

Notes for Andrew McClurg at the Hearing

I believe that this property should be zoned Rural Living Environment (RLE).

It is surrounded by uneconomic lifestyle blocks and meets the criteria for RLE.

I accept that this planning process has been a massive task and that Planners have done their best to get everything correct, however in this situation Planners have made an assumption without looking closer at this particular situation.

We break the situation down into two points to consider:

1. Does the property meet the Assessment Criteria for a Rural Living Area?
2. What have the Planners got wrong to give the incorrect recommendations in the S32 and S42 Reports?

Point 1

Starting with the Section 32 Report Part 6 RLE and also specifically Appendix 3 criteria for Rural Living Areas:

The Planners on page 6, of Part 6, point 22 assign scores for what makes a good Rural Living Environment area, however in this point they broadly decide to remove areas from the Maps accessed by unsealed roads due to issues around dust.

They then go on to state in point 25 that if the land scores a positive 3-4 under the criteria then it is classed as suitable for Rural Living.

Applying those Section 32 Part 6 Appendix 3 Assessment Criteria for Rural Living Areas, this property scores at least a plus 4 making it suitable for zoning RLE, this is even after subtracting a point due to access from unsealed roads.

So this property meets the Criteria.

Point 2

We totally agree with the facts that the Planners have around dust issues with Unsealed Roads and the Section 42 report Part 6 points 280 to 282 summarise the issues well.

However the Planners have the **situation totally wrong** with regards to this issue on this property and our submission should not have been grouped with these other Zoning submissions effected by Unsealed Roads.

Clements Road is already sealed from where it comes from the Matapouri village until where the last houses in the village by the road side end. It is also sealed in the only other part of the road near my property access, where there is a house near the road.

The fact is that there are no houses next to the unsealed parts of Clements Road between my property access to Clements Road and Matapouri Village.

EVIDENCE 61
TOPIC PC85A-D, 86A-B, 87, 102, 114
SUB# Rural plan changes
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Further due to the estuary and the topography on the north side of the road, there are no natural house sites anywhere close to the road where dust could become a problem for a possible home owner in the future.

In fact the whole idea of limiting my neighbours and I from subdividing our properties at this location in Clements Road, limits the likelihood that we are ever likely to upgrade our own private driveway, (that would be required under Council rules at our own cost), if our lifestyle blocks were further subdivided.

So in effect the Planners recommendations are not protecting other home owners on the road or ratepayers, but actually needlessly limiting our development and our potential property improvements.

Please zone my property RLE.