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Kevin Taylor
ADDRESS
Lot 2 DP381655

W D C Submission

Rural Living in Matarau

I have lived in the Matarau area most of my life and would like to make a submission to Whangarei District Council for why the area for rural living should not need to be 4000 m². What I have discovered is that most people cannot handle properties more than this size. This is proved by the fact that I currently graze four of my neighbour's properties to help them out. They all admit they don't want the large area and would be quite happy with small blocks but that was all that was available in Matarau at the time they were looking

All my neighbours that have more than 4000 m² start with gusto then the reality sets in, which is:

- Lack of water
- No stock yards
- Weed control
- Stock Agents
- Run out of feed
- Can't go on holidays without have care takers

The blocks of land which have been subdivided off in past that are approximately 4000 m² have been very successful. The reason for this is that the owners believe these are a more manageable size. Most have no stock and can manage them with a ride on mower and they also tend to keep them a lot more tidy.

The area in Matarau in the new zone is all undulating land which means that in most cases the small sections size of 4000 m² would have a good view and potentially can't be built out.

Why does Matarau suit this small block 4000 m²?

- We have the top primary and kindy in Northland. Why would we not want more kids living close to the school? A lot of the new living areas are within walking distance, putting less pressure on parents as they will not have to drive or bus the kids to school. which would also enhance the social side of this area.
- At present there is very little interaction between familys because they are to spread out. Kids complain about being lonely with nothing to do. Small blocks allow the kids to walk to their neighbours.
- Matarau is only 8 mins to Kamo, which is a high sort after area. People just want to live in this area without the commitment of land.

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Why make an average of 4000m²?

- Larger blocks 2-4 hectares have not environmental significant.
- The smaller blocks are more likely to be planted up and landscaped because of the more manageable size. Whereas the large blocks are more difficult that's why when you look around they are generally bare, no trees or plants which means no environmental benefits for native fauna.
- The bigger blocks need spraying and fertilizing to maintain, this quite often upsets neighbours.
- Water is a major problem in these larger blocks. To maintain the amount of stock these bigger block require a large amount of water is need. Where does it come from? In a drought it is a major concern.

Submission on Lot 1 DP193563

42 Tuddope Rd. 5.2717 Ha

From Rural Production Too
Rural Living

Why should it be changed?

- Already has covenant so the native bush is protected. This gives this area protection from having more small blocks of land.
- Due to the contour of the land there would be only two potential 400 m² section on this title.
- Two more sections would mean two more rate payer that could contribute to the cost of upgrading the road. If sealed this would keep the cost down for everyone on this road.
- I have spent a lot of time and money planting and improving the stream that runs through the middle of the block. This has made huge improvements to the environment of the land.
- One part of this block has a natural section of approximately 500 m² and I have already had several requests concerning this section. This would have no impact on the environment or neighbours. There are small blocks surrounding this particular area. All of around 4000 m²

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