

Please find a copy of my speech- in my speech I made reference to Ken Moreland's previous speech and built upon his sentiment of " think big and have some vision for the area." Not everything in my speech is included below- as I spoke often in reference to other speakers. Equally not everything in this speech was spoken- as I was conscious of the time limit- however I am sending the whole speech in.

My name is Jane Woodroffe – I live in Auckland – I'm 65 years old – I have 3 daughters age 27, 31 and 33.

I have owned the land at Ginty Way since 2007 and also the girls and I have recently inherited their father's land in the same development.

Our dream for the past 10 years is for us to move eventually to the land and make a living and in doing so contribute to the area.

The reason why I want to speak today- and I don't usually speak in public- is to humanize my submission. I am here also to represent the other owners who are in the same boat as me.

So to my land and my dream. – my land is part of a subdivision where the farmer chopped up his farm- and this subdivision is surrounded by much smaller sections from a previous chop up of that same farm (reference the first 6 sections on Mclean rd –from Cove road end)

The road for the Ginty Way landowners – comes off Mclean Rd- not Cove Rd and it runs through the middle of my land – as an easement - effectively giving me 2 pieces of land. We have made camp on the coastal section of the land and then I have probably 2 hectares at the back of me on the other side of the road – and this land sits there completely disused.

To keep the back half of my land under control, I get it grazed and that is not easy. It is not big enough to farm- that's obvious- and too big for me to mow. And now with the new zoning - what should I do with it? 2 hectares of hilly up and down land does not support any rural production in its true form – it is not sustainable. You know 2 hectares on paper sounds –oh ok. But in reality it's big. It's a big bit of land to sit and do nothing- and its not revenue gathering for WDC. What a waste for all.

As Ken Moreland said in his speech - the land is also early and late.- and he should know- he was in charge of grazing the land for many years- but ironically the grazing farmer pulled out several years ago as it got too difficult to graze the land financially- and that was before houses were built - when the whole subdivision of 25 hectares could be grazed. Since then I have had difficulty getting the land grazed.

I and my family- as you will hear from my son in law - have a dream of building tourist accommodation- preferably in the form of small independent glamping eco pods using the principal premise of not interfering directly with the land, as part of my philosophy for the project to respect nature in every possible way. I see that this would fit beautifully on this back section of my land and after landscaping – the pods would just blend in to the environment.

So the new district plan would permit farming on the land but not accommodation. But the size of the land does not permit me to farm. Does that not seem a bit illogical- myopic even?

Why is one better than the other?

On the front section of land- I wish to build my residence. As part of that, I would like to provide air bnb or bnb accommodation – and even that under the new zoning is tricky. I do not wish to have a 4-5 bedroom home under one roof- I would like to separate it into 2 (architecturally attractive and in keeping with the land)– so bnb guests could have privacy and when I'm there on my own-I do not rattle around. Surely the answer is permitting minor dwellings under strict rules? In the meantime- you will

find a group of visually unattractive caravans that we live in until we can build our “ dream home” – but this has been delayed due to the new prospective zoning rules. Ironical again.

As for the rest of the land in the application- and the cluster- as it is labelled - it consists of lifestyle land parcels averaging less than 4 hectares- all quite hilly and steep. None of it in reality permits productive farming and would be far more efficient as smaller land parcels – but our submission was rejected.

In our submission - we are not asking to be rezoned down to 400 sq meters or even 1000 sq metres (although this would be more appropriate). We are asking to be zoned to one dwelling per 2 hectares. Even so – 2 hectares is still a huge piece of land that is not easily productive. In the new plan, growth is permitted at the Cove and at Waipu. Sounds a great plan – putting growth in to little boxes - But not everyone wants just a bach or to live in a town and equally not everyone wants to hobby farm.

Ironically you need to know we are surrounded already by much much smaller residential style land parcels and that cannot be ignored- surely growth must be accommodated for- and isn't it better to accommodate it in an existing subdivision- rather than let farmers keep chopping up their substantial farms every time they need a money(assumption I realise)

A point system was used to decide which submissions should be successful - which again ironically in itself doesn't seem to have been the deciding factor - but I wonder if it would not have been a good idea to invest in visiting our land? In our case to see that rural living – even residential living under certain conditions - would be much more applicable and efficient and beautiful to our land.

The 2 given reasons for rejection are in fact not exactly correct – indicative therefore of lack of time and effort to look into detail. Only part of the land is coastal zone and only 2 of the 8 lots are Cove road frontage. A lot of the land faces away from the coast. And anyway the smaller front coastal sites do not comply anyway under the new rural living zoning - a visit would have clarified this.

We also have a sealed road and we have the same soil as Cullen Road – Waipu Clay- as described by Ken Moreland.

Both of these reasons seem very weak to be the deciding factors that carry such a major impact. It's more like someone perhaps tried to pin the donkey tail onto the donkey- and in our case they weren't successful.

It is exciting times for New Zealand, - Auckland and hopefully Northland.

We have tourists arriving in unprecedented numbers and at a rate we can't keep up with – and we can't stop them arriving and I suspect over the next few years they will grow exponentially.

Please find below- part of my speech that I did not include- but as its here I will leave it in.

We have Americas cup- we have Apec not to mention Hobbiton and Queenstown etc and even old Rotorua has re invented itself by becoming the mountain bike capital of the southern hemisphere. Here in Whangarei -we are going to have Hundterwasser. and that means tourists will finally stop in the whangarei area rather than by pass by- so we need to accommodate them in a manner that we would be proud of. I firmly believe if we don't- we will get left behind

It should be an exciting time when a new district plan comes out- especially in these times. I started to try and describe what I mean when on google - I came across this introductory paragraph that precis this better than I can. Under the heading -

Ten Forward-Thinking American Cities investing in a Better Future

We're always looking for a little inspiration, and even more so these days...so we researched which cities in the U.S. have the greenest, most technologically inventive, most progressive policies? We chose the word 'forward-thinking' rather than 'innovative' to include diverse areas like urban planning, social policy, environmental policy, as well as number of new inventions and patent requests. The following list of ten cities are investing in a better, more creative future - instead of looking to the past or just keeping up with the status quo.

And this is where I started my speech again

Wouldn't it be great if WDC chose to be forward thinking and look to invest in a better more creative future?

Unfortunately I feel that this new district plan is archaic, restrictive in nature and definitely looks to the past- almost like a knee jerk reaction – a band aid to a pusy sore. It took my breath away- not in a good way.

I am not here today to rubbish the district plan but I feel ideals and reality are often poles apart. I am well aware of the need to have strategic plans-and I support this but I worry that times are changing far more rapidly than ever before – with the advent of the internet and forever changing technology – so that the conventional way of preparing new district plans means the standard procedure is cumbersome and creates an outdated plan even before it has started let alone provide for the next ten years. – and that's really sad. I keep getting so excited by what possibilities could be in the north and keep getting disappointed.

For me forward thinking would be to offer me my dream with conditions.

I would gladly pay extra for this. How exciting would it be to have someone say- how can we help you achieve this as opposed to no – you can't do that.

Without meaning to offend - Perhaps in these fast moving times –so as to keep up it is time for WDC to rethink strategic plans from inside another paradigm.

To conclude then - Surely this new plan needs take off the "idealism" blinkers and be visionary and with reference to what exists in reality - draw a line further in from the coast where there is true farmland that represents rural production activities- apply rural production to that land and in from this line recognize that the land is clearly heavily subdivided and much more appropriately assigned as rural living activities (or smaller, quite frankly).

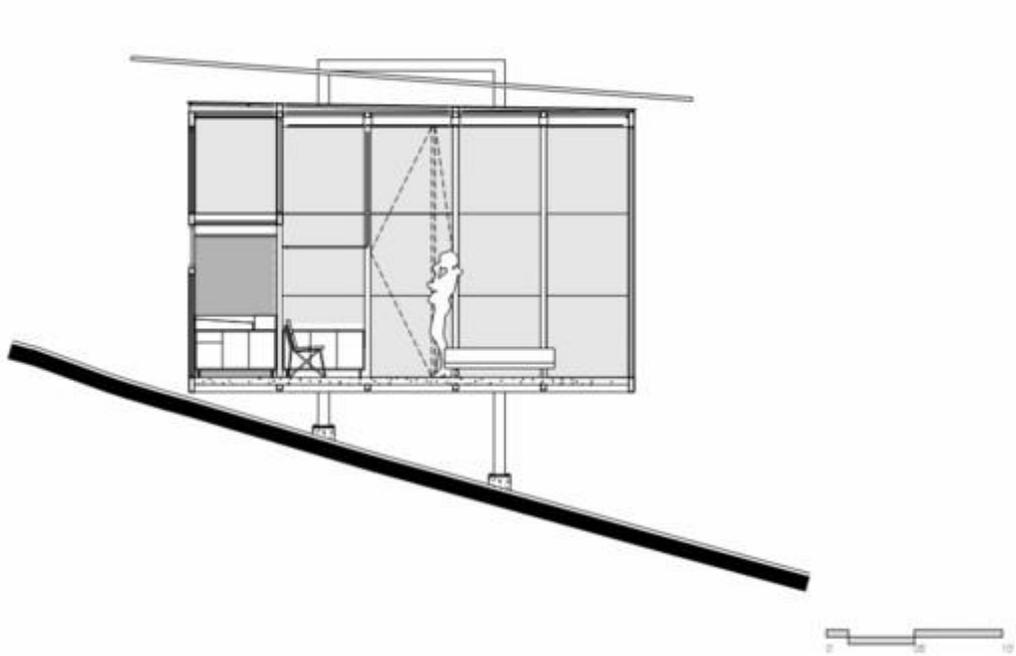
Driving along the Cove Road will reflect this – it is clearly residential in nature along this stretch of highway. You need to drive in a couple of kilometers inland from Cove Road before it becomes truly rural production in its true sense.

As stated before my land is already surrounded by numerous sub 2 hectare sections, some even less than an acre. Tell me why it makes sense to introduce blanket planning changes that don't recognize the existing subdivided layout of the coastal highway. It would be better to permit these smaller sections under the rules and do it properly. It seems the previous planning activities and subdivision has been done in a "scattergun approach" with very little planning, and the result is that this coastal road from Waipu to Waipu Cove is now much too dense to be used for any rural production activities(and quite frankly some parts are downright ugly and inappropriate as a consequence)

New planning needs to recognize the actual current layout and recognize this in specifying land use for now and the next 10 years – it needs to be rural living at a minimum – it needs to be residential in nature.

NB

My starting vision for glamping pods on the back of my land – note how lightly it sits on the land and would truly be based on 'eco' principals.



section

The approach of the design of the room comes from the concept of a “deluxe” camping house, covering the guest’s basic needs, being in contact with nature and the environment.