

Key Issues with Proposed Zoning

1. Zoning Classification Inconsistencies:

- Properties currently zoned as "Rural Residential" are proposed to shift to "Rural Lifestyle."
- The new zoning does not reflect the actual land use, character, or density of these areas.
- Many surrounding properties are significantly smaller than the proposed minimum lot size, making the "Rural Lifestyle" label and its restrictions inappropriate.

2. Minimum Lot Size Concerns:

- The proposed **5,000m² minimum lot size** for subdivisions and additional residential units is excessive and inconsistent with the neighborhood's density.
- Properties smaller than 5,000m² cannot be effectively utilized for horticulture or agriculture, undermining the justification for such a large minimum.

3. Inconsistent Development Patterns:

- Many properties in adjacent areas, such as Rogers Road, have lot sizes as small as 800m²–1,170m².
- Grouping these properties under the same zoning category as larger "Rural Lifestyle" lots creates unfair restrictions that ignore the existing urban-residential character of the area.

Challenges to Productive Land Use

• Land Underutilization:

- Imposing large lot size requirements results in wasted land potential, especially given the current housing shortages in New Zealand.
- Smaller lot sizes (e.g., 1,000m²–2,500m²) allow for efficient use of the land while maintaining the rural aesthetic where appropriate.

• Housing Crisis Impact:

- Proposed restrictions hinder the opportunity to address housing shortages through infill housing or minor residential units.
- There is a growing need for more flexible zoning that encourages higher-density residential development.

Infrastructure Considerations

• Existing Infrastructure:

- Many properties already have access to key services, such as sewage systems or the ability to install private treatment systems.

- Infrastructure concerns should not be a barrier to enabling smaller lot sizes or additional dwellings.

Proposed Solutions

1. Reduce Minimum Lot Sizes:

- Amend the "Rural Lifestyle" minimum lot size requirement from **5,000m²** to **1,000m²**.
- Alternatively, create a new zoning category (similar to the Jervoistown Precinct) with a **2,500m²** minimum lot size.

2. Allow Minor Residential (or Supplementary) Units:

- Reduce the lot size threshold for minor residential units from **5,000m²** to **3,000m²** to enable better land utilization while maintaining a balance with rural character.

3. Reassess Zoning Boundaries:

- Reevaluate and refine zoning boundaries to align with the actual land use and character of the area.
- Consider grouping higher-density areas into zones more appropriate for infill housing development.

4. Support Housing Development:

- Introduce zoning policies that actively encourage housing development in areas where land is currently underutilized.
- Balance density with rural aesthetics where necessary, without overly restricting productive land use.

Closing Argument

The proposed zoning changes and lot size requirements fail to align with the realities of the affected areas, particularly in Bay View. Smaller lot sizes and flexibility for minor residential units would allow for productive land use while addressing New Zealand's pressing housing shortages. By making these changes, the council can support local property owners and achieve a fair, balanced approach to zoning that reflects the true character and needs of the community.