

Plan Change 85A + 85B (329)

Due to the lack of notice I received to prepare my evidence to the Commissioners at Barge Park 6th July 2017 I further submit the following with attached photos to support my hand written comments given to Bill Smith on the day.

The photos are to illustrate the contour and suitability of the property along with the Northerly views and the Western boundary fenced mature native bush.

Let's look at this plan change objectively to highlight why Rural Lifestyle Environment is the appropriate zoning.

- 1 500 metres of straight sealed road frontage, 5k's to Kamo Village.
- 2 2 existing formed entrances at both ends.
- 3 1,800 metres of preserved historic stone walls both boundary and internal.
- 4 37 neighbouring properties within 200m of my boundary.
- 5 15 of these properties are under 2 ha in size and most of these are within 100m.
- 6 This is very much a "built up" lifestyle area both East and South.
- 7 To the West, but part of my property is a mature stand of native bush which is fully fenced, beyond the native bush boundary is farmland, (see photos).
- 8 To the North there are many volcanic rock formations and partially fenced native bush behind stone walls (see photos) and then rural views as far as the eye can see.
- 9 The 14.635ha property is reduced to approx. 8.66ha of useable land after the removal of the native bush areas and the already consented 1.475ha subdivision.
- 10 This remaining 8.66ha is volcanic to the point stone/rock which are in many cases 'icebergs' clearly rise above the ground, this land could never be mowed for example (see photos), in many places it is difficult to insert a pigtail standard 100mm in to the ground.
- 11 There is any number of volcanic structures which would ideally fit with landscaping.
- 12 There is an already established pattern of lifestyle blocks adjacent to my property.
- 13 This was to be my retirement plan!

Finally I would like to point out that Three Mile Bush Road is without question the most preferred rural lifestyle area in the Whangarei District, and it is unacceptable to have my retirement objectives destroyed because of the interpretation of a few people.

Now let's look objectively at the same property from the Rural Production Environment zoning

1. 8.66 ha of usable land for production
2. Rocky volcanic land which could not be planted/cropped or mowed
3. If in fact it was possible to plant a vineyard, the neighbours simply would not allow the agricultural regime to progress
4. It does not fit with the surrounding properties other than they have all been lumped into the Rural Production zoning as well, which is absurd as they are already rural lifestyle blocks right down to 4000 sq m
5. To suggest this parcel of land is production land is clearly misleading and makes a mockery of the decision

6. It is not and cannot ever be considered production land

I repeat it is not acceptable to have my retirement objectives destroyed because of the interpretation of a few people.

Please find enclosed photos and area Cadastral map.

Regards

A handwritten signature in black ink, appearing to read 'A. Waldron', written in a cursive style.

Allan Waldron



