

Whangarei District Councils Plan Change - Part 6 Proposed Plan Change 85A, 85C, 85D and 86A & B Zoning Submissions

James Mackenzie (441) and Kate Sanders (468)

25 July 2017 - Toll Stadium level 3, 51 Okara Drive, Whangarei. 3.15pm

1. My name is Kate Sanders, and I am a full member of the New Zealand Planning Institute.
I am here today representing myself, and my father, James Mackenzie, Submitters 468 and 441 respectively.
2. Our submissions sought the rezoning of the property owned by our family company Seaforth Pacific Limited at the time the District Plan was notified on 10 August 2016.
This property is made up of 4 lots accessed via a right of way off Mackay Lane. The 4 lots were subdivided from Lot 6 DP 201334 with titles obtained on 24 August 2016 while the submission period for the District Plan was open.
3. The Zoning proposed by the District Plan as notified was for the Rural Production Zone, and we sought for the property to be rezoned to Rural Village Environment (Waipu Cove Village). On the planning map the property appeared in its pre-subdivided form – around a hectare in area, however subdivision had been approved, and titles were obtained while the district plan was out for consultation, so these 4 new titles did not appear on the notified planning maps. This older (now non-existent) title did not align with the Rural Village zoning due to its size, so was obviously zoned for the Rural Production Zone.
4. We thank Councils reporting planner for supporting our submission as the site in its subdivided form is clearly part of the Rural Village Environment. The Rural Village Zone more closely aligns with the existing land use as two of the titles have now been sold, and a dwelling is under construction on one of the titles. The new sites meet the RVRE rezoning criteria as identified in the reporting planners' paragraph 231 (pp.57-58 of the

Part 6 Proposed Plan Change 85A, 85C, 85D and 86A & B Zoning Submissions Section 42A Hearing Report). To add to this assessment it is noted that the sites are now serviced with water and wastewater laterals, power supply, and telecommunications fibre optics. Lots 1 and 3 have operational water and power supplies, and a new dwelling on Lot 1 is under construction so will connect in to the wastewater lateral, and telecommunication networks in the near future.

5. Additionally, we would like to point out that there is another site (Lot 3 DP 340906 owned by High Rise Construction, or Mr Stephen More) adjacent to the south of our Lot 4 (DP495648). Under the notified District Plan this site was zoned 'Rural Production Zone'. While we have no interest in this property, for completeness and to ensure consistency within the District Plan, we would like to identify this site also appears to more closely align with the Rural Village Environment. When the access leg is included the site is just over 5,900m² in area.
6. In response to submitter 155 (Tim and Karen Jones, who I understand were heard yesterday), Councils reporting planner notes in paragraph 229 (p.57) that "If the Commissioners are of a mind to rezone the site [Lot 4 DP 340906] to RVRE then [he] would recommend that Lot 3 DP 340906 [Mr Mores property] also be rezoned to RVRE to form a consolidated and adjoined RVE boundary".
7. While this neighbouring lot is larger than the RVRE criteria provide for, if the access leg were excluded the useable part of the site area is consistent with the RVRE criteria. Almost 50% of this lot is in covenanted native bush (included in HNC), and the imposition of the rural zoning building boundary setbacks would make it impractical to build on this site. We would therefore support the Council planners recommendation to include this lot within the RVE boundary, and would go as far as saying even if the Jones' property cannot be included that perhaps Mr Mores property should still be rezoned

RVRE. However we do understand that this is beyond the scope of our initial submissions.

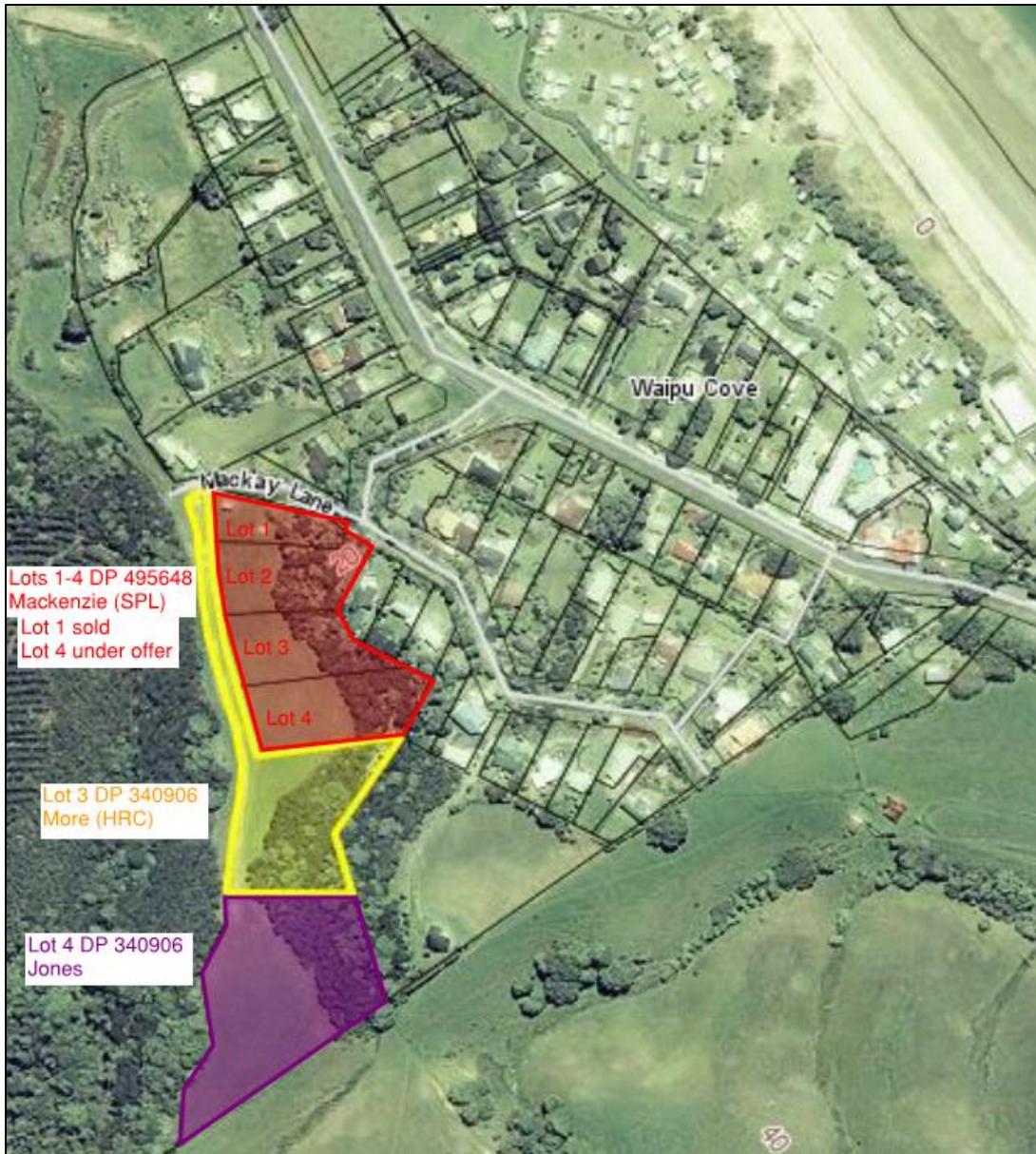


Figure 1: Properties referred to in this hearing report

8. So in summary, we would like to thank the commissioners for their time this afternoon, and to thank Council officers for their support for our submissions. The 4 lots subdivided by Mr Mackenzie are clearly consistent with the Rural Village zoning, and make up part of the existing Waipu Cove Village environment. If the panel has any questions, I am happy to answer them.