

Firstly I would like to go against the general flow of things and thank the planners for accepting the submission from Saleyards Investments and rezoning the living 1 land in that submission as RVC.

Secondly, I need to acknowledge that my submission 463 regarding zone changes to the RVRE between the rivers and SH1 at Waipu were truly grand and are probably best described as aspirational, however I do believe this will happen over time.

Now, having attended the hearing earlier, I have a better understanding of the process and with the provision of more information I would like to have another crack at it – on a much smaller scale. I am specifically referring to Lot 3 DP 198879 of 4.01 H, being 39 The Braigh. This 10 acres has been our lifestyle block for the last 18 years, prior to that it was part of a 32 acre hobby farm which was subdivided into 4 lots. I would now like to draw your attention to the S42a p144 of part5 of Mr Burgoyne’s decision “much primary productive land has been historically subdivided to the point that it’s productive potential has been compromised”, now while that comment was not specifically about Waipu, it does apply in this case. We have over the years farmed it in the traditional pastoral fashion first breeding beef cattle, then buying in calves to rear on and lately buying 4 day old calves to rear to 100kg weaners. None of which was particularly profitable on such a small scale. It is difficult to justify owning all the necessary equipment to carry out proper farming activities – tractor, hay mower, rake, baler etc to carry on farming in what can only be described as micro scale by today’s standards.

The best use of the lot under discussion is to be developed as housing. The reasons for this are:

In the 30/50 plan Waipu is identified as a growth Village, this change would be allowing that growth to occur in a controlled way

The subject site has RVR land adjacent and opposite – the change to RVR would be contiguous with the current zoning

If I apply the same test to this site as was used to assess 47 Ferry Road (p51 part 5) we score exactly the same- this was approved as RVR

We have town water along the road boundary

The subject site is closer to “The Centre” than the 3 Rivers development in Ferry Road

VIDENCE 66
OPIC PCSSA-D, 86A-B, 87, 102, 114
UB# Rural Plan Changes
DATE 25-07-2017

The RVR zoning would appear to be a logical expansion of the Waipu living environment

Reticulated sewerage is on the neighbours property to the east

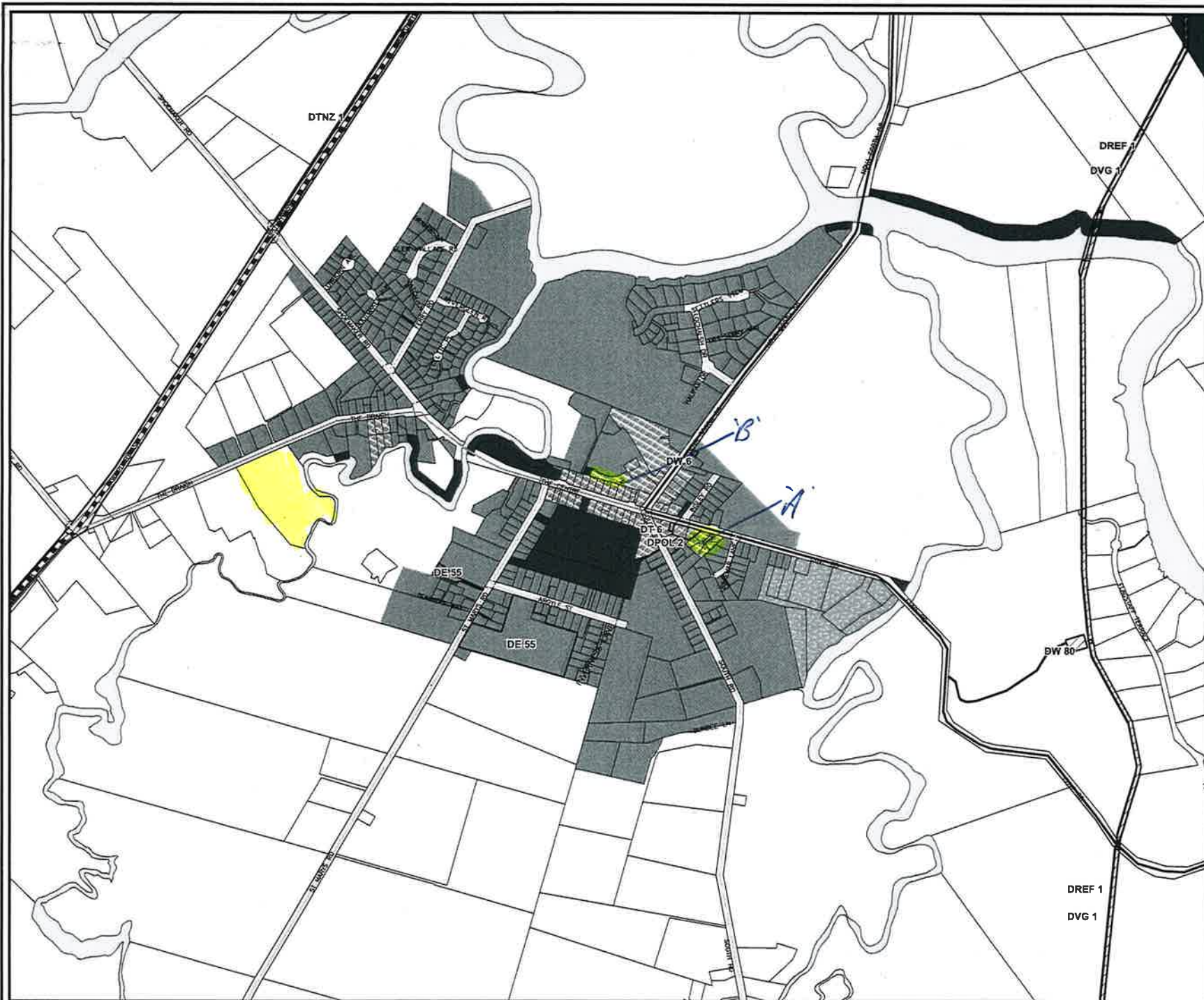
The whole site would be developed rather than being a ribbon development

I acknowledge that the river flats do flood, and are identified on the WDC planning maps as flood plain. The NRC is currently undertaking a detailed mapping of this area, when completed this will clearly indicate the area that is not suitable for the RVR zoning. This might be 15% of the land area.

Further reasons to allow the rezoning of the subject block have been extracted from reports that Saleyards Investments commissioned for their Resource Consent application in Nova Scotia Drive. This is a high-level planning overview which I have attached. Key principles that were identified are:

The rest I will let you read at your leisure.

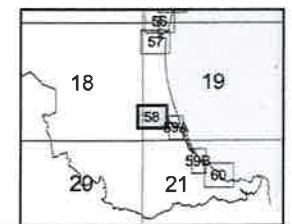
The complete Property Economics Report is available in pdf if you would like to read it.



- ### Environments
- Recommended Rural (Urban Expansion)
 - Recommended Rural Living
 - Recommended Rural Production
 - Recommended Rural Village Centre
 - Recommended Rural Village Industry
 - Recommended Rural Village Residential
 - Recommended Strategic Rural Industry
 - Recommended Plan Change Living Overlay
 - Business 1
 - Business 2
 - Business 3
 - Business 4
 - Town Basin
 - Port Nikau
 - Marsden Point Port
 - Airport
 - Living 1
 - Living 2
 - Living 3
 - Kamo Walkability
 - Marsden Primary Centre
 - Urban Transition UTE
 - Future Marine Village
 - Future Environment The colour indicates the particular environment
 - Open Space
 - Scheduled or Overlay Area: S# label
 - Oil Refinery Overlay
 - Designation
 - Proposed Plan Change
 - Rescue Helicopter Flight Path
 - Multi Title Site
 - Indicative Road
 - State Highway
 - Arterial Road
 - Collector Road
 - Local Road
 - Northpower Tower CEL-Cat1
 - National Grid Tower
 - Northpower Overhead Critical Line Cel-Cat1
 - National Grid Line
 - Northpower Critical Overhead Lines CEL
 - Northpower Critical Underground Lines CEL
 - Coastline

Northpower Disclaimer
 This map is for indicative and planning purposes only.
 This map is not to be used in place of a cable location service. Northpower provides this service free of charge.

The coastline indicates the mean high water spring (MHWS), which also indicates the jurisdictional boundary between the Northland Regional Council and the Whangarei District Council.



Three core principles

- There is insufficient supply of appropriately zoned residential land in Waipu to cater for current and future demand.
- The current spatial extent of the Living Environment is considered insufficient to meet the projected growth demand in this district planning cycle.
- The shortage of appropriately zoned residential land within Waipu will compromise growth anticipated in Waipu by 2028.

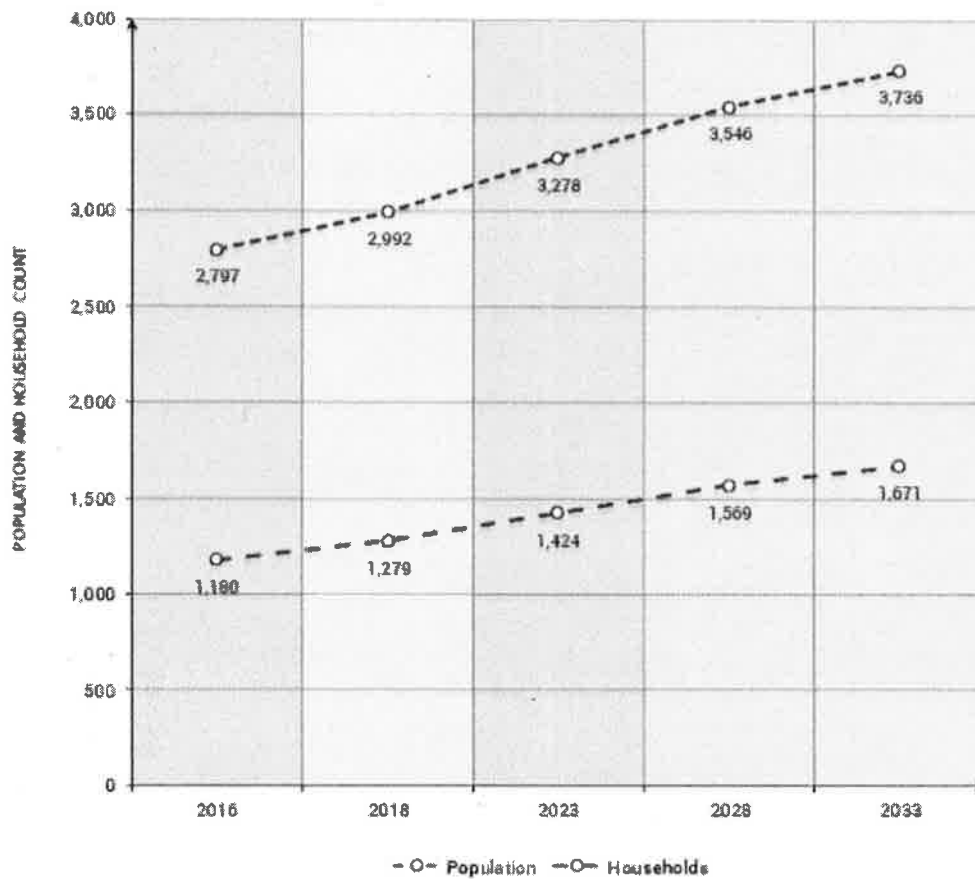
Land supply needs to keep pace with demand

An annual growth rate of 1.44% and 1.21% has been projected under 30/50 and WDGM respectively. Without taking into account additional subdivision potential, the WDGM estimates that there will be a shortage of 132 residential lots in Waipu village over the next 12 years. However, additional capacity will be provided through:

- An approved 88 lot residential subdivision within Lot 91 DP 396647
- Over 10ha of relatively hazard free land that is currently zoned as Living 1 and 3 Environments and is undeveloped. These areas are proposed to be rezoned to RVRE which will provide for minimum lot sizes of 500m² where serviced. Using the more conservative 30/50 average Living Environment lot size of 0.1ha, 10ha would provide approximately 100 additional lots.
- PC85C proposes to create an additional 10 residential lots by rezoning sites meeting the Stage 1 RVE zoning criteria from CE to proposed RVRE.

Evidence presented at the Salesyards Investments Hearing by Tim Heath of Property Economics indicated that Waipu's core market currently has a population of almost 2,800 people and nearly 1,200 households. This is forecast to grow to just over 3,700 people in around 1,700 households by 2033. This equates to an average growth rate of around 56 residents annually over the period.

FIGURE 4: WAIPU CORE MARKET POPULATION & HOUSEHOLD PROJECTIONS



Source: Property Economics, Statistics NZ

Mr Heath's report indicates that growth in households is forecast to increase at a faster proportional rate (42%) than the population (34%) due to a projected fall in the person per dwelling ratio over the forecast period, noting that this trend is not isolated to the identified catchment but projected to occur across the country due to an aging population, smaller families and a higher proportion of households.

Further, Mr Heath the Waipu catchment is considered a high growth area on a proportional basis, with expected population and household growth significantly higher than national levels (17% and 24% respectively).

On the basis of Mr Heath's analysis suggests that there is a significant shortfall of consented or future zoned residential allotments within Waipu. Due consideration of these findings (which are widely acknowledged) is needed to enable the proactive development of urban land that is 'ready to go' as demand requires.

Contrary to the guiding principles of the Regional Policy Statement for Northland, which has a strong focus on economic well-being.

Objective 3.11 (Regional form) and Supporting Policy 5.1 seek to achieve a regional form that enhances the quality of life for Northland's residents by creating sustainable communities that have vibrant, safe and cohesive town centres with a range of residential and business opportunities [emphasis added]. By not providing sufficient residential zoned land is in direct contradiction to the RPS.

PC85D Policy and Rule Framework are Prohibitive

In its 2014 Report (Using Land for Housing), the Productivity Commission found that along with the slow pace at which land for housing is zoned and serviced with infrastructure, the objectives of council plans for densification were often not reflected in, and incompatible with, a myriad of rules and restrictions on the ground.

The findings of the Commission are pertinent in respect to PC85D insofar as the proposed policy and rule framework are prohibitive for the future development of land outside of identified residential areas. That is, if PC85D fails to adequately contemplate the future landuse requirements of the District, there will be no ability to be able to readily respond to the demand.

Actively planning for demand

Will assist:

- Council's infrastructure asset planning and management and its infrastructure funding priorities and sequencing
- Central government, with medium to long-term projections, location and investment decisions
- Private sector infrastructure providers with forward planning and investment decisions.
- In making an important contribution to accommodating Waipu's projected growth.

Please refer to WDC map 58

This is a bit of housekeeping. I would like to ask the commissioners/planners to consider rezoning the two areas indicated on the map. I am familiar with both these sites through my work with Saleyards Investments and how and their incorrect zoning vs actual use caused statistical errors in B3 land availability for development.

It would appear that 'A' has been rezoned RVC from the previous business3 planning map without taking any account of its use. This area was previously a trucking yard – which is fine in B3. However, it has over time been developed as housing to living 1 density. The zoning should reflect its use therefore RVR is appropriate.

Area 'B' is a split zoning for no apparent reason, and will remain so even after this adjustment. This area was part of a much larger lot many years ago and has been subdivided and had zone changes over the years, some of which the reason for is now lost. The area in dispute is the narrow strip of 10 own your own units on the Ranburn property directly behind "The Centre" to the north. These are clearly residential in nature but sit on B3 land, it would appear that the zoning was again lifted from the old planning map and given RVC status with no consideration of its current use. These units should be rezoned as RVR as this more accurately reflects their current and likely future use.