

Whangarei District Council

Hearing Programme for Plan Changes 85 A-D, 86 A-B, 87, 102, 114

commencing on Monday 3 July 2017, at 9.30am

at Barge Showgrounds Events Centre, 474 Maunu Road, Whangarei

Brief of Evidence

Of

Olivia Waiyee Lee

183 Sandford Road Ruakaka Whanagrei

and

Terese Connor

211 Sandford Road Ruakaka Whanagrei

Olivia Lee states:

I am the owner of the 183 Sandford Road, Ruakaka, Whangarei. My family and I live in 183 Sandford Road Ruakaka since the end of 2007.

We love this beautiful view and close to all public amenities. We enjoy all convenience like we have school in the beginning of the road, close to Whangarei City and only one and half hour drive from major city Auckland.

Sandford Road is developing. In the last two years, Sandford Road has developed with 5 new houses have been built. The new development is not only increasing the value of this area but has made Sandford Road in become more attractive. Economic growth is important for the development of the region. But we also want to preserve the tranquillity and surrounding area.

My family and I would like to see Sandford Road to develop more. In building more houses in the Sandford Road, and open more shops and restaurant around the Gas Station area. This will bring economic growth to the area, and with the surrounding resources the protection of the area visibility and tranquillity allows us to share and bring the community together. We have the opportunity of shaping our future for the area.

To enabling subdivision and create more small lots of lifestyle is benefit the current residents in the Sandford Road and Ruakaka district.

Olivia Waiyee Lee

A handwritten signature in black ink, appearing to read 'Olivia Waiyee Lee', with a long horizontal stroke extending to the right.

Date 22 June 2017

Terese Connor states,

I am the owner of the 211 Sandford Road, I live in Auckland and I work at Gensis Energy as account manager.

I bought the land because I love there have a nice ocean view and a bit of country style. it is a good place for my weekend retreat. However the size of the land a bit too big for the lifestyle and too small for cattle. It is ideal to create one or more small lifestyle block.

To give freedom for land owner to develop their property, it helps the country grow and helping the district to grow but it enriches the community.

Terese Connor

A handwritten signature in black ink, appearing to be 'P.P.' followed by a stylized, cursive signature.

Date 22 June 2017

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Join submission

from

Olivia Waiyee Lee

183 Sandford Road Ruakaka Whangarei

and

Terese Connor

211 Sandford Road Ruakaka Whangarei

To Whangarei District Council's Hearing Panel

Plan Change 85D – Rural Living Environment (PC85D)

PC85D proposes to rezone clusters of rural lifestyle development from Countryside Environment to Rural Living Environment (RLE). The RLE seeks to provide opportunities for the on-going development of land for rural living activities in locations that have an existing density compatible with lifestyle development.

I and Olivia Lee strongly support Mr and Mrs Kitchen "submission NO 302". The reasons are the area is already lifestyle block. It is close to nice beach area. It has a strong school and community at the beginning of the Sandford Road. At the Gas station we now have open the Bream Bay Superette, Italian Bakery, Tyre shop and more shop is open in that area. The Sanford road is close to all public amenities. And it has fantastic nice ocean views, it is good to share this with other people, if the plan changes to RLE PC85D, it will help develop the area to allow the economic grow and attract more investor to invest in Ruakaka.

However, we also should protect the area and make the area become a unique place for living. Like the area should not allow subdivide less 1000m² and the live style block should not allow campvans. The type of residential property could also be imposed to continue the value and keeping the beautiful coastal landscape but also in allowing the growth within the community

It is important to allow the area to be versatile and allow the mix of rural and urban living but making sure the environment is reflected in any decision. To allow the landowner has the freedom to develop their land. It is not only helping the district to grow but it enriches the community.

I believe more flexibility and discretion around subdivision as much of the land is unproductive when we are looking at 3000m² and it could be put to other uses such as housing. It is important through enabling subdivision, where appropriate, reducing the lot sizes of 1000m² will retain the amenity and character of rural residential type living.

It also helps create jobs, oversea investment. Spend in the area and especially Ruakaka has Marsden port and refinery. Developing the area in the commercial but keeping the picture of a coastal area.

The balancing is important with the area becoming close to major cities where high density is the normal this is the escape for homeowners to invest in and enjoy lifestyle living. Sandford Road brings us the change and allows the living lifestyle it needs. We have the opportunity to make a clear future for the area, but having the mix that will enrich the area and the community.