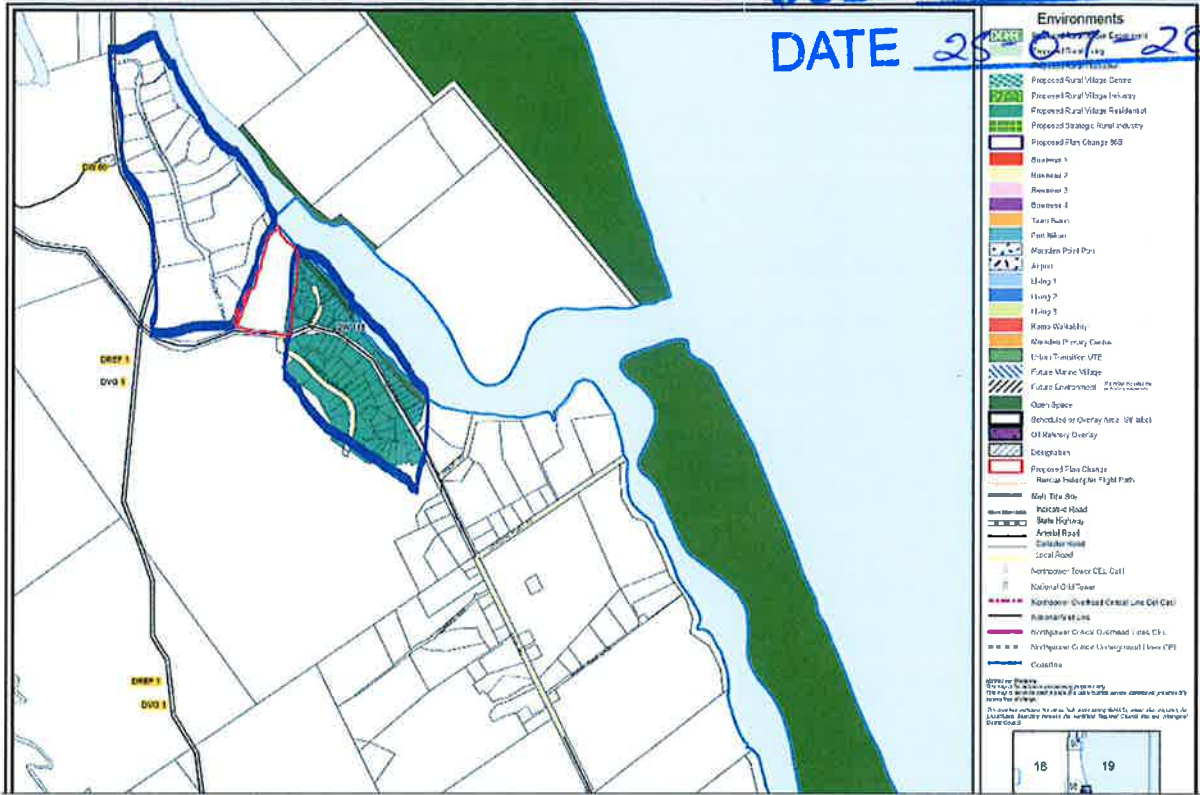


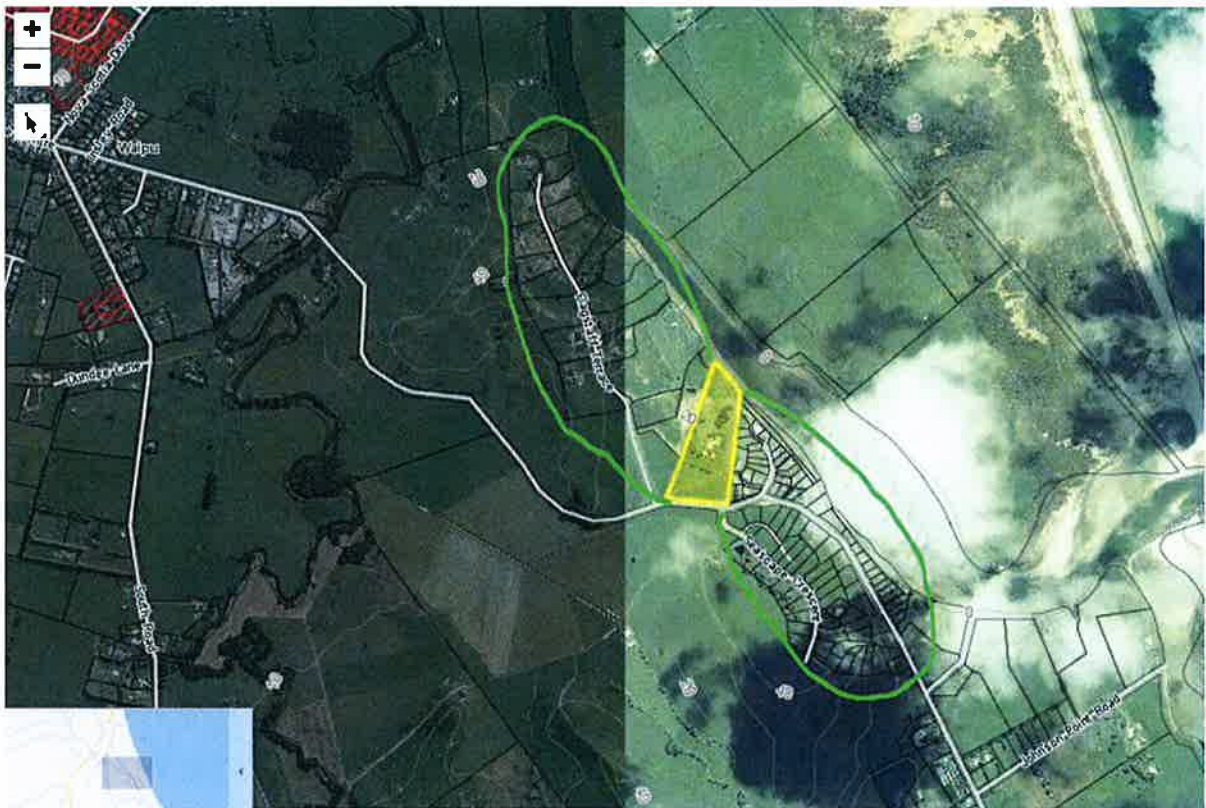
EVIDENCE 67
TOPIC PC 85A-D, 86A-B, 87, 102, 114
SUB# Rural Plan Changes
DATE 25-10-2017

SUBMISSION 504/2 – 215 COVE RD, WAIPU



Red – 215 Cove Rd

AERIAL VIEW – Highlighted Flastaff Estate, 215 Cove, Riverside Tce Rural Village



Submission 504/1 and 504/2

Ondine Waddle and Peter Rogers-Jenkins seek rezoning to RLE Rural Living Environment for 215 Cove Rd

Good afternoon ladies and gentlemen. I appreciate this has been a long process and I thank you for your attention.

Submission 504/1 to zone as RVRE (Rural Village Residential Environment) has been recommended to reject by the planner. While I do not agree with that assessment I am focussing this presentation on the request to zone the property as RLE Rural Living Environment – Submission 504/2

The submission to zone as RLE (Rural Living Environment) has also been recommended to reject by the planner.

I want to make 6 points;

1. The context of the assessment is not correct.
2. The zoning of this property should be treated as *Transitional Zoning* and not a Spot Zone.
3. The submission to zone as RLE accurately *reflects the existing nature* of development and land use of surrounding area.
4. The submission to zone as *RLE is in line with the purpose* and objectives of the RLE zoning definition.
5. The submission *is in line with Policies* of the NZCPS and RPS that direct development in the coastal environment to existing coastal settlements and urban areas.
6. RPE is not an appropriate zone for this property.

I will also address each of the planner's comments and assessments in detail.

I have handed you a copy of the Proposed Plan map and an Aerial view map of the property in question.

215 Cove Rd is a narrow 4.2ha property wedged between the Riverside Rural Village on the east, Cove Rd on the south, the Waipu River on the north and Flagstaff Estate residential lifestyle blocks on the west. It has a steep topographical nature which is more suited to development into 2 or 3 rural lifestyle blocks rather than intensive residential development.

CONTEXT OF EXISTING USE

PC85D proposes to rezone clusters of rural lifestyle development from Countryside Environment to Rural Living Environment (RLE). The RLE seeks to provide opportunities for the on-going development of land for rural living activities in locations that have an existing density compatible with lifestyle development.

This property is located in the centre of existing lifestyle density development and land use and hence is absolutely compatible and in keeping with the purpose of the RLE zoning. On the east boundary the Riverside Rural Village is existing residential use with small allotment sizes and on the west boundary rural residential lifestyle blocks exist in the Flagstaff estate area. The Flagstaff lifestyle blocks range in size from 0.6 Ha to 1.7 Ha. In conclusion the area in which 215 Cove Rd sits has already been established as rural lifestyle living and this **context** should be taken into account.

RLE Objectives – One of the stated RLE objective is to;

Consolidate rural living development in appropriate locations where rural production activities are already compromised, and adverse effects can be avoided.

When considering the immediate surrounding land use it is clear that rural production activity is already compromised for this site. The 4.2ha is well below an economic rural production unit and the key land use of the immediate area is rural residential lifestyle. The existing land use maximises the recreational use of the Waipu River with holiday homes and permanent retiree homes in the Riverside Rural Village and on the Flagstaff Estate in the shared riverside amenities – boat shed, boat ramp, tennis court, playing field - utilised by 21 residential rural lifestyle properties.

The classification of 215 Cove Rd as RLE **will** consolidate rural living development in an existing location of similar development and not impact rural production activities.

THE PLANNERS ASSESSMENT

Consideration for requested change to RLE has been considered in conjunction with 21 separate submissions on the basis they are similar as they are a zoning request for an individual site.

Planner's Rationale for Rejection	Rationale to Accept Submission
They (the 21 individual properties) are generally individual properties separate from any identified or proposed RLE areas.	215 Cove Rd is not separate to but is congruent with similar land use to the zoning requested. The property has an East boundary of approx 500m with Riverview village designated RVRE. It also boundaries Flagstaff Estate an area already subdivided and developed with residential units on lifestyle sized properties. Flagstaff Estate existing development and use is not in keeping with the proposed RPE zoning.
In my opinion spot zoning of properties as RLE is undesirable as they are generally surrounded by larger allotments where primary production activities are being undertaken.	The property is not surrounded by larger allotments. On the East it shares a boundary with 7 small allotments of the Riverside Village and on the West it shares a boundary with 3 allotments of the Flagstaff Tce Estate. In Flagstaff Estate there are approximately 21 allotments

TRANSITIONAL ZONING

The planner's assessment treats this submission as a Spot Zone because it is an individual property submission and there is no other adjacent RLE zones proposed. This property should be treated as a **Transitional zone** given the existing adjacent land use. An RLE zoning would be an appropriate transition from the Riverside RVRE zone and the existing lifestyle blocks of Flagstaff. Although Flagstaff is proposed in the District Plan to be RPE its existing development and usage is rural residential lifestyle and in keeping with the RLE zone. There is an argument (not part of this submission) that all 21 existing allotments in Flagstaff should also be zoned RLE.

Planner's Rationale for Rejection	Rationale to Accept Submission
RLE zoning would result in further fragmentation of rural land and increase reverse sensitivity effects on primary producers	215 Cove Rd is only 4 Ha and is surrounded by zoning that has already fragmented on both sides so an RLE zone will be not fragment rural land further.

The adoption of a RLE zone for this property will not result in further fragmentation of rural land nor increase reverse sensitivity effects on primary producers.

As previously stated 215 Cove is the centre of an extensive area that has already fragmented into a combination of rural residential and rural residential lifestyle. Cove Rd provides a physical separation between the property and the closest primary producer on the south side of Cove Rd. This means any increase of reverse sensitivity effects is negligible.

There is a higher risk of reverse sensitivity effects for the property if it is zoned RPE (Rural Production). Given the property shares a boundary with the Riverside Rural Village there is a risk that reverse sensitivity effects would preclude permitted activity at 215 Cove Rd eg pigs, cattle, intensive livestock activity due to the accompanying noise and smell which is likely to be unacceptable to the adjacent residential properties.

This further supports the recommendation to treat this property as a Transition zone.

In the planners summary

Policy 6c of the NZCPS and policy 5.1.2 of the RPS direct development in the coastal environment to existing coastal settlements and urban areas.

The coastal settlement that is the combination of larger allotments in Flagstaff Estate through to smaller allotments in Riverside village has already established this coastal strip as a coastal settlement. 215 Cove Rd sits in the middle of this area. Zoning this block as RLE supports the policy as it would allow for a small amount of further development in the existing coastal settlement.

Approximately 50% of the property is proposed to be zoned with Proposed Coastal Area overlay which will provide additional assurance that any development on the property will be sympathetic to the coastal environment.

It is also noted that along the Proposed Coastal Area stretching from the Waipu River to Waipu Cove there are similar sized properties zone RLE adjacent to RPE zoning.

When evaluated against the specific criteria and the constraint criteria for RLE the property Satisfies on all.

Evaluation of 215 Cove Rd against RLE Criteria	
Inclusion/Exclusion Criteria	Satisfies/Fails
The area has access to a formed and sealed road.	Satisfies
The area does not contain an unformed indicative road	Satisfies
The area is not near an urban area or a future urban area	Satisfies ✖
The area is not in proximity to a mineral extraction area, a mineral extraction activity or plantation forestry	Satisfies
The area is not identified for Maori Reservation, Esplanade Reserve, Hydro, Electrical works, Railway purposes, roadway purposes or other strategic infrastructure.	Satisfies
Existing development patterns fit RLE requirements or the extended area forms an RLE cluster development at an existing site	Satisfies – Adjacent Flagstaff existing development reflect RLE

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Constraint Criteria	Assessment
Land Use Capacity Classification	
Protected Natural Areas Natural Landscapes, Outstanding Natural Features, Natural Character Areas and Coastal Areas	The area does not contain any ONF, ONL or HNC. Approximately 50% of the area is proposed as Coastal Area zone. The north boundary is the Waipu River.
Indigenous vegetation and/or wetland coverage	The area does not contain significant indigenous vegetation, nor identified as wetland coverage. The north boundary is the Waipu River.
Archaeological Sites and Stone Walls	None scheduled within the area.
Flood Susceptible and Erosion Prone Areas	The land is not scheduled as flood susceptible. The majority of the land is elevated and in places steep. A small area is identified as possible moderate for land instability. There is an existing plan to replant indigenous vegetation on this area (approx. 400 m2)
Aquifers and Rivers	Northern boundary is the Waipu River.
Other hazards	There are no other hazards identified within the recommended area.

SUMMARY

So in summary I ask that this submission be accepted and 215 Cove Rd be zoned Rural Living Environment.

1. The Planners assessment of this submission as an individual property and as a Spot Zone is incorrect.
2. The context of assessment for the appropriate zoning should consider the adjacent zoning areas of Rural Village Residential Environment (Riverside) on the east boundary and the existing 21 Rural Residential lifestyle blocks of Flagstaff on the west boundary.
3. The property should be treated as a Transitional zone and not a Spot Zone given the existing land use and development on both the east and west boundaries.
4. The property is a narrow wedge of 4.2ha that is not a productive rural unit and is constrained by the Waipu River, Cove Rd and land use and zoning to the east and west that is not compatible with Rural Production permitted activities.
5. Zoning this property as RLE supports the purpose, intent and some of the specific objectives of the Rural Living Environment definition in the district plan
 - the on-going development of land for rural living activities in locations that have an existing density compatible with lifestyle development.
 - Consolidate rural living development in appropriate locations where rural production activities are already compromised
 - Direct development in the coastal environment to existing coastal settlements.
 - It satisfies all specific criteria and constraint criteria in the RLE definition.

I thank you for your time and attention.