood event the site (and San Dona) is not in the "High Hazard" flood area.

Original Submission

Our property (and San Dona) is currently located in the Non-Urban Flood Assessment Overlay on the basis the District Plan proposes that the site be located in the Rural Lifestyle Zone. The rest of Mandeville which is located in the LLRZ zone is identified as being in the Urban-Flood Assessment Overlay.

The requested change is to the Planning Maps for our property (and San Dona) to be LLRZ zone and to be noted as being within the Urban Flood Assessment Overlay for the purposes of this policy and therein be considered to be within an 'urban environment' so that this policy would apply.

And site development (Subdivision and associated new housing) will need to (and should) comply with this policy as this policy applies to all development in any urban zone outside of high hazard flooding areas. It is noted that the District Planning maps do not identify the "High" Flood Hazard areas. Council's Website: "Waimakariri District Natural Hazards Interactive Viewer" confirms

that in the 200 year localised flood event the site (and San Dona) is not in the “High Hazard” flood area. It is however in an overland flow path that would need to be appropriately considered in regard to this policy for any future subdivision and development activities.

It is appropriate that minimum floor levels, flood storage capacity, conveyance and measures for flooding are demonstrated at the time of further development when building platform locations and site specific site development is known. It is entirely possible to mitigate flood and drainage effects with appropriate site engineered design.

Original Submission

The site is not located in a Fault awareness or Avoidance overlay.
Policy is not applicable to our property or San Dona.

Original Submission

Our property is located within the Liquefaction Hazard Overlay and this policy would apply if the site were able to be subdivided.

Our submission is to request the site be rezoned from Rural Lifestyle (RLZ) to Large Lot Residential (LLRZ) which may enable some subdivision potential.

Original Submission

This policy applies to all zones.

Original Submission

This policy applies to all properties in the District.

Original Submission

This policy applies across the District.

Original Submission

Policy applies across the District and to any existing infrastructure in Mandeville. The submission requests rezoning which may lead to new infrastructure being required, or upgrades being undertaken to existing infrastructure.

Therefore no change is proposed.

Original Submission

Policy applies across the District and to any existing infrastructure in Mandeville which is located in the Urban Flood Assessment Overlay. San Dona is located in the Non-Urban Flood Assessment Overlay and is not considered to be in a High Hazard flood area. This policy applies in both situations notwithstanding the rezoning request.

The submission requests rezoning which may lead to new infrastructure being required, or upgrades being undertaken to existing infrastructure. Therefore no change is proposed.

Original Submission

Not applicable to submission.
The property is not located within a high flood hazard area.

Original Submission

Not applicable to submission.
The property is not located within a high flood hazard or high coastal flood hazard area.

Original Submission

Our property (and San Dona) has a landform that naturally provides for an overland flowpath for localised flooding in an extreme event. Berms in the subdivision are wide and can cater for these if required however they are not ‘natural features’. ‘Water bodies’ in the San Dona development consist of man made water races and drainage swales in streets and properties, which also are not ‘natural features’.

Subdivision use and development can be undertaken in a way that mitigates natural hazard effects and provides engineering design that accounts for overland flow, however this may not mean that the general landform is protected, restored, maintained, enhanced.

This policy applies District wide, and does have some ambiguity in the wording that could be construed to be applied for any 'natural feature' which is not defined by the District Plan. A change to the policy wording is requested to ensure that it is applied as intended, with an associated definition to be included for "natural feature".

Original Submission

This policy best applies in Coastal Hazard and High flood hazard situations given the reference to managed retreat and relocation, however the policy does not distinguish this as it is proposed because it relates to all defined 'natural hazards'. Much of the District (and San Dona) is located in the Urban Flood Assessment / Non-Urban Flood Assessment Overlay and Liquefaction Management areas and specific policies above (P3-P8, P11-P14) are intended to apply and enable various subdivision and development activities in the various hazard overlays in an appropriate way. Although the P16 policy does not acknowledge mitigation of the risk of natural hazard effects which are allowed by other policies, (it only refers to reduction of effects), it is written in a positive connotation to 'encourage' rather than to 'protect' or 'avoid' and therefore it does not seem to directly outweigh or contradict other natural hazard policies noted above. It would be concerning if the P16 policy were interpreted to be unsupportive of a redevelopment or change of use activity where adverse effects were 'mitigated' and not 'reduced'. The ability/means for Council to 'encourage' under the RMA when enforcing the District Plan is limited and may only be to decline or notify a valid consent application which would be a perverse and negative outcome that would incur inefficient costs to applicants if it were to occur. For this reason, the mitigation of adverse hazard effects should also be acknowledged in the policy.

Original Submission

Our property has shelterbelt (poplar hedging) on road boundaries and other properties in San Dona have Macrocarpa hedges which shade roads. We have not experienced any adverse effects of ice in winter nor wildfire in our area. There is no difference with this policy in respect of San Dona versus the rest of Mandeville with a change from Rural Lifestyle Zone to Large Lot Residential Zone (LLRZ).

Original Submission

Given the comprehensive and detailed policies proposed in the Proposed Plan, this general policy seems superfluous and unnecessary given it simply 'encourages consideration of other' hazards. The DP and RMA both define 'natural hazards', and the RMA requires consideration of them in S.7 and in S.106 (for subdivision purposes). Noting that policies above do not specifically refer to all hazards mentioned in the definition of 'Natural Hazard'. Further, their consideration is required by proposed objectives NH-O1-04. Either the policy should be removed, or reference to what 'other' hazards are to be considered should be included.

Original Submission

Our property (and San Dona) is currently located in the Rural Lifestyle Zone and this rule would currently not apply, however rezoning of San Dona to LLRZ will result in this rule becoming "Applicable" as a residential site and being changed to being located in the Urban Flood Assessment Overlay.

Original Submission

Our property (and San Dona) is currently located in the Rural Lifestyle Zone and this rule would currently apply, however rezoning of San Dona to LLRZ will result in this rule becoming "Not Applicable" as a residential site and being changed to being located in the Urban Flood Assessment Overlay instead of a Non-Urban Flood Overlay.

Original Submission

Our property (and San Dona) is currently located in the Rural Lifestyle Zone and Non-Urban Flood Assessment Overlay and this rule would currently apply, however rezoning of San Dona to LLRZ will not change anything as this rule also applies in the Urban Flood Assessment Overlay.

Original Submission

Our property (and San Dona) is currently located in the Rural Lifestyle Zone and Non-Urban Flood Assessment Overlay and these rules would currently apply, however rezoning of San Dona to LLRZ will not change anything as this rule also applies in the Urban

Flood Assessment Overlay.

Original Submission

Our property (and San Dona) is currently located in the Rural Lifestyle Zone and this rule would currently apply, however rezoning of San Dona to LLRZ will mean that this rule becomes "Not Applicable".

The rest of Mandeville is proposed by Council to be Large Lot Residential Zone and this new rule would not apply to the rest of the area. All large trees and shelterbelts in Mandeville (not just San Dona) are existing whether or not they back onto Tram Road, or exceed these heights or setbacks.

Original Submission

Rules relate to construction of community scale infrastructure for Natural Hazards.

These may be applicable to San Dona and Mandeville as a whole for overland flow and flooding works for the benefit of all properties. They are not applicable where they relate to the Ashely Fault Avoidance Overlay.

These rules are supported without change.

Original Submission

Rules relate to construction of community scale infrastructure for Natural Hazards.

These may be applicable to San Dona and Mandeville as a whole for overland flow and flooding works for the benefit of all properties. They are not applicable where they relate to the Ashely Fault Avoidance Overlay.

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Original Submission

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These may be applicable to San Dona and Mandeville as a whole for overland flow and flooding works for the benefit of all properties. They are not applicable where they relate to the Ashely Fault Avoidance Overlay.

These rules are supported without change.

Original Submission

Rules relate to construction of community scale infrastructure for Natural Hazards.

These may be applicable to San Dona and Mandeville as a whole for overland flow and flooding works for the benefit of all properties. They are not applicable where they relate to the Ashely Fault Avoidance Overlay.

These rules are supported without change.

Original Submission

The submission requests rezoning from Rural Lifestyle Zone (RLZ) to Large Lot Residential Zone (LLRZ) which when successful,

will require this standard to be applied for any subdivision and development under NH-R1 as part of the Urban Flood Assessment Overlay.

For this reason the standard is supported as Council will provide a Flood Assessment Certificate which will ensure consistent administration of the District Plan and assessed flood levels, since Council holds the flood model information to prepare and issue such certificates.

This will avoid case by case external costly flood assessments being undertaken at the time of individual subdivisions by developers and land owners.

Original Submission

The majority of Mandeville has now been identified as an urban area. The rezoning of San Dona from Rural to LLRZ will:

1. enables more housing in an existing (and therefore appropriate) location
2. is responsive to the wishes of the San Dona community in the area
3. is enabling redevelopment as a more efficient land use.

San Dona LLRZ would contribute to providing for sustainable residential growth in the popular Mandeville village area.

Original Submission

The majority of Mandeville has now been identified as an urban area. The rezoning of San Dona from Rural to LLRZ will recognise the existing contribution of San Dona residents to Mandeville infrastructure by enabling further efficient and sustainable use of land and infrastructure.

Original Submission

The majority of Mandeville has now been identified as an urban area. The rezoning of San Dona from Rural to LLRZ will enable San Dona to contribute to Mandeville village with the same form, scale and design of development by providing for infill within the bounds of the existing developed area.

Original Submission

Agree that non-residential activities be small scale.

Original Submission

The majority of Mandeville has now been identified as an urban area. The rezoning of San Dona from Rural to LLRZ will enable an existing developed area to contribute to further housing choice in popular Mandeville, without encouraging sprawl into adjoining productive rural land, noting that San Dona is not considered to be productive rural land.

Original Submission

The majority of Mandeville has now been identified as an urban area. The rezoning of San Dona from Rural to LLRZ will enable a high quality, low density residential area with a character that:

- 1.&2. is low density detached residential units on generous sites the same as the rest of Mandeville village with similar environment, noise, traffic, lighting, odour and dust.
3. Will enable a continuation of existing activities for agriculture (olives for those that continue with these), not detracting from the quality residential environment that is Mandeville.

The proposed zoning (LLR) of San Dona is highly consistent with the LLRZ Objective that applies to the quality of the Large Lot residential zone and consistency with the rest of Mandeville.

Original Submission

The majority of Mandeville has now been identified as an urban area. The rezoning of San Dona from Rural to LLRZ will:

1. be able to achieve low density residential environment that has a built form of detached residential units as further development is likely to be infill around existing dwellings,
2. Scale and location of buildings can be managed at the time of subdivision when considering existing houses and proposed building locations,
3. Built form will comply with low density character of the zone as specified by proposed rules for the zone,

4. Open character and outlook can be maintained as specified by proposed rules for the zone relating to fencing and or hedging.

San Dona is already highly consistent with this policy and further infill development can also easily be highly consistent with the policy.

Original Submission

The majority of Mandeville has now been identified as an urban area. The rezoning of San Dona from Rural to LLRZ will:

1. enable residential activities at current scale to continue and enable further development at a scale that is consistent with the rest of Mandeville village.
2. Agricultural activities can continue as effects are already internal to the San Dona sites.
3. No community or commercial activities are anticipated by the consequence of rezoning to allow limited additional residential density.
4. Non-residential activities are not anticipated as a consequence of LLR zoning.

San Dona is and can continue to be consistent with this policy if rezoned LLRZ.

Original Submission

The majority of Mandeville has now been identified as an urban area. The rezoning of San Dona from Rural to LLRZ will:

1. Cause no difference in relation to reverse sensitivity effects as San Dona in regard to surrounding land uses that are rural or rural lifestyle in nature.
2. Be able to achieve separation distances anticipated in the LLR zone.

San Dona is and can continue to be consistent with this policy if rezoned RLL.

Original Submission

The majority of Mandeville has now been identified as an urban area. The rezoning of San Dona from Rural to LLRZ will acknowledge that:

1. San Dona already has low levels of noise, limited outdoor street lighting, traffic signage only, and low levels of dust, odour and traffic;
2. San Dona does not have kerb, channel or footpaths similar to the rest of Mandeville Village. There are only street lights at corners or intersections (not residential street lighting).

As such San Dona is already highly consistent with this policy and this can continue in relation to any infill potential under LLR zoning.

Original Submission

San Dona does not request (or require) a Large Lot Residential Overlay as it is an existing development proposing infill development rather than new greenfield LLRZ development.

An ODP is appropriate in the instance where Greenfield development is proposed only.

As such this policy is not relevant to San Dona.

Original Submission

All permitted, restricted discretionary, discretionary and non-complying rules are supported as they are appropriate methods to achieve the LLRZ objective and policies assessed above when applied to the San Dona situation.

Original Submission

All permitted, restricted discretionary, discretionary and non-complying rules are supported as they are appropriate methods to achieve the LLRZ objective and policies assessed above when applied to the San Dona situation.

Original Submission

Original Submission

Original Submission

Original Submission

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Original Submission

Original Submission

Original Submission

Original Submission

All permitted, restricted discretionary, discretionary and non-complying rules are supported as they are appropriate methods to achieve the LLRZ objective and policies assessed above when applied to the San Dona situation.

Original Submission

Original Submission

Original Submission

Original Submission

Original Submission

Original Submission

Original Submission

Original Submission

Original Submission

Original Submission

Original Submission

Original Submission

Original Submission

All permitted, restricted discretionary, discretionary and non-complying rules are supported as they are appropriate methods to achieve the LLRZ objective and policies assessed above when applied to the San Dona situation.

Original Submission

All permitted, restricted discretionary, discretionary and non-complying rules are supported as they are appropriate methods to achieve the LLRZ objective and policies assessed above when applied to the San Dona situation.

Original Submission

All permitted, restricted discretionary, discretionary and non-complying rules are supported as they are appropriate methods to achieve the LLRZ objective and policies assessed above when applied to the San Dona situation.

Original Submission

All permitted, restricted discretionary, discretionary and non-complying rules are supported as they are appropriate methods to achieve the LLRZ objective and policies assessed above when applied to the San Dona situation.

Original Submission

Built form standards are supported as they are appropriate methods to achieve the LLRZ objective and policies assessed above when applied to the San Dona situation.

Original Submission

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Original Submission

Built form standards are supported as they are appropriate methods to achieve the LLRZ objective and policies assessed above when applied to the San Dona situation.

Original Submission

Our property (and San Dona) is currently located in the Rural Lifestyle Zone and Non-Urban Flood Assessment Overlay and these rules would currently apply, however rezoning of San Dona to LLRZ will not change anything as this rule also applies in the Urban Flood Assessment Overlay.

Original Submission

Our property (and San Dona) is currently located in the Rural Lifestyle Zone and Non-Urban Flood Assessment Overlay and these rules would currently apply, however rezoning of San Dona to LLRZ will not change anything as this rule also applies in the Urban Flood Assessment Overlay.

Original Submission

Much of San Dona (and the rest of the original parts of Mandeville village) has vegetation on boundaries (shelterbelts and hedging) which are typically in conjunction with rural post and wire types of fencing. It is likely that existing hedging would be retained at the time of infill development to maintain existing character, and therefore the rule needs to avoid inadvertently specifying fencing be provided or removal of existing established hedging and vegetation, that would adversely change the character of existing development. For this reason, the rule should apply to new fencing only.

The purpose of the rule appears to try to ensure that residential 'urban' paling fencing is avoided, but the proposed rule does not take account of existing boundary options such as hedging. The visual permeability required by Figure LLRZ – 2 does not make sense in the LLRZ zone, as the same diagram is used in other residential zones (for general residential, medium density and settlement zones) in the District Plan.

Notwithstanding this, the diagram does not even depict the type of fencing required by the rest of the rule (post and wire or post and rail) and therefore Figure LLRZ-2 and any reference to it should be removed. That is, unless it is intended solely for Greenfield LLRZ development (in an overlay).

The restriction of the 30m length of other internal site fencing is unnecessary given other permitted rules for the zone allow land use effects to be internalised within the site. On any large site (ie at a minimum area of 5000m²) internal fencing should not be prescribed so as not to limit the ability to undertake the activities identified in LLRZ-R1 to LLRZ-R44 in the zone.

Original Submission

All permitted, restricted discretionary, discretionary and non-complying rules are supported as they are appropriate methods to achieve the Subdivision objective and policies assessed above when applied to the San Dona situation.

Some rules are of no relevance to San Dona.

Original Submission

All permitted, restricted discretionary, discretionary and non-complying rules are supported as they are appropriate methods to achieve the Subdivision objective and policies assessed above when applied to the San Dona situation.

Some rules are of no relevance to San Dona.

Original Submission

All permitted, restricted discretionary, discretionary and non-complying rules are supported as they are appropriate methods to achieve the Subdivision objective and policies assessed above when applied to the San Dona situation.

Some rules are of no relevance to San Dona.

Original Submission

All permitted, restricted discretionary, discretionary and non-complying rules are supported as they are appropriate methods to achieve the Subdivision objective and policies assessed above when applied to the San Dona situation.

Some rules are of no relevance to San Dona.

Original Submission

All permitted, restricted discretionary, discretionary and non-complying rules are supported as they are appropriate methods to achieve the Subdivision objective and policies assessed above when applied to the San Dona situation.

Some rules are of no relevance to San Dona.

Original Submission

All permitted, restricted discretionary, discretionary and non-complying rules are supported as they are appropriate methods to achieve the Subdivision objective and policies assessed above when applied to the San Dona situation.

Some rules are of no relevance to San Dona.

Original Submission

Not applicable.

Site is not within a fault

Original Submission

Not applicable — Not in the Coastal Environment

Original Submission

Not applicable to our property or San Dona

Original Submission

Not applicable to our property or San Dona

Original Submission

Not applicable to our property or San Dona

Original Submission

Not applicable to our property or San Dona

Original Submission

Not applicable to our property or San Dona

Original Submission

Not applicable to our property or San Dona

Original Submission

Not applicable to our property, San Dona or rezoning submission.

Original Submission

Our property (and San Dona) has a landform that naturally provides for an overland flowpath for localised flooding in an extreme event. Berms in the subdivision are wide and can cater for these if required however they are not 'natural features'. 'Water bodies' in the San Dona development consist of man made water races and drainage swales in streets and properties, which also are not 'natural features'.

Subdivision use and development can be undertaken in a way that mitigates natural hazard effects and provides engineering design that accounts for overland flow, however this may not mean that the general landform is protected, restored, maintained, enhanced.

This policy applies District wide, and does have some ambiguity in the wording that could be construed to be applied for any 'natural feature' which is not defined by the District Plan. A change to the policy wording is requested to ensure that it is applied as intended, with an associated definition to be included for "natural feature".

Further Submission Point 2.

Reason

We retract our earlier submission supporting NH-S1. We now wish to submit that we oppose NH-S1 and instead support paragraphs 35 - 39 of the submission of 226 McAlpines Ltd.

I seek that the submission be:

Disallowed