

September 26th 2016

The Policy department WDC

We are making a submission relating to the change in our zoning from Countryside Environment to Rural production Environment.

We seek to have our land designated Rural Living Environment. We have read the proposed provisions for both Rural Production Environment and Rural Living Environment and believe we fit best into Rural Living Environment.

Our land at 503 Matapouri Rd Tutukaka is situated 2km from the Tutukaka shop on the main road. Our land is a lifestyle block, which we have lived on since 1988. The land has never been productive enough to provide a sustainable living. Both of us work full time in Whangarei. We lease out the grazing for a small number of cows to our neighbour who also has a lifestyle block. The income from this pays the rates and a spray programme for weeds but not enough income can be generated to do more than this. We do not have stockyards or enough flat land for stockyards. Animals have to be moved one at a time on a horse float. The land is very steep and unsuitable for any serious farming or horticulture activity. In fact we are allowing much of it to regenerate into native bush for the benefit of native wildlife.

We are both reaching retirement age, love our block where we have lived for more than thirty years and hope to eventually split off a small block surrounding our house so we can remain in our home. Most of our near neighbours have split their blocks and some of those nearby are on quite small plots. Recently, one neighbour, Mr Jufferman, received council permission to subdivide his block into seven lots, some quite small, with the council report noting the area to the northeast and south is rural residential in character. There is little productive farming on the road between Tutukaka and Matapouri. There are many lifestyle blocks where people run a few sheep, cows or Alpacas to supplement other income.

To conclude, we want the council to reconsider the designation of our land as Rural Production Environment and change it to Rural Living Environment.

Kind regards

Glenda Plumpton and John Stone.



EVIDENCE 62
TOPIC PCBSA-D, 86A-B, 87, 102, 114
SUB# Rural plan changes
DATE 25-07-2017