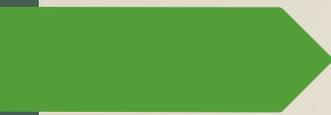




# Submission on proposed WDC district plan changes

Vanessa Booth



# Submission

- That the blanket classification of Wairimu Way, and surrounding properties as 'Rural Production Environment' needs to be reconsidered in alignment with the CURRENT use of the area and how it can be REASONABLY used in the future.
- That further, this area should be classified as a 'Rural Living Environment'.

# Overview of the Area





# Classification under proposed plan

- ▶ The Proposed Plan aims to reclassify this area as 'Rural Production'
- ▶ Key (paraphrased) attributes of an RPE are;
  - ▶ "sustain, promote and protect rural production activities"
  - ▶ "characterised by a working environment...with wide range of farming, horticultural, forestry and mineral extraction activities"
  - ▶ "new activities will establish"
  - ▶ "avoid....allotments of less than 20ha"
  - ▶ "minimise fragmentation"
  - ▶ "Low intensity of development"
  - ▶ "RPE will not support an increased level of rural living development"

➤ “sustain, promote and protect rural production activities”



➤ “characterised by a working environment...with wide range of farming, horticultural, forestry and mineral extraction activities”



▶ "avoid....allotments of less than 20ha" ❌

▶ "minimise fragmentation" ❌

▶ "new activities will establish" ❌



▶ “Low intensity of development” ❌



➤ "RPE will not support an increased level of rural living development"





# Alternative classification requested

- ▶ The current features and use of the Wairimu Way area more closely aligns with the Objectives and Definitions of the new Rural Living Environment classification;
  - ▶ 'Smaller site sizes mean that the RLE is characterised by rural living activities (bush blocks, sweeping views) and small scale hobby farming'
  - ▶ 'Consolidate where RPE activities are already compromised'
  - ▶ "necessary to reflect the existing rural living character and amenity of the rural living clusters through zoning that acknowledges the existing development pattern"
  - ▶ "...work from home, or commute to allow a rural lifestyle"
  - ▶ Self-sufficiency, hobby farming, home occupations
  - ▶ unsealed roads have been avoided

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- “necessary to reflect the existing rural living character and amenity of the rural living clusters through zoning that acknowledges the existing development pattern”
- “...work from home, or commute to allow a rural lifestyle”
- Self-sufficiency, hobby farming, home occupations



► unsealed roads have been avoided

► **Mission**

Creating the **ultimate living environment.**

► **Values**

Communication

**Customer First**

Innovation and Excellence

Valuing Employees and Partnerships

Visionary Leadership

2013/14	Total kms	Total sealed	%	Total unsealed	%
Queenstown-Lakes	823	471	57%	352	43%
Marlborough	1,530	886	58%	644	42%
Dunedin	1,762	1,065	60%	697	40%
<b>Whangarei</b>	<b>1,780</b>	<b>1,078</b>	<b>61%</b>	<b>702</b>	<b>39%</b>
Masterton	804	524	65%	280	35%
Stratford	598	391	65%	207	35%
Otorohanga	806	542	67%	264	33%
Thames/Coromandel	686	464	68%	222	32%

Source Ministry of Transport figures 2013/2014 <http://www.transport.govt.nz/ourwork/tmif/infrastructureandinvestment/ii002/>

WDC website <http://www.wdc.govt.nz/YourCouncil/WhatWeDo/Pages/Vision-Mission-Values.aspx>

➤ unsealed roads have been avoided

➤ Discussion

➤ 280. I consider that avoiding rezoning areas accessed from unsealed roads is an appropriate response to address various adverse effects. **Introducing more traffic** onto unsealed roads will, in my opinion, exacerbate existing cumulative effects faced in rural areas in terms of health, dust nuisance, and traffic safety. In my opinion this has partly occurred through approving rural **subdivision in inappropriate areas**, however, under the provisions of the existing, and previous planning regimes, subdivisions in these areas have been difficult to reject.

➤ 281. **Adverse effects on human health can occur because of dusty roads** in terms of respiratory effects as well as effects on **drinking water collected from roof** surfaces. Most areas that are accessed by gravel roads utilise roof water collection.

The proposal does not request bringing more traffic into the area

Whether the historical decision was wrong or not is irrelevant, the fact is it has occurred and should be zoned accordingly

Stress, heart disease, air pollution from urban living are all, statistically, greater risk factors to human health

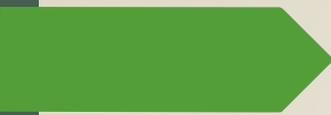
Excellent water filters, like FM radio in a car, are par for the course these days

- ▶ unsealed roads have been avoided
- ▶ Discussion
- ▶ 282. WDC receives numerous complaints relating to dust problems on rural roads. This has resulted in WDC having to defer planned projects to bring forward the sealing of rural roads. Recently this has occurred when forestry operations have begun in rural areas however to a lesser extent, it is also a problem created from scattered lifestyle development. **Prioritising the sealing of these roads** benefits a small number of ratepayers at the expense of the majority and does not represent the most efficient use of WDC's limited resources. WDC in the past has offered to seal rural roads in partnership with communities on unsealed roads by introducing targeted rates to the landowners who benefit. This is the most equitable way of funding the sealing of roads; however, in some cases this was rejected by the 127 499/1 67 affected community. **Until these roads are sealed**, I consider that **restricting further subdivision** in these areas is the most appropriate action to avoid further effects on existing residents, and to be fair to the District's

This is irrelevant, the request is not to seal the road, but to apply a zoning that is the most rational, based on current use

The request is not for more subdivision, but that the most rational new zone be applied given current use

And what happens to the zoning when the road is sealed? An unsealed road is a small, temporary features. It should not be a reason for blanket exclusion



# Request

- That the blanket classification of the area as a Rural Production Area, based on a single, temporary, changeable feature, needs to be rejected.
- And that the area encompassing upper Massey Road, Wairimu Way and Ruby Drive be reclassified as **RURAL LIVING ENVIRONMENT** to correctly reflect it's current use, and reasonable, future possible use.



Thank you for your time

