

EVIDENCE Trevor Wayne Smith.

TOPIC PC 113.

SUB# 23

DATE 20 Nov 2013.

Proposed Private Plane Change 113 Ruakaka Racecourse.

Firstly I believe that naming this proposal as Ruakaka Equine Environment is misleading as that is not what your agenda is. It wasn't until the meeting at the Ruakaka Recreational Centre that I learned the racecourse was no longer Crown Land. I have lived on the cliff top on Marsden Point Road for 28 years and owned it for 30 years. So you could say I am a long term resident of Ruakaka. I purchased this property because of its view over Bream Bay.

Therefore I am strongly opposed to any High Rise Buildings or any other buildings that will affect the view that I and other ridge top residents have and enjoy. Many people who visit from overseas remark how fantastic it is to come over the top of the Brynderwyn and see such a place as Bream Bay with no highrise buildings imposing on such a magnificent and spectacular vista. Northland including Ruakaka is a beautiful place and we do not want it to look like Auckland or The Mount at Tauranga for that matter.

The Grandstand is not that nice to look at and it does obstruct what is a fantastic view. However because it was there when I purchased the property I have no reason to be unhappy with it as this was my choice to buy with the grandstand already in place. But most ridge top owners would be happy with it gone as it affects our property values. Therefore if any High Rise buildings are erected it will have a further downgrade of our property values. Any housing in that area should be single story only. Personally I would not want to be that close to the racecourse due to the dust it creates. Even as far away as I am now I still get the dust when the wind blows from the East. Noise can also be a problem, fortunately is only on odd occasions.

I personally have no objections to the racecourse to be used as horse training and equestrian facility like Barge Park.

The racecourse planted some pine trees many years back and was forced to remove them after complaints from cliff top residents because they were spoiling their view.

When the racecourse was shifted/relocated to Ruakaka it was said that it would also have sports playing fields, hockey, soccer, etc. included same as Kensington Park has.

Jeeves Construction built the stables and I as an employee worked on them, at that point in time there was public access 24hour 7 day a week to the beach, which now only horses and owners/attendants/trainers have, so this was the first thing that the general public/ residents lost to the racecourse.

I believe that most of ridge top people have been very tolerant so should be given some respect.

I believe there is a way around this and that is to build any High-rise building behind the grandstand or to replace the Grandstand with a new modern one like Okarau Park Stadium and incorporate the event center and High-rise building into the Grandstand. As not to cause any loss of views to the ridge top property.

If this plan change is allowed then there should be compensation for the landowners affected by it.

It should also be clear who is responsible for this Council or Racecourse.

Signed:

Trevor Wayne Smith

HORSES & VEHICLES ON THE BEACH

When it comes to allowing both horses and vehicles access to the beach, I am totally against it. The reason for this is that both cause damage to the Tua- Tua beds, small shellfish start their lives at the high water mark and then move down the beach over 3-4 months. Killing of these has an environmental effect on the whole marine system.

Signed: