

WDC- Rural Zone Hearing Speaking Notes Matt Richardson 11th June 2024

I would like to thank the panel for allowing me to talk to my submission regarding the proposed zoning of our property at 83 Bradys Road, North Loburn to General Rural and my submission to have the property Zoned as Rural Lifestyle.

When we purchased this 4ha property 18 years ago we purchased it as a lifestyle block not as a farm and that is what I consider the property to be. In preparing for this hearing I have read the rural zone 32A and 42A reports, and the Rural ReZone 42A report as well as the Boffa Miskel report on the rural character assessments and recommended zoning and have found these to be somewhat contradictory of each other in regards to determining the zoning of existing lifestyle blocks within the proposed General Rural Zone.

I also note the 42A report authors recommendation to reject my submission as I had not provided evidence of the property meeting the criteria required to prove the property was not suitable for a general rural zone primarily around the National Policy Statement on highly productive land- as a layman I was unaware of my need to do so and as this statement was only implemented after my submission was made it would have been difficult to do so unless I was able to time travel. I would however like to provide this evidence now.

The key facts of the matters as I see it are as follows;

- The road on which I live has been designated as the boundary between General Rural and Rural Lifestyle Zones
- The rationale for this boundary in the Boffa report has not been done against any objective criteria as far as I can see from the report but basically on the basis it looked like a good place to start the general rural zone given the character of the land from there and therefore appears to be largely a subjective decision that my road becomes the border and I seem to be on the wrong side of it.
- On our road there are 4 properties 2 on my side and 2 on the other- they are all 4ha lifestyle blocks yet 1 side of the road has been deemed general rural and 1 rural lifestyle- all blocks have the same soil type and are of similar productive nature as the others therefore this seems to be an inconsistent treatment of these 4 properties given their immediate proximity
- I believe my block and the one next door met the criteria for exclusion from the National Policy Statement based on clause 3.7 and 3.10 and therefore being zoned General Rural as they are both high unlikely to be used as a productive farming unit within the next 30 years as this would require the land to be added to the remaining farming land on our road to be economic. Further more it would

be uneconomic for any farm operation to purchase either property for their current CV of \$1.3m and \$1.1m respectively, remove the homes, gardens outbuildings and farm the available land as it would be uneconomic to do so again meeting the criteria for exemption.

- In the Rural Zone 42A report the planner states that subdivision to smaller lots is irreversible- as my property is already subdivided this would again support the view that it does meet the criteria for exclusion as per point 90 of the Rural rezoning 42A report
- In the Rural zone 32A report the author states once again a property is developed for lifestyle purposes it is unlikely to be returned to productive use in the foreseeable future- against supporting my argument that my lot should be excluded as it is already a lifestyle block
- The 32A rural zone report also said 4Ha Four hectares of land is not sufficient to provide for a range of primary productive activities. Changing the density of residential units in the General Rural Zone to a minimum of 20ha per residential unit is considered necessary to retain opportunities for primary productive related growth and employment- this would again appear to support my argument that our property is not suitable to be zoned general rural

On the basis of the above I would ask the panel to apply the law of common sense, my property is already subdivided and as outlined above I believe meets the criteria to be excluded from general rural zone- I further request that my property and that next door be zoned rural lifestyle ensuring all 4 properties on our road are treated consistently. I realise that the difference in rules between the 2 zones is not significant but if I am zoned general rural we will be denied the advantage or constraint of any subsequent plan changes made to the rural lifestyle zone when our property clearly fits the criteria for this zoning.

In summary when I bought the property, I believed it was a lifestyle block, I still believe this to be the case and it meets the criteria to be zoned rural lifestyle and would ask the Hearing panel to accept my submission.

Thank you