

## Hearing for Rural rezoning

I would like to thank you for making the time to hear our concerns about the proposed rural zone changes.

We are the residents of Corsair Drive we would like to voice our concerns. Some of us have identified different issues but we all have the same overall concerns. As lay people, we do not have the planning expertise of a professional, but we would like to talk about our concerns as they appear to us.

Firstly, I personally have a conflict of interest being a staff member of Whangarei District Council.

I would like to talk about

Zone properties appropriately and consistently across Whangarei.

Zone current living 3 to more appropriate zone not rural residential as sewage is 25 years away.

Keep a buffer zone between residential and rural.

### Rural Production zone

In Corsair drive the properties range from <sup>200sq meters</sup> 3 to 6 hectares. We currently have the right under the Country side zone to have a minor dwelling which we will lose under the proposed zone of Rural production environment.

I was hoping that the Rural environment plan changes would deal with the dishonest zoning for small sized properties. Under the new structure, we don't seem it fit anywhere and have been lumped into Rural production.

The zone Rural production environment indicates that these properties could provide enough income to support an agricultural activity. If the current rule for subdivision is 20 hectares this should be the minimum lot size for this zone. Anything smaller should be zoned differently.

**EVIDENCE** 50  
**TOPIC** 85A+D, 88A+B 87 102, 114  
**SUB#** RURAL Plan changes  
**DATE** 4/07/2017

## **Viable Soil**

As soon as a planner hears viable soil it seems to be the end of the conversation. The lot sizes in Corsair Drive are now compromised to a point that intensive horticulture is the only economical option.

I would ask if planners are making decisions about viable soils that the whole picture be considered. Viable soil is only one part of the equation to be successful in horticulture. I have lived in Maungatapere for over 15 years our dream was to have an Avocado orchard and semi retire.

Due to other conditions of sheet rock which keeps the water table quite high and attributes to the ponding of water and being the end of the valley which attracts frosts makes it difficult to have a successful orchard.

## **Rezoning Living 3 to Rural Residential**

The property at 11 Corsair proposed rezoning from living 3 to rural residential.

The 2007 rezoning and consequent subdivision is the same argument that the property was not viable as an orchard due to stormwater, this lead to the rezoning of this block of land as a <sup>Living 3</sup> buffer zone.

We all had concerns that our rural integratory would be compromised. Even Councilor Morgan said Corsair Drive has been compromised.

I felt mislead at the time, as we had been told that a lot of the issues we wanted to bring up would be addressed at subdivision. When subdivision occurred we had no say because they were within their rights of the Living 3 zone.

I feel the same way about changing the current Living 3 zone ~~being changed~~ to Rural residential. The 2000 meter sites are part of the current subdivision if the new zone goes ahead what is stopping the developer applying to change the conditions and putting in a sewerage treatment system to support the increased number of sites. They would then comply with the proposed conditions of sewerage treatment and they would be able to subdivide down to 500 sq meters.

The other argument is why does this area need to be zoned for residential residential when sewerage to Maungatapere is 25 years away. Why not zone it more appropriately and look at it in the next round of plan changes. Instead of being Rural residential maybe Rural village of Ruie would fit better. Please

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rezone this block of land to something more in keeping with the living 3 zone to keep the buffer zone intact.

In the past subdivision, has occurred randomly throughout Whangarei and that the new rezoning of Rural land was to legitimize past small lot subdivisions. You can see evidence of the tidying up of the zones in Kara and <sup>Rose Rise</sup> Newton road. My question is then why was Corsair Drive not rezoned? it is clearly not rural production under the description provided by Council. All I am asking is for the rezoning to be fair and consistent across the Whangarei District.

There might be an argument that Maungatapere doesn't need any more housing sites as the current subdivision has not sold well, due to the governments on the title and some of the sites are quite narrow. It also doesn't help that the subdivision has only been partly completed.

I am all for the increasing of housing sites in the Maungatapere as it will create a more vibrant community. The current round of rezoning will only increase the number of housing sites in 25 years, it hasn't taken into consideration the future planning needs of the Maungatapere village. The only increases being in Kara and Newton Roads which doesn't make for a connected community.

I would like to see a progressive approach to village life where the center of the village is residential. It then progresses into Rural Village or Ruie and from there into rural production. By having clear lines, it would control residential living expanding into the Productive country side it would foster a closer community and control urban sprawl.

I would appreciate if you could think about the zoning of Corsair Drive.

Zone the current living 3 to a more appropriate zone Rural Village or Ruie.

Keep the buffer zone between residential and rural.

Thank you

