

Good Morning Ladies and Gentlemen

The letter I received from the WDC dated 8th May, 2019, re: Proposed Zone Changes for land bordering my property contained misinformation. This also means that the whole Whangarei District was provided with the same misinformation regarding the proposed zone changes for this area.

How can the public make an informed decision on an important issue such as this when they are not informed/provided with the true and correct fact.

This letter was informing me of a proposed zone change too land adjacent to mine. A proposed change too 'Medium Density Residential Zone' I note that it also did not have the current zone status written within this document. It would surely make the process a lot easier, from the public's perspective if this was the case.

When I first rang the Whangarei District Council to ask for more information on these proposed zone changes I was told that the zone changes did not apply to around my property as the land was not owned by the Whangarei District Council. I told the lady, Rochelle??, that I had received a letter to the contrary so she said she would put me through to the planning office. There was an answer phone so I left a message.

On 21st August 2019, I received a call from Sara at the Whangarei District Council Planning Office. I asked Sara what the current zoning was for this parcel of land and what was being proposed for changes. Sara told me that it was currently zoned as Living 1 and the proposed change was for it to become Medium Density Residential Zone, basically just a name change.

I told her that as far as I was aware the land was divided into two areas and the land next to my property and westward up to Karawai Street was currently zoned Open Space. The remainder was zoned as Living 1. Sara went away for quite a while and when she returned to the phone she confirmed that I was correct.

About a month later I rang the Whangarei District Council and was put through to the Planning Office. Sara answered. This time I phrased my question slightly different. I asked for the current zoning of the land bordered by West - Moki Place, Kupuru Place, North - Tamingi Street, South - The Racecourse, and East - The Beach Foredune Area. Sara told me that it was currently zoned Living 1. I told her that I did not believe that to be correct. Sara became quite defensive and told me that I had not given detailed enough street names for her to be able to find it. I calmly repeated to her the co-ordinates written above. Sara then told me that the northwest part was Living 1 and the south eastern end of Karawai Street down to the dunes was Open Space.

The Proposed Zone Changes for this parcel of land should not be continued at this time because:

1. There is misinformation printed within the 'Notification of Proposed District Plan Changes' letter and 'Information Summary Booklet' I received dated 8th May, 2019. This letter would also have been sent to other affected residents who are legally entitled to receive it, they too have been given incorrect material.
2. This incorrect information would have also been made available to the wider public in general via media and Council offices. Whangarei District people were being informed that this parcel of land was currently zoned 'Living 1' and that under the 'Proposed Urban and Services Plan Changes to

the Whangarei District Plan it would receive a mere name change and a few tweaks then be rezoned 'Medium Density Residential Zone'. This is not at all true or correct.

3. When I contacted the Whangarei District Council Offices over a period of several weeks, seeking clarification as to the current zoning, both the Council staff and Planning Department staff gave out incorrect information all three times. This same incorrect information I would imagine/assume was given to others who called the Whangarei District Council seeking information on this matter.
4. The land in question is currently zoned into two different categories. This is 'Living 1' and 'Open Space'. The new 'Proposed Plan Changes' that are being proposed for this area of land therefore needs to be in two different categories/zones.
5. The current 'Open Space' zone in this area has been omitted from this process. This 'Open Space' cannot be deemed by a council or council staff to just become part and parcel of differing zoned land next door. I have been around for quite a while and I consider this land to be of great importance and it is extremely important for this area and future generations that it is done correctly
6. The Proposed Plan Changes should of/requires to be that the:

*Current Zone of Living 1 being proposed to be changed to Medium Density Residential
Current Zone of Open Space be rezoned under one of the three 'New Open Space Zones' (Plan Change 115).
Conservation Zone(CON), Open Space Zone(OS) or Sport and Active Recreation Zone(SAR)*

7. The Proposed 'New Open Space Zones' (Plan 115) are divided into three zones. One is coincidentally called 'Open Space Zone'. The current zone for this parcel of land situated southeast of Karawai Street and down towards fore dunes is 'Open Space'. The same name and the same status and remembering that it is not owned by the Whangarei District Council therefore the maintenance/upkeep (which is miniscule) is not their responsibility
8. .If this parcel of land did ever become a 'reserve' for instance and under the Whangarei District Council jurisdiction as I said earlier and in my submission, this land requires nothing to be added to it to make it user friendly, a la natural, and maintenance is miniscule.
9. The current Open Space Environment Zone, especially closer to the foredunes is always under constant threat for various reasons. In this area I have been here long enough to say without doubt, top of the list would be PEOPLE and their utter disrespect for this fragile environment, rising sea levels, nature's own battles i.e.erosion etc. This Open Space area needs to be treasured for its uniqueness and simplicity and in turn it aids in the protection of the complexities of the foredunes and beach area. With people numbers limited in this area it aids in the preservation and there is already a big purpose built public car park, steps with handrails, bench seats right at beachfront some 500 metres north.
10. I noted in my submission about the infrastructure not being able to cope with a huge influx of residential development. As an example, at my own property I have issues with the sewerage

system on a weekly basis requiring buckets of water be used. I am on limited budget being on the pension. Twice in desperation I called in 'tradesmen' to see to the issue at a cost of some \$500.00 only to be told that is/was a Council problem, not mine. Right over the Xmas period last year, it is shocking. This has been ongoing for a matter of years and I know I am not alone with these problems. Stormwater system also has big issues. Education, and Medical care, there is already a crisis in this area with a Dr shortage.

11. Land ownership needs to be determined. In this area home buyers/owners have had caveats placed on their house titles. This 'Caveat' means that families are to relinquish their homes if the Government of the day decides to enforce this Caveat. Are they then truly freehold family homes? Certainly a can of worms.
12. If the Whangarei District Council chooses to change the current zoning of this or any other 'Open Space' land to a Residential Zone they need/ are required to notify the public. This has not been done. This parcel of land should therefore retain its current zone status, 'Open Space'.

I wish to thank you all for allowing me the time to speak to you today about my concerns. Most appreciated. Thank you.