

11 Patiki St – A & C Rushton

28 July Hearing:

Points of comment and not in order:

1. Boundary change from where the ribbons are running:

Top boundary where it runs up the hill – We want this to move up another ten metres and at the bottom, on the east boundary we want it to go in back up the hill and come onto the north east boundary.

The bottom area is all weeds and pine trees. We will exchange that area for a larger sized area on the face that comes round and looks down into the Town Basin. The canopy of this area consists of beautiful mixed native pungas etc. By doing this we would increase the area under the Outstanding Natural Landscape Plan. This area is the most visible part of our property; from Morningside, Town Basin and most of Bank St. This will create a win-win situation for both us and WDC as the area below that heads to Ross Track is not even visible to any part of the town. The extra area we give towards the Plan is a lot steeper. It should not be disturbed as any disturbance would make the land above and below unstable and an eyesore for the town to look into.

2. Access:

There is a service track from the north east side that comes up through what WDC have ribboned off from our eastern boundary that we are going to use for access. This track will be up graded into a driveway. No more earth work needs doing apart from tidying up to form the driveway. The driveway will nest in under the tree canopy and will be

out of sight. The area that we want to submit to the WDC Outstanding Natural Landscape Plan will hide the view of the driveway from Morningside, the Town Centre and Banks St.

3. Western Facing:

The area on the north-west side below what has been ribboned is where the general public and the town area of the northern end of Bank St, Kensington and lower Kamo Rd look over and into the property. There are six big scruffy pines trees that are over 70 years old which are to be removed and underneath them are weeds and a huge stand of ginger plants over 10 feet high. We are going to clean this area up and replant with natives. When planted, this area will also look like the area on the south side whereby this westward facing side planted with natives will hide any development that we do on the property, including the top section. The visual effect will be an eye draw to any person looking into this facing.